



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

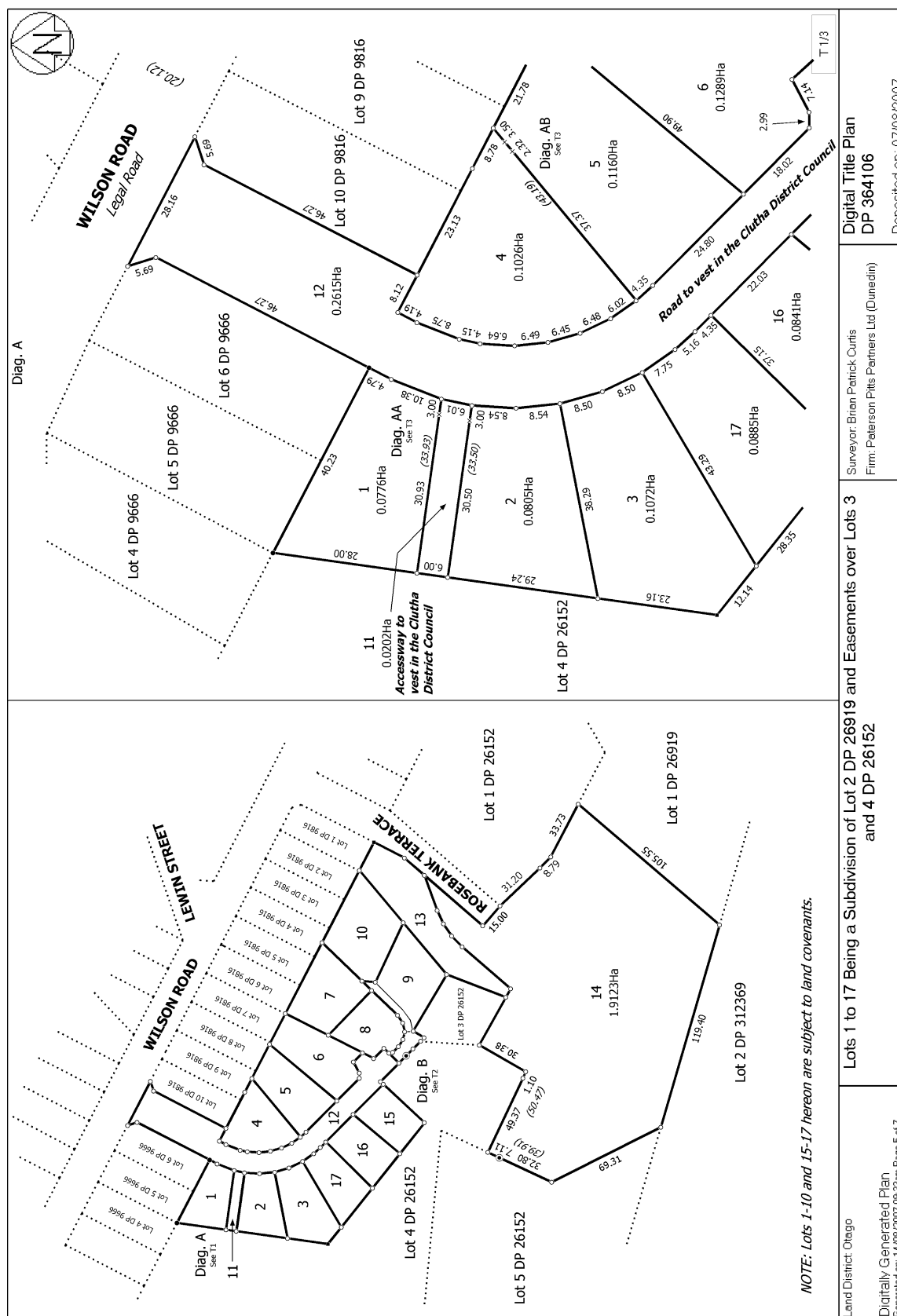
Identifier **260849**
Land Registration District **Otago**
Date Issued 07 August 2007

