

move.

title

**25a saxton road
vogeltown**

Statement of Passing Over:

This information has been supplied by the vendor or the vendor's agents and move (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 1174122
Land Registration District Taranaki
Date Issued 10 April 2024

Prior References
TNF4/1246

Estate Fee Simple
Area 507 square metres more or less
Legal Description Lot 1 Deposited Plan 601941
Registered Owners
David Martin Alexander Riley and Alicia Louisa Riley

Interests

Subject to Section 206 Land Act 1924

Subject to a right (in gross) to connect with the water main and take a supply of water from the said main by means of a pipe and to allow the members of Henry Waring Saxton's family and household his servants friends and workmen to have full benefit thereof in favour of Henry Waring Saxton personally his executors administrators and assigns or any one person his executors administrators and assigns created by Deed of Grant 31118 (R38/280) - 14.11.1905 at 9:00 am

Subject to rights (in gross) of entry in favour of The New Plymouth City Council created by Transfer 91227 - 9.6.1954 at 11:55 am

Appurtenant hereto is a right of way specified in Easement Certificate 221911.2 - 23.4.1975 at 11:12 am

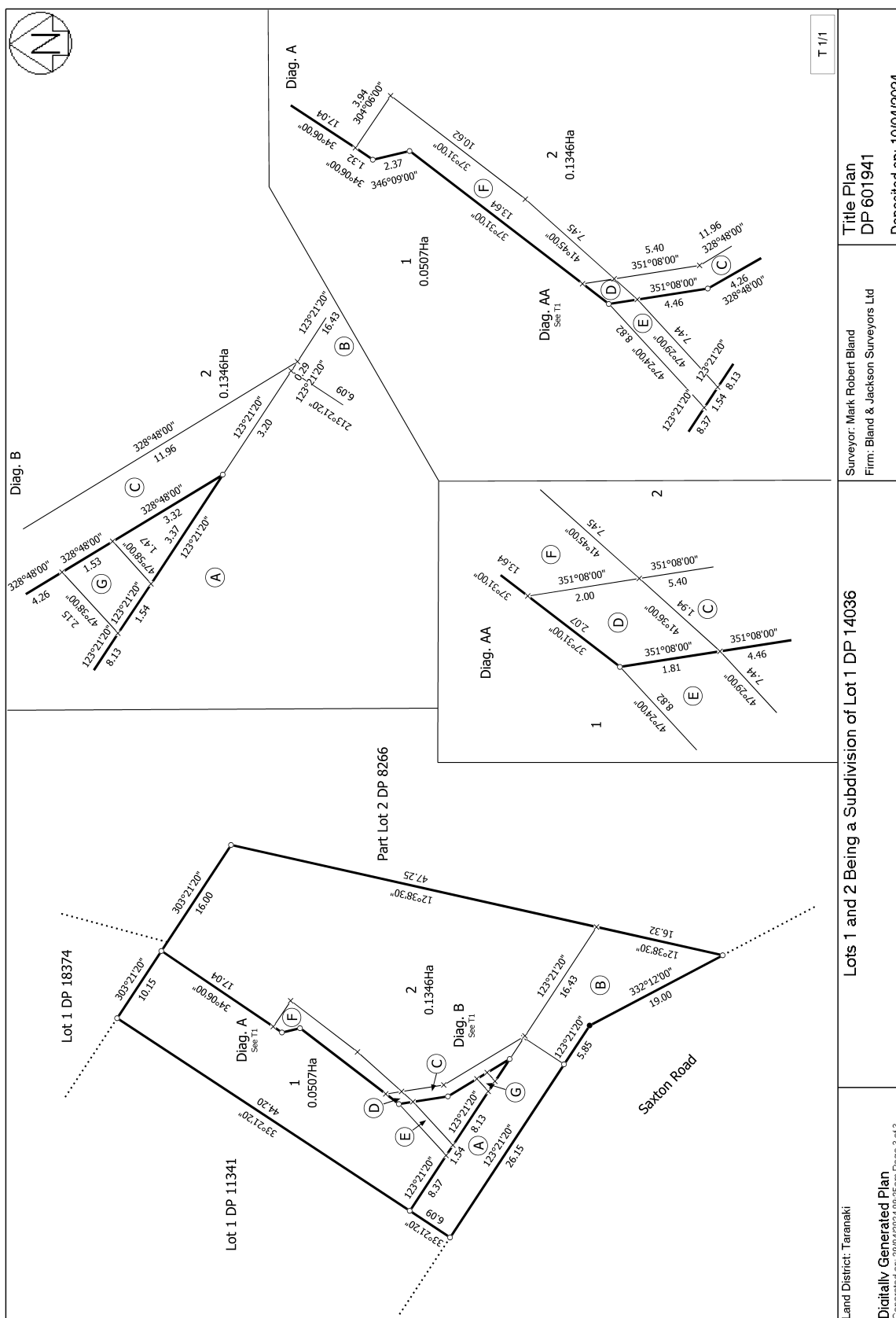
The easements specified in Easement Certificate 221911.2 are subject to Section 37 (1) (a) Counties Amendment Act 1961 11921468.3 Mortgage to Westpac New Zealand Limited - 12.11.2020 at 3:40 pm

