

G.P. & S. 82484-F

**CERTIFICATE**

I certify that the annexed is a true Photostat copy of Certificate of Consolidated Title

Number.....125/90.....issued in lieu of the original.

Consent No.....2080/2018

Date.....30 June 2018.....


REGISTRAR OF DEEDS

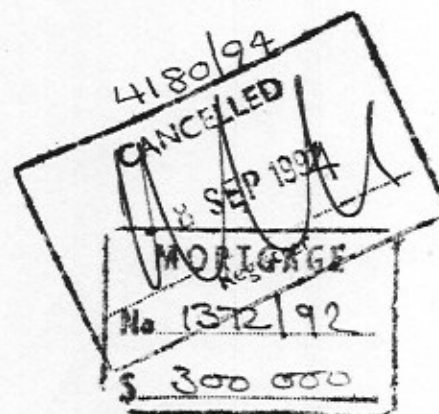
us CERTIFICATE	
Paid <u>1825</u> <sup>100</sup>	Stamp Duty and Fees
Receipt No. <u>90188311</u>	Dated <u>24/10/17</u>

125/90

Paid \$10-  
Receipt No. 708823

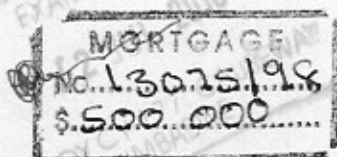
(Stamp, Day and Fees)

Dated 4-10-89

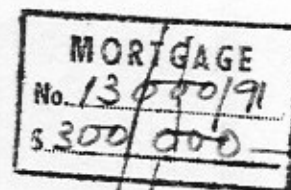


2079/2018

REGISTRAR OF DEEDS  
EXAMINER 03



ATHERSTONE & COOK  
Legal Practitioners  
HARARE



Prepared by me

Legal Practitioner

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of Section 38  
of the Deeds Registries Act (Chapter 139)

KNOW ALL MEN WHOM IT MAY CONCERN

THAT WHEREAS

LAWRENCE MICHAEL ARCHER  
(born on 29 March 1958)  
and

LIONEL SHAWN ARCHER  
(born on 22 July 1959)  
and

CONRAD JAMES ARCHER  
(born on 6 March 1970)

(hereinafter called "the Applicants")

who are the registered owners of

/I. CERTAIN .....

A handwritten signature in the bottom right corner of the document.

1. CERTAIN piece of land situate in the District of INYANGA  
MEASURING 31,9633 hectares  
CALLED REMAINDER OF LOT 7 OF LOT 8A RODEL  
EXTENDING as the Deed of Transfer with diagram annexed of the whole of LOT 7 OF LOT 8A RODEL made in favour of CYNTHIA ALISON MATTHEWS and JOHN STEWART HARDWICK on the 6 June 1970 (Reg No 2763/70) and the subsequent Deeds of Transfer the last of which made in favour of the Applicants on the 10 day of ~~Jan~~ 1989 90 (Reg No ~~134~~ 90/89) will more fully point out.

2. CERTAIN piece of land situate in the District of INYANGA  
MEASURING 44,1364 hectares  
CALLED LOT 7 OF RODEL  
EXTENDING as the Deed of Transfer with diagram annexed made in favour of WILFRED MARRISON JACKSON on the 18 February 1948 (Reg No 394/1948) and the subsequent Deeds of Transfer the last of which made in favour of the Applicants on the 16 December 1985 (Reg No 6787/85) will more fully point out.

which are to be consolidated into the land hereinafter described, have applied for the issue of a Certificate of Consolidated Title in terms of Section 38 of the Deeds Registries Act (Chapter 139) :

NOW THEREFORE, I, the Registrar of Deeds, do hereby certify that the said

LAWRENCE MICHAEL ARCHER  
(born on 29 March 1958)  
and  
LIONEL SHAWN ARCHER  
(born on 22 July 1959)  
and  
CONRAD JAMES ARCHER  
(born on 6 March 1970)

are the registered owners of -

CERTAIN piece of land situate in the District of INYANGA  
MEASURING 76,0997 hectares  
CALLED LOT 7A RODEL  
EXTENDING as the Diagram S.G. No 682/1988 annexed hereto, will more fully point out.

/SUBJECT .....



SUBJECT

to all such terms and conditions as are in the abovementioned respective Deeds mentioned or referred to ; INCLUDING -

(a) in respect of the piece of land as depicted by the figure marked ABb middle of Sanyatwe River cCGA on Diagram S.G. No 682/1988 annexed hereto the following conditions :-

1. The said piece of land shall be used for residential and agricultural purposes only.
2. The only buildings which shall be permitted on the said piece of land or on any approved subdivision thereof, are a house designed for use as a dwelling house for a single family, together with such outbuildings as are ordinarily used therewith, and such other buildings as are normally incidental to the agricultural use of the land.

3. No building shall be erected within 9,14 metres of the South Western boundary of the said piece of land marked ~~CD on diagram S.G. No 6097/60 annexed to the said Deed of Transfer No 2763/70, adjacent to 24,38 metres access servitude on Lot 8.~~

AND ENTITLED to the benefits of servitude of access MA No 64/70.

