



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

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




R.W. Muir
Registrar-General
of Land

Identifier **NA85D/583**
Land Registration District **North Auckland**
Date Issued 30 September 1991

Prior References
NA1648/44

Estate Fee Simple - 1/2 share
Area 972 square metres more or less
Legal Description Lot 1 Deposited Plan 30594
Registered Owners
Wendy Margaret Brown and Leigh Anthony McCarty

Estate	Leasehold	Instrument	L C308769.2
		Term	999 years commencing on the 10 May 1991
Legal Description	Flat 1 Deposited Plan 144694, Carport 1 Deposited Plan 144694 and Garage 1 Deposited Plan 144694		
Registered Owners	Wendy Margaret Brown and Leigh Anthony McCarty		

Interests

C308769.2 Lease of Flat 1, Carport 1 and Garage 1 DP 144694 Term 999 years commencing on the 10 May 1991
Composite CT NA85D/583 issued - 30.9.1991 (Affects Fee Simple)
C308769.3 Lease of Flat 2 and Carport 2 Composite CT NA85D/584 issued - 30.9.1991 (Affects Fee Simple)
12988638.2 Mortgage to Avanti Finance Limited - 15.4.2024 at 5:03 pm
13203813.1 Variation of Mortgage 12988638.2 - 17.1.2025 at 10:59 am

Appendix
Boundaries of areas to be leased are to outside faces of walls and structures unless otherwise shown.

Areas shown as (A)(B)(C)(D)(E) to be subject to restrictive covenants.

Pursuant to Section 314 of the Local Government Act 1974, I hereby certify that the buildings depicted herein (Flats 1 & 2) were constructed before 1st April 1979 and were provided with such safeguards against fire and means of escape in case of fire as were required by the By-laws of the North District Council applying as of the date of this certificate.

Dated this 8th day of January 1991

John E. Sturmer
Authorized Officer

I, Donald Sturmer, an officer of the Registered Surveyor and holder of an annual practicing certificate, hereby certify that the building shown herein and erected in the position shown and are situated within the curtilage of C.T. 1648/44 and that the plan is correct.

Dated 20/12/1990. D. Sturmer, Registered Surveyor.

New C&T Allocated Flat 1 - B5D/583 Flat 2 - B5D/584

Approved, Zealand Planning Institute, Auckland.

Branch was effected here to the effect of the plan.

Approved, *John E. Sturmer* (Sd) All. And (Unassd)

Registered Surveyor.

Total Area 972 m²

Comprised in All C.T. 1648/44

Registered Owner.

Registered Surveyor and holder of an annual practicing certificate, hereby certify that the building shown herein and erected in the position shown and are situated within the curtilage of C.T. 1648/44 and that the plan is correct.

Dated 20/12/1990. D. Sturmer, Registered Surveyor.

Field Book

Reference Plan

Examiner *John E. Sturmer* Corner

Approved as to Survey for the purpose of leasing Flats only.

11 14 191 *John E. Sturmer* Chief Surveyor

Deposited this 12th day of January 1991

For the purpose of leasing Flats only.

John E. Sturmer (Sd) (Unassd) and Registrar

DP 144694

Scale 1:150 Date December 1990

TERRITORIAL AUTHORITY For North District.
Surveyed by D.B. von Sturmer

Flats 1 & 2 on Lot 1, D.P. 30594.

LAND DISTRICT North Auckland.
SURVEY BLK. & DIST. VI Rongauwau.
NZMS 261 SH1 RECORD MAP No



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Land Registration District **North Auckland**
Date Issued 30 September 1991

Prior References
NA1648/44

Estate Fee Simple - 1/2 share
Area 972 square metres more or less
Legal Description Lot 1 Deposited Plan 30594
Registered Owners
Wendy Margaret Brown and Leigh Anthony McCarty

Estate	Leasehold	Instrument	L C308769.3
		Term	999 years commencing on the 10 May 1991
Legal Description	Flat 2 Deposited Plan 144694 and Carport 2 Deposited Plan 144694		
Registered Owners	Wendy Margaret Brown and Leigh Anthony McCarty		

Interests

C308769.2 Lease of Flat 1, Carport 1 and Garage 1 Composite CT NA85D/583 issued - 30.9.1991 (Affects Fee Simple)
C308769.3 Lease of Flat 2 and Carport 2 DP 144694 Term 999 years commencing on the 10 May 1991 Composite CT
NA85D/584 issued - 30.9.1991 (Affects Fee Simple)
12988638.2 Mortgage to Avanti Finance Limited - 15.4.2024 at 5:03 pm
13203813.1 Variation of Mortgage 12988638.2 - 17.1.2025 at 10:59 am

