



**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 **OT8D/1127**

Land Registration District **Otago**

Date Issued 17 December 1981

Prior References

OT326/95

Estate Fee Simple
Area 555 square metres more or less
Legal Description Lot 2 Deposited Plan 16131
Registered Owners
Patrick Tioni Vernon McKenna and Deidre Margaret McKenna

Interests

Subject to Section 180 Municipal Corporations Act 1954 - (see DP 16131)
10546078.3 Mortgage to Bank of New Zealand - 6.9.2016 at 12:57 pm
Subject to a right to convey water, electricity, telecommunications and a right to drain water over part marked B on DP
555363 created by Easement Instrument 12010537.1 - 30.4.2021 at 11:32 am
Appurtenant hereto is a right to drain sewage created by Easement Instrument 12010537.1 - 30.4.2021 at 11:32 am

Guaranteed Search Copy Dated 31/07/26 3:33 pm, Page 2 of 2
Register Only

View Instrument Details



Instrument No 12010537.1
Status Registered
Date & Time Lodged 30 April 2021 11:32
Lodged By Thomas, Louise Margaret
Instrument Type Easement Instrument



Affected Records of Title	Land District
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OT8D/1126	Otago
OT8D/1127	Otago

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 10546078.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Mark Barry Deacon as Grantor Representative on 30/04/2021 10:51 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 Mark Barry Deacon as Grantee Representative on 30/04/2021 10:51 AM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor**PATRICK TIONI VERNON MCKENNA AND DEIDRE MARGARET MCKENNA****Grantee****PATRICK TIONI VERNON MCKENNA AND DEIDRE MARGARET MCKENNA****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 to Convey Water, Electricity & Telecommunications Right to Drain Water	B DP 555363	Lot 2 DP 16131 (RT OT8D/1127)	Lot 1 DP 16131 (RT OT8D/1126)
Right to Drain Sewage	A DP555363	Lot 1 DP 16131 (RT OT8D/1126)	Lot 2 DP 16131 (RT OT8D/1127)

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 and added to** by:

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

[the provisions set out in Annexure Schedule 2]

Form L

Annexure Schedule

Page of Pages

Insert instrument type

Easement Instrument

Continue in additional Annexure Schedule, if required

Annexure Schedule 2

The provisions set out in Schedule 4 of the Land Transfer Regulations 2018 are implied in respect of the easements specified in the within document, the provisions set out in Clauses 3 to 9 of Schedule 4 being implied in each class of easements to the extent indicated in those provisions.

But varied as follows:

- (a) Where grantees, or a grantee or grantees and the grantor share the use of an easement facility equal responsibility for repair and maintenance of that easement facility shall not apply where equal responsibility would, based on the present, past and likely future use of the easement facility, be unreasonable. In any such case responsibility for repair and maintenance of the easement facility shall be such unequal proportions as are reasonable.