



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

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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** OT3B/959  
**Land Registration District** Otago  
**Date Registered** 28 March 1968 12:00 am  
**Prior References**  
OT3B/1042 OT3B/1043 OT3B/1044  
OT3B/1045

---

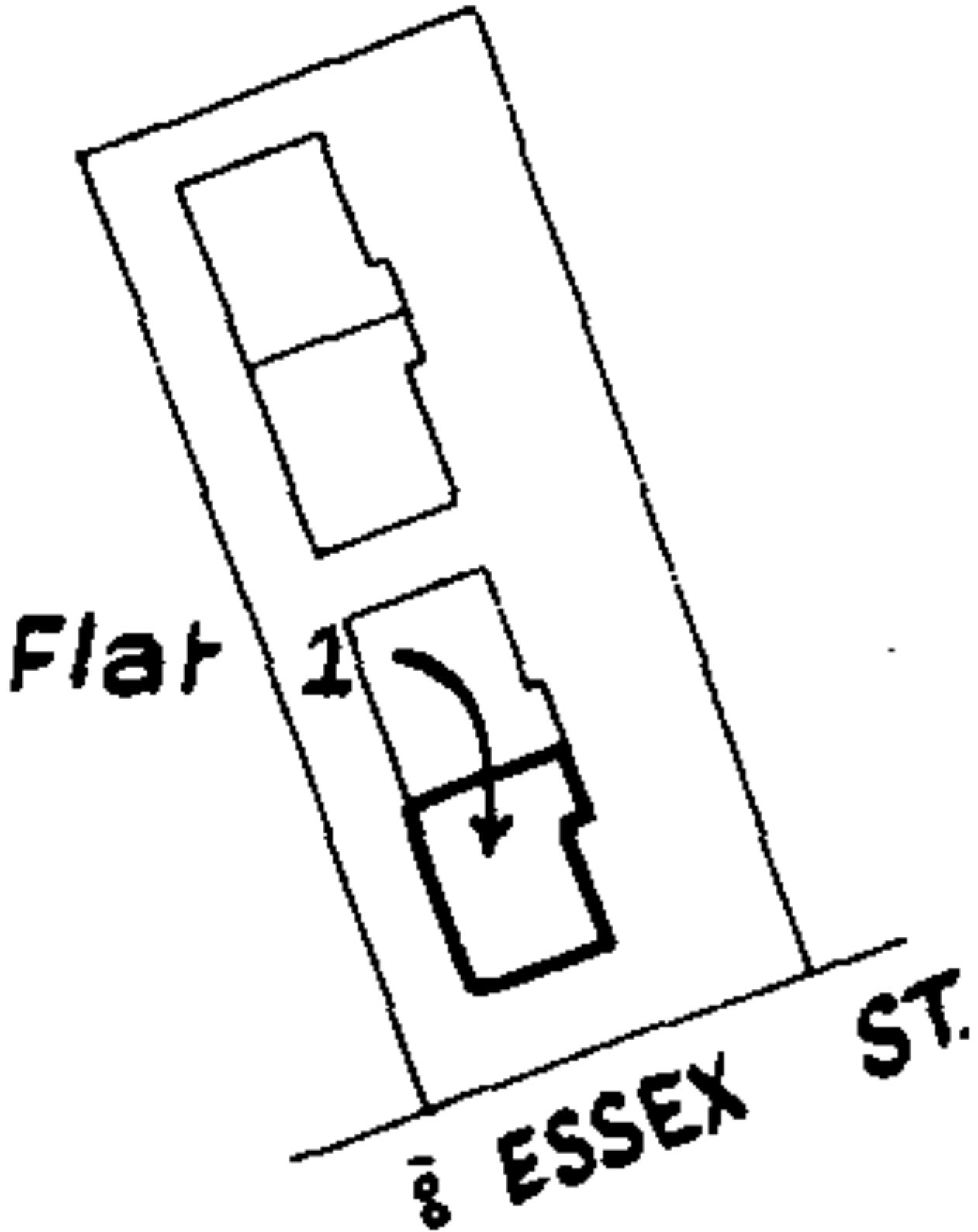
<b>Estate</b>	Leasehold	<b>Instrument</b>	L 325489
<b>Legal Description</b>	Flat 1 Deposited Plan 11663		
<b>Registered Owners</b>	Graeme Andrew Wright		