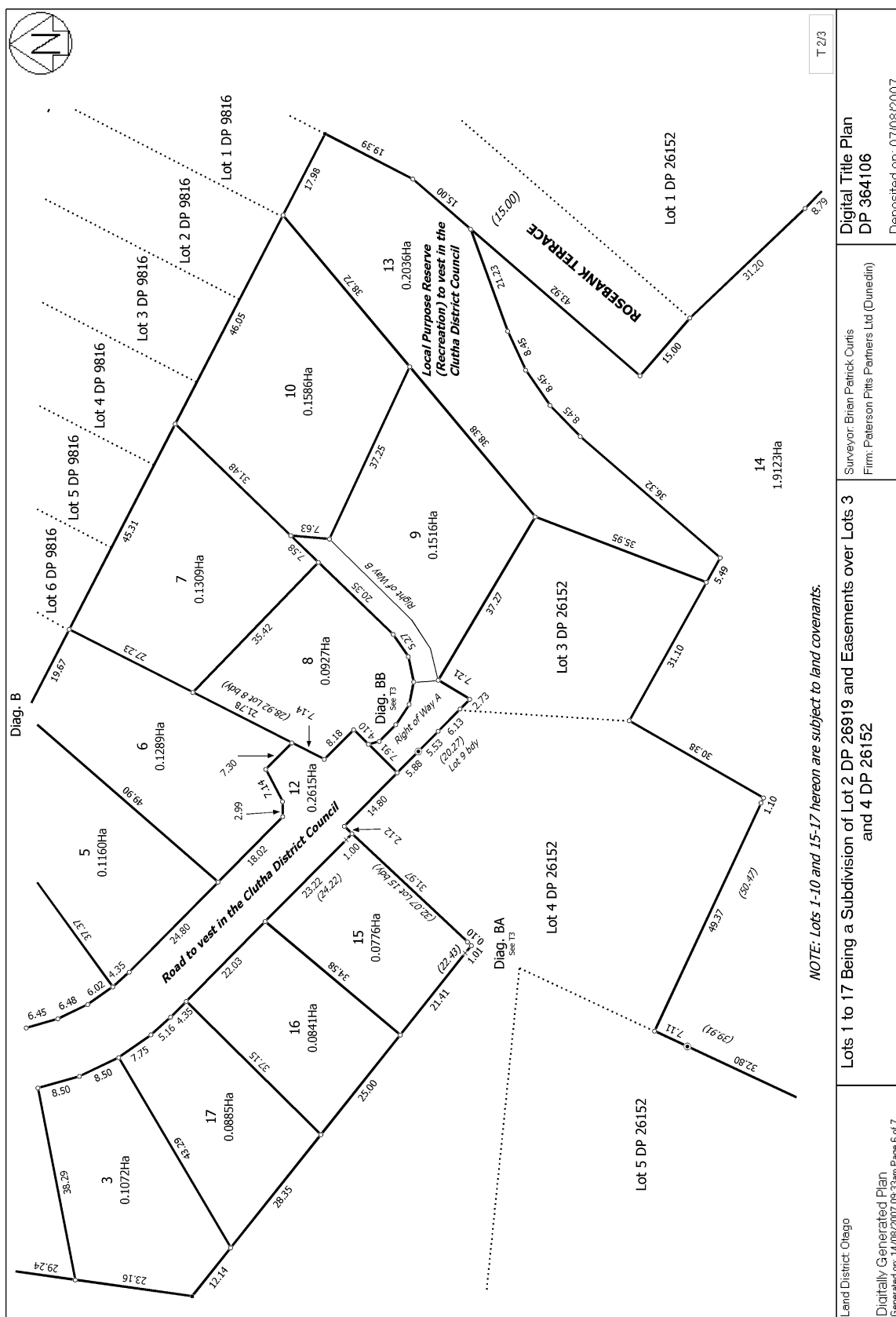
Prior References
OT18D/865

Estate Fee Simple
Area 927 square metres more or less
Legal Description Lot 8 Deposited Plan 364106
Registered Owners
Joanne Bond, Natasha Craig and Melissa Wardell as Executors

