



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 470437  
**Land Registration District** Nelson  
**Date Issued** 11 September 2009

**Prior References**  
328493

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**Estate** Fee Simple  
**Area** 757 square metres more or less  
**Legal Description** Lot 20 Deposited Plan 417875  
**Registered Owners**  
Peter Anthony De Groot and Renee Michele De Groot

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**Interests**

Appurtenant hereto is a right of way, a right to drain water and sewage, a right to convey water and a right to transmit telephonic communications specified in Easement Certificate 390172.8 - 24.8.1999 at 9:40 am

The easements specified in Easement Certificate 390172.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way, right to drain water and sewage, right to convey water, electricity, telecommunications, computer media and electricity created by Easement Instrument 6031204.8 - 4.6.2004 at 9:00 am

The easements created by Easement Instrument 6031204.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 6987591.8 - 14.8.2006 at 9:00 am

The easements created by Easement Instrument 6987591.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media and right to drain water and sewage created by Easement Instrument 7558366.9 - 28.9.2007 at 9:00 am

The easements created by Easement Instrument 7558366.9 are subject to Section 243 (a) Resource Management Act 1991

8269208.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.9.2009 at 2:56 pm

Subject to a right (in gross) to drain sewage over part marked I on DP 417875 in favour of Nelson City Council created by Easement Instrument 8269208.6 - 11.9.2009 at 2:56 pm

The easements created by Easement Instrument 8269208.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water over part marked I on DP 417875 created by Easement Instrument 8269208.9 - 11.9.2009 at 2:56 pm

Appurtenant hereto are rights to drain water created by Easement Instrument 8269208.9 - 11.9.2009 at 2:56 pm

The easements created by Easement Instrument 8269208.9 are subject to Section 243 (a) Resource Management Act 1991

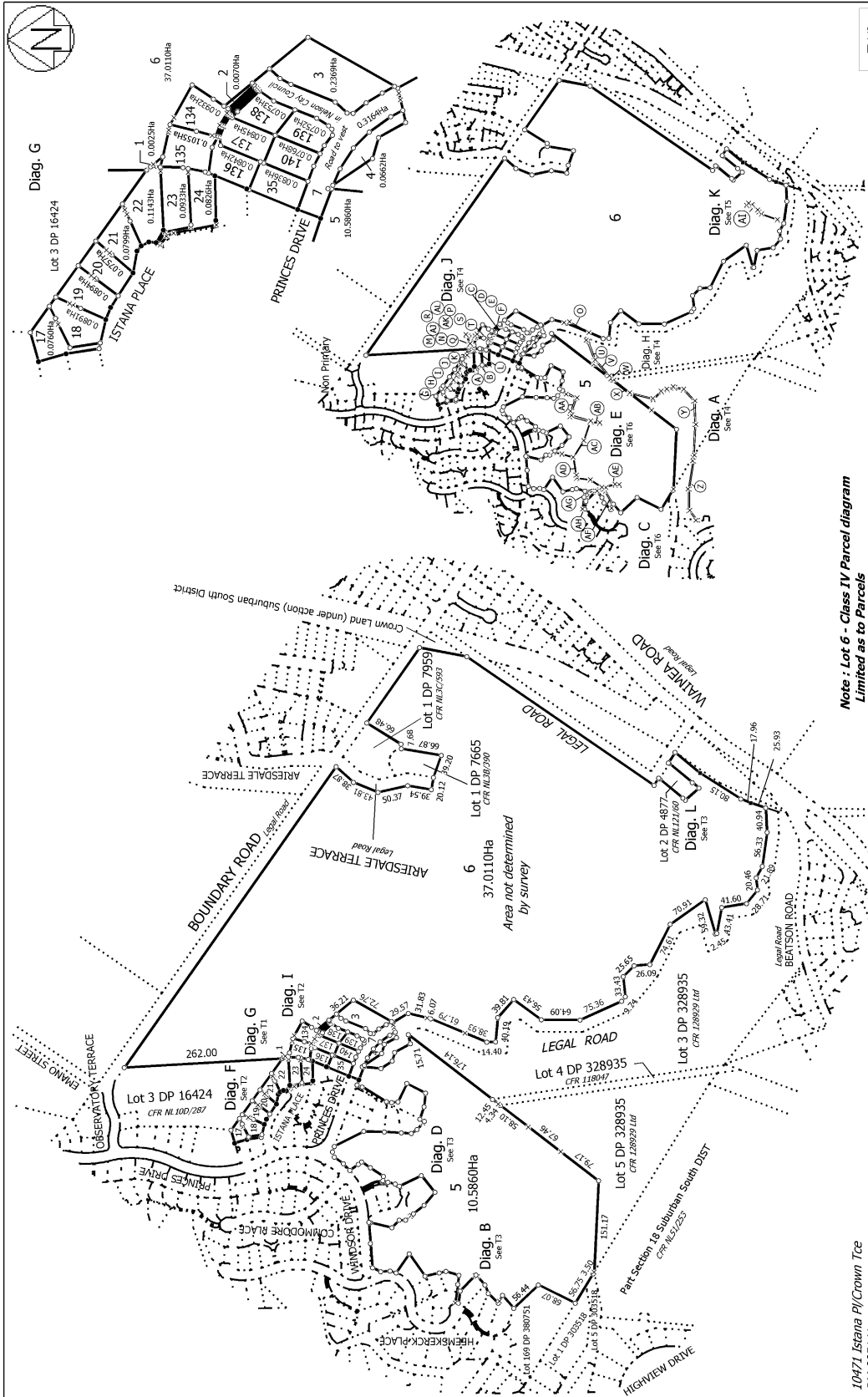
Appurtenant hereto is a right to drain water created by Easement Instrument 8269208.10 - 11.9.2009 at 2:56 pm

