

21 JUL 2014
MORTGAGE (No. B 4249 / 2014)
for N\$ 4000 000.00 (with preference for
an additional amount not exceeding N\$ 300 000.00)
J. K. Matumani
REGISTRAR
WINDHOEK

Prepared by me:
[Signature]
CONVEYANCER
VAN WYK & A

Angula Coleman
Attorneys, Notaries & Conveyancers
Haus Hartmann
22 Robert Mugabe Avenue
Windhoek
P O Box 325, Windhoek

T. 470 / 2014

DEED OF TRANSFER
BE IT HEREBY MADE KNOWN:

THAT ANCHEN ANNORIETA VAN WYK *N*

appeared before me the Registrar of Deeds, at Windhoek, he/she the said Appearer,
being duly authorised thereto by a Power of Attorney granted to him/her by the

MUNICIPAL COUNCIL OF SWAKOPMUND

(hereinafter styled the TRANSFEROR)



dated the 23th day of February 2011 and signed at SWAKOPMUND

[Signature]

AND THE SAID APPEARER DECLARED THAT his said principal on the 21 May 2010 had truly and legally sold, and that he/she, in his/her capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

**THE TRUSTEES FOR THE TIME BEING OF THE LIGHTHOUSE
PROPERTY INVESTMENT TRUST**

(hereinafter styled the **TRANSFERRER**)

Its Successors-in-title or Assigns,

CERTAIN Erf No. 4747 Swakopmund

SITUATE In the Municipality of SWAKOPMUND
Registration Division "G"
ERONGO REGION

EXTENT 6086 (Six Nil Eight Six) Square metres, as will appear from
Diagram No. A 563/2004

HELD BY Certificated of Consolidated Title No. T **469** /2014

SUBJECT to the following conditions imposed in terms of the Town Planning Ordinance, Ordinance 18 of 1954, as amended, and as created in Certificate of Consolidated Title No. T **469** 2014, namely: -

IN FAVOUR OF THE LOCAL AUTHORITY

A. The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.

B. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

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WHEREFORE the Appearer, renouncing all the Rights and Title the TRANSFEROR heretofore had to the premises, did, in consequence, also acknowledge the TRANSFEROR to be entirely dispossessed of and disentitled to, the same, and that, by virtue of these Presents, the said TRANSFEREE, Its Successors in - title - or Assigns, now and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its Rights; and finally acknowledging the purchase price amounting to the sum of N\$ 10 439 033.00 (Ten Million Four Hundred and Thirty Nine Thousand and Thirty Three Namibia Dollars).

SIGNED at WINDHOEK on 2014-02-14

together with the appearer, and confirmed with my seal of office.

SIGNATURE OF APPEARER

In my presence



REGISTRAR OF DEEDS

1. Exemption certificate number : 304050639, issued at WALVIS BAY on 02 February 2011

(Checked 1. 2.

2. I, the undersigned, ANCHEN ANNORIETA VAN WYK Conveyancer, hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in Section 30(1)(u), has been paid up to and including the date of registration hereof.

CONVEYANCER
VAN WYK, A A

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