Interests

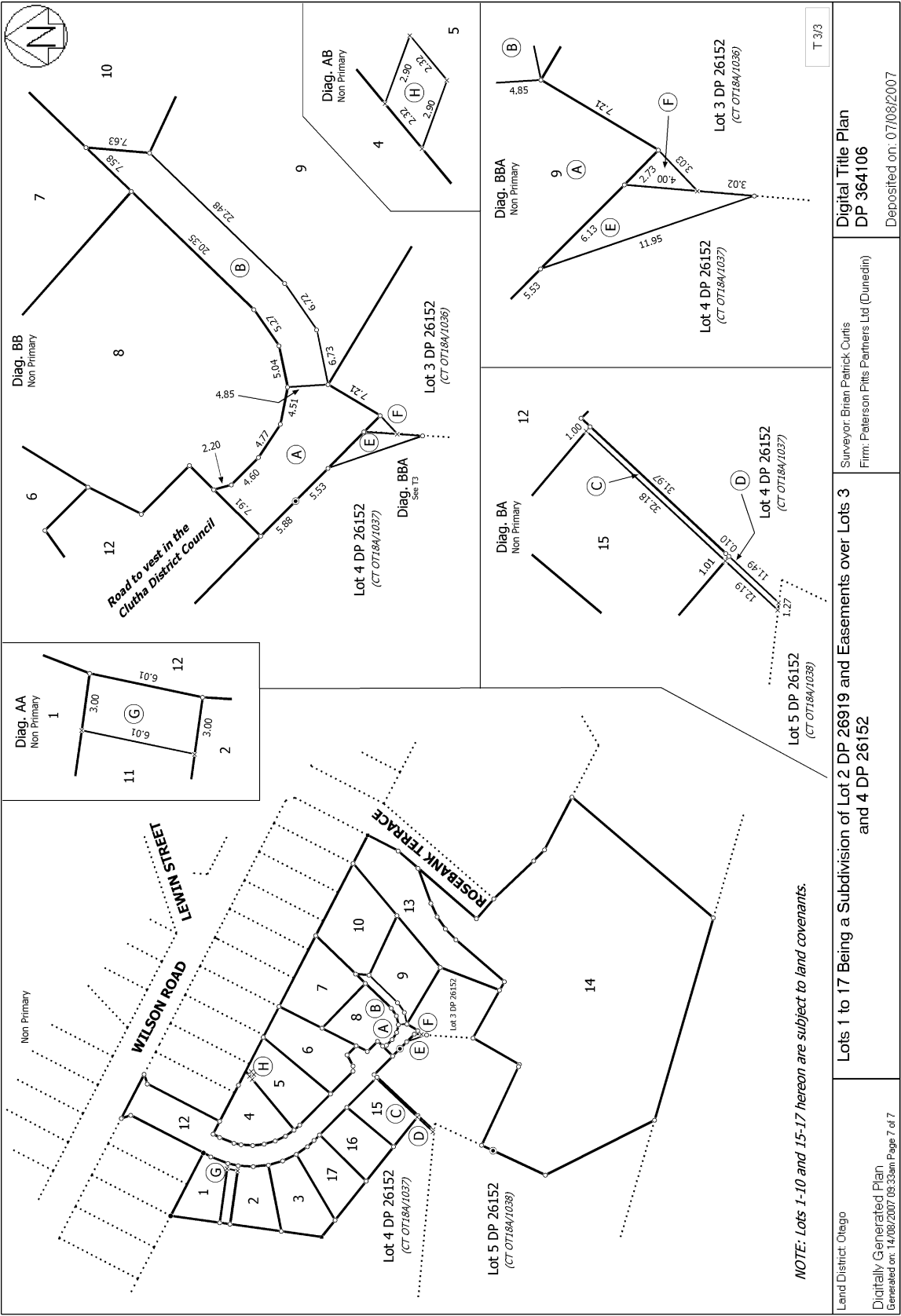
Appurtenant hereto are drainage rights created by Transfer 220839 - 15.6.1960 at 2:00 pm
Appurtenant hereto is a drainage right created by Transfer 223471 - 18.8.1960 at 12:28 pm
Land Covenant in Easement Instrument 7493724.13 - 7.8.2007 at 9:00 am
Appurtenant hereto is a right of way, rights to drain sewage & water and rights to convey water, electricity, telecommunications & computer media created by Easement Instrument 7493724.14 - 7.8.2007 at 9:00 am
The easements created by Easement Instrument 7493724.14 are subject to Section 243 (a) Resource Management Act 1991





NOTE: Lots 1-10 and 15-17 hereon are subject to land covenants.

Land District: Otago	Lots 1 to 17 Being a Subdivision of Lot 2 DP 26919 and Easements over Lots 3 and 4 DP 26152	Surveyor: Brian Patrick Curtis Firm: Paterson Pitts Partners Ltd (Dunedin)	Digital Title Plan DP 364106	T 23
Digitally Generated Plan Generated on: 14/08/2007 09:33am Page 6 of 7	Deposited on: 07/08/2007			



(C.)

