

4

De Klerk & van Gend  
109 Jip de Jager  
Springfiled Office Park  
BELLVILLE  
7530



Ex Officio Commissioner of Oaths  
by virtue of my Office as Manager of  
The Standard Bank of South Africa Limited.  
Reg. No. 1962/000738/06  
BUSINESS BANKING - WC

*G.J. Jordaan*

.....  
Authorised signatory

Prepared by me

Certified document	<i>[Signature]</i>
Signature	<i>[Signature]</i>
Personal No.	<i>000114</i>
Date	<i>8 December 2019</i>

CONVEYANCER  
CORNELIA SUSANNA GERSBACH

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. <i>76 860 000,00</i>	R. <i>4 890,00</i>
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

DATA / CAPTURE  
31 JAN 2019  
LINDA NCAPAI

<b>VERKOP</b>	<b>HYPOTHEK</b>
R. <i>76 860 000,00</i>	
B00001696 / 2019	
<i>[Signature]</i>	

2019-01-30  
BC000024915 / 2020  
GEKANSLEER  
CANCELLED  
*[Signature]*  
22 SEP 2020

T 000003017 / 2019

DATA / VERIFY  
31 JAN 2019  
DEBRA TALJAARD

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**JOLINE NORMAN**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**RONALD ROSS FAIRBAIRN PHILIP**

Identity Number 581020 5046 08 6

Married out of community of property

ENCLOSURES KYK SLAAS 6  
ENCLOSURES SEE PAGE

which said Power of Attorney was signed at CALEDON on 10 OCTOBER 2018

Ex Officio Commissioner of Oaths  
by virtue of my Office as Manager of  
The Standard Bank of South Africa Limited,  
Reg. No. 1962/000738/06  
BUSINESS BANKING - WC

.....  
Authorised signatory

*G S Jordan*

Certified a true copy of the original  
documentation exhibited to me.

Signature: .....

Personnel No. *A 088 114*

Date: *6 December 2020*

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	22 SEP 2020
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	B 000015216 / 2020
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	35 000 000 <del>8150000</del>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	.....

And the appearer declared that the said property is transferred to the transferee pursuant to an Agreement dated 10 October 2018 in accordance with the provisions of Section 42 of the Income Tax Act No 58 of 1962, as amended, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**ZONDEREND VALLEY FARM PROPRIETARY LIMITED**  
**Registration Number 2017/524034/07**

or its Successors in Title or assigns, in full and free property

1. REMAINDER OF FARM GROOTE VALLEY NUMBER 225  
IN THE MUNICIPALITY OF THEEWATERSKLOOF,  
CALEDON DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 317,3705 (THREE HUNDRED AND SEVENTEEN COMMA  
THREE SEVEN ZERO FIVE) Hectares

FIRST TRANSFERRED by Certificate of Amended Title with Resurveying No 13616/1949 with Diagram No 4116/1947 relating thereto and HELD by Deed of Transfer No T56269/2005.

**SUBJECT** to the conditions referred to in Deed of Transfer No T3081/1953.

2. PORTION 5 OF FARM GROOTE VALLEY NUMBER 225  
IN THE MUNICIPALITY OF THEEWATERSKLOOF,  
CALEDON DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 86,8772 (EIGHTY SIX COMMA EIGHT SEVEN SEVEN TWO)  
Hectares

FIRST TRANSFERRED by Deed of Transfer No T13618/1949 with Diagram No 11982/1948 relating thereto and HELD by Deed of Transfer No T56269/2005.

**A. SUBJECT** to the conditions referred to in Deed of Transfer No T14260/1920.

Certified a true copy of the original documentation as shown to me.	
Signature:	<i>[Signature]</i>
Personnel No:	<i>[Signature]</i>
Date:	<i>11 December 2022</i>

**Ex Officio Commissioner of Oaths**  
by virtue of my Office as Manager of  
The Standard Bank of South Africa Limited.  
Reg. No. 1962/000738/06  
BUSINESS BANKING - WC

Authorised signatory

*G J Jordan*

Lexis® Convey 17.0.5.5

*[Handwritten mark]*

B. **SUBJECT** to the conditions contained in the Will of Christoffel Hendrik Fourie Sr. dated 31 July 1875, of which an extract is annexed to Deed of Transfer No T14260/1920, which reads as follow:

“2de Dat genoemde plaats door niemand anders dan mijne erfgenamen, hunne vrouwen en kinderen grebruikt zal worden.

3de Dat geen ander persoon dan mijne genoemde erfgenamen, hunne vrouwen en kinderen toegelaten zal worden op genoemde plaats te wonen of eenige deel daarvan of te bearbeiten.”

3.

FARM GROOT VLEI NUMBER 226  
IN THE MUNICIPALITY OF THEEWATERSKLOOF,  
CALEDON DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 601,5739 (SIX HUNDRED AND ONE COMMA FIVE SEVEN THREE NINE) Hectares

FIRST TRANSFERRED by Deed of Transfer No T14259/1920 with Diagram relating thereto and HELD by Deed of Transfer No T56269/2005.

