

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2106 497

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 107 ON DIAGRAM 92791

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[REDACTED]
BOTH OF 32 WINDMILL AVENUE, SERPENTINE
AS JOINT TENANTS

(T N069795) REGISTERED 22/7/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. G497699 RESTRICTIVE COVENANT BURDEN REGISTERED 10/6/1997.
2. N069796 MORTGAGE TO SUNCORP-METWAY LTD REGISTERED 22/7/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2106-497 (107/D92791)
PREVIOUS TITLE: 2105-75
PROPERTY STREET ADDRESS: 32 WINDMILL AV, SERPENTINE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF SERPENTINE-JARRAHDAL

ORIGINAL—NOT TO BE REMOVED FROM DEPARTMENT OF LAND ADMINISTRATION

Application G497697
Volume 2105 Folio 75

WESTERN



AUSTRALIA

REGISTER BOOK

CT 2106 497

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 10th June, 1997

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Cockburn Sound Location 793 and being Lot 107 on Diagram 92791, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

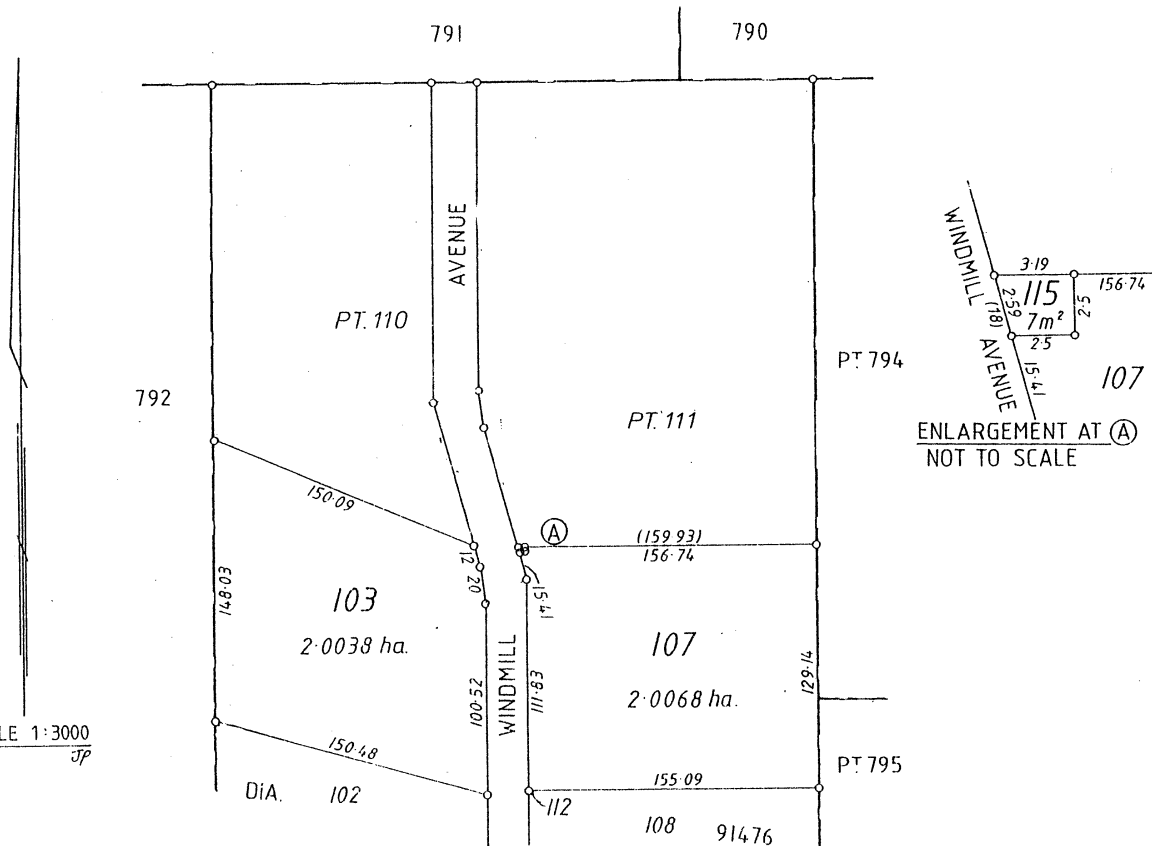
FIRST SCHEDULE (continued overleaf)

~~Willbury Holdings Pty. Ltd., Intrepid Bay Pty. Ltd. and Wadcraft Pty. Ltd. all of 2954 Albany Highway, Kelmscott, as tenants in common in equal shares.~~

SECOND SCHEDULE (continued overleaf)

- 1. MORTGAGE G497700 to Commonwealth Bank of Australia. Registered 10.6.97 at 9.48 hrs.

THIRD SCHEDULE



SCALE 1:3000
ME JP

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 2106 497
VOL. FOL.

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT OFFICER	
						Transfer
REGISTERED PROPRIETOR Brian Leslie Cramp and Rae Margaret Hare both of 372 Rapids Road, Serpentine.						