223471.

[New Zealand]

MEMORANDUM OF TRANSFER

WHEREAS CHARLES PRESCOTT CONNOR of Balclutha in the
Provincial District of Otago and Dominion of New Zealand
Plumber

, being registered as the proprietor

(1) Here state nature of the estate or interest.

of an estate (1) in fee simple

subject, however, to such encumbrances, liens, and interests as are notified by memoranda underwritten or endorsed hereon, in all that piece of land situated in the ⁽²⁾ DISTRICT of CLUTHA, containing ⁽³⁾

(2) District, County, Hundred, or Township.

(3) Here state the area, exclusive of roads intersecting the same, if any.

ONE (1) ROD THIRTY-FOUR AND SEVEN TENTHS (34.7) POLES

be the same a little more or less, (4)

BEING Allotment Sixteen (16) Deposited Plan No. 2898 said District and being part of the land comprised in Certificate of Title Register Book Volume 203 Folio 171 SUBJECT TO MORTGAGE No. 142538 AND WHEREAS ANDREW PADGETT BUILDER LIMITED a duly incorporated company having its registered office at Balclutha aforesaid and there carrying on the business of a Building Contractor is registered as the proprietor of an estate in fee simple in all that parcel of land situate in the DISTRICT OF CLUTHA containing THREE (3) ACRES TWO (2) RODS AND SEVEN (7) TWENTY (2)

(4). Here state rights of way, privileges, or easements, if any, intended to be conveyed; and, if the land to be dealt with contains all that is included in an existing grant or certificate, refer thereto for description of parcels and diagrams; otherwise set forth the boundaries in chains, links or feet, and refer to the plan delineated on the margin or annexed to the instrument, or deposited in the Registry Office.

ONE HUNDRED TWIS (12.4) POLES be the same a little more or less
being Allotments One (1) Two (2) Three (3) and Four (4)

being Allotments One (1) Two (2) Three (3) and Four (4) Deposited Plan No. 8689 and Allotments Seven (7) and Eight (8) Deposited Plan No. 9666 said District and being all of the land comprised in Certificates of Title Register Books Volume 396 Folio 8 and Volume 420 Folio 56 and 57 SUBJECT TO Fencing

Folio 8 and Volume 420 Folios 56 and 57 SUBJECT TO fencing
 contained in Transfer No. 220839 and to drainage rights created
 Memoranda of Transfers Registered Nos 219303, 219305, 219307, 220835
 AND WHEREAS ANDREW JOHN CALLANAN of Balcutha aforesaid Bank
 Officer and SIMON ATHY CALLANAN of Quarry Hills in the said
 Provincial District Farmer registered as the proprietors of an
 estate in fee simple in ALL THAT parcel of land situate in the
DISTRICT OF CUTHA containing ONE (1) ROD be the same a
 little more or less being Allotment One (1) Deposited Plan No.
 9666 said District and being all the land comprised in Certificate
 of Title Register Book Volume 417 Folio 56 TOGETHER with the
 rights as to drainage reserved by Memoranda of Transfers Register-
 ed Nos 219303, 219304, 219305, 219307, 220835, and 220839 AND ALSO

ed Nos 219303, 219304, 219305, 219304-220039, and 220039 and 220039
in ALL THAT parcel of land situate in the DISTRICT OF CUTHBERT
containing FOURTY-TWO (42) ACRES ONE (1) RODD THIRTY-NINE (39) AND
FIVE (5) TWENTHS (39 1/2) POLES be the same a little more or less being

the balance of the land comprised in Depth Plan No. 347 part X and being the balance of the land comprised in Certificate of Title Register Book Volume 420 Folio 37 SUBJECT TO drainage rights created by Transfers No. 219303, 219304, 219305, 219307 220835, 220839 AND WHEREAS COLIN DUNGEY of Baldutha aforesaid Diesel Mechanic is registered as the proprietor of an estate in fee simple in all that parcel of land situate in the DISTRICT OF CULTEA containing ONE (1) ROD being Allotment Two (2) Deposited Plan No. 9866 said District and being all the land comprised in Certificate of Title Register Book Volume 417 Folio 52 SUBJECT TO covenant as to fencing created by Memorandum of Transfer No. 219303 and drainage rights created and or reserved by Memoranda of Transfers Nos 219303. AND WHEREAS

