

# GRIFFIOEN.

## RECORD OF TITLE

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) 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 seek your own advice as to the information contained in this document.

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** **CB34A/367**  
**Land Registration District** **Canterbury**  
**Date Issued** 22 January 1991

**Prior References**  
CB30B/243

---

**Estate** Fee Simple  
**Area** 683 square metres more or less  
**Legal Description** Lot 12 Deposited Plan 57530  
**Registered Owners**  
Bernard Toner and Janice Patricia Mary Toner

---

**Interests**  
Land Covenant in Transfer 722042.1  
Fencing Covenant in Transfer 916681.34 - 22.1.1991 at 11.13 am  
Land Covenant in Transfer 916681.34 - 22.1.1991 at 11.13 am  
7272176.1 Mortgage to Westpac New Zealand Limited - 13.3.2007 at 9:11 am

**Approve**

*[Signature]*  
DIRECTOR GENERAL  
LAND REGISTRATION

**THE COMMON SEAL OF THE CHRISTCHURCH CITY COUNCIL**

*[Signature]*  
COUNCILLOR  
ADMINISTRATOR

Pursuant to the provisions of the Land Registration Act 1974, dated 1974, the Christchurch City Council has approved this plan of subdivision.

THE COMMON SEAL OF THE CHRISTCHURCH CITY COUNCIL

*[Signature]*  
COUNCILLOR  
ADMINISTRATOR

**SCHEDULE OF AREAS**

| Area                                               | Area                 |
|----------------------------------------------------|----------------------|
| Residential (Lot 1-17, 21, 28)                     | 1,587.5 ha           |
| Road to West in Christchurch City Council (Lot 18) | 3,594 m <sup>2</sup> |
| Lot 19                                             | 2,422 m <sup>2</sup> |
| Lot 20                                             | 5 m <sup>2</sup>     |

**Total Area** 1.7664 ha

**Comprised in Pt. Cst. 29F/1101 & 30B/243**

**1. Paul Francis, Surveyor of Christchurch**  
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by him or by a person acting under his authority and that the surveys have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Christchurch this 1st day of December 1990

*[Signature]*  
Paul Francis

**Field Book** P. Francis Book A

**Reference Plans** D.P. 20618, 40038, 40040, 51851, 51852, 51853, 51854

**Examined** T. Robertson

**Approved as to Survey** *[Signature]*  
20/12/190  
Deputy Chief Surveyor

**Deposited this 22nd day of January 1991**

**For** *[Signature]*  
Registered Land Registrar

**DP57530**

**LAND DISTRICT** Canterbury

**SURVEY BLK. & DIST.** VIII Christchurch

**NZMS 261 SHT M 35 RECORD MAP 1000/7229**

**LOTS** 1-18, 27-29, 31 & 32 BEING SUBDIVISION OF PT. LOT 2 D.P. 20618 & LOT 2 D.P. 51851

**Scale** 1 : 600

**Date** Sept 1990

**TERRITORIAL AUTHORITY** Christchurch City

**Surveyed by** Davie, Lovell-Smith & Partners

**Scale** 1 : 600

**Date** Sept 1990

**This plan is concurrent with D.P. 57531**

722042.1 T

\*\*

1. That the Transferee or other the registered proprietor or proprietors for the time being of Lot 1, Deposited Plan 51851 shall not be liable to contribute towards the cost of any future subdivision of Lot 2 Deposited Plan 51851 including any subdivision which provides Lot 1, Deposited Plan 51851 with dedicated road frontage.
2. That the Transferor shall take no action which could in any way require the Transferee to make any such contribution.
3. That the Transferor shall in the event of Lot 1, Deposited Plan 51851 being provided with dedicated road frontage but only if conditions permit provide at the Transferors sole expense one only sewer, stormwater, high pressure water, electric power and telephone connection ~~at xxxxxxxxxx of Lot 1, Deposited Plan 51851~~ to any one house on Lot 1, Deposited Plan 51851 with such dedicated road frontage.