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS				
INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT OFFICER

G 497699 T

10 Jun, 1997 09:48:47 Perth



REG. \$ 70.00

INSTRUCTIONS

1. Page 2 of this document may be used:
 - 1.1 If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page....."
 - 1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restricted Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
2. If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.*** Written consent of the First Mortgagee is also required if applicable.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent—Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio or Crown Lease number to be stated.
2. **ESTATE AND INTEREST**
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **ENCUMBRANCES**
To be identified by nature and number, if none show "nil".
4. **TRANSFEROR**
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
To be expressed in words.
6. **TRANSFeree**
State full name of the Transferee/Transferees (PURCHASER) and the address/addresses to which future notices can be sent. If a minor, state date of birth. If two or more state tenancy eg: Joint Tenants, Tenants in Common. If Tenants in Common specify shares.
7. **TRANSFeree'S/TRANSFEROR'S EXECUTION**
Transferees and Transferors must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The address and occupation of the witness must be stated.

NEZ R/c

EXAMINED

Uly

LODGED BY

ADDRESS

PHONE No/Fax

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

(3)
v

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. Additional pages to
2. Transfer.
3. _____
4. _____
5. _____
6. _____

Received Items

Nos. *1-2*

Receiving Clerk

o

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



Je

Dated this 9TH

day of JUNE

19 97

TRANSFEROR/S SIGN HERE (Note 7)

Signed

Signed

In the presence of

In the presence of

See Additional Page 1

REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (DELETE AS REQUIRED) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed

Signed

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORIZED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed

[Signature]

Signed

[Signature]

In the presence of

*Atamsood
Lot 109 Windmill Ave
Serpentine
Public Servant*

In the presence of

*Atamsood
Lot 109 Windmill Ave
Serpentine
Public Servant*

The Common Seal of WADRAFT PTY LTD (ACN 008 963 356))
is affixed in accordance with its articles of association in the)
presence of:)



.....
Signature of Authorised Person

DIRECTOR

.....
Office Held

MICHAEL ARTHUR TAYLOR.

.....
Name of Authorised Person

S Taylor

.....
Signature of Authorised Person

DIRECTOR

.....
Office Held

SUSAN TAYLOR

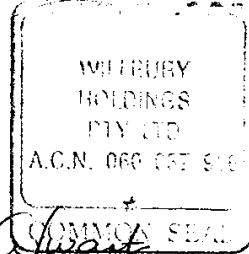
.....
Name of Authorised Person

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

ADDITIONAL PAGE TO TRANSFER OF LAND

Dated 9/6/97

The Common Seal of WILLBURY HOLDINGS PTY LTD)
(ACN 060 037 916) is affixed in accordance with its articles)
of association in the presence of:



[Signature]
Signature of Authorised Person

[Signature]
Signature of Authorised Person

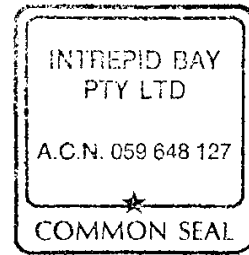
DIRECTOR
Office Held

DIRECTOR
Office Held

ELTON ADENT SWARTS
Name of Authorised Person

CHEVAUNNE NICOLE SWARTS
Name of Authorised Person

The Common Seal of INTREPID BAY PTY LTD)
(ACN 059 648 127) is affixed in accordance with its)
articles of association in the presence of:



[Signature]
Signature of Authorised Person

[Signature]
Signature of Authorised Person

DIRECTOR
Office Held

DIRECTOR
Office Held

MARGARET HEATHER
Name of Authorised Person

DAVID F. O'NEAL
Name of Authorised Person

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)

"The Transferee (which term includes the transferees, assigns and successors of the Transferee) covenants and agrees with the Transferor (which term includes the transferors, assigns and successors of the Transferor) that:-

- 1.1 the Transferee will not construct any residence on the land herein before described ("the said Land") with an internal floor space of less than 145 square metres (this shall exclude garages, carports, verandahs and other external appurtenances);*
- 1.2 the exterior of the residence will not be constructed from materials other than brick, limestone, or rammed earth;*
- 1.3 the burden of the covenants herein contained shall run with the said land in favour of every other lot on Plan to the intent that such covenants shall bind the Transferee for the benefit of the Transferor and any other registered proprietor or proprietors from time to time of the land comprised in the said plan of sub-division or any part or parts thereof (other than the said Land herein before described);*
- 1.4 the covenants herein shall have no further effect after the 31st day of December 2001".*

Handwritten signature

FORM T2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

92791

INSTRUMENT ^{OR} DATED 1997
GROSS CONSON \$89,950.00
CHTLS _____ V.G.O VALUED

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

LOT 107 ON DIAGRAM 92791

EXTENT	VOLUME	FOLIO
WHOLE	2106	497

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

ENCUMBRANCES (Note 3)

NIL

TRANSFEROR (Note 4)

WILLBURY HOLDINGS PTY LTD ACN. 060 037 916,
INTREPID BAY PTY LTD ACN. 059 648 127 and
WADRAFT PTY LTD ACN. 008 962 356

CONSIDERATION (Note 5)

EIGHTY NINE THOUSAND NINE HUNDRED AND FIFTY DOLLARS (\$89,950.00)

TRANSFeree (Note 6)

Brian Leslie CRAMP and Rae Margaret HARE
BOTH OF 372 Rapids Road SERPENTINE