



**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 **997102**
Land Registration District **South Auckland**
Date Issued 23 November 2021

Prior References
SA26A/728

Estate Fee Simple
Area 646 square metres more or less
Legal Description Lot 14 Deposited Plan 562325
Registered Owners
Emma Jayne Baylis

Estate Fee Simple - 1/16 share
Area 2708 square metres more or less
Legal Description Lot 19 Deposited Plan 562325
Registered Owners
Emma Jayne Baylis

Interests

Subject to a right (in gross) to convey water and drain sewage over part Lot 19 DP 562325 marked A and C on DP 562325 and right of way (in gross) over part Lot 19 DP 562325 marked C on DP 562325 in favour of Rotorua District Council created by Easement Instrument 12300593.3 - 23.11.2021 at 4:34 pm

The easements created by Easement Instrument 12300593.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to Section 241(2) Resource Management Act 1991 (affects DP 562325)

Subject to a right of way, right to convey water, electricity, telecommunications and gas and right to drain water and sewage over part Lot 19 DP 562325 marked A and C on DP 562325 created by Easement Instrument 12300593.8 - 23.11.2021 at 4:34 pm

Appurtenant to Lot 14 DP 562325 is a right of way, right to convey water, electricity, telecommunications and gas and right to drain water and sewage created by Easement Instrument 12300593.8 - 23.11.2021 at 4:34 pm

The easements created by Easement Instrument 12300593.8 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey telecommunications over part Lot 19 DP 562325 marked A and C on DP 562325 in favour of Chorus New Zealand Limited created by Easement Instrument 12300593.9 - 23.11.2021 at 4:34 pm

The easements created by Easement Instrument 12300593.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity and telecommunications over part Lot 19 DP 562325 marked A and C on DP 562325 in favour of Unison Networks Limited created by Easement Instrument 12300593.10 - 23.11.2021 at 4:34 pm

The easements created by Easement Instrument 12300593.10 are subject to Section 243 (a) Resource Management Act 1991

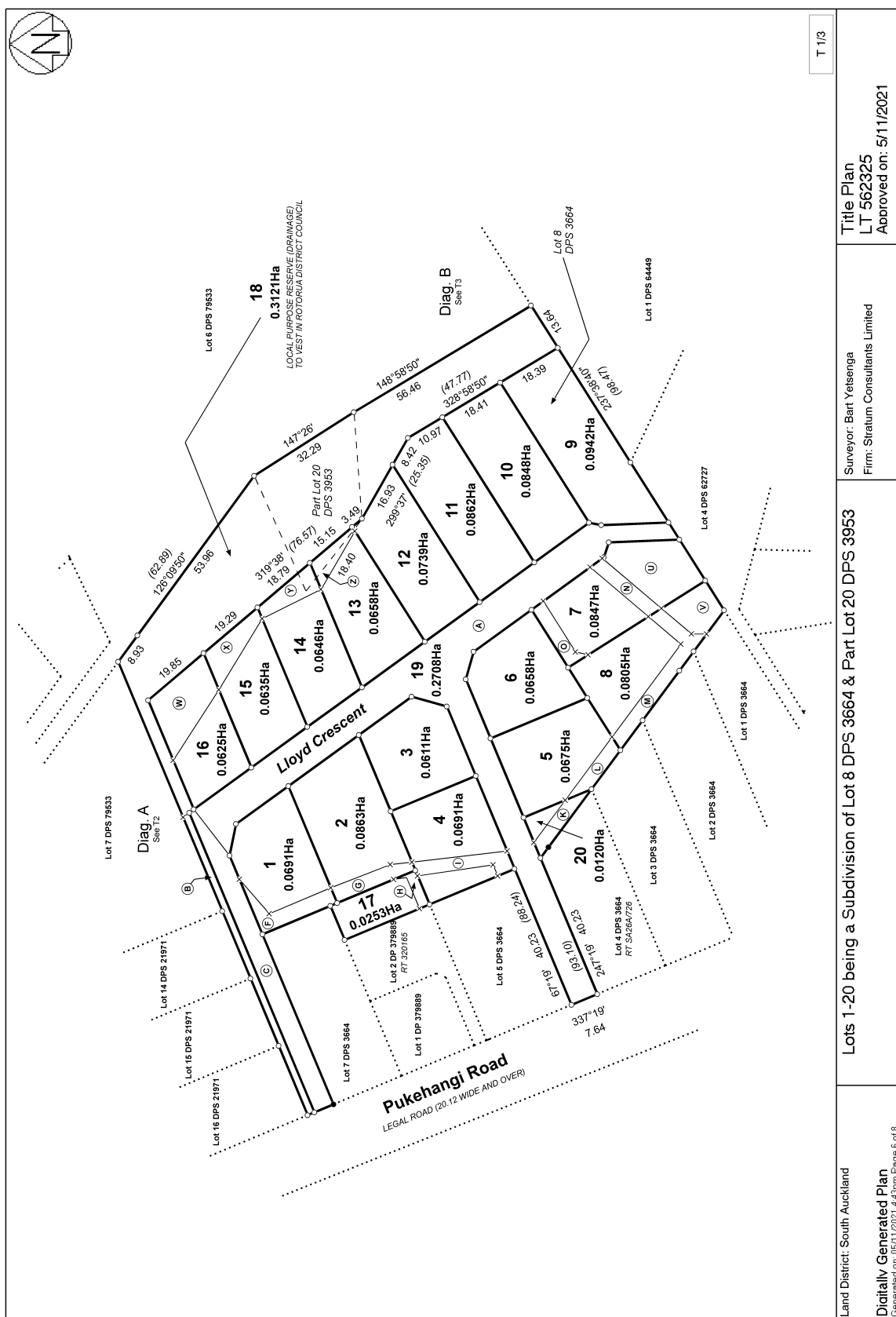
Subject to a right (in gross) to convey gas over part Lot 19 DP 562325 marked A and C on DP 562325 in favour of First Gas Limited created by Easement Instrument 12300593.11 - 23.11.2021 at 4:34 pm

The easements created by Easement Instrument 12300593.11 are subject to Section 243 (a) Resource Management Act 1991

12300593.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.11.2021 at 4:34 pm (affects Lot 14 DP 562325)

Land Covenant in Covenant Instrument 12359860.2 - 25.1.2022 at 12:26 pm (affects Lot 14 DP 562325)

13072495.3 Mortgage to Westpac New Zealand Limited - 2.8.2024 at 12:54 pm



T 1/3

Title Plan
 LT 562325
 Approved on: 5/11/2021

Surveyor: Bart Velsenga
 Firm: Stratum Consultants Limited

Lots 1-20 being a Subdivision of Lot 8 DPS 3664 & Part Lot 20 DPS 3953

Land District: South Auckland
Digitally Generated Plan
 Generated on: 05/11/2021 4:43pm | Page 6 of 8