



**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** **WN38A/929**

**Land Registration District** **Wellington**

**Date Issued** 01 February 1991

**Prior References**

WN13D/818

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**Estate** Fee Simple - 1/2 share  
**Area** 1213 square metres more or less  
**Legal Description** Lot 12 Deposited Plan 42101  
**Registered Owners**  
Dominic Joshua Matua Tait and Ashlee Marie Tait

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|--------------------------|------------------------------------------------------------------|-------------------|----------------------------------|
| <b>Estate</b>            | Leasehold                                                        | <b>Instrument</b> | L B141934.1                      |
|                          |                                                                  | <b>Term</b>       | 999 years commencing on 1.9.1990 |
| <b>Legal Description</b> | Flat 1 Deposited Plan 70653 and Garage 1<br>Deposited Plan 70653 |                   |                                  |
| <b>Registered Owners</b> | Dominic Joshua Matua Tait and Ashlee Marie Tait                  |                   |                                  |

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**Interests**

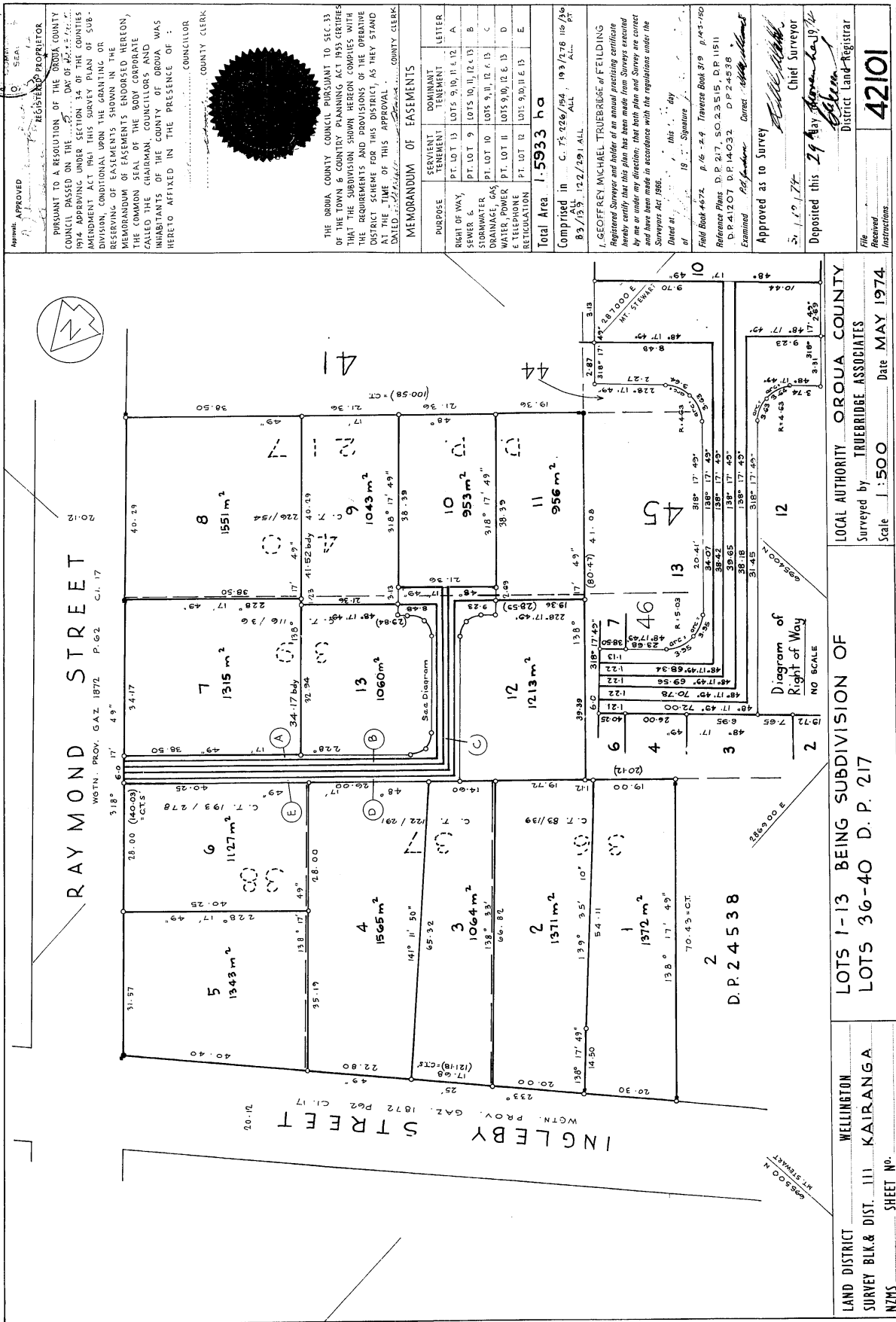
Appurtenant hereto are rights of way and sewage, stormwater, gas water, power and telephone rights specified in Easement Certificate 059543.2 (Affects Fee Simple)