The easements created by Easement Instrument 8269208.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 8269208.11 - 11.9.2009 at 2:56 pm

11446213.2 Mortgage to (now) ASB Bank Limited - 31.5.2019 at 10:56 am

12384546.1 Variation of Land Covenant created by Easement Instrument 8269208.11 - 27.4.2022 at 2:38 pm



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10471 Istanvia Pt/Crown Tce  
RM 005141

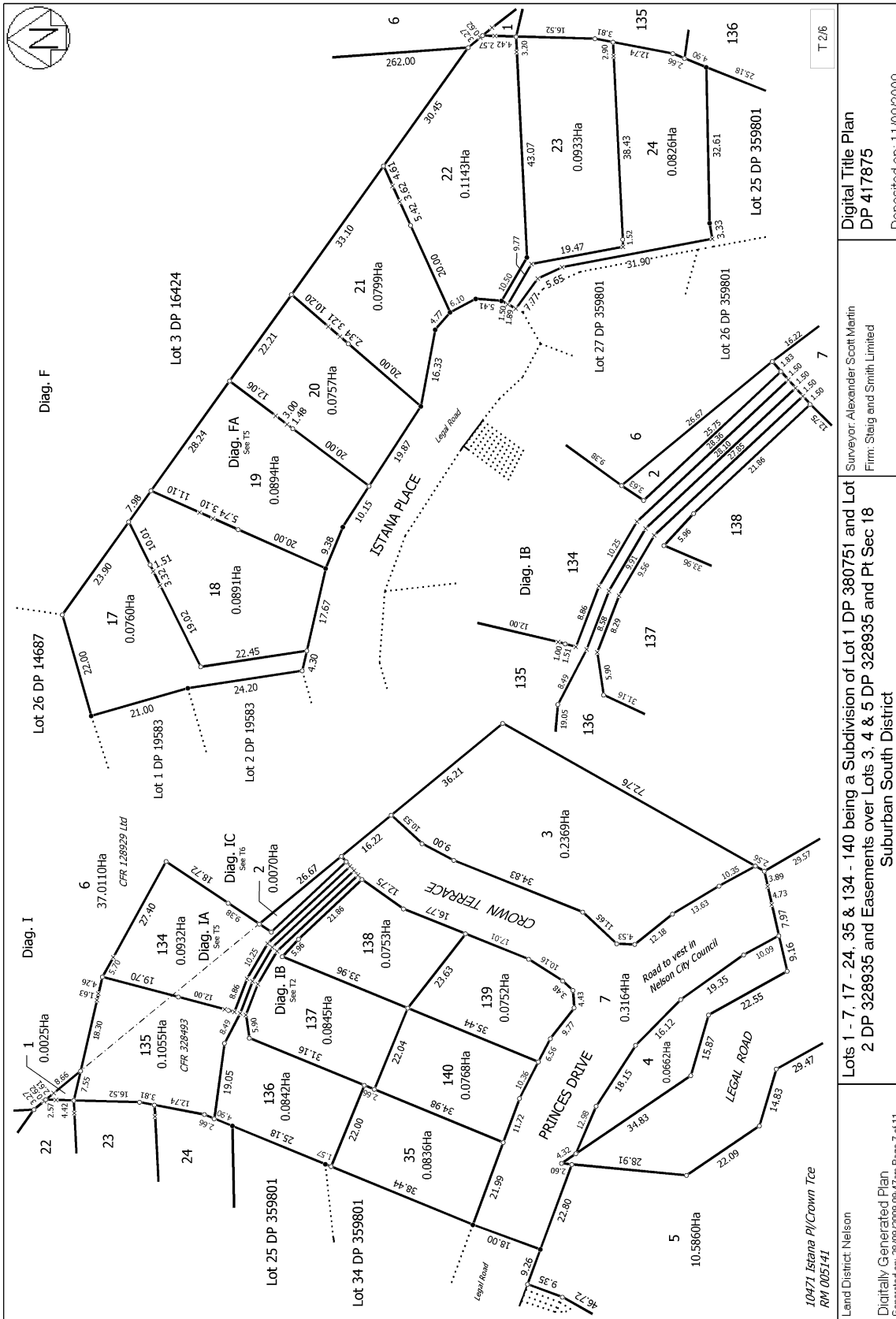
Land District: Nelson  
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Generated on: 28/09/2009 05:47:56m Page 6 of 11

