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 **NA78A/357**
Land Registration District **North Auckland**
Date Issued 21 August 1989

Prior References
NA686/104

Estate Fee Simple - 1/3 share
Area 1095 square metres more or less
Legal Description Lot 3 Deposited Plan 20748
Registered Owners
Justin Maudsley and Kate Manning Brewin

Estate Leasehold
Instrument L C031167.2
Term 999 years commencing on the 16th August 1989

Legal Description Flat 1 Deposited Plan 132417
Registered Owners
Justin Maudsley and Kate Manning Brewin

Interests

Subject to a right of way over part created by Transfer 284657 (Affects Fee Simple)

Fencing Agreement in Transfer 284657 (Affects Fee Simple)

C031167.2 Lease of Flat 1 DP 132417 Term 999 years commencing on the 16th August 1989 Composite CT NA78A/357 issued - 21.8.1989 (Affects Fee Simple)

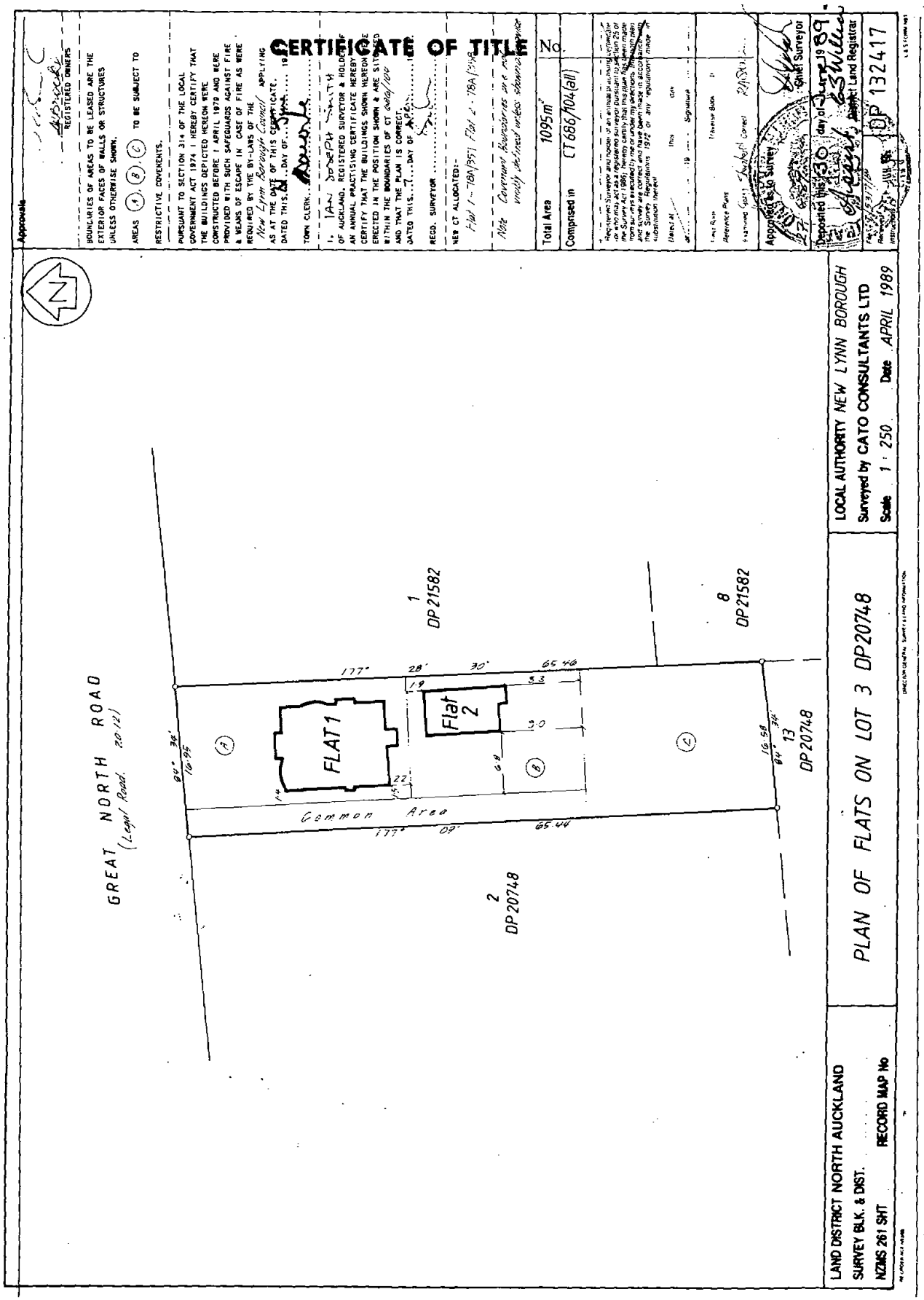
Land Covenant in Lease C031167.2 - 21.8.1989 (Affects Fee Simple)

