

CERTIFICATE OF TITLE



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**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 **1083198**
Land Registration District **North Auckland**
Date Issued 07 December 2022

Prior References
NA12D/1219

Estate Fee Simple
Area 663 square metres more or less
Legal Description Lot 1 Deposited Plan 581084
Registered Owners
Christine Elizabeth Walker and EBP Trustees 2016 Limited

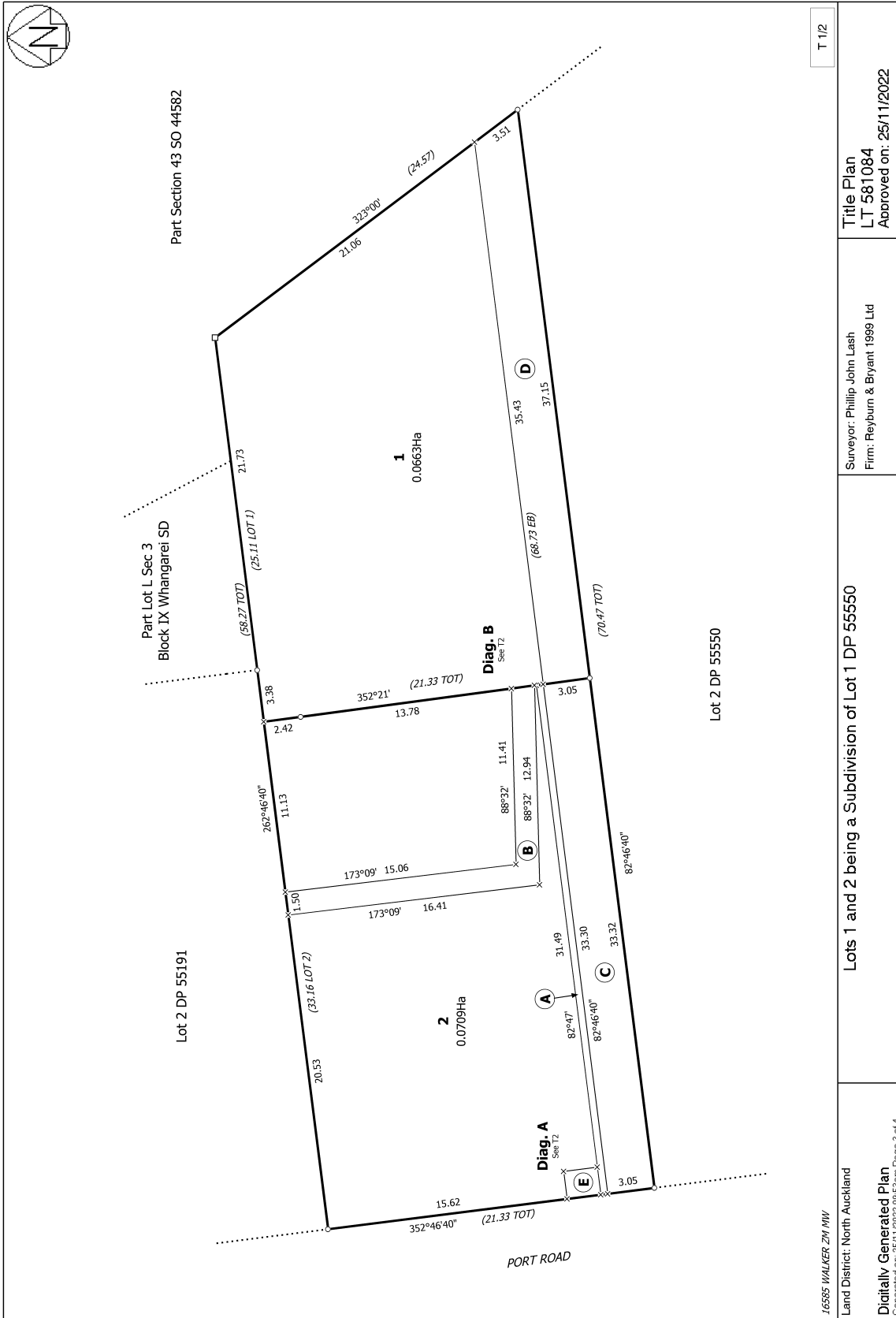
Interests

Subject to a sewage drainage right (in gross) over part marked D on DP 581084 in favour of The Whangarei City Council created by Transfer A601918 - 23.11.1971 at 2:48 pm

11380860.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies Inundation as a natural hazard - 12.3.2019 at 7:00 am

Appurtenant hereto is a right of way, right to convey water, electricity and telecommunications and a right to drain water created by Easement Instrument 12604401.2 - 7.12.2022 at 4:27 pm

