



**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 **OT6D/1124**

Land Registration District **Otago**

Date Issued 22 September 1976

Prior References

OTB2/1431

Estate Fee Simple
Area 859 square metres more or less
Legal Description Lot 1 Deposited Plan 15970
Registered Owners
Adam Benjamin Lind

Interests

468768.2 Transfer creating the following easements - 15.11.1976 at 10.38 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 15970 - herein	A DP 15970	Lot 2 Deposited Plan 15970 - CT OT6D/1125	
Right of way	Lot 1 Deposited Plan 15970 - herein	A DP 15970	Part Lot 15 Deposited Plan 397 - CT OT6D/1125	

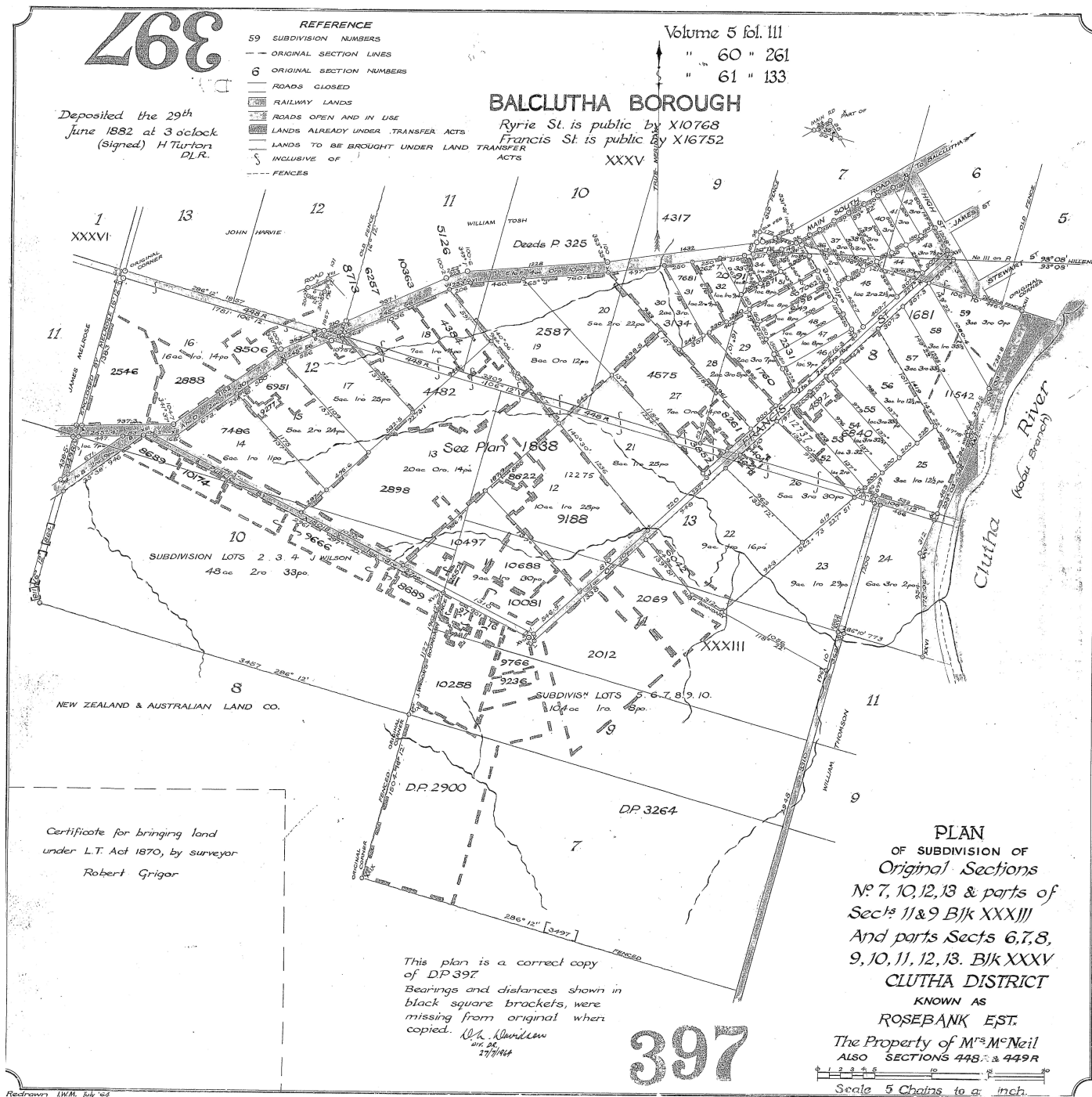
Fencing Provision in Transfer 468768.2 - 15.11.1976 at 10.38 am

The right of way created by Transfer 468768.2 is subject to the Council's conditions of consent endorsed on DP 15970