Subject to a right of way and sewage, stormwater, gas water, power and telephone rights over part marked E on DP 42101 specified in Easement Certificate 059543.2 (Affects Fee Simple)

The easements specified in Easement Certificate 059543.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961 B141934.1 Lease of Flat 1 and Garage 1 DP 70653 Term 999 years commencing on 1.9.1990 Composite CT WN38A/929 issued - 1.2.1991 at 9.26 am (Affects Fee Simple)

7896859.2 Lease of Flat 2 Deposited Plan 402401 and Garage 2 Deposited Plan 402401 Term 999 years commencing on the 29.7.2008 Composite CT 412466 issued. 1/2 share in the fee simple - 4.8.2008 at 9:00 am (Affects Fee Simple)

12859931.2 Mortgage to ASB Bank Limited - 27.10.2023 at 3:11 pm



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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------|--|
| <p>APPROVED<br/><i>[Signature]</i><br/>REGISTERED PROPRIETOR</p> <p>PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974, THE LOCAL GOVERNMENT OF THE DISTRICT OF MANAWATU HAS GRANTED A BUILDING PERMIT FOR THE CONSTRUCTION OF FLAT 1 AND GARAGE 1 AS SHOWN ON DISCLOSED HEREIN HEREIN AND CONSTRUCTED BEFORE 1 APRIL 1979 AND WERE PROVIDED WITH SUCH SAFEGUARDS AGAINST FIRE AND MEANS OF ESCAPE AS TO BE SATISFACTORY TO THE DISTRICT ENGINEER BY LAWS OF THE MANAWATU DISTRICT APPLYING ON THE DATE HEREOF THAT THE BUILDING CONTAINING FLAT 2 AND GARAGE 2 WOULD BE CONSIDERED TO BE A BUILDING FOR THE CONSTRUCTION THEREOF AS SHOWN OR DESCRIBED HEREON HAS BEEN GRANTED BY THE SAID COUNCIL PURSUANT TO ITS BYLAWS.</p> <p>DATED AT <i>Palmyra</i> THIS <i>27th</i> DAY OF <i>August</i> 1970.</p> <p><i>[Signature]</i><br/>GENERAL MANAGER</p> |  | <p>NOTE:<br/>FOR RESTRICTIVE COVENANT AREAS LABELLED<br/>A B &amp; C SEE LEASES</p> |  | <p>Total Area.....<br/>Comprised in C.T. 130 / 818 (all)</p>                                    |  | <p>I, WILLIAM LORRICK ROBERTSON,<br/>Registered Surveyor and holder of an annual practising certificate for the year 1988, do hereby certify that the above plan and survey were made by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.<br/>Dated at <i>Palmyra</i> this <i>27th</i> day of <i>August</i> 1970.<br/>Signature <i>[Signature]</i><br/>Field Book.....<br/>Reference Plans D.P. 42101<br/>Examined <i>[Signature]</i> Correct</p> |  | <p>Approved as to Survey<br/>5.10.90<br/>Deposited this 9th day of <i>October</i> 1990<br/>Asst. District Engineer<br/>70653</p> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                     |  |                                                                                                 |  | <p>TERRITORIAL AUTHORITY MANAWATU DISTRICT<br/>Surveyed by TRUEBRIDGE ASSOCIATES<br/>Scale 1:4,000 Date JULY 1990</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                  |  |
| <p>LAND DISTRICT WELLINGTON<br/>SURVEY BLK &amp; DIST. III KAIRANGA<br/>NZMS 261 SHT T.24 RECORD MAP No 04-01</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <p>FLATS 1 &amp; 2, GARAGE 1 ON LOT 12<br/>D.P. 42101</p>                           |  | <p>W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND</p> |  | <p>Printed by Lithpress Wellington, New Zealand</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                  |  |