C031167.3 Lease of Flat 2 Composite CT NA78A/358 issued - 21.8.1989 (Affects Fee Simple)

Land Covenant in Lease C031167.3 - 21.8.1989 (Affects Fee Simple)

D351413.2 Lease of Flat 3 and Carport 3 DP 174001 Term 993 years commencing on 16.8.1995 Composite CT NA106D/343 issued - 26.1.1998 at 9.06 am

9793163.3 Mortgage to Westpac New Zealand Limited - 3.9.2014 at 4:47 pm


CERTIFICATE OF TITLE
Approvals
REGISTERED OWNERS
BOUNDARIES OF AREAS TO BE LEASED ARE THE EXTERIOR FACES OF WALLS OR STRUCTURES UNLESS OTHERWISE SHOWN.
AREAS (A), (B), (C) TO BE SUBJECT TO
RESTRICTIVE COVENENTS.
PURSUANT TO SECTION 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT THE BUILDINGS DEPICTED HEREON WERE CONSTRUCTED BEFORE 1 APRIL 1979 AND WERE PROVIDED WITH SUCH SAFEGUARDS AGAINST FIRE & MEANS OF ESCAPE IN CASE OF FIRE AS WERE REQUIRED BY THE BY-LAWS OF THE New Lynn Borough Council APPLYING AS AT THE DATE OF THIS CERTIFICATE.
DATED THIS 21 DAY OF June 1989
TOWN CLERK
I, Ian Joseph Smith
OF AUCKLAND, REGISTERED SURVEYOR & HOLDER OF AN ANNUAL PRACTISING CERTIFICATE HEREBY CERTIFY THAT THE BUILDINGS SHOWN HEREON ERECTED IN THE POSITION SHOWN & ARE SITUATED WITHIN THE BOUNDARIES OF CT 686/104 AND THAT THE PLAN IS CORRECT.
DATED THIS 7 DAY OF April 1989
REGD. SURVEYOR
NEW CT ALLOCATED:-
Flat 1 - 78A/351 Flat 2 - 78A/352
Note Covenant Boundaries are not usually surveyed unless otherwise shown
No.
Total Area 1095m²
Comprised in CT 686/104 (all)
Approved as to Survey
Chief Surveyor
Deposited this 30 day of June 1989
District Land Registrar
DP 132417
GREAT NORTH ROAD
(Legal Road. 20.12)
1 DP 21582
8 DP 21582
2 DP 20748
13 DP 20748
FLAT 1
Flat 2
Common Area
177° 28' 30' 65.46
177° 09' 65.44
64° 38' 16.95
64° 38' 16.56
LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST.
NZMS 261 SHT
RECORD MAP No
PLAN OF FLATS ON LOT 3 DP 20748
LOCAL AUTHORITY NEW LYNN BOROUGH
Surveyed by CATO CONSULTANTS LTD
Scale 1 : 250
Date APRIL 1989