BRIAN CLIFFORD HAYDEN of Balclutha aforesaid Storeman is registered as the proprietor of an estate in fee simple in ALL THAT parcel of land situate in the DISTRICT OF CLUTHA containing ONE

(3) Deposited Plan No. 9666 and being all the land comprised in Certificate of Title Register Book Volume 417 Folio 53

SUBJECT TO covenant as to Fencing created by Transfer No. 219304, the drainage rights created and or reserved by Memoranda of Transfer registered Nos 219301 and 219304 AND WHEREAS

transfer registered nos 219530 and 219534 and 219535
LOYD JAMES AITKENHEAD is registered as the proprietor of an
 estate in fee simple in ALL THAT parcel of land situate in
 the DISTRICT OF CLEVELAND containing ONE (1) ROD be the same a

little more or less being Allotment Four (4) said Deposited
Plan No. 9666 said District and being all the land comprised in
Certificate of Title Register Book Volume 417 Folio 54 SUBJECT

in consideration of the sum of TO Agreement as to Fencing contained in
Transfer No. 219305 and SUBJECT ALSO to and together with the
rights and business created granted to me by received by Memoranda

rights as to drainage created on ~~land to the~~ reserved by Memoranda of Transfer Nos 219303, 219304, 219.05, and to Memorandum of Mortgage Registered Nos 219306 and State Advances Corporation of New Zealand and HERBERT JOHN WARDEN COOK and MARGARET VIKONTA

New Zealand AND WHEREAS JOHN WYNTER COOK and MARGARET VERNONICA COOK both of Balclutha the receipt of which sum I hereby acknowledge, aforesaid Dry Cleaner and Married Woman respectively are register



13 MAY 68 04 24 1 61-000000
 68 MAY 20 1968

1341-

(5) Or a lesser estate or interest, describing such lesser estate.

as proprietors of all that parcel of land situate in the DISTRICT OF CLUTHA containing ONE (1) ROD being Lot Five (5) said Deposited ~~do hereby transfer to the said~~ Plan No. 9666 said District and being all the land comprised in Certificate of Title Register Book Volume 417 Folio 55 SUBJECT TO all any estate and interest in the said piece of land covenant as to Fencing contained in Transfer No. 219307 and together with and subject to drainage rights created and or reserved by Memoranda of Transfers Registered Nos 219303, 219304, 219305, and 219307 AND WHEREAS JOHN DOUGLAS WATT and LORRAINE MAVIS WATT both of Balclutha aforesaid Grocers Assistant and Married Woman respectively are registered as proprietors of an estate in fee simple in all that parcel of land situate in the DISTRICT OF CLUTHA containing THIRTY-NINE AND SEVEN TENTHS (39.7) POLES be the same a little more or less being Lot Six (6) Deposited Plan No. 9666 and being all the land comprised in Certificate of Title Volume 420 Folio 55 SUBJECT to covenant as to Fencing contained in Transfer No. 220835 and drainage rights created and or reserved by Memoranda of Transfer Registered Nos 219303 219304 219305 219307 and 220835 AND WHEREAS the said ANDREW JOHN CATTANAN and the said SIMON ARTHUR CATTANAN the said COLIN DUNGEY the said BRIAN CLIFFORD HAYDEN the said LOYD JAMES AITKENHEAD the said JOHN WYNTER COOK the said MARGARET VERONICA COOK the said JOHN DOUGLAS WATT and the said LORRAINE MAVIS WATT are hereinafter together with their and each of their respective executors administrators and assigns referred to as "the Grantees" AND WHEREAS the said CHARLES PRESCOTT CONNOR agreed to transfer and grant to the Grantees the easement hereinafter described in and over the said Allotment Sixteen (16) Deposited Plan No. 2898 District of Clutha NOW THIS MEMO ANDUM WITNESSETH that in pursuance of the said Agreement and in consideration of the premises the said Charles Prescott Connor doth hereby transfer and grant unto the Grantees and each of them the owner and owners for the time being of the land respectively owned by each of the Grantees full and free right liberty and licence for all times hereafter to carry and convey from the said respective lands owned by the Grantees into pipes and or concrete conduits through and under that portion of said Allotment Sixteen (16) Delineated on the plan attached and marked pipe line or sewer hereto all storm water surface water and foul sewerage which shall from time to time be upon or shall collect on any of the lands of the Grantees and to discharge the same beyond said Allotment Sixteen (16) and for such purposes from time to time to dig up to any depth and again fill in the soil of said Allotment Sixteen (16) along the line marked drain or sewer on the plan attached hereto and to alter repair and maintain the pipes and or concrete conduits and to lay down construct erect and make in through or under such portion of Allotment Sixteen (16) as is affected by this Transfer and grant pipes and or concrete conduits of such size as the Grantees shall think fit for carrying and conveying the said storm water and or foul sewerage with such manholes valves and surface boxes as the ~~in witness whereof I have hereunto subscribed my name this~~ Grantees shall think fit and from time to time to inspect maintain cleanse ~~day of~~ repair extend, remove, ~~and~~ enlarge such pipes and or concrete conduits manholes, valves, and surface boxes and to have to the same access to and from said Allotment Sixteen (16) and from time to time to repair and maintain all works in connection therewith and also full power and authority for the Grantees their surveyors engineers, workmen, agents and servants with or without vehicles or machinery from time to time and at all times to enter on and remain for any of the purposes and generally to do and perform such acts and things in or upon the said lands as may be necessary or property for or in relation to any of the purposes aforesaid and for the consideration aforesaid it is hereby agreed by and between the parties hereto as follows:-