(b) in respect of the piece of land as depicted by the figure marked FCc middle of Sanyatwe River dDEF on Diagram S.G. No 682/1988 annexed hereto the following special conditions :-

1. No General Dealer's, Butcher's or Baker's business shall be carried on on the said piece of land.
2. No Hotel shall be run on the said piece of land.
3. The said piece of land shall in nowise be subdivided.
4. No brickmaking, other than the making of bricks for use on the said piece of land, shall be carried out thereon.

SIGNED and SEALED at HARARE on this

10

day of JAN

1989. 1990

125/90

REGISTRAR OF DEEDS



SIDES Metres		DIRECTIONS Angles O I II		CO-ORDINATES Y metres X		DIAGRAM S.G. No. 682 / 1988
AB	1002,73	A	107 . 15 . 10			Approved  (Sgd) C. C. Worrall for Surveyor-General. 15 . 11 . 88
BC	421,24	B	55 . 14 . 45			
CD	389,95	C	170 . 45 . 28			
DE	1 357,72	D	133 . 51 . 00			
EF	281,23	E	90 . 00 . 00			
FG	758,48	F	90 . 00 . 00			
GA	360,07	G	252 . 53 . 40			
Bb	28	ABb	180 . 00 . 00			
Dd	32	dDE	180 . 00 . 00			

Beacon Descriptions

- A G 12mm iron peg surmounted by  
35mm iron pipe and grouted cairn.  
B C 12mm iron peg and cairn (August 1958).  
D E Iron peg and cairn.  
F 12mm iron peg and cairn.

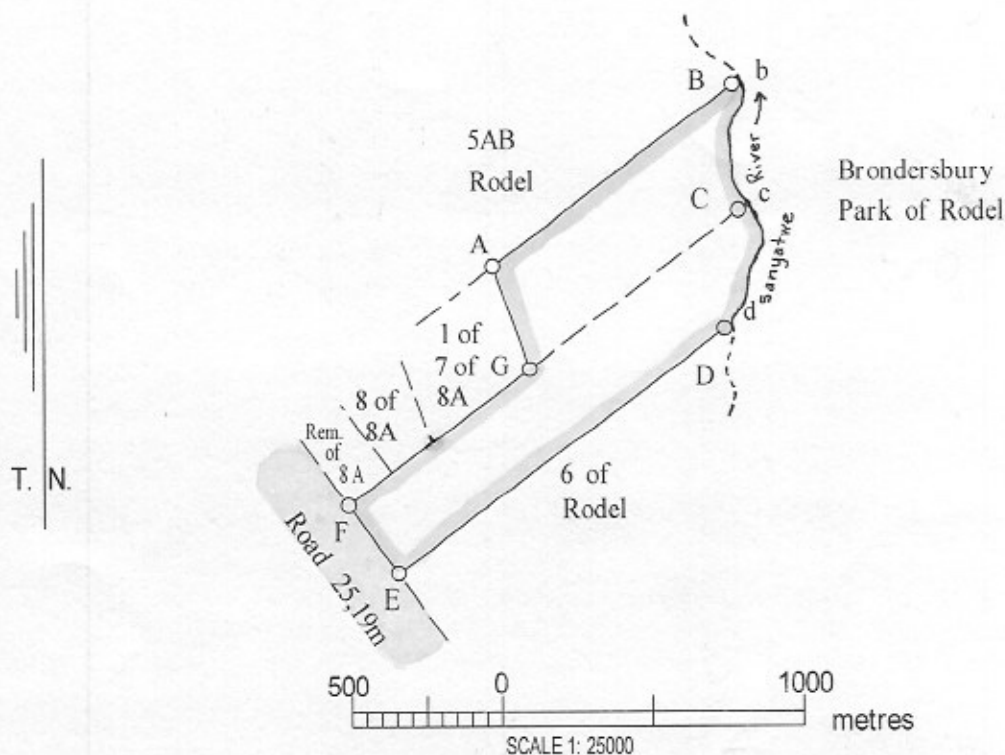
I certify this to be a true copy of the Diagram

annexed to C.C.T. No. 125/90  
filed in the Deeds Office at Harare

Date 5.6.2018

for Surveyor-General

BINDING MARGIN NOT TO BE WRITTEN IN



The figure represents A B b middle of Sanyatwe River d D E F G A  
76,0997 hectares

of land called  
comprising:

LOT 7A RODEL

The figure	representing	in extent.	Diag. S. G. No.	Deed No.
1 ABb middle of Sanyatwe River cCGA	Remdr. of Lot 7 of Lot 8A Rodel	31,9633 hectares	5097 / 58	Tfr. 2763 / 70
2 FCc middle of Sanyatwe River dDEF	Lot 7 of Rodel	44,1364 hectares	1652 / 47	Tfr. 394 / 48

situate in the district of Inyanga  
Compiled in August 1988 by me,

(Sgd D.J. Grossmith  
Land Surveyor

This diagram is annexed to Certificate of Consolidated Title  
No. 125 / 90 dated 10.1.1990

File : F/1902

S.R. : 24310

Compilation 4870 &amp; 5270 (INYANGA)