

B7H0982.2 T

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

1104 50

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Wellington

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

47C	822	All		10TAT1 22/12/1998 49757 NZ Stamp Duty - STAMP Assessed by Dept \$1,104.50
-----	-----	-----	--	---

Transferor Surnames must be underlined

PLAYER ENTERPRISES LIMITED

Transferee Surnames must be underlined

David Shane BODSWORTH and Philippa Ruth BELTON (continued on annexure schedule)

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Fee Simple

Consideration



\$90,300.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

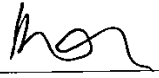
Dated this 17th day of December 19 98

Attestation 98

Signed by the Transferor by its directors:  David Kennedy Pritchard  Stuart Edward Pritchard Signature or common seal of Transferor	Signed in my presence by the Transferor Signature of Witness Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Occupation Address	See annexure schedule
---	--	-----------------------

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE IF APPLICABLE CERTIFICATE)


Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

Page

of

Pages

Continuation of "Transferee"

AND WHEREAS for the consideration hereinbefore provided that the Transferee agrees and covenants so as to bind the Transferee and the Transferee's executors, administrators, assigns and successors in title for the benefit of all other Lots comprised in Deposited Plan 81236 being Certificates of title 47C/823, 47C/824, 47C/825, 47C/826, 47C/827, 47C/828, 47C/829, 47C/830, 47C/831 and 47C/832 that the Transferee will only permit a dwelling to be constructed on the land comprised in Certificate of Title 47C/822 ("Land") and the Transferee will only deal with the Land on the following terms and conditions:

- (a) the dwelling must be a new residential dwelling;
- (b) the dwelling must be constructed of high quality building materials with a roof having a pre-painted finish or constructed from permanent tiles or high quality shingles;
- (c) the dwelling must be constructed in a proper and workmanlike manner and in accordance with all territorial authority and legislative requirements;
- (d) the dwelling must be substantially completed in accordance with this covenant within 18 months of the laying of the dwelling's foundations;
- (e) the dwelling will not be occupied or used as a residence until it has been substantially completed in accordance with this covenant;
- (f) following completion of the dwelling, no temporary building, caravan, trade vehicle, equipment or material will be permitted unless garaged or screened;
- (g) the Transferee is not to permit or to bring on to or let remain on the Land unregistered or unwarranted motor vehicles, rubbish or debris;
- (h) the Transferee will keep the Land in good, tidy and visually pleasing condition as would normally be expected in a high quality rural residential subdivision; and
- (i) the Transferee is not to use the Land or any part of the Land or any dwelling or building erected on the Land as a "place of assembly" as defined in the proposed Kapiti Coast District Council plan dated 22 December 1997.

Continuation of "Attestation"

SIGNED in my presence by the Transferee:

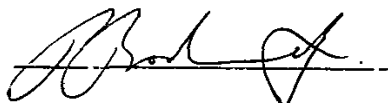
Signature of DAVID SHANE BODSWORTH

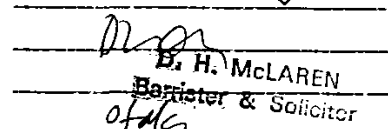
Signature of Witness:

Name of Witness:

Occupation of Witness:

Address of Witness:




D. H. McLAREN
Barrister & Solicitor

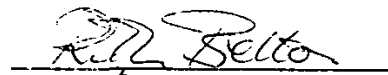
Signature of PHILIPPA RUTH BELTON

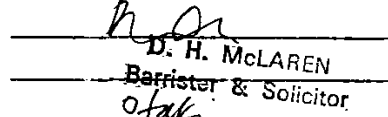
Signature of Witness:

Name of Witness:

Occupation of Witness:

Address of Witness:



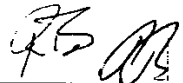

D. H. McLAREN
Barrister & Solicitor

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.









TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF 4135

This page is for Land Registry Office use only
(except for "Law Firm Acting")

L/C



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY WELLINGTON
FOR DISTRICT LAND REGISTRAR

10.36 10.MAR99 B 710982.2