Surveyor: Alexander Scott Martin  
Firm: Steig and Smith Limited

Digital Title Plan  
DP 417875  
Deposited on: 11/09/2009

**Note : Lot 6 - Class IV Parcel diagram  
Limited as to Parcels**

**Lots 1 - 7, 17 - 24, 35 & 134 - 140 being a Subdivision of Lot 1 DP 380751 and Lot  
2 DP 328935 and Easements over Lots 3, 4 & 5 DP 328935 and Pt Sec 18  
Suburban South District**



10471 Istana Pl/Crown Tce  
RM 005141

Land District: Nelson

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Lots 1 - 7, 17 - 24, 35 & 134 - 140 being a Subdivision of Lot 1 DP 380751 and Lot 2 DP 328935 and Easements over Lots 3, 4 & 5 DP 328935 and Pt Sec 18 Suburban South District

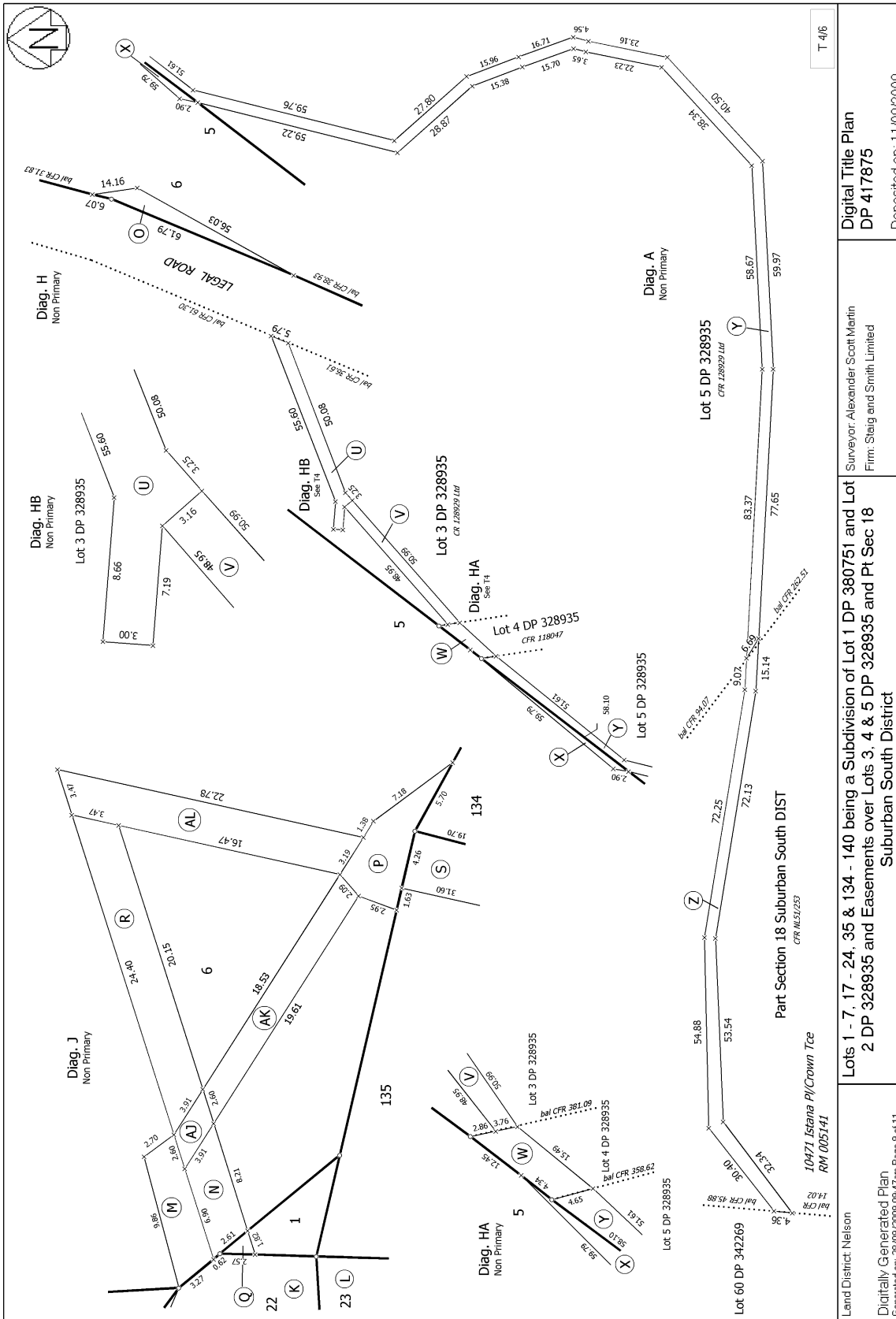
Surveyor: Alexander Scott Martin  
Firm: Staig and Smith Limited