The easements created by Easement Instrument 12604401.2 are subject to Section 243 (a) Resource Management Act 1991 12885846.1 Mortgage to Heartland Bank Limited - 29.11.2023 at 4:21 pm



T 1/2

Title Plan
LT 581084
Approved on: 25/11/2022

Surveyor: Phillip John Lash
Firm: Reyburn & Bryant 1999 Ltd

Lots 1 and 2 being a Subdivision of Lot 1 DP 55550

16585 WALKER ZM MW
Land District: North Auckland
Digitally Generated Plan
Generated on: 25/11/2022 09:53:00am Page 3 of 4



To: **The Land Registration District
North Auckland**

**CERTIFICATE ISSUED UNDER SECTION 73
OF THE BUILDING ACT 2004**

RECORD(S) OF TITLE: No(s):NA12D/1219

The Whangarei District Council hereby gives notice that the Council has granted a building consent to the land described in the above Record(s) of Title and listed in the schedule below. The building consent was granted pursuant to the provisions of Section 72 of the Building Act 2004 on land which is considered likely to be subject to Inundation.

<u>Legal Description</u>	Lot 1 DP 55550
<u>Address</u>	117 Port Road Whangarei 0110
<u>Name of Owner</u>	Christine Elizabeth Walker EBT Trustees 2016 Limited
<u>Date Building Consent Granted</u>	05 March 2019
<u>Building Consent Number</u>	BC1801357

Signature
Authorised Officer
Whangarei District Council

Name

Date

Copies
 (Inc. original)
 DocID: 519266339

REQUISITIONED

MANUAL DEALING LODGEMENT FORM

Landonline User ID: N/A
 LODGING FIRM: Whangarei District Council
 Private Individual: Attn: Kayla Maxwell
 Address: Fourm North
Private Bag 9023
Whangarei 0148
 ASSOCIATED FIRM: N/A
 Client Code / Ref: BC1801357

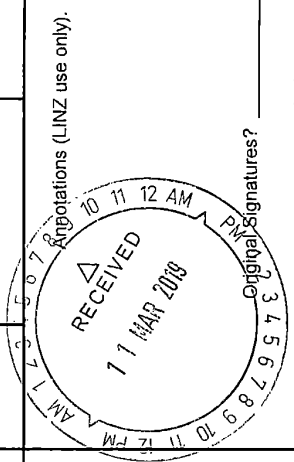
Dealing/SUD Number:
 (LINZ use only)

Priority Barcode/Date Stamp
 (LINZ use only)

Plan Number/Pre-Allocated or
 to be Deposited:

Rejected Dealing Number:

Priority Order	CT Ref	Type of Instrument	Names of Parties	Document Fees	Resubmission	Notices	Priority Capture*	FEES \$ GST INCLUSIVE
1	Identifier: NA12D/1219	ST2 G13	Christine Elizabeth Walker and EBP Trustees 2016 Limited	\$176.00	SENT ON REQ 12/3/19			176.00
2								
3								
4								
5								
Land Information New Zealand Manual Dealing Lodgement Form Fees Receipt and Tax Invoice GST Registered Number 17-022-895 LINZ Form F005								Subtotal \$176.00 Total for this dealing \$176.00 Less fees paid on Dealing # _____ \$176.00



* Making a priority lodgement ensures the lodgement is entered into the LINZ work queue at the time and date it was handed over at the counter. Priority does not provide urgency in processing the dealing. For further details please reference the manual dealing user guide.

View Instrument Details



Instrument No 12604401.2
Status Registered
Date & Time Lodged 07 December 2022 16:27
Lodged By Wasson, Robyn May
Instrument Type Easement Instrument



Affected Records of Title	Land District
1083198	North Auckland
1083199	North Auckland

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 12026615.2 has consented to this transaction and I hold that consent

Signature

Signed by Jared Bryan Cains as Grantor Representative on 07/12/2022 04:20 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 Jared Bryan Cains as Grantee Representative on 07/12/2022 04:20 PM

*** End of Report ***

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

Christine Elizabeth Walker and EBP Trustees 2016 Limited

Grantee

Christine Elizabeth Walker and EBP Trustees 2016 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

Continue in additional Annexure

Schedule, if required

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 Convey Water, Electricity & Telecommunications	A & C on DP 581084	Lot 2 DP 581084 (RT 1083199)	Lot 1 DP 581084 (RT 1083198)
Right to Drain Water	B on DP 581084	Lot 2 DP 581084 (RT 1083199)	Lot 1 DP 581084 (RT 1083198)
Right to Convey Water	E on DP 581084	Lot 2 DP 581084 (RT 1083199)	Lot 1 DP 581084 (RT 1083198)

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] [negatived] [added to] or [substituted]~~ by:

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

~~[the provisions set out in Annexure Schedule _____]~~

STATEMENT OF PASSING OVER

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