1. THAT the said Andrew Padgett Builder Limited so long as the said drain or sewer shall remain a private drain or sewer and shall not be taken over by any Local Authority as a Public Drain or Sewer shall and will at all times repair and maintain all such pipes and or concrete conduits as may be laid down constructed or erected in or under the said lands in pursuance of these premises in a good and efficient state or repair for the purpose for which the same are designed and laid and Signed on the day above named by will prevent the same from becoming a nuisance.

2. That the said Colin Dungey the said Brian Clifford Hayden the said Lloyd James Aitkenhead the said John Wynter Cook the said Margaret Veronica Cook the said John Douglas Watt the said Lorrian e Mavis Watt

in the presence of

will in respect of the land owned by each of them before connecting to the sewerage system of which the easement thereby created forms part of pay to the said Adnrew Padgett Builder Limited the sum of Thirty Pounds (£30)

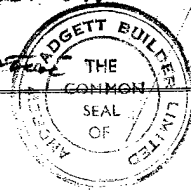
Name

Occupation

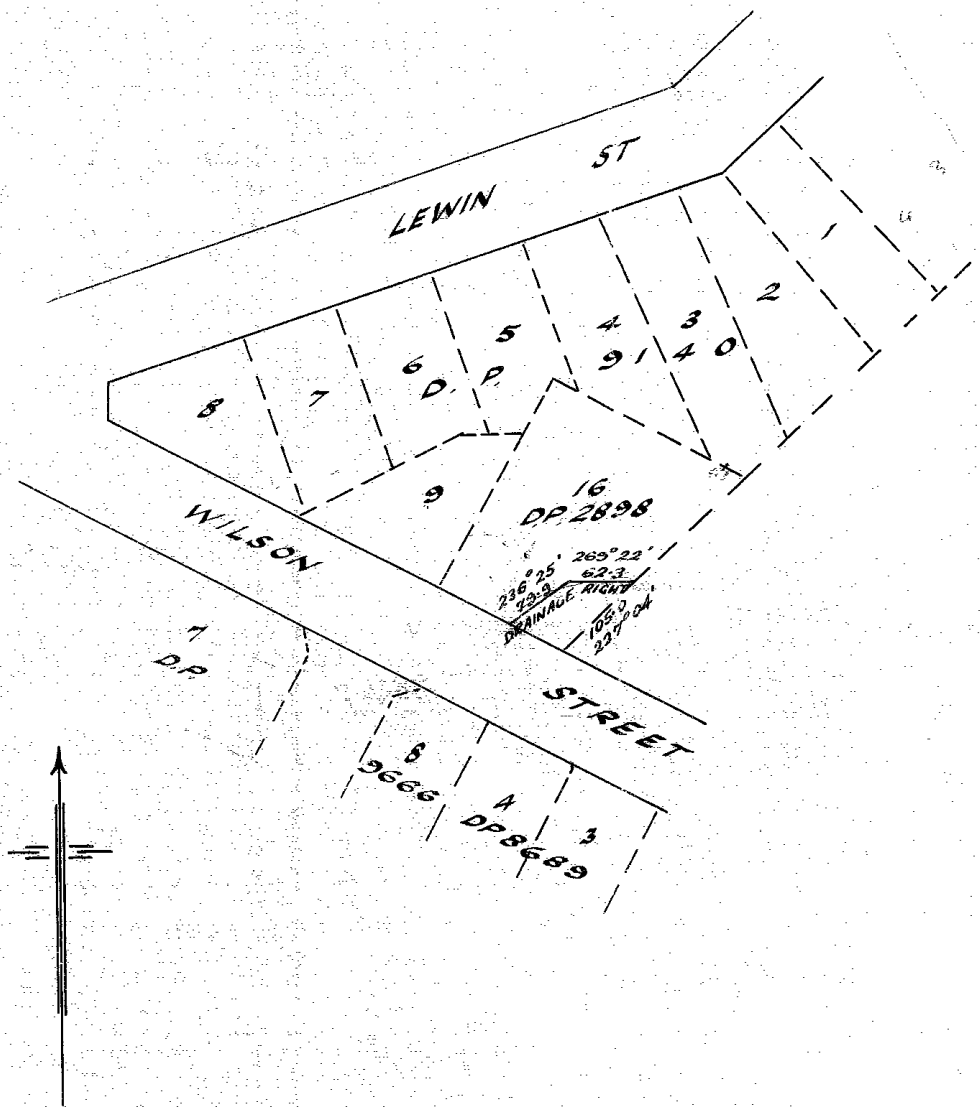
Address

SIGNED by the said CHARLES PRESCOTT
CONNOR in the presence of:-

THE COMMON SEAL of ANDREW PADGETT BUILDER
LIMITED was hereunto affixed in the presence of:-



af Padgett
governing Director.



PLAN SHOWING DRAINAGE EASEMENT
OVER LOT 16 DP 2898 BEING PT. SECS. 10 & 12
BLOCK XXXIII CLUTHA SURVEY DIST.
Scale: 150 links to an inch.

SIGNED by the said ANDREW JOHN CALLANAN and the said SIMON AITTY CALLANAN in the presence of:-

A. J. Callanan
B. G. Callanan

SIGNED by the said COLIN DUNGEY in the presence of:-

C. Dungey

SIGNED by the said BRIAN CLIFFORD HAYDEN in the presence of:-

B. C. Hayden

SIGNED by the said LLOYD JAMES AITKENHEAD in the presence of:-

L. J. Aitkenhead

SIGNED by the said JOHN WYNTER COOK and the said MARGARET VERONICA COOK in the presence of:-

J. W. Cook
M. V. Cook