---

**Interests**

Subject as to part to a right of way and incidental rights appurtenant to Lot 4 DP 292 (CT OT328/83) created by Transfer 324500

Appurtenant hereto is a right of way and incidental rights over part Lot 4 DP 292 (part CT OT328/83) created by Transfer 324500





**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** OT3B/1042

**Land Registration District** Otago

**Date Issued** 02 May 1968

**Prior References**

OTA1/822

---

**Estate** Fee Simple - 1/4 share  
**Area** 1012 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 292

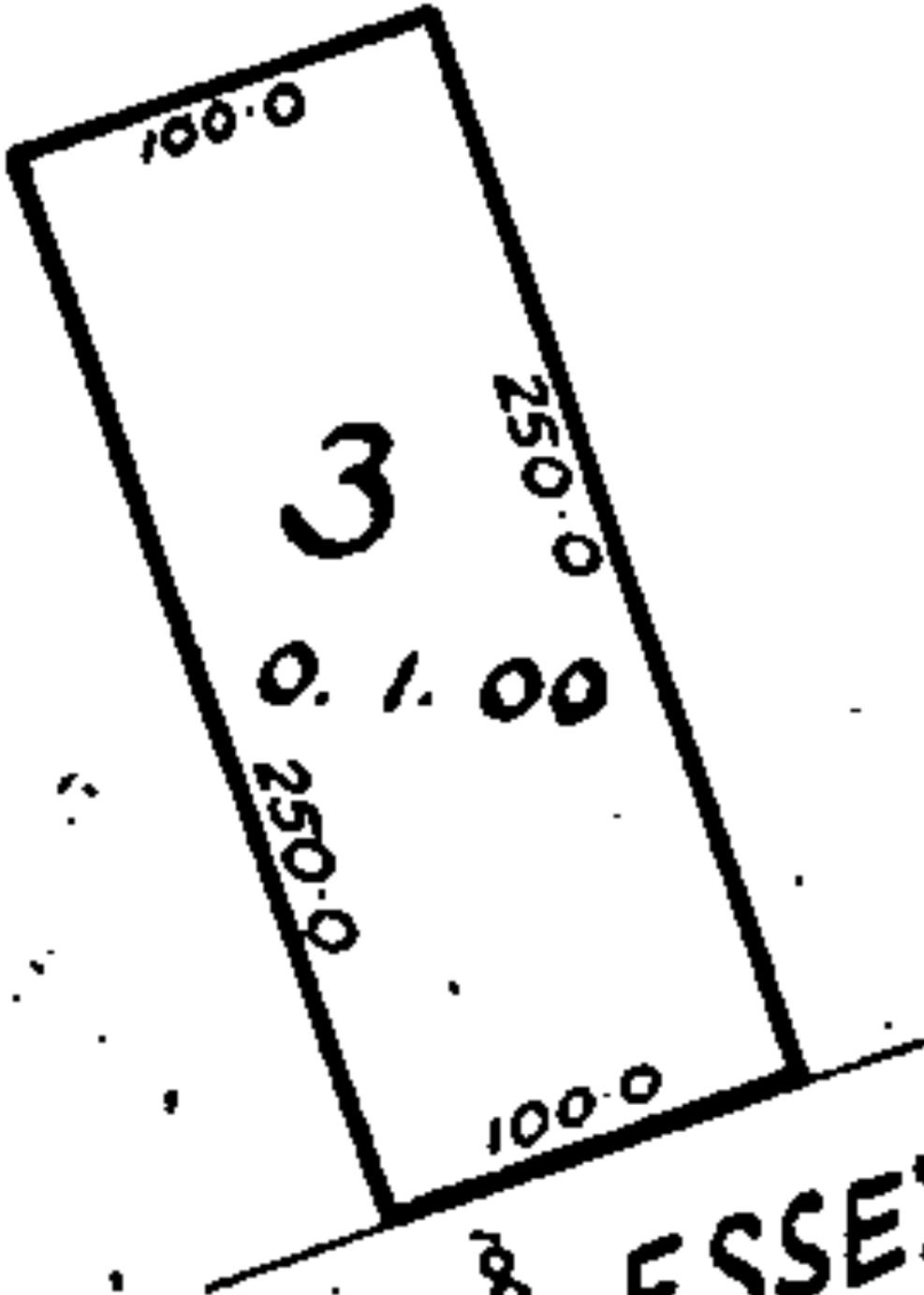
**Registered Owners**

Graeme Andrew Wright

---

**Interests**

325491 Lease of Flat 3 DP 11663 Term 999 years from 31.3.1968 CT OT3B/961 issued  
325492 Lease of Flat 4 DP 11663 Term 999 years from 31.3.1968 CT OT3B/962 issued  
Subject as to part to a right of way appurtenant to Lot 4 DP 292 (CT OT328/83) created by Transfer 324500  
Appurtenant hereto is a right of way over part Lot 4 DP 292 (CT OT328/83) created by Transfer 324500  
325489 Lease of Flat 1 DP 11663 Term 999 years from 31.3.1968 CT OT3B/959 issued  
325490 Lease of Flat 2 DP 11663 Term 999 years from 31.3.1968 CT OT3B/960 issued



8 ESSEX ST.

324500 TE

Approved by the District Land Registrar, Dunedin. No. 1965/283033

(C.)

[NEW ZEALAND

MEMORANDUM OF TRANSFER

WHEREAS G & K (BUILDERS) LIMITED a duly incorporated Company having its registered office at Balclutha in the Provincial District of Otago and Dominion of New Zealand and there carrying on the business of a Building Contractor (hereinafter referred to as "the Company") is

of an estate (1) in fee simple

subject, however, to such encumbrances, liens and interests as are notified by memoranda

underwritten or endorsed hereon, in all that piece of land situated in the (2) TOWN

of BALCLUTHA, containing (3) ONE (1) ROOD

be the same a little more or less, (4)

BEING Lot Four (4) Deposited Plan No 292 BEING Part Section One (1) Block Seventeen (XVII) SAID TOWN AND BEING all the land comprised in Certificate of Title Volume 328 Folio 83 AND WHEREAS LAURENTIUS MARTINUS KROON and LEONARDUS ANTONIUS GROENEWEGEN both of Balclutha aforesaid Builders are registered as the proprietors of an estate in fee simple as tenants in common in all that parcel of land situate in TOWN OF BALCLUTHA containing ONE (1) ROOD be the same a little more or less BEING Lot Three (3) Deposited Plan No 292 AND BEING Part of said section One (1) AND BEING all the land comprised in Certificate of Title Volume AI Folio 822 AND WHEREAS the parties hereto have agreed to create the rights of way over the said lands shown on the plan attached hereto coloured Blue and marked "A" and "B" in respect of the land firstly hereinbefore described and coloured yellow and marked "C" and "D" in respect of the land secondly hereinbefore described and for that purpose to grant to each other the easements or rights of way hereinafter expressed NOW THESE PRESENTS WITNESSETH that in pursuance of the said agreement and in consideration of the mutual