

TRANSFER
Land Transfer Act 1952

B582219.8 T



If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule; no other format will be received.

Land Registration District

SOUTH AUCKLAND

Certificate of Title No. All or Part? Area and legal description -- *Insert only when part or Stratum, CT*

68A 880
68A 881
68A 882

All
All
All

(Continued on Page 1 Annexure Schedule)

Transferor Surnames must be underlined or in CAPITALS

BARKER MOKETENUI LIMITED

Transferee Surnames must be underlined or in CAPITALS

BARKER MOKETENUI LIMITED

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No; Right of way etc.*

Fee simple subject to a land covenant (Continued on Page 1 Annexure Schedule)

Consideration

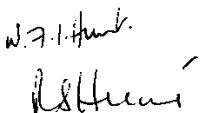
\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

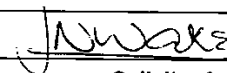
Dated this 11th day of November 1999

Attestation

	Signed in my presence by the Transferor BARKER MOKETENUI LIMITED by its Signature of Witness Directors
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Occupation Address
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE IN APPLICABLE CERTIFICATE)



Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

11.11.99

Page

1

of

2

Pages



Continuation of "Certificate of Title No."

68A 883 All
68A 884 All
68A 885 All
68A 886 All
68A 887 All
68A 889 All
68A 890 All
68A 892 All
68A/888 All

Continuation of "Estate or Interest or Easement to be created"

WHEREAS the transferor being the registered proprietor of the land formerly contained in Certificate of Title 20B/905 subdivided part of the land into rural residential lots in the manner shown and defined on Deposited Plan S.85997.

AND WHEREAS it is the intention of the transferor that all lots described in the First Schedule shall be subject to a land covenant applicable to and for the protection, interest and benefit of all the land described in the First Schedule and that the registered proprietor for the time being of each lot shall be bound by the restrictions contained in the Second Schedule and that the registered proprietor for the time being of any lot may be able to enforce the observance of such restrictions by the registered proprietors for the time being of any of the other lots.

NOW THEREFORE in consideration of the premises the transferee so as to bind each of the lots which comprise the land described in the First Schedule does hereby covenant with the transferor for the benefit of each of the remaining lots which comprise the land described in the First Schedule in the manner set out in the Second Schedule.

FIRST SCHEDULE

Lot No.	DPS. No.	C.T. No.	Lot No.	DPS. No.	C.T. No.
1	85997	68A/880	2	85997	68A/881
3	85997	68A/882	4	85997	68A/883
5	85997	68A/884	6	85997	68A/885
7	85997	68A/886	8	85997	68A/887
9	85997	68A/888	10	85997	68A/889
11	85997	68A/890	13	85997	68A/892

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

WJH

Annexure Schedule



Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

11.11.99

Page

2

of

2

Pages

SECOND SCHEDULE

- (a) Not to permit or suffer the use of the land for industrial purposes.
- (b) Not to permit or suffer any rubbish to accumulate or placed upon the land.
- (c) Not to leave unpainted for a period of not more than twelve months from the commencement of the work on the building of which the roof forms part, any metal clad roof which has not been pre-painted or pre-coated with a decorative finish.
- (d) To install a waste water treatment and disposal system to a standard approved by the Whakatane District Council and to complete such works only in accordance with such consent, approval, and permit issued by the Whakatane District Council.
- (e) Not to plant any trees on the western boundaries of Lots 2, 3 and 11 which shall exceed 4 metres in height or permit any such trees to grow to a height exceeding 4 metres. These covenants shall be for the benefit of the owners of the properties which will be the subject of a subdivision of the land in certificate of title 68A/891.
- (f) Not to permit noxious weeds to grow upon the property and to keep the property well grazed.
- (g) Not to carry on nor permit the aerial spraying over the property of any noxious or toxic substances for weed control or any other purposes.
- (h) *with RLA* The proprietors for the time being of the lots described in the First Schedule ('the proprietors') shall be and continue to be members of ~~Auckland~~ ^{Auckland} Road Residents Association (Incorporated) a society duly incorporated under the provisions of the Incorporated Societies Act 1908 and shall:-
 - (i) Pay all charges and levies made by that association upon its members.
 - (ii) Contribute by virtue of such membership or otherwise as the case may be to the cost of repair, maintenance and development of any improvements erected on established on Lot 13, such contributions to be made on the basis of equal proportionate ownership.
 - (iii) Contribute by virtue of such membership or otherwise as the case may be to the cost of repair, maintenance and development of any water supply scheme established for the benefit of the proprietors and the benefit of the proprietors of any lots created by the further subdivision of the land comprised in certificate of title 68A/891.

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with RLA

Auckland District Law Society

REF 4123

Approved by Registrar-General
of Land under No. 1995/1004EF



TRANSFER

Land Transfer Act 1952

Law Firm Acting
Tompkins Wake Solicitors HAMILTON

Auckland District Law Society
REF. A135 /4

11.25 07.DEC99 B 582219.8
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY SOUTH AUCKLAND
FOR REGISTRAR - GENERAL OF LAND



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(except for "Law Firm Acting")

8 F