12976801.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.4.2024 at 9:44 am

Subject to a right to drain sewage over part marked E on DP 601941 and right to convey electricity over part marked G on DP 601941 created by Easement Instrument 12976801.3 - 10.4.2024 at 9:44 am

Appurtenant hereto is a right of way, right to drain sewage and water, and right to convey electricity, gas, telecommunications and water created by Easement Instrument 12976801.3 - 10.4.2024 at 9:44 am

The easements created by Easement Instrument 12976801.3 are subject to Section 243 (a) Resource Management Act 1991



View Instrument Details



Instrument No 12976801.3
Status Registered
Date & Time Lodged 10 April 2024 09:44
Lodged By Ussher, Christopher Patrick
Instrument Type Easement Instrument



Affected Records of Title	Land District
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1174122	Taranaki
1174123	Taranaki

Annexure Schedule Contains 3 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 11921468.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Christopher Patrick Ussher as Grantor Representative on 10/04/2024 09:43 AM

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 Christopher Patrick Ussher as Grantee Representative on 10/04/2024 09:43 AM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

DAVID MARTIN ALEXANDER RILEY and ALICIA LOUISA RILEY

Grantee

DAVID MARTIN ALEXANDER RILEY and ALICIA LOUISA RILEY

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 required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way, Right to drain sewage, Right to drain water Right to convey electricity Right to convey gas Right to convey telecommunications Right to convey water	A, B on LT 601941	Lot 2 DP 601941 (RT 1174123)	Lot 1 DP 601941 (RT 1174122)
Right to drain sewage	E on LT 601941	Lot 1 DP 601941 (RT 1174122)	Lot 2 DP 601941 (RT 1174123)
Right to drain sewage	D, F on LT 601941	Lot 2 DP 601941 (RT 1174123)	Lot 1 DP 601941 (RT 1174122)
Right to convey electricity	C, D on LT 601941	Lot 2 DP 601941 (RT 1174123)	Lot 1 DP 601941 (RT 1174122)
Right to convey electricity	G on LT 601941	Lot 1 DP 601941 (RT 1174122)	Lot 2 DP 601941 (RT 1174123)

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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 hereby **added to** by:

the provisions set out in Annexure Schedule

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Form L

Annexure Schedule

Page of Pages

Insert instrument type

Easement Instrument

RIGHT TO CONVEY WATER

The same rights and powers as set out in paragraph 3 of the Fifth Schedule to the Land Transfer Regulations 2018

RIGHT TO DRAIN WATER

The same rights and powers as set out in paragraph 4 of the Fifth Schedule to the Land Transfer Regulations 2018

RIGHT TO DRAIN SEWAGE

The same rights and powers as set out in paragraph 5 of the Fifth Schedule to the Land Transfer Regulations 2018

RIGHT OF WAY

The same rights and powers as set out in paragraph 6 of the Fifth Schedule to the Land Transfer Regulations 2018 and Fifth Schedule to the Property Law Act 2007

RIGHT TO CONVEY ELECTRICITY

The same rights and powers as set out in paragraph 7 of the Fifth Schedule to the Land Transfer Regulations 2018

RIGHT TO CONVEY TELECOMMUNICATIONS

The same rights and powers as set out in paragraph 8 of the Fifth Schedule to the Land Transfer Regulations 2018

RIGHT TO CONVEY GAS

The same rights and powers as set out in paragraph 9 of the Fourth Schedule to the Land Transfer Regulations 2018

TOGETHER WITH, IN RESPECT OF ALL OF THE SAID EASEMENTS, the rights and powers as set out in paragraphs 10, 11, 12, 13 and 14 of the Fifth Schedule to the Land Transfer Regulations 2018 SAVE THAT:

- (a) In respect of easements of right of way where there is a conflict between the provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and the Fifth Schedule to the Property Law Act 2007, the provisions of the Fifth Schedule to the Property Law Act must prevail.
- (b) Where there is a conflict between the provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and/or the Fifth Schedule to the Property Law Act 2007 and the modifications in this Easement Instrument, the modifications must prevail.

POWERED BY



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darrell paterson

OWNER & SALESPERSON

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riley blair

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