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CERTIFICATE	
Paid US\$ 4 770 - stamp, duties and fees	
Receipt No 9056575	Dated 25/09/2018

0001542/2018

DEED OF TRANSFER

Appearer: MARC ANTHONY BOYCE

M. Boyce
Conveyancer

Power of Attorney given at: Bulawayo

Date: 24th September 2018

Transferor: DOUGLASDALE PROPERTY DEVELOPERS
(PRIVATE) LIMITED

Reason for Transfer:

Sale

Transferee: THATHOKUHLE ENTERPRISES
(PRIVATE) LIMITED

Property Description: CERTAIN piece of land being Subdivision B of Subdivision 2 of Douglasdale situate in the District of Bulawayo measuring 37,2132 hectares.

/Diagram.....

MEMORANDUM OF AGREEMENT OF SALE

by and between

DOUGLASDALE PROPERTY DEVELOPERS (PRIVATE) LIMITED

[represented herein by Stanley Bruce Alfred Longhurst (Born 25th September 1937)(Identity Number 08-053085 C00) being duly authorized thereto]

Address: c/o Longhurst Boyce & Co.

(hereinafter referred to as "the seller")

And

THATHOKUHLE ENTERPRISES (PRIVATE) LIMITED

[represented herein by Julie Grace Fleming (Born 19th September 1968 - ID No. 08-508261-J-00) being duly authorized thereto],

Address: 116 Matopos Road, Hillside, Bulawayo

(hereinafter referred to as "the purchaser")


WHEREAS the seller is the registered owner of a certain piece of land in extent **37, 2132** (three seven comma two one three two) hectares being **subdivision B of subdivision 2 of Douglasdale** situate in the District of Bulawayo, as more fully will appear on reference to Deed of Transfer Registered No. 151/94 made in favour of the seller on the 8th day of February, 1994 together with all improvements thereon consisting of one main house thatched , 2 bedrooms, 1 bathroom with a semi detached 1 bedroom cottage also under thatch with bathroom and kitchen two separate self contained flatlets with asbestos roofing, one of the flatlets is a one bedroom apartment and the other is a 2 bedroom apartment, 16 separate single staff rooms, and a 2 bedroom thatched cottage (open plan) with 1 bathroom , 4 outside store rooms and 4 brick under asbestos stables. Approximately one third of the property is fenced with barbed wire cattle fencing , there are 2 boreholes.

(hereinafter referred to as "the property");

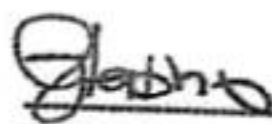
7. That the said piece of land shall be subject to a pipeline servitude in favour of the City of Bulawayo as recorded in Deed or Servitude No. M.A. 308/95 registered on the 29th June 1995.

Purchase Price: \$150 000.00 (One Hundred and Fifty Thousand United States Dollars)


SIGNED and sealed at Bulawayo this 3rd day of October 2018



Appearer



REGISTRAR OF DEEDS


0001542 | 2018

Bulawayo Local Origin.

SIDES	Cape feet	DIRECTION ANGLES	CO-ORDINATES	
			Y	X
AB	1130.00	236.48.19	A +16909.60	+29413.53
BC	4094.68	310.17.44	B +15964.00	+28794.87
CD	1842.40	95.00.04	C +12840.90	+31443.00
DA	2912.14	129.55.23	D +14676.26	+31282.42

S.G.No. 3019/50

Approved

Ed.14

Ed.15

D.3

Ed.18

Surveyor General
8/5/51.

Beacon Description.

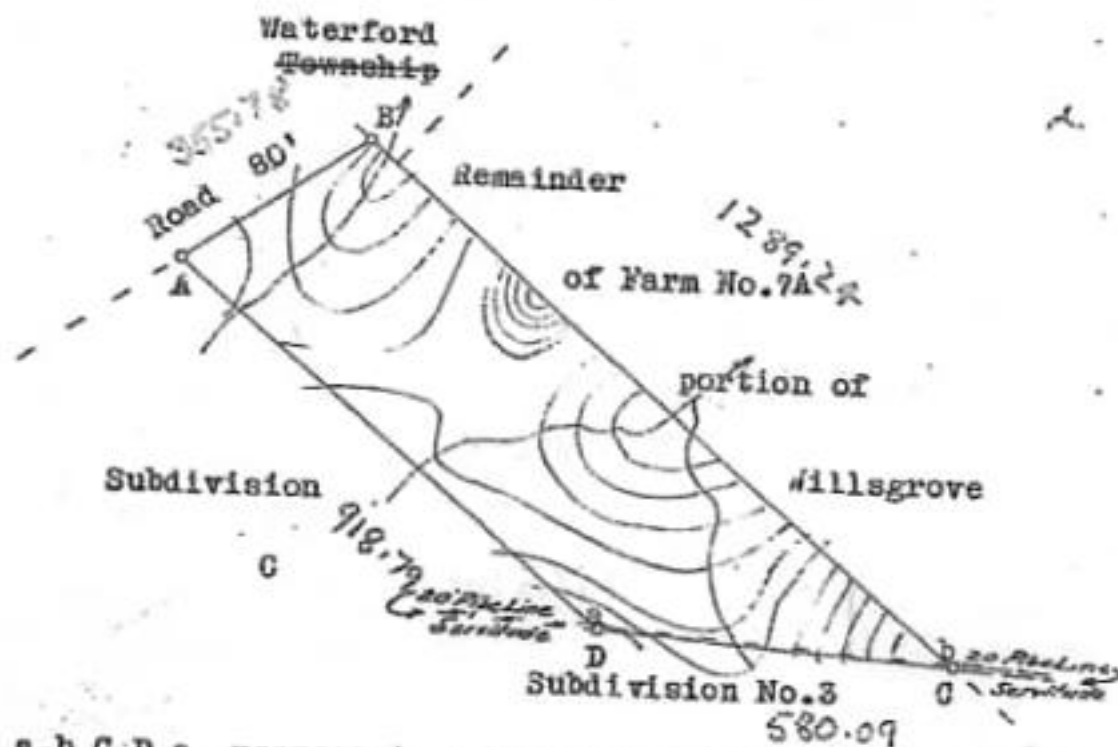
All beacons are iron pegs and cairns.

AB = 355.7

580. DC = 918.7

BC = 1289.7

DA = 918.7



The figure a.b.C.D.a. represents a 20' Pipe Line Servitude. Vide MA 6/39

D - a	34.94'	129.55.23	* 6-30 hectares metres
a - b	1842.80	275.00.04	
b - c	34.60	310.17.44	

1250 0 1250 2500 Cape Feet
SCALE 1:12,500.

The figure represents

A.B.C.D.A.

43.4471
43.4462 Morgen 37.2132 hectares.

of Land called

Subdivision B portion of Subdivision No. 2 portion of Douglasdale

situate in the District of Bulawayo.

Surveyed in July, 1950, by me.

8184 ACRES. *sp. l. Ver. l. return.*

DEDUCTIONS FROM THIS DIAGRAM ARE MADE ON THE BACK HEREOF.

Land Surveyor.

This diagram is annexed to Deed of TRANSFER No. 1114/1951 dated 23.7.1951 in favour of V.D. EDWARDS

The original diagram is No. 2744/40 annexed to Deed of Transfer No. 3758/1287/40 dated 10.10.49 in favour of Estate late O.L. Edwards

Original Title Deed No. 5757/1947
Original Title Diagram No. 203/03
General Plan No. 203
Survey Records No. 4789
S.G. File No. 20

Surveyor-General/Registrar of Deeds.