

RPNZ document ordering service

Document, Interest, Instrument: 367523.2

Property: 38 Ledbury Road, Atawhai, Nelson City

Legal Description: Lot 1 Deposited Plan 19300

CoreLogic Reference: 3266640/4

Processed: 29 October 2025

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TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

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

Nelson

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

11A	185	All	

Transferor Surnames must be underlined

Kerry Charles Neal Building Contractor as to an undivided 3/8ths share, **Pamela Rosemary Neal**, Married Woman as to an undivided 3/8ths share and **Charles Warwick Neal** Builder as to an undivided 1/4 share, all of Nelson, as tenants in common in equal shares

Transferee Surnames must be underlined

Mark Addie Bernard Lile of Nelson, Planning Officer

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

Fee Simple subject to a Land Covenant (continued on page 2 annexure schedule)

Consideration

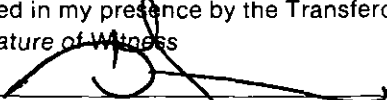
\$70,000.00 (Seventy Thousand Dollars)

Operative Clause

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

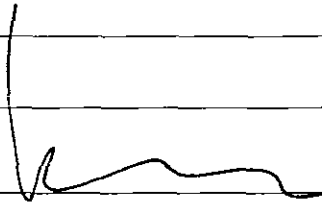
Dated this 21st day of March 1997

Attestation

	Signed in my presence by the Transferor
	Signature of Witness 
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name Jacqueline Faulkner Occupation Legal Executive Address Symns Law Nelson
Signature, or common seal of Transferor	

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 INAPPLICABLE CERTIFICATE)


Solicitor for the Transferee

Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 21 March 1997

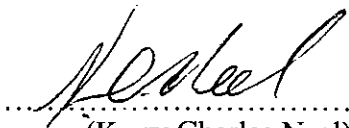
Page 4 of 4 Pages

CERTIFICATES OF NON-REVOCATION OF POWER OF ATTORNEY

I, **KERRY CHARLES NEAL** of Nelson in New Zealand Builder, hereby certify:

1. That by deed dated the 14th day of May 1987 **CHARLES WARWICK NEAL** of Nelson in New Zealand, Builder, appointed me his attorney on the terms and subject to the conditions set out in the said deed, which was deposited in the Land Registry Office at Nelson as Number 277327.1.
2. That at the date hereof I have not received any notice or information of the revocation of that appointment by death of the said Charles Warwick Neal or otherwise.

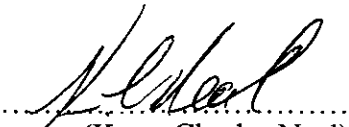
Signed at Nelson this 21st day of March 1997


.....
(Kerry Charles Neal)

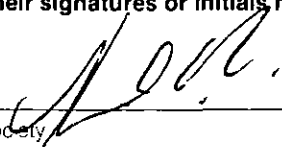
I, **KERRY CHARLES NEAL** of Nelson in New Zealand Builder, hereby certify:

1. That by deed dated the 14th day of June 1994 **PAMELA ROSEMARY NEAL** of Nelson in New Zealand, Married Woman, appointed me her attorney on the terms and subject to the conditions set out in the said deed, which was deposited in the Land Registry Office at Nelson as Number 366526.1
2. That at the date hereof I have not received any notice or information of the revocation of that appointment by death of the said Pamela Rosemary Neal or otherwise.

Signed at Nelson this 21st day of March 1997


.....
(Kerry Charles Neal)

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.



Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 21 March 1997

Page 3 of 4 Pages

SIGNED in my presence by the
Transferor **CHARLES WARWICK**
NEAL by his attorney **KERRY**
CHARLES NEAL

Charles Warwick Neal by his attorney
Kerry

Signature of Witness

Witness Name **Jacqueline Faulkner**

Occupation of Witness **Legal Executive**

Symns Law

Nelson

Address of Witness

SIGNED in my presence by the
Transferee **MARK ADDIE**
BERNARD LILE

Mark Addie

Signature of Witness

Witness Name **NEIL MARK ALLEN**

LEGAL EXECUTIVE

Occupation of Witness **To McFADDEN McMECKEN PHILLIPS**

SOLICITORS NELSON

Address of Witness

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.

[Signatures]

Annexure Schedule

TRANSFER

Dated

21 March 1997

Page

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of

4

Pages

Continuation of "Estate or Interest or Easement to be created"

The Transferee for himself the owner or owners the registered proprietor or proprietors for the time being of Certificate of Title 11A/185 (hereinafter called "the servient tenement") HEREBY COVENANT with the Transferors the owner or owners the registered proprietor or proprietors for the time being of Lot 23 Deposited Plan 16779 - Certificate of Title 11A/194 (Nelson Registry) (hereinafter called "the dominant tenement") that the Transferee will not at any time hereafter erect or permit to be erected on the servient tenement any building or other structure until the Building Plan, Specifications and Site Plan showing the location of the building have been approved in writing by the Transferors as to conformity and harmony of exterior design with existing structures in the subdivision of which the servient tenement forms part and as to the location of any proposed building with respect to topography and finished ground elevation TO THE INTENT that the said restrictions shall be appurtenant to and run with the dominant tenement PROVIDED HOWEVER:-

- (a) Such authority shall not be required after the 1st day of May 2016
- (b) In the event of the Transferors failing to approve or disapprove a design and location within thirty (30) days after the plans and specifications have been submitted to the Transferors such approval will not be required and this covenant will be deemed to have been fully complied with;
- (c) The Transferors shall not be entitled to any compensation for services performed by them pursuant to this covenant nor shall the Transferors nor their successors or assigns ever be liable because of any action they or any of them take or fail to take or for any fault in any building erected or works done or not done upon the servient tenement as the result of these restrictions or otherwise and the Transferees their executors administrators and assigns agree to indemnify the Transferors and to keep them safe harmless and indemnified from and against any costs claims suits damages losses and liabilities howsoever arising or otherwise in respect of these covenants and restrictions;
- (d) The foregoing restrictions shall not restrict the right of any mortgagee lessor encumbrancee or other chargeholder exercising any right of re-entry but once such right has been exercised the foregoing restriction shall remain in full force and effect.

The Transferors shall not be liable or be called upon to erect or maintain or contribute towards the erection or repair of any dividing or boundary fence between the servient tenement and any adjoining land owned by the Transferors but this provision will not enure to the benefit of any purchaser of that adjoining land.

It is hereby requested that the land covenant herein be entered in the Register.

Continuation of "Attestation"

SIGNED in my presence by the
Transferor **PAMELA ROSEMARY**
NEAL by her attorney **KERRY**
CHARLES NEAL

*Pamela Rosemary Neal by her
attorney Kerry Charles Neal*

Signature of Witness

Witness Name

Jacqueline Faulkner

Occupation of Witness

Legal Executive

Symns Law

Nelson

Address of Witness

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.

[Handwritten signatures and initials]

TRANSFER

Land Transfer Act 1952

Law Firm Acting
SYMNS LAW NELSON

Auckland District Law Society
REF: 4135

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

PARTICULARS ENTERED
LAND REGISTRY NELSON
ASST. LAND REGISTRAR

11.36 05.MAY97

367523