Digital Title Plan  
DP 417875

Deposited on: 11/09/2009

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Digital Title Plan  
DP 417875

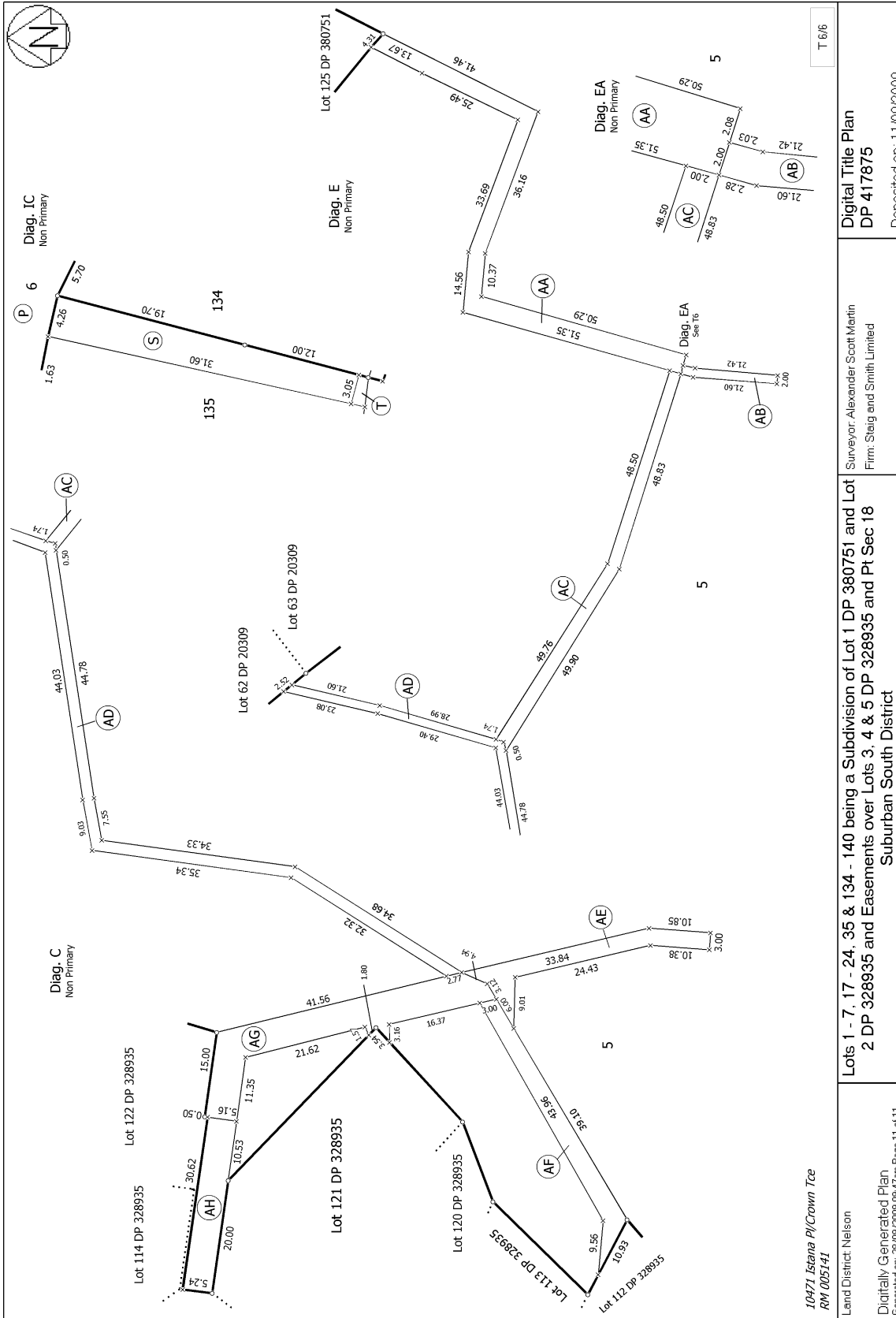
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