

**Transfer instrument**  
Section 90, Land Transfer Act 1952



Land registration district

**NORTH AUCKLAND**

Unique identifier(s)  
or C/T(s)

All/part

Area/description of part or stratum

278639	ALL	
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Transferor

Surname(s) must be underlined or in CAPITALS.

**Helen Kathleen SALMON as to a 1/10 share, David Dawson REYBURN as to a 1/5 share, Peter Maxwell SALMON and Rita Olga SALMON as to a 3/10 share (continued on Annexure Schedule)**

Transferee

Surname(s) must be underlined or in CAPITALS.

*Old gag.*

LAURIE WOODING PROPERTIES LIMITED

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created  
State if fencing covenant imposed.

*Old gag.*

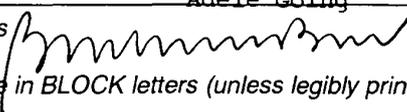
**Fee Simple** subject to Land Covenants (continued on Annexure Schedule) and the Transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act 1978 in favour of the Transferor

Operative clause

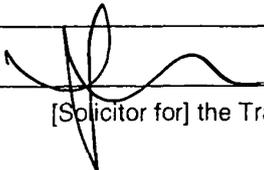
**The Transferor transfers to the Transferee** the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or profit à prendre is described above, that easement or profit à prendre is granted or created.

Dated this 8 day of December 2006

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 J.A. Going	<b>Signed in my presence by the Transferor</b> David Dawson Reyburn and Judith Adele Going
	Signature of witness  Witness to complete in BLOCK letters (unless legibly printed) <b>Witness name</b> Occupation <b>BARBARA G BECK</b> Address <b>SOLICITOR WHANGAREI</b>
<b>Signature [common seal] of Transferor</b>	

Certified correct for the purposes of the Land Transfer Act 1952.

  
[Solicitor for] the Transferee

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 8 December 2006 Page 1 of 3 pages

(Continue in additional Annexure Schedule, if required.)

**Continuation of "Transferor"**

Barrie McCormick CAMPBELL and John Maurice TANNER as to a 1/5 share, James Richard REYBURN and Judith Adele GOING as to a 1/5 share

**Continuation of "Attestation"**

SIGNED by the Transferors  
HELEN KATHLEEN SALMON  
PETER MAXWELL SALMON  
RITA OLGA SALMON  
BARRIE McCORMICK CAMPBELL  
JOHN MAURICE TANNER  
and JAMES RICHARD REYBURN  
by their attorney David Dawson  
Reyburn in the presence of :

BARBARA G BECK  
SOLICITOR  
WHANGAREI

SIGNED by the Transferee  
AND LAURIE WOODING PROPERTIES LIMITED  
by its directors :

  
LD Wooding, Director  
MA Wooding, Director

*mjwoodham*  
Melanie Joy Woodham  
3 Oakland Ave, Whangarei  
Financial Administrator

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 8 December 2006 Page 2 of 3 pages

(Continue in additional Annexure Schedule, if required.)

**Continuation of "Estate or Interest or Easement to be created"**

**LAND COVENANTS**

**Recital**

The Transferee (together with the Transferee's successors in title) agrees to observe the covenants set out in Schedule 1 with the registered proprietors of the other Lots set out in Schedule 2 ("the benefited Lots"), which covenants shall enure in perpetuity for the benefit of the benefited Lots.

**Schedule 1**

**The Registered Proprietor SHALL NOT:**

- a) Erect or permit to be erected on the land any building in other than new materials.
- b) Construct any building on the land with an external cladding (except for the cladding of soffits or gable ends) of unrelieved flat sheet fibrolite, unrelieved flat hardiflex, plywood, unrelieved flat galvanised steel or other unrelieved flat materials.
- c) Permit any roof to be constructed of unpainted roofing iron.
- d) Leave the outside of any dwelling house unfinished, or any exterior walls or doors unpainted or unstained except where cedar cladding or decorative brick/stone are used.
- e) Leave the foundations or any part of the foundation of the dwelling house exposed to public view.
- f) Erect or permit to be erected on the land any fence or boundary wall of any material containing cement board sheets or panels, corrugated iron and metal sheeting.
- g) Have placed, erected or installed on the land any residential building of which the residential portion (excluding garages, verandahs, porches, and other accessory buildings and appurtenances) has an area of less than 110 square metres.
- h) Erect or permit to be erected on the land any dwelling other than a single residential house and accessory buildings.
- i) Permit or suffer the land to be occupied or used as a residence either by the erection of temporary structures or the placing thereon of caravans and/or vehicles for human habitation.
- j) Use the land as a residence before the Whangarei District Council has issued a Code Compliance Certificate certifying completion of a dwelling house.
- k) Permit or suffer any rubbish or noxious substances likely to cause nuisance or annoyance to the neighbouring occupiers, to accumulate and/or be placed upon the land.
- l) Permit grass on the land to grow in excess of 150mm in height.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

B

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 8 December 2006 Page 3 of 3 pages

(Continue in additional Annexure Schedule, if required.)

