



**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 **1199630**

Land Registration District **Nelson**

Date Issued 26 November 2025

Prior References

NL12B/349 NL3A/1012 NL3A/1022

Estate Fee Simple
Area 755 square metres more or less
Legal Description Lot 1 Deposited Plan 608160

Registered Owners

Stephen Richard Ambrose and Vikki Ambrose

Interests

Subject to a right of way over part marked A and C on DP 608160 created by Transfer 15998 - 20.1.1930 at 2:43 pm

Subject to a right of way over part marked E, J and K on DP 608160 created by Transfer 77535 - 5.3.1961 at 11:52 am
122611 Conditions of Consent of the Nelson City Council to the laying out and granting of a right of way affecting part
formerly Lots 1 and 2 Plan 7497 - 20.8.1969 at 11.00 am

The easements specified in Easement Certificate 122992 are subject to Section 351 E (a) Municipal Corporations Act 1954

Subject to a right of way over part marked A, C and E on DP 608160 specified in Easement Certificate 122992 - 9.9.1969
at 11:09 am

Appurtenant to part formerly Lot 1 and 2 DP 7497 herein is a right of way specified in Easement Certificate 122992 -
9.9.1969 at 11:09 am

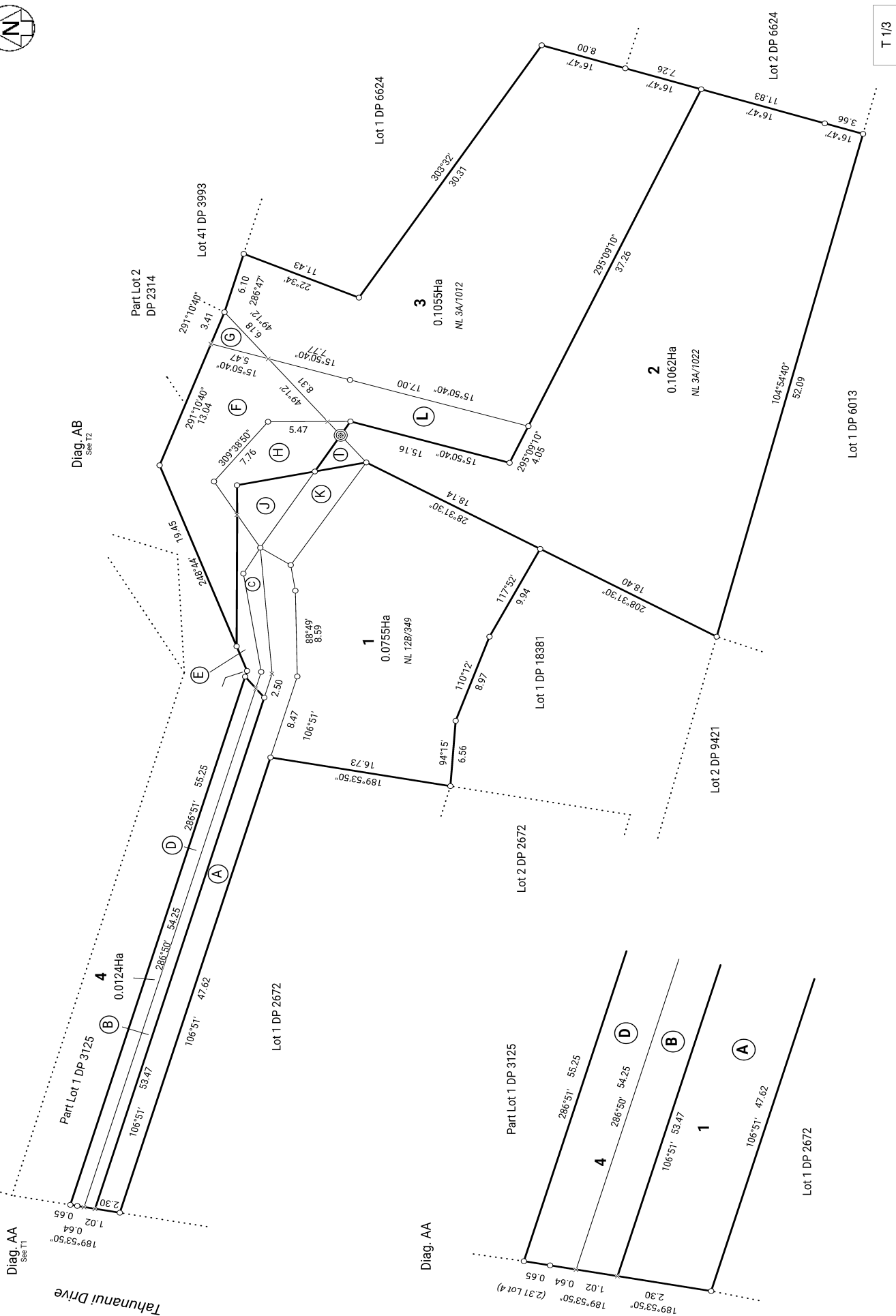
Appurtenant to part formerly Lot 1 DP 18763 herein is a right drain water specified in Easement Certificate 371465.1 -
24.9.1997 at 9:15 am

The easement specified in Easement Certificate 371465.1 will be subject to Section 243(a) Resource Management Act
1991 when created

Subject to a right to drain sewage and water and a right to convey electricity, telecommunications and water over part
marked A, C, E, J and K on DP 608160 created by Easement Instrument 13408399.7 - 26.11.2025 at 3:44 pm

13408399.8 Mortgage to Nelson Building Society - 26.11.2025 at 3:44 pm

Diag. A



Land District: Nelson	Lots 1-4 being a subdivisin of Lot 1 DP 18763 and Lots 1 & 2 DP 7497	Surveyor: Andrew Robert Slanger Firm: Jones & Slanger Limited	Title Plan LT 608160 Approved on: 5/12/2025
Digitally Generated Plan Generated on: 05/12/2025 1:09pm Page 3 of 5			