

View Instrument Details



Instrument No 12651467.7
Status Registered
Date & Time Lodged 14 March 2023 11:02
Lodged By Maskell, Julius James
Instrument Type Easement Instrument



Affected Records of Title	Land District
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1070274	Wellington
1070272	Wellington
1070273	Wellington

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 10944684.1 has consented to this transaction and I hold that consent ☒

Signature

Signed by Julius James Maskell as Grantor Representative on 06/03/2023 02:03 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Julius James Maskell as Grantee Representative on 06/03/2023 02:03 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

**Bradford Eric JEFFERIES, Vanessa Anne JEFFERIES,
and TMF TRUSTEE SERVICES (2005) LIMITED**

Grantee

**Bradford Eric JEFFERIES, Vanessa Anne JEFFERIES,
and TMF TRUSTEE SERVICES (2005) LIMITED**

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in **Schedule A**, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Purpose of easement or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way	A, E, I, M (DP 578379)	Lot 2 (1070273)	Lot 1 (1070272) & Lot 3 (1070274)
Right to convey electricity			
Right to convey water			
Right to convey telecommunications	B, C, D, F, G, H J, K, L, T (DP 578379)	Lot 1 (1070272)	Lot 2 (1070273) & Lot 3 (1070274)
Right to Drain Water			
Right to drain sewage	T (DP 578379)	Lot 1 (1070272)	Lot 2 (1070273)
	P, R (DP 578379)	Lot 3 (1070274)	Lot 1 (1070272) & Lot 2 (1070273)
	S (DP 578379)	Lot 2 (1070273)	Lot 1 (1070272)
Right to drain water	O, T (DP 578379)	Lot 1 (1070272)	Lot 2 (1070273) & Lot 3 (1070274)
Right to convey water	N (DP 578379)	Lot 1 (1070272)	Lot 2 (1070273)
Right to drain sewage			

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are **added to** by the provisions set out in the Annexure Schedule.

Annexure Schedule

Instrument Type

Easement instrument to grant easement or profit à prendre

Easement Instrument to Prevail

1. Where there is conflict between this Easement Instrument; and either, Schedule 5 of the Land Transfer Regulations 2018; or, Schedule 5 of the Property Law Act 2007; then this Easement Instrument prevails.
2. Where there is conflict between the provisions in Schedule 5 of the Land Transfer Regulations 2018 and Schedule 5 of the Property Law Act 2007; then Schedule 5 of the Land Transfer Regulations 2018 prevails.

Right of Way

3. No vehicle is to exceed 15 kilometres per hour when travelling over the right of way.