



**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** **1058671**  
**Land Registration District** **Canterbury**  
**Date Issued** 19 July 2022

**Prior References**  
1021728

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**Estate** Fee Simple  
**Area** 858 square metres more or less  
**Legal Description** Lot 255 Deposited Plan 576011

**Registered Owners**

Sheryl Marie Mends as to a 49/100 share  
Russell Stuart Fleming as to a 51/100 share

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**Interests**

Appurtenant hereto is a right to drain sewage specified in Easement Certificate A324953.8 - 5.11.1997 at 11:22 am  
The easements specified in Easement Certificate A324953.8 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Transfer A324953.17 - 5.11.1997 at 11:22 am (Limited as to duration)  
7792570.1 Court Order modifying the Land Covenant in Transfer A324953.17 - 22.4.2008 at 9:00 am  
Subject to a right (in gross) to convey telecommunications over part marked T on DP 576011 in favour of Chorus New Zealand Limited created by Easement Instrument 12455929.3 - 19.7.2022 at 3:23 pm  
The easements created by Easement Instrument 12455929.3 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to drain sewage over part marked T on DP 576011 in favour of Hurunui District Council created by Easement Instrument 12455929.4 - 19.7.2022 at 3:23 pm  
The easements created by Easement Instrument 12455929.4 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to convey electricity over part marked T on DP 576011 in favour of MainPower New Zealand Limited created by Easement Instrument 12455929.5 - 19.7.2022 at 3:23 pm  
The easements created by Easement Instrument 12455929.5 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right of way, a right to convey water, electricity, telecommunications and gas and a right to drain water and sewage over part marked T on DP 576011 created by Easement Instrument 12455929.6 - 19.7.2022 at 3:23 pm  
Appurtenant hereto is a right of way, a right to convey water, electricity, telecommunications and gas and a right to drain water and sewage created by Easement Instrument 12455929.6 - 19.7.2022 at 3:23 pm  
The easements created by Easement Instrument 12455929.6 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Covenant Instrument 12455929.7 - 19.7.2022 at 3:23 pm  
12455929.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.7.2022 at 3:23 pm  
13465874.2 Mortgage to Paula Jan O'Brien - 4.12.2025 at 2:27 pm