**SUBJECT** to the conditions referred to in Deed of Transfer No T7658/1951.

4.

FARM ELOFSDAL NUMBER 227  
IN THE MUNICIPALITY OF THEEWATERSKLOOF,  
CALEDON DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 121,0865 (ONE HUNDRED AND TWENTY ONE COMMA ZERO EIGHT SIX FIVE) Hectares

FIRST TRANSFERRED by Deed of Transfer No T14257/1920 with Diagram relating thereto and HELD by Deed of Transfer No T56269/2005.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No T7658/1951.

B. **SUBJECT FURTHER** to certain conditions referred to in Deed of Transfer No T14257/1920, Annexure A, contained in the Will of Christoffel Hendrik Fourie Sr. dated 31 July 1875, which reads as follow:

*Handwritten signature*

**Ex Officio Commissioner of Oaths**  
by virtue of my Office as Manager of:  
The Standard Bank of South Africa Limited.  
Reg. No. 4962/000738/06  
BUSINESS BANKING - WC

Certified a true copy of the original documents referred to me.  
Signature: *[Signature]*  
Personnel No. *114*  
Date: *20 December 2022*

Authorized signatory

"2de Dat genoemde plaats door niemand anders dan mijne erfgenamen, hunne vrouwen en kinderen grebruikt zal worden.

3de Dat geen ander persoon dan mijne genoemde erfgenamen, hunne vrouwen en kinderen toegelaten zal worden op genoemde plaats te wonen of eenige deel daarvan of te bearbeiten."

5.

PORTION 8 (VOLMOED) OF FARM BRAKFORTEIN NUMBER 123 IN THE MUNICIPALITY OF THEEWATERSKLOOF, CALEDON DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 228,7742 (TWO HUNDRED AND TWENTY EIGHT COMMA SEVEN SEVEN FOUR TWO) Hectares

FIRST TRANSFERRED by Deed of Transfer No 15961/1950 with a Diagram No 6809/1949 annexed and HELD by Deed of Transfer No T35929/1983.

SUBJECT to the conditions referred to in Deed of Transfer No 5253/1895.

6.

REMAINDER OF FARM BRAKFORTEIN NUMBER 123 IN THE MUNICIPALITY OF THEEWATERSKLOOF, CALEDON DIVISION, PROVINCE OF THE WESTERN CAPE

IN EXTENT 228,7742 (TWO HUNDRED AND TWENTY EIGHT COMMA SEVEN SEVEN FOUR TWO) Hectares

FIRST granted by Deed of Grant with a Substitution Diagram No 6808/49 thereto annexed, (Stellenbosch Quitrents Volume 7 No 56) and HELD by Deed of Transfer No T35929/1983.

SUBJECT to the conditions referred to in Deed of Transfer No 4946/1961.

Certified a true copy of the original document exhibited to me.

Signature: *[Signature]*

Personnel No. *114*

Date: *26 December 2012*

Ex Officio Commissioner of Oaths by virtue of my Office as Manager of The Standard Bank of South Africa Limited. Reg. No. 1962/000738/06 BUSINESS BANKING - WC

Authorised signatory *[Signature]*

*[Signature]*

WHEREFORE the said Appearer, renouncing all rights and title which the said

**RONALD ROSS FAIRBAIRN PHILIP, Married as aforesaid**

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

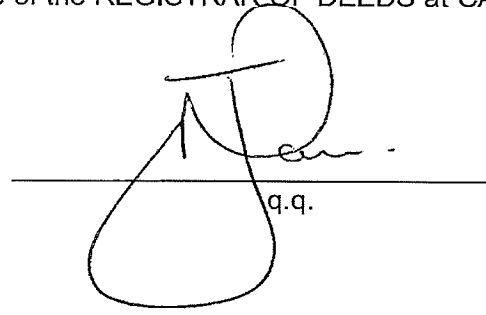
**ZONDEREND VALLEY FARM PROPRIETARY LIMITED**

**Registration Number 2017/524034/07**


or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging that the fair value to be the sum of R76 860 000,00 (SEVENTY SIX MILLION EIGHT HUNDRED AND SIXTY THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

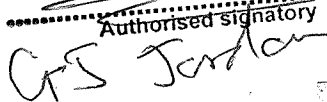
THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 30 JAN 2019

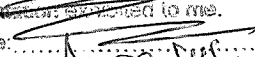

  
q.q.

In my presence

  
REGISTRAR OF DEEDS

**Ex Officio Commissioner of Oaths**  
by virtue of my Office as Manager of  
The Standard Bank of South Africa Limited.  
Reg. No. 1962/000738/06  
**BUSINESS BANKING - WC**

.....  
Authorised signatory  


.....  
Certified to be a true and correct copy of the original document submitted to me.  
Signature:   
Personnel No.   
Date: 