- m) Permit or suffer any advertisement, sign or hoarding of a commercial nature to be erected on any part of the land or building without prior consent in writing of the transferor.
- n) Permit the dwelling house to be occupied for more than 12 (twelve) calendar months unless all driveways, paths and fences are completed in permanent materials and all unpaved areas, other than metal driveways, are properly grassed or landscaped.
- o) Bring onto the land any vehicle which does not have a Warrant of Fitness, unless it is stored inside a garage.
- p) Build or commit to be built on the land or any part thereof any dwelling house with a square metre value of less than \$1100 per square metre at the time of construction, which square metre value shall be adjusted annually in terms of the Consumer Price Index calculated from the 2005/2006 Financial Year.

If there should be any breach or non-observance of any of the foregoing covenants and without prejudice to any other liability which the Transferee may have to any person having the benefit of this covenant the Transferee will upon written demand being made by the Transferor or any of the registered proprietors of the lots:

- aa) Pay the person making such demand as liquidated damages the sum of \$100 (one hundred dollars) per day for every day that such breach or non-observance continues after the expiry of a period of 30 days from the date upon which written demand has been made.
- bb) Remove or cause to be removed from the land any dwelling house, garage, building, fence or other structure erected or placed on the land in breach or non-observance of the foregoing covenants.
- cc) Replace any building materials used in breach or non-observance of the foregoing covenants.

**The Registered Proprietor SHALL:**

- a) only have liability hereunder while a registered proprietor of the land;
- b) indemnify and keep indemnified the transferor from enforcement costs in respect of breaches by proprietors of the other residential lots in the subdivision and shall pay to the transferor or any successor in title to the transferor, a proportionate share of such costs in ensuring compliance in respect of the breaches of the restrictions occurring in relation to the other residential lots, based on the total number of such lots in the subdivision to be benefited by the restrictions.

**Schedule 2**

Lots 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 on DP 368590

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*B*

*AW*  
*[Signature]*

**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, the attorney described in the schedule below hereby certify:

1. THAT by a Power of Attorney bearing the date shown in the schedule below, the donor thereof being the person described in the schedule below appointed me his attorney on the terms and subject to the conditions out in the said Power of Attorney.
2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said donor or otherwise.
3. THAT (and this clause applies where Land Transfer registration is involved) the said Power of Attorney was deposited at the Land Transfer Office at Auckland under the number shown in the schedule below.

SIGNED at Whangarei )  
on the date set forth )  
in the schedule below: )



**SCHEDULE**

**Name of Attorney** : DAVID DAWSON REYBURN  
**Place of Residence of Attorney** : WHANGAREI  
**Occupation of Attorney** : SURVEYOR  
**Date of Power of Attorney** : 30 MAY 1995  
**Name of Donor** : HELEN KATHLEEN SALMON  
**Place of Residence of Donor** : WHANGAREI  
**Occupation of Donor** : MARRIED WOMAN  
**Land Transfer Number** : C.931539.4  
**Date of this Certificate** : 8 December 2006

**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, the attorney described in the schedule below hereby certify:

1. THAT by a Power of Attorney bearing the date shown in the schedule below, the donor thereof being the person described in the schedule below appointed me his attorney on the terms and subject to the conditions out in the said Power of Attorney.
2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said donor or otherwise.
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SIGNED at Whangarei )  
on the date set forth )  
in the schedule below: )



**SCHEDULE**

**Name of Attorney** : DAVID DAWSON REYBURN  
**Place of Residence of Attorney** : WHANGAREI  
**Occupation of Attorney** : SURVEYOR  
**Date of Power of Attorney** : 30 MAY 1995  
**Name of Donor** : PETER MAXWELL SALMON  
**Place of Residence of Donor** : AUCKLAND  
**Occupation of Donor** : BARRISTER  
**Land Transfer Number** : C.931539.2  
**Date of this Certificate** : 8 December 2006

**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, the attorney described in the schedule below hereby certify:

1. THAT by a Power of Attorney bearing the date shown in the schedule below, the donor thereof being the person described in the schedule below appointed me his attorney on the terms and subject to the conditions out in the said Power of Attorney.
2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said donor or otherwise.
3. THAT (and this clause applies where Land Transfer registration is involved) the said Power of Attorney was deposited at the Land Transfer Office at Auckland under the number shown in the schedule below.

SIGNED at Whangarei )  
on the date set forth )  
in the schedule below: )



**SCHEDULE**

**Name of Attorney** : DAVID DAWSON REYBURN  
**Place of Residence of Attorney** : WHANGAREI  
**Occupation of Attorney** : SURVEYOR  
**Date of Power of Attorney** : 30 MAY 1995  
**Name of Donor** : RITA OLGA SALMON  
**Place of Residence of Donor** : AUCKLAND  
**Occupation of Donor** : MARRIED WOMAN  
**Land Transfer Number** : C.931539.5  
**Date of this Certificate** : 8 December 2006.

