



**APPENDIX L - CERTIFIED COPY OF THE  
TITLE DEED**

185

MALAN LOURENS VILJOEN INC  
MLV Chambers  
9B Gardner Williams Avenue Paardevler  
Somerset West

Prepared by me

CONVEYANCER  
DANIEL JACOB MALAN (4371)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 4800000.00	R 2443.00
Reason for exemption	Category Exemption	Exemption i to Sec/Reg Act/Proc

DATA / VERIFY  
8 05 2023  
FATGEYAH LARNEY

VERBOND MORTGAGE

VR R 3840 000.00

000008359 / 2023

20 APR 2023

DATA / CAPTURE  
04 -05 2023  
LINDA NCAPAI

T000015201 / 2023

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**DANIEL JACOB MALAN**

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

**ANDRE PIETERSE**

Identity Number 611119 5130 08 2

and

**ANNE-MARIE PIETERSE**

Identity Number 631013 0084 08 7

Married in community of property to each other

which said Power of Attorney was signed at Somerset West on 23 February 2023

**PAWEL MISZCZAK**

Commissioner of Oaths (RSA)

Chartered Accountant (SA)

Registration number 08109772

9 Blomvlei Road

Nerissa Estate, 7780

Tel: 27 83 317 0383

Lexis® Convey 18 28 5

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2026/01/12

And the appearer declared that his/her said principal had on 30 January 2023 truly and legally sold by Private Treaty 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

**WABD INVESTMENTS PTY LTD**  
**Registration Number 2021/526880/07**

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

**PORTION 54 (Portion of Portion 3) OF THE FARM THE POTTEBERG ESTATES NO 516, IN THE MUNICIPALITY OF SWELLENDAM, DIVISION SWELLENDAM, PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 22,0573 (TWENTY-TWO COMMA ZERO FIVE SEVEN THREE) Hectares**

FIRST TRANSFERRED by Deed of Transfer No T33826/1970 with diagram SG No 10718/69 relating thereto and HELD by Deed of Transfer Number T85241/2004

- A SUBJECT to such conditions referred to in Deed of Transfer No T9351/1917
- B ENTITLED to a servitude right of way 6 30 metres wide over the remainder of Portion 3 (Ziekenhuis Rivier) of the farm THE POTTEBERG ESTATES no 21 Bredasdorp measuring 761 8510 hectares held by R W Short by Deed of Transfer no T5290/1949 excluding
- 1 Portion 47 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 26 4350 hectares held under Certificate of Registered Title No 33830/1970
  - 2 Portion 48 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 23 5964 hectares held under Deed of Transfer No 33822/1970
  - 3 Portion 49 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 24 4877 hectares held under Deed of Transfer No 33821/1970
  - 4 Portion 50 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 23 0271 hectares held under Deed of Transfer No 33828/1970
  - 5 Portion 51 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 26 5378 hectares held under Deed of Transfer No 33838/1970
  - 6 Portion 52 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 21 4408 hectares held under Deed of Transfer No 33823/1970
  - 7 Portion 53 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 21 4652 hectares held under Deed of Transfer No 33825/1970

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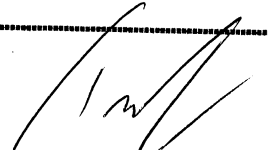
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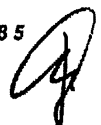
- 8 Portion 55 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 22,3519 hectares, held under Deed of Transfer No 33824/1970
- 9 Portion 56 (a portion of portion 3) of the farm THE POTTEBERG ESTATES No 71 measuring 22 9855 hectares held under Deed of Transfer No 33827/1970

To give access to the main Swellendam/Infanta Road the exact route of which is to be determined by agreement between R W Short or his successors in title and the aforesaid transferee or his successors in title

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*l*



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

**ANDRE PIETERSE and ANNE-MARIE PIETERSE, Married as aforesaid**

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

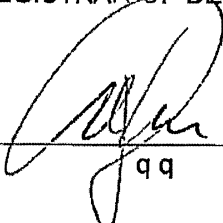
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or its Successors in Title or assigns now is and henceforth shall be entitled thereto conformably to local custom the State however reserving its rights and finally acknowledging the purchase price to be the sum of R4 800 000 00 (FOUR MILLION EIGHT HUNDRED 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

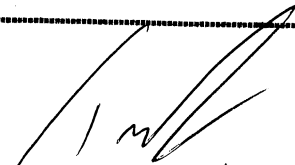
20 April 2023

  
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In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

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