



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

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




R.W. Muir
Registrar-General
of Land

Identifier 379326
Land Registration District Hawkes Bay
Date Issued 17 September 2020

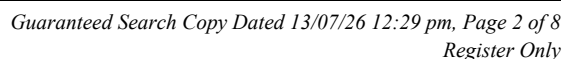
Prior References
943459

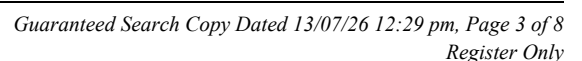
Supplementary Record Sheet
430374

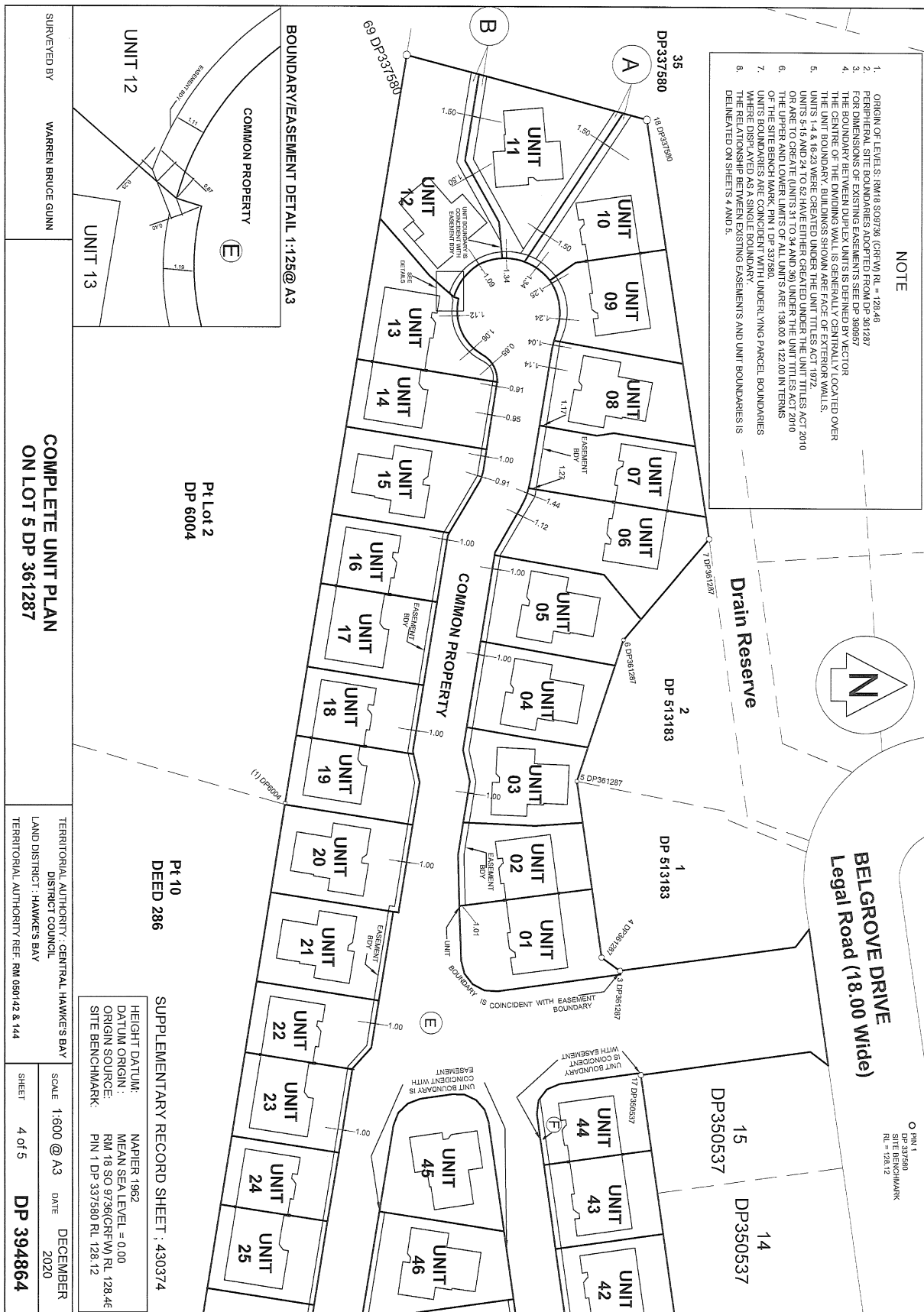
Estate Stratum in Freehold
Legal Description Unit 28 Deposited Plan 394864
Registered Owners
Sean Leonard Kelly and Kimberley Jayne Hunt