**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, the attorney described in the schedule below hereby certify:

1. THAT by a Power of Attorney bearing the date shown in the schedule below, the donor thereof being the person described in the schedule below appointed me his attorney on the terms and subject to the conditions out in the said Power of Attorney.
2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said donor or otherwise.
3. THAT (and this clause applies where Land Transfer registration is involved) the said Power of Attorney was deposited at the Land Transfer Office at Auckland under the number shown in the schedule below.

SIGNED at Whangarei )  
on the date set forth )  
in the schedule below: )



**SCHEDULE**

**Name of Attorney** : DAVID DAWSON REYBURN  
**Place of Residence of Attorney** : WHANGAREI  
**Occupation of Attorney** : SURVEYOR  
**Date of Power of Attorney** : 30 MAY 1995  
**Name of Donor** : BARRIE McCORMICK CAMPBELL  
**Place of Residence of Donor** : AUCKLAND  
**Occupation of Donor** : CHARTERED ACCOUNTANT  
**Land Transfer Number** : C.931539.1  
**Date of this Certificate** : 8 December 2006

**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, the attorney described in the schedule below hereby certify:

- 1. THAT by a Power of Attorney bearing the date shown in the schedule below, the donor thereof being the person described in the schedule below appointed me his attorney on the terms and subject to the conditions out in the said Power of Attorney.
- 2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said donor or otherwise.
- 3. THAT (and this clause applies where Land Transfer registration is involved) the said Power of Attorney was deposited at the Land Transfer Office at Auckland under the number shown in the schedule below.

SIGNED at Whangarei )  
on the date set forth )  
in the schedule below: )



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**SCHEDULE**

**Name of Attorney** : DAVID DAWSON REYBURN  
**Place of Residence of Attorney** : WHANGAREI  
**Occupation of Attorney** : SURVEYOR  
**Date of Power of Attorney** : 30 MAY 1995  
**Name of Donor** : JOHN MAURICE TANNER  
**Place of Residence of Donor** : AUCKLAND  
**Occupation of Donor** : DENTAL SURGEON  
**Land Transfer Number** : C.931539.3  
**Date of this Certificate** : 8 December 2006

**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, the attorney described in the schedule below hereby certify:

1. THAT by a Power of Attorney bearing the date shown in the schedule below, the donor thereof being the person described in the schedule below appointed me his attorney on the terms and subject to the conditions out in the said Power of Attorney.
2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said donor or otherwise.
3. THAT (and this clause applies where Land Transfer registration is involved) the said Power of Attorney was deposited at the Land Transfer Office at Auckland under the number shown in the schedule below.

SIGNED at Whangarei )  
on the date set forth )  
in the schedule below: )



**SCHEDULE**

**Name of Attorney** : DAVID DAWSON REYBURN  
**Place of Residence of Attorney** : WHANGAREI  
**Occupation of Attorney** : SURVEYOR  
**Date of Power of Attorney** : 27 JUNE 1995  
**Name of Donor** : JAMES RICHARD REYBURN  
**Place of Residence of Donor** : AUCKLAND  
**Occupation of Donor** : BANK OFFICER  
**Land Transfer Number** : C.931539.6  
**Date of this Certificate** : 8 December 2006.

Landonline User ID: LAWFACTORLAU

LOGGING FIRM: LAWFACTOR LIMITED

Address: 18 / 12 / 06 (1)

Uplifting Box Number: 83

ASSOCIATED FIRM: HRCR (McGREGOR)

Client Code / Ref: 23323/80 LAURIE WOOD

Dealing / SUD Number:  
(LINZ Use only)

Priority Transfer/Case Share  
(LINZ Use only)

Plan Number Pre-Allocated or  
to be Replaced:

Rejected Dealing Number:

Other (state)

HEREWITH	
Survey Plan (#)	
Title Plan (#)	
Traverse Sheets (#)	
Field Notes (#)	
Calc Sheets (#)	
Survey Report	

**T 7170025.1 Transfer**  
 Copy - 03/04, Page - 011, 18/12/06, 07:32  
**Copies**  
 (inc. original)  
 DocID: 31276006

Priority Order	OT Ref	Type of Inquiries	Name of Parties	DOCUMENT OR SURVEY FEES	MULTIPLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ (GST INCLUSIVE)
1	278639	T	SALMON & REYBURN & ORS TO LAURIE WOODIN	50.00							\$50.00
2											
3											
4											
5											
6											

Land Information New Zealand Lodgment Form

Authorised LINZ Use only

Fees Receipt and Tax Invoice

GST Registered Number 17422835

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures? \_\_\_\_\_

Subtotal (for this page)	\$50.00
Total for this dealing	\$50.00
Less Fees paid on Dealing *	
Cash/Cheque enclosed for	\$50.00