

View Instrument Details



Instrument No 12958651.4
Status Registered
Date & Time Lodged 08 April 2024 14:52
Lodged By Stevenson, Jane Maree
Instrument Type Easement Instrument



Affected Records of Title	Land District
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559705	Wellington
WN46D/652	Wellington
1146376	Wellington
1146377	Wellington
1146378	Wellington
1146379	Wellington
1146380	Wellington
1146381	Wellington
1146390	Wellington
1146391	Wellington
1146392	Wellington
1146393	Wellington
1146394	Wellington
1146395	Wellington
1146396	Wellington
1146404	Wellington
1146405	Wellington
1146406	Wellington
1146407	Wellington
1146408	Wellington
1146409	Wellington
1146411	Wellington
1146412	Wellington
1146413	Wellington
1146414	Wellington
1146415	Wellington
1146416	Wellington
1146417	Wellington
1146418	Wellington
1146419	Wellington

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 B758320.1 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 12934325.2 has consented to this transaction and I hold that consent ☒

Signature

Signed by Jane Maree Stevenson as Grantor Representative on 26/03/2024 10:18 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 Jane Maree Stevenson as Grantee Representative on 26/03/2024 10:18 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

Anderson Park Estates Limited

Grantee

Anderson Park Estates Limited (RoT 1146
Darren Kevin Ingham (RoT WN46D/652)
Jacqueline Ann Challis (RoT 559705)

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

Continue in additional Annexure Schedule, if required

Purpose of Easement, or <i>profit</i>	Shown (plan reference) DP 592074	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way Right to drain sewage & water Right to convey electricity, telecommunications & water	A	Lot 6 – RoT 1146380	Lots 2, 3, 4, 5 & 7 (RoT 1146376-1146379 & 1146381)
	B	Lot 33 – RoT 1146407	Lots 30, 31, 32, 34 & 35 (RoT 1146404-1146406, 1146408 & 1146409)
	C	Lot 17 – RoT 1146391	Lots 16, 18, 19, 20 & 21 (RoT 1146390 & 1146392-1146395)
	D	Lot 45 – RoT 1146419	Lots 38, 39, 40, 41, 42, 43, 44 & 201 – (RoT 1146412-1146418)
Right to drain sewage & Right to convey water	J	Lot 37 – RoT 1146411	Lot 1 DP 80073 RoT WN46D/652)

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Right to drain sewage	K	Lot 37 – RoT 1146411	Lot 6 DP 445257 (RoT 559705)
	C	Lot 17 – RoT 1146391	Lot 22 (RoT 1146396)
Right to drain water	A	Lot 6 – RoT 1146380	Lot 17 (RoT 1146391)

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

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

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 **[varied]** **[negative]** **[added to]** or **[substituted]** by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule page 1 hereto]

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Form L

Annexure Schedule

Page 1 of 1 Page

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

Rights and powers continued

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.

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.

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) 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 2007 must prevail, and
- (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.