These covenants shall cease and determine as to any part or parts of Lot 2, Deposited Plan 51851 which may hereafter be subdivided into residential sections but otherwise shall remain for the benefit of Lot 1, Deposited Plan 51851 until complied with.

And the Transferee doth hereby covenant and agree with the Transferor not to erect on the land any fences screens or roofing using corrugated metal and this restrictive covenant shall forever be for the benefit of all the other lots on Deposited Plan 51851.

And the Transferor shall not be liable to contribute towards the cost of erection or repair of any dividing or boundary fence between the land hereby transferred and any adjoining land owned by the Transferor but this proviso shall not enure to the benefit of any purchaser of that adjoining land.

**MEMORANDUM OF TRANSFER**

Canterbury

Land Registry Office

SMITH DEVELOPMENTS LIMITED at Christchurch

CONVEYANCE DUTY REDUCED

TO s. 637-50 UNDER SECTION 24A

FOR DISTRICT COMMISSIONER OF INLAND REVENUE

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

**-SCHEDULE-**

STATE: FEE SIMPLE ~~LEASEHOLD~~ ~~LEASEHOLD~~ ~~LEASEHOLD~~ ~~LEASEHOLD~~  
(Delete those which do not apply)

| C.T.    | AREA                | LOT AND D.P. NO. OR OTHER<br>LEGAL DESCRIPTION OR DOCUMENT NO. |
|---------|---------------------|----------------------------------------------------------------|
| 30B/242 | 2117 m <sup>2</sup> | Lot 1, Deposited Plan 51851                                    |

**ENCUMBRANCES, LIENS AND INTERESTS**

**SUBJECT TO AND TOGETHER WITH:** The easements, conditions, covenants and restrictions as set out on the title hereto.

NEW ZEALAND STAMP DUTY CH  
03/11/8700287901 DUTY \*637.50

Pursuant to an agreement dated 19 / 5 / 87 and

In consideration of the sum of \$ 97,500.00 (including \$5,000.00 for chattels)

paid to the Transferor by IRIS LEA BAILEY of Christchurch, Married Woman

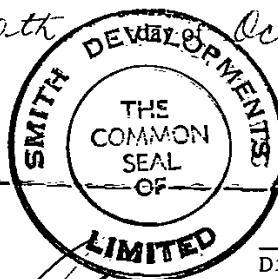
(hereinafter called the Transferee) the receipt of which sum the Transferor hereby acknowledges the Transferor hereby transfers to the Transferee all the estate and interest of the Transferor in the land described in the schedule hereto, and The Transferor doth hereby covenant and agree \*\*

(see separate sheet annexed)

In witness whereof these presents have been executed this 30th

~~Signed by the Transferor~~ The common seal  
of SMITH DEVELOPMENTS LIMITED was  
hereto affixed

in the presence of\*



Director

\*Witness  
should be a  
Solicitor,  
Postmaster,  
J.P. or other  
person  
approved  
by the  
Registrar.

SIGNED by the Transferee )  
IRIS LEA BAILEY in the )  
presence of: R. H. P. WIL )  
SOLICITOR  
CHRISTCHURCH

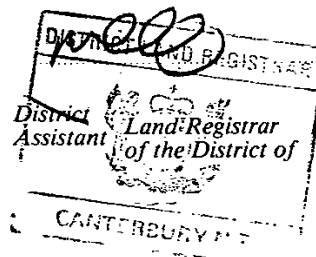
I hereby certify that Part IIA of The Land Settlement  
Promotion and Land Acquisition Act 1952 does not apply to  
the within transaction.

Transfer correct for the purposes of the Land Transfer Act.

Solicitor for the Transferee

# TRANSFER

Particulars entered in the Register at the date and at the time recorded below.



FEES PAID PERSON

AVAILABLE

TO 1/2/88

WW A.L.R.