SIGNED by the said JOHN DOUGLAS WATT and the said LORRIANE MAVIS WATT in the presence of:-

J. Watt
L. Watt

No.

223471

Correct for the purposes of the Land Transfer Act.

TRANSFER of FREEHOLD LANDS

situated in DISTRICT OF CLUTHA

CHARLES PRESCOTT CONNOR, Vendor.

Robert Edgar
Baldwin Ltd - DTS, Purchaser.

Particulars entered in the Register-book,

Vol. 203 Folio 171, 420/56, 57,
396/8, 417/56, 420/37, 417/52, 53, 54, 55,
the 420/55 day of August, 1960
at 12.28 o'clock.



139/1034

Stewart
Assistant/District Land Registrar.

LAND & DEEDS
Date: 18 AUG 1960
Time: 12.28
No. 6:14
Index No. 309

(CF)
Testate
diagram
Easements

STEWART, MACKENZIE & WILKINSON,
SOLICITORS,
BALCLUTHA.



(C.)

MEMORANDUM OF TRANSFER

220839.



ANDREW JOHN GALLANAN of Balclutha in the Provincial District
of Otago and Dominion of New Zealand Bank officer and SIMON
ATHY GALLANAN in the said Provincial District Farmer, being registered as the proprietor

(1) Here state nature
of the estate or
interest.

(2) District, County,
Hundred, or Township.

(3) Here state the
area, exclusive of roads
intersecting the same,
if any.

(4) Here state rights
of way, privileges, or
easements, if any, in-
tended to be conveyed;
and, if the land to be
dealt with contains all
that is included in an
existing grant or cer-
tificate, refer thereto
for description of par-
cels and diagrams;
otherwise set forth the
boundaries in chains,
links or feet, and refer
to the plan delineated
on the margin or an-
nexed to the instru-
ment, or deposited in
the Registry Office.

of an estate (1) in fee simple

subject, however, to such encumbrances, liens, and interests as are notified by
memoranda underwritten or endorsed hereon, in all that piece of land situated
in the (2) DISTRICT of CLUTHA TENTHS, containing (3)

THREE (3) ACRES/TWO AND THREE (2/3) POLES

be the same a little more or less, (4)

BEING Lots Seven (7) and Eight (8) Deposited Plan No. 9666

and Lots Two (2) Three (3) and Four (4) Deposited Plan No.