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

11820770.3 Encumbrance to Henry Russell Estate Limited - 17.9.2020 at 4:21 pm
Fencing Covenant in Transfer 11933103.1 - 20.11.2020 at 3:38 pm
11933103.2 Mortgage to ASB Bank Limited - 20.11.2020 at 3:38 pm











SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

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

Identifier

430374Land Registration District **Hawkes Bay**

Date Issued 20 June 2008

Plan Number DP 394864

Subdivision of

Lot 5 Deposited Plan 361287

Prior References

249120

Unit Titles Issued

379299	379300	379301	379302
379303	379304	379305	379306
379307	379308	379309	379310
379311	379312	379313	379314
379315	379316	379317	379318
379319	379320	379321	379322
379323	379324	379325	379326
379327	379328	379329	379330
379331	379332	379333	379334
379335	379336	379337	379338
379339	379340	379341	379342
379344	379345	379346	379347
379348	379349	379350	789268

Interests**OWNERSHIP OF COMMON PROPERTY**

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Appurtenant hereto is a right to convey water specified in Easement Certificate 469702.1 - 14.11.1986 at 1:30 pm

The easements specified in Easement Certificate 469702.1 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way specified in Easement Certificate 486587.6 - 15.12.1987 at 2:40 pm

The easements specified in Easement Certificate 486587.6 are subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant in Easement Instrument 6218336.4 - 17.11.2004 at 9:00 am

Land Covenant in Easement Instrument 6218336.5 - 17.11.2004 at 9:00 am

Land Covenant in Easement Instrument 6218336.6 - 17.11.2004 at 9:00 am

Land Covenant in Easement Instrument 6536126.3 - 16.8.2005 at 9:00 am

Land Covenant in Easement Instrument 6536126.4 - 16.8.2005 at 9:00 am

Fencing Agreement in Transfer 6714559.3 - 11.1.2006 at 9:00 am

Land Covenant in Transfer 6772999.2 - 3.3.2006 at 9:00 am

Fencing Covenant in Transfer 6772999.2 - 3.3.2006 at 9:00 am

Subject to a right of way (in gross) and a right to convey electricity, telecommunications and computer media (in gross) over part marked E on DP 390957 in favour of Centralines Limited created by Easement Instrument 7553405.1 - 25.9.2007 at 9:00 am

Subject to a right of way (in gross) and a right to convey water, right to drain water and sewage (in gross) over part marked E and a right of way (in gross) and a right to drain water (in gross) over part marked B and a right of way (in gross) and a right to drain sewage (in gross) over part marked A all on DP 390957 in favour of Central Hawke's Bay District Council created by Easement Instrument 7553405.2 - 25.9.2007 at 9:00 am

Subject to a right of way (in gross) and a right to convey telecommunications and computer media (in gross) over part marked E on DP 390957 in favour of Telecom New Zealand Limited created by Easement Instrument 7553405.3 - 25.9.2007 at 9:00 am

7891065.1 Change of rules of the Body Corporate - 29.7.2008 at 9:00 am

9234646.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 13.11.2012 at 7:00 am

11237435.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 24.9.2018 at 7:00 am

12341992.1 Change of address of the Body Corporate - 21.12.2021 at 7:00 am

12403322.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 15.3.2022 at 7:00 am