BROWNIE WILLS,  
SOLICITORS,  
CHRISTCHURCH

THE CAXTON PRESS, CHRISTCHURCH

10.37 22.JAN88 C 7220421  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY CANTERBURY  
ASST LAND REGISTRAR



# MEMORANDUM OF TRANSFER

CANTERBURY

Land Registry Office

SMITH DEVELOPMENTS LIMITED at Christchurch

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

## SCHEDULE A

| ESTATE:                           | FEE SIMPLE | LEASEHOLD | LICENCE   | MORTGAGE                                                                                       | ENCUMBRANCE |
|-----------------------------------|------------|-----------|-----------|------------------------------------------------------------------------------------------------|-------------|
| (Delete those which do not apply) |            |           |           |                                                                                                |             |
| C.T.                              |            |           | AREA      | LOT AND D.P. NO. OR OTHER<br>LEGAL DESCRIPTION OR DOCUMENT NO.                                 |             |
|                                   |            |           | 2.0273 ha | Lot 1-17, 27, 28, 31 & 32 on<br>Deposited Plan 57530 and Lots 19-26<br>on Deposited Plan 57531 |             |

### ENCUMBRANCES, LIENS AND INTERESTS

NEW ZEALAND STAMP DUTY CH2  
19/12/9000011001 NONIABLE \*.00

Subject to and together with:

All the conditions, covenants, easements and restrictions as set out on the title

oral  
Pursuant to an agreement dated / / and

In consideration of the sum of \$1.00

paid to the Transferor by SMITH DEVELOPMENTS LIMITED at Christchurch

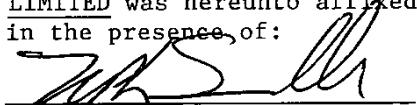
(hereinafter called the Transferee) the receipt of which sum the Transferor hereby acknowledges the Transferor hereby transfers to the Transferee all the estate and interest of the Transferor in the land described in Schedule A hereto, together with the Land Covenants set out in Schedule B hereto

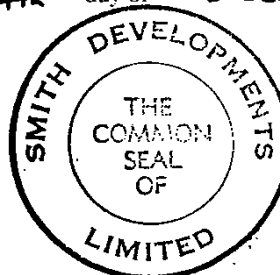
The Transferee covenants with the Transferor as set out in Schedule B herein and the covenants form part of this Memorandum, and the Transferee and the Transferor hereby request that such covenants be noted against the above title.

In witness whereof these presents have been executed this 14th day of December 1990

Signed by the above named

THE COMMON SEAL of SMITH  
DEVELOPMENTS  
LIMITED was hereunto affixed  
in the presence of:

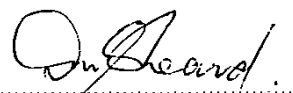
 Director



\*Witness should be a Solicitor, Postmaster, J.P. or other person approved by the Registrar

I hereby certify that Part IIA of The Land Settlement Promotion and Land Acquisition Act 1952 does not apply to the within transaction.

Transfer correct for the purposes of the Land Transfer Act.

  
Solicitor for the Transferee

## SCHEDULE B

1. The Transferee shall be bound by a fencing covenant within the meaning of Section 2 Fencing Act 1978.
2. The Transferee shall not erect upon the land in Schedule A:
  - (a) any building other than a dwelling house and usual appurtenances for the occupation of one family unit nor permit any subdivision of the property either in fee simple or under the Unit Titles Act or by way of cross lease or any other similar device.
  - (b) any building or fence (including a live hedge) within 6.5 metres of the road frontage boundary or boundaries without the prior consent of the transferor or its nominee.
  - (c) any building or fence unless the plans (including the site plan) specifications (including the materials to be used in construction) and the builder have first been approved by the transferor or its nominee whose decision in the matter shall be final.

To the intent that these covenants shall be restrictive covenants running with each of the Lots in Schedule A for the benefit of and forever appurtenant to all of the other Lots in Schedule A.

Particulars entered in the Register at the date and at the time recorded below:

*Jan*  
District  
Assistant Land Registrar  
of the District of Canterbury  
CANTERBURY, N.Z.



## TRANSFER

---

~~BROOKMAN & COOK~~ BUDDLE FINDLAY  
SOLICITORS  
CHRISTCHURCH, N.Z.

---

THE CAXTON PRESS, CHRISTCHURCH

11.13 22.JAN91 C 916681/34  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY CANTEBURY  
ASST LAND REGISTRAR