grants made by the parties hereto in favour of the party hereto each party hereto DOETH HEREBY GRANT UNTO the other party hereto and each of them and each of their respective assigns full and free right and liberty for them and each of them their and each of their servants visitors tenants and licensees and all persons having bona fide and lawful business with the parties hereto or either of them or the assigns of either of them or any of the servants visitors tenants or licensees in common with all other persons having the like right at all times hereafter by day or by night without horses carts or other vehicles of any description for all purposes connected with the use and enjoyment of the said land belonging to the parties hereto or either of them for whatever purpose the said land may lawfully be used and enjoyed to pass and repass along all those pieces of land being part of the land belonging to the parties heretobove described as shown on the plan annexed hereto and thereon coloured blue and yellow and marked as aforesaid to hold the said easement hereby granted unto the other parties hereto and each of them and each of their assigned forever as appurtenant to all the said lands hereinbefore described and every part thereof AND THESE PRESENTS FURTHER WITNESSETH that in pursuance of the said agreement and in consideration of the grants hereinbefore made by the parties hereto in favour of each other the parties hereto do respectively covenants for themselves and their assigns the one with the other that they will maintain and keep in good order and condition such part of the said right of way as shall about their respective properties PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto that for the consideration aforesaid the Company hereby reserves the right to erect at its own expense in all things constructed in such materials and in such form and manner as the Company in its discretion shall deem suitable or expedient for the use and enjoyment of the owner or owners or any of them for the time being of either or both of the said parcels of land or of any interest therein a garage or garage or car port or car portson that portion of said Lot Four (4) coloured "Blue" and marked "Right of Way B" on the said Plan attached hereto and to allot free of charge in such manner as the Company shall deem expedient the use of any such building or erection to such of the owner or owners to the exclusion of the other or others of them of both or either of the said parcels of land or of any interest therein AND FOR THE LIKE CONSIDERATION the said LAURENTIUS MARTINUS KROON and the said LEONARDUS ANTONIUS GROENEWEGEN DO HEREBY TRANSFER AND GRANT to the Company a like right at the like expense and in like manner to erect on that portion of said Lot Three (3) coloured "Yellow" and marked "Right of Way C" on the said Plan attached hereto a garage or garages car port or carports for the use and enjoyment of the owner or owners of either or both the said parcels of land or if any interest therein and at the like expense

