



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **OT17A/473**

Land Registration District **Otago**

Date Issued 04 October 1995

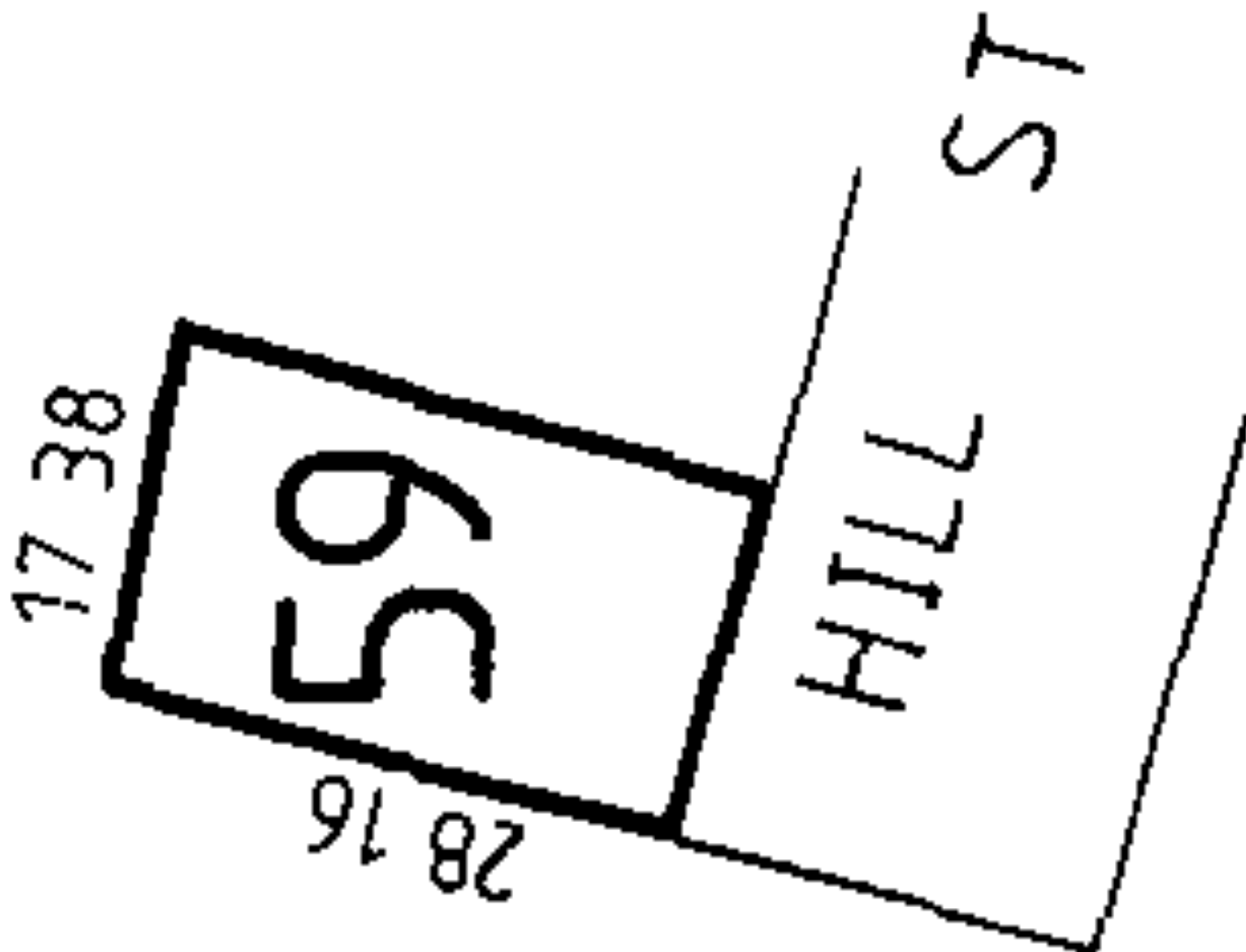
Prior References

OT360/114

Estate	Fee Simple
Area	468 square metres more or less
Legal Description	Lot 59 Deeds Plan 301
Registered Owners	
Shannon Clare Skillcorn	

Interests

Appurtenant hereto is a right to drain sewage created by Easement Instrument 11626586.2 - 13.1.2020 at 1:29 pm



View Instrument Details



Instrument No 11626586.2
Status Registered
Date & Time Lodged 13 January 2020 13:29
Lodged By Simmonds, Elizabeth Ann
Instrument Type Easement Instrument



Affected Records of Title	Land District
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OT17A/473	Otago
OT5D/844	Otago

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 8472893.2 has consented to this transaction and I hold that consent ☒

Signature

Signed by Noel Howard O'malley as Grantor Representative on 13/01/2020 01:17 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 Noel Howard O'malley as Grantee Representative on 13/01/2020 01:19 PM

*** End of Report ***

Approved for ADLS by Registrar-General of Land under No. 2018/6266

EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE

Sections 109 Land Transfer Act 2017

**Grantor**

David Leonard BICHAN and Bronwyn Joy BICHAN

Grantee

Alan Geoffrey BEATTIE

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 (Nature and extent) of easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Drain Sewage	Marked "A" on Deposited Plan 544223	Lot 33 Deeds Plan 254 (RT OT5D/844)	Lot 59 Deeds Plan 301 (RT OT17A/473)

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]

Form L

Annexure Schedule

Page 2 of 2 Pages

Insert instrument type

Easement – Right to Drain Sewage

Continue in additional Annexure Schedule, if required

ANNEXURE SCHEDULE**Rights and Powers:**

1. The Rights and Powers set out in the Fifth Schedule to the Land Transfer Regulations 2018 are herein implied except as they are added to or substituted hereto.
2. Where there is a conflict between the provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and the modifications in this Easement Instrument the modifications shall prevail.
3. No power is implied in respect of any easement for the Grantor to determine the easement for breach of any provision of this instrument (whether expressed or implied) or for any other cause, it being the intention of the parties that each instrument shall subsist for all time unless it is surrendered.

The maintenance provisions in the Fifth Schedule to the Land Transfer Regulations 2018 are modified as follows:-

1. Any repair or replacement of the easement facilities on the burdened or benefited land over the stipulated course that is necessary because of any act or omission by the Grantor must be carried out promptly by the Grantor and at the sole cost of the Grantor. Where the act is the partial cause of the repair or replacement, the costs payable by the Grantor responsible must be in proportion to the amount attributable to that act (with the balance payable in accordance with clause 11 of the Fifth Schedule of the Land Transfer Regulations 2018).
2. All maintenance and repairs or replacement (not covered by clause 1 above) of the easement facilities on the burdened or benefited land over the stipulated course must be carried out promptly by the Grantee and at the sole cost of the Grantee. Where an act or omission of the Grantee is the partial cause of the repair or replacement, the costs payable by the Grantee responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with clause 11 of the Fifth Schedule of the Land Transfer Regulations 2018).