8689 said District and being all of the land comprised in

Certificate of Title Register Book Volume 482 Folio 94

subject to and together with the Drainage rights created by

Memorandum of Transfer 219323 219324 219325 219327

220835

2-1-2-6
3-39-7



in consideration of the sum of TWO THOUSAND SIX HUNDRED POUNDS (£2,600)

paid to me by ANDREW PADGETT BUILDER

LIMITED, a duly incorporated company having its registered office
at Balclutha aforesaid and there carrying on the business of a
Building Contractor

, the receipt of which sum I hereby acknowledge,

11/12/56
1956
10026123
11/12/56

do hereby transfer to the said ANDREW PADGETT BUILDER LIMITED

all my estate and interest ⁽⁵⁾ in the said piece of land
AND IT IS EXPRESSLY DECLARED that we shall not be liable
to pay or contribute towards the cost of erection or maintenance
of any fence or fences between the land hereby transferred
and any adjoining land belonging to us but this provision
shall not enure for the benefit of any further owner of such
adjoining land other than us or either of us and it is
further declared that this Memorandum is not preceded
by any Agreement for sale in writing within the meaning

of the Stamp Duties Act, 1954. RESERVING NEVERTHELESS and for the
consideration aforesaid Transferors hereby grant and transfer to the
transferee his executors administrators and assigns in common with
the owners for the time being of parts Section Ten (10) Block thirty
three (XXXIII) said District full and free right liberty and licence
for all times to carry and convey from the land hereby transferred in
to pipes and or concrete conduits through and under those parts afore-
said the said parts of afore said Section Ten (10) along the line col-
oured blue on Plan attached to Memorandum of Transfer No. 219303
all foul sewerage which shall from time to time be on the land hereby
transferred such right to be mutatis mutandis the same in all respects
as the drainage right granted by said Transfer No. 219303. RESERVING
NEVERTHELESS to the transferor the owner or owners for the time being
of Lot One (1) said Plan No. 9066 full and free right liberty and
licence for all time to carry and convey from said Lot One (1) into
pipes and or concrete conduits through and under the land hereby
transferred along the line coloured blue in common with the transfer-
ee all foul sewerage which shall from time to time be upon the said
Lot One (1) the right hereby reserved to the Transferors to be mutatis
mutandis the same in all respects as the right hereinbefore granted
to the Transferee and the covenants and agreements as between the
parties in Transfer No. 219303 shall be derived to be incorporated here-
in as between the parties to this Memorandum

(5) Or a lesser estate
or interest, describing
such lesser estate.

* Volume 410
Page 37

* Volume 417
Page 56

In witness whereof I have hereunto subscribed my name, this 7th
day of June One thousand nine hundred and sixty

THE SIGNED by the said ANDREW }
JOHN CALLANAN in the presence of:-

Signed on the day above-named by
the said SIMON ATHY CALLANAN

in the presence of

Name James Callanan
Occupation Builder
Address 8, R. ...

220839

No.

Correct for the purposes of the Land Transfer Act.

TRANSFER of FREEHOLD LANDS

situated in DISTRICT OF CLUTHA

ANDREW JOHN CALLANAN
SIMON ATHY CALLANAN, Vendor.

ANDREW PADGETT BUILDER LIMITED, Purchaser.

Particulars entered in the Register-book,

Vol. 420 Folio 537, 56, 57
417/56 160/470
the 15th day of June, 19 60
at 2 o'clock. 18th/1034



Westman
Assistant/District Land Registrar.

DEEDS	
Date	<u>7 July 1960</u>
Time	<u>5.15 a.m.</u>
Place	<u>11.45</u>
Page	<u>4</u>
Abstract No.	<u>103</u>

DEEDS	
Date	<u>7</u>
Time	<u>5.15 a.m.</u>
Place	<u>2.6</u>
Page	<u>24</u>

STEWART, MACKENZIE & WILKINSON,
SOLICITORS,
BALCLUTHA.

J. A. Mackenzie
Solicitor for the Purchaser.

Heenan & Co. Solicitors
472

219/103

(5)