(1) Here state nature of the estate or interest.

(2) District, County, Hundred, or Township.

(3) Here state the area, exclusive of roads intersecting the same, if any.

(4) Here state rights of way, privileges, or easements, if any, intended to be conveyed; and, if the land to be dealt with contains all that is included in an existing grant or certificate, refer thereto for description of parcels and diagrams; otherwise set forth the boundaries in chains, links or feet, and refer to the plan delineated on the margin or annexed to the instrument or deposited in the Registry Office.

25 II 08 5609 N-00000050 DTY

15 II 08 0959 N-00000150 DTY

25 II 08 5609 N-00000050 DTY

15 II 08 0959 N-00000150 DTY

~~do hereby transfer to the said~~

~~all my estate and interest~~ <sup>(5)</sup> ~~in the said piece of land~~

to allot the use of any such building or erection to such of the owner or owners to the exclusion of the other or others of them of either or both of the said parcels of land or of any interest therein in such manner as the Company shall deem expedient. PROVIDED HOWEVER that neither party in the exercise of the rights hereby created and reserved shall cause as little interference as is possible with the rights of way herein before created and reserved.

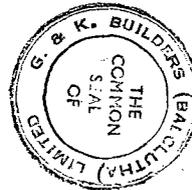
(5) Or a lesser estate or interest, describing such lesser estate.

In witness whereof I have hereunto subscribed my name, this eighth day of February One thousand nine hundred and sixty-eight.

THE COMMON SEAL of G & K BUILDERS LIMITED was hereunto affixed in the presence of:-

*Balclutha*

*[Signature]* Director  
*[Signature]* Secretary



Signed on the day above-named by the said LAURENTIUS MARTINUS KROON and the said LEONARDUS ANTONIUS GROENEWEGEN

