

A

CERTIFICATE	
Paid. <u>V\$ 4,770</u>	Stamp Duty and fees
Receipt No <u>9056575</u>	Dated <u>25/09/2018</u>

0001542/2018

DEED OF TRANSFER

Appearer: MARC ANTHONY BOYCE

13 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.....

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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	1842.80	95.00.04	C +12340.90	+31443.00
DA	2918.14	129.55.23	D +14676.26	+31282.42

S.G. No. 3013/50

Approved

Ed. 14

Ed. 15

D. 3

Ed. 16

J. A. Hutchins

Surveyor General.

8/5/51.

Beacon Description.

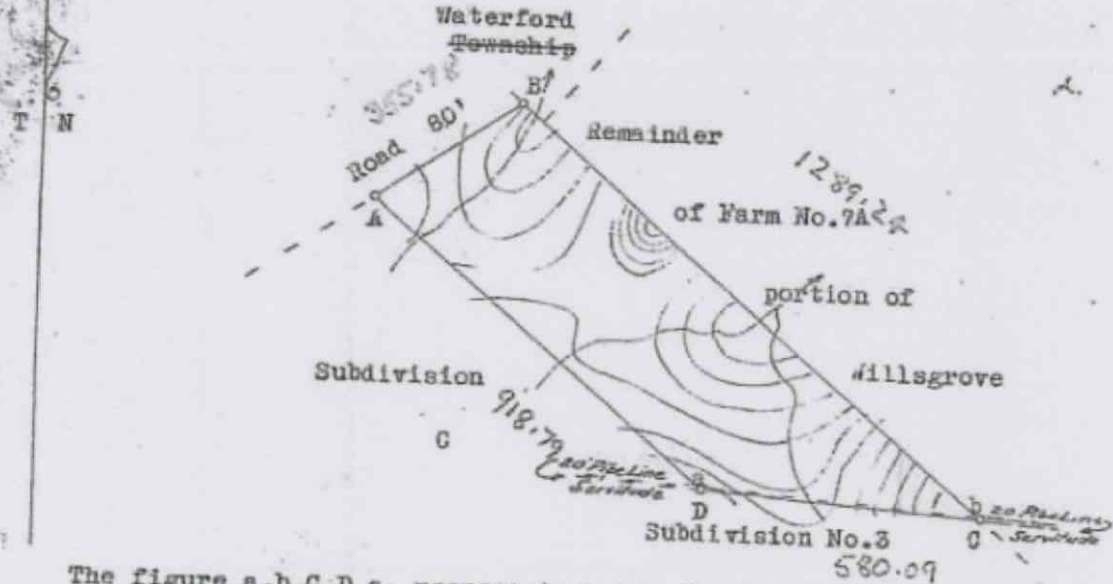
All beacons are iron pegs and cairns.

AB = 355.7

50. DC = 918.7

BC = 1289

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	

110
178-2

1250 0 1250 2500 Cape Feet

SCALE 1:12,500.

The figure represents

A.B.C.D.A.

43.4451
43.4452 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.

81184 ACRES. A.L. Hutchins

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. 2744/1950 annexed to Deed of Transfer No. 5758/1950 dated 10.10.49 in favour of Estate late O.L. Edwards

Original Title Deed No. 5757/1967
Original Title Diagram No. 255/53
General Plan No. 20. 3010
Survey Records No. 4789
S.G. File No. 20

Surveyor-General/Registrar of Deeds.

Diagram Deed Number: 1114/1951

Dated: 23rd July 1951

In favour of: Victor Douglas Edwards

Current Holding Deed: 151/94

Dated: 8th February 1994

In favour of Douglasdale Property
Developers (Private) Limited

SUBJECT to all such applicable terms and conditions as are in the said Deeds mentioned or referred to, Pipeline Servitude No. M. A. 117/1971 dated 22nd September 1971 and including the following special conditions:

1. That no buildings shall be erected within 18,29 metres of the north-western boundary or within 21,34 metres of any other boundary.
2. 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. 6/1939 registered on the 16th March 1939.
3. That the only building which shall be permitted on the said piece of land is 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 ordinarily incidental to the agricultural use of the land.
4. That the said piece of land shall be used for agricultural purposes only.
5. That no wood and iron, pise de terre, unburnt brick or pole and dagga buildings, or buildings having thatched walls, or buildings partially built on any manner aforesaid, and no galvanised iron fences shall be erected on the said piece of land, except for a temporary period only with the written consent of the Government Town Planning Officer.
6. That no new entrance for vehicular traffic from the said piece of land to any road shall be made within 22,86 metres of any road junction except with the written consent of the Minister of Internal Affairs.

/7. That_____

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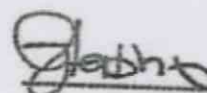
7. That the said piece of land shall be subject to a pipeline servitude in favour of the City of Bulawayo as recorded in Deed or Servitude No. M.A. 308/95 registered on the 29th June 1995.

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