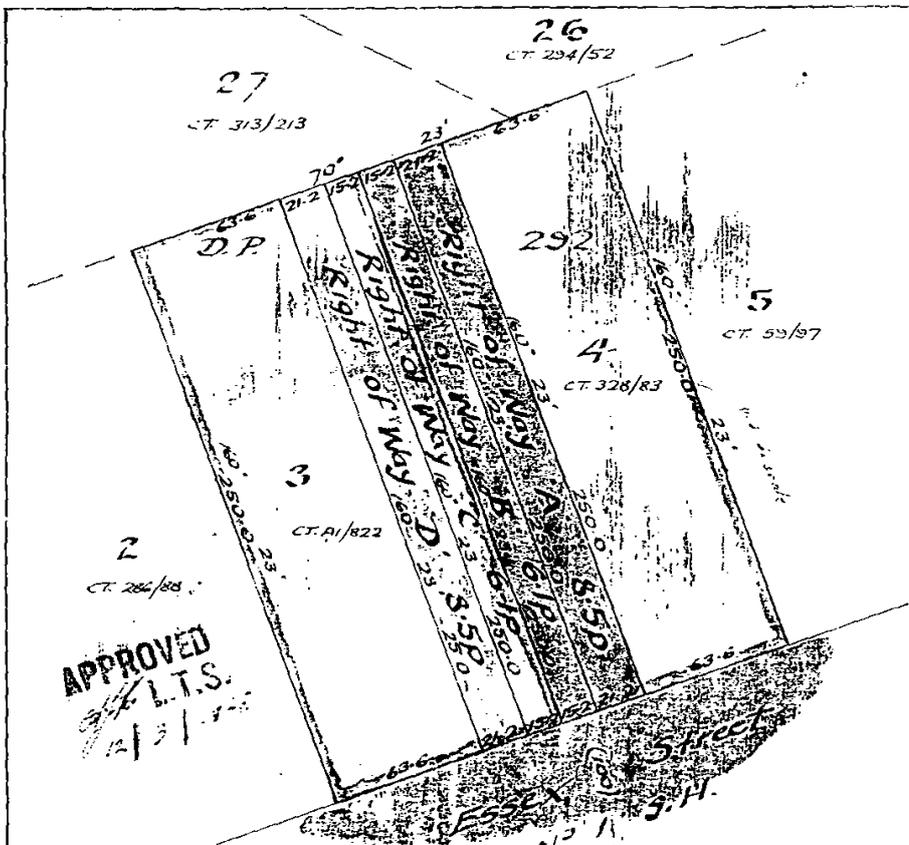
*[Signature]*  
*[Signature]*

in the presence of

Name .....

Occupation .....

Address .....



APPROVED  
L.T.S.  
12/3/67

The Balclutha Borough Council hereby consents to the laying out of the rights of way coloured blue and yellow hereon pursuant to Section 180 of the Municipal Corporations Act 1954. In witness whereof the common seal of the said Council was hereunto affixed this 13th day of December 1967, in the presence of:-

*J. Hattimone* - Mayor  
*M. K. Kelly* - Councillor  
*J. H. H. H.* - Councillor

Plan of Rights of Way  
Lots 3 & 4 DP 292 being Pt Sec 1  
Blk XVII Town of Balclutha  
Comprised in C&T A1/822, 328/83  
Otago Land District Balclutha Borough  
Scale 50 links to an inch

N. & E.S. Peterson - Surveyors - Balclutha

324500

6

No.

Correct for the purposes of the Land Transfer Act.

**TRANSFER of**

FREEHOLD LAND

situated in

TOWN OF BALCLUTHA

G. & K. BUILDERS LIMITED, Vendor.

....., Purchaser.

*[Signature]*  
Solicitor for the Purchaser.

Particulars entered in the Register-book,

Vol. **A1** Folio - **822 9 328 /83**

the **1** day of **MAR 1968**

at **9.40** o'clock.



*[Signature]*

Assistant/District Land Registrar.

**OTAGO**

**REGISTERED IN** *DUPLICATE*

*CT. 328/83  
to be posted  
Tomorrow.*

LAND	
Nature:	<i>T. gentry Row</i>
Pltn:	<i>M. S. 17</i>
1 - MAR 1968	
Time:	<i>9.40</i>
Fees:	<i>\$6</i>
Abstract:	<i>1</i>

*2 1/2 lbs  
a. Discharge Fee*

STEWART, MACKENZIE, SINCLAIR & HORDER

SOLICITORS,

BALCLUTHA.