879246.2 Transfer creating the following easements - 31.3.1995 at 9.16 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain sewage	Lot 1 Deposited Plan 10630 - CT OT1D/260	A-B Transfer 879246.2	Lot 1 Deposited Plan 15970 - herein	

9144469.3 Mortgage to Westpac New Zealand Limited - 13.8.2012 at 9:19 am



Guaranteed Search Copy Dated 12/10/26 7:47 am, Page 3 of 3
Register Only

468768.2 TE

TELEPHONES: 727 and 765

MACKENZIE, SINCLAIR & HORDER

BARRISTERS AND SOLICITORS

O/S

P.O. Box 44 20 James Street
BALCLUTHA - OTAGO, N.Z.
17th September 1976

The District Land Registrar,
Land and Deeds Office,
Private Bag,
DUNEDIN

Dear Sir,

Re: Lot 1 D.P. 15970 I.K. & E.V. McAuslan

We hereby authorise Messrs Walter, Moore and Poole to register a partial discharge of mortgage No 403196 and subsequent transfer to Rodney Allan Roxburgh against the above described land contained in Certificate of Title B2/1431 at present held in your office with plan of subdivision No D.P. 15970.

We thank you for your assistance.

Yours faithfully,
MACKENZIE, SINCLAIR & HORDER
Per:



N.H. O'Malley

\$48

468768/2 TE

[Approved by the District Land Registrar, Dunedin—No. 433985

[New Zealand

MEMORANDUM OF TRANSFER

WHEREAS IAN KEITH McAUSLAN of Balclutha, School Teacher and
FLORENCE VALERIE McAUSLAN his wife (hereinafter called "the Transferor")

is
~~being~~ registered as the proprietor

of an estate in fee simple

subject,

however, to such encumbrances liens and interests as are notified by memorandum underwritten

or endorsed hereon/ ^{firstly} in all that piece of land situated in the Borough

of Balclutha , containing 1135 m²

be the same a little more or less being Lots 1 and 2 Deposited Plan 15970 and

being all the land comprised and described in Certificate of Title

No. B2/1431 (Otago Registry) and Secondly in all that piece of land

situated in the Borough of Balclutha containing 1.5508 ha be the

same a little more or less being part Lot 15 Deposited Plan 397

and being part Section 12 Block XXXIII Clutha District and being all

the land comprised and described in Certificate of Title Volume 409

Folio 177 (Otago Registry)

A.E. Stump Duty DHD

13-X-76 220200 --DTY *****48.00

Untamped Agreement for
Sale, dated 6/8/76
produced for inspection.

Daniel

In consideration of the sum of FOUR THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS
(\$4,750-00)

paid to them by RODNEY ALLEN ROXBURGH of Balclutha, Carpenter
(hereinafter called "the Transferee")

the receipt of which sum is hereby acknowledged

do hereby transfer ^{to} the said ^{the} Transferee

all ^{their} ~~of~~ estate and interest in the said ^{Lot 1 Deposited} ~~piece of land~~
Plan 15970 containing 859 m² more or less RESERVING NEVERTHELESS
unto the transferor or other the registered proprietor or proprietors
of the said Lot 2 Deposited Plan 15970 and of the land secondly
above described as and for an easement appurtenant to the said Lot

2 Deposited Plan 15970 and to the said Part Lot 15 Deposited Plan 397 a "Right of Way" (which expression shall have the meaning assigned to it by the Seventh Schedule of the Land Transfer Act 1952) over that part of the said Lot 1 Deposited Plan 15970 along the course marked "R.O.W. A" on the said Deposited Plan 15970

AND IT IS HEREBY AGREED AND DECLARED that the Transferor shall not be liable or called upon to erect or repair or 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 such adjoining land or any part thereof.

In witness whereof these ~~IN WITNESS WHEREOF THESE~~

name this

day of

October

one thousand nine hundred and ~~seventy-six~~ ⁷

Signed on the day above named by the said

IAN KEITH MCAUSLAN and

FLORENCE VALERIE MCAUSLAN

Ian K. McAuslan
F.V. McAuslan

In the presence of

[Signature]
Solicitor
Belcher

SIGNED on the day above

named by the said

RODNEY ALIEN ROXBURGH

IN the presence of:

[Signature]
Solicitor
Belcher

a Roxburgh

No.

TRANSFER of Lot 1
D.P. 15970
Borough of Balclutha

IAN KEITH MCAUSLAN and

FLORENCE VALERIE
MCAUSLAN

Transferor

RODNEY ALLEN ROXBURGH

Transferee

Particulars entered in the Register Book,

Vol

Folio

at

o'clock

Assistant/District Land Registrar
of the District of Otago

WALTER, MOORE & POOLE,
SOLICITORS,
BALCLUTHA.

Certified that part IIA of the Land Settlement
Promotion and Land Acquisition Act 1952 does
not apply to this transaction.

Correct for the Purpose of "The Land Transfer Act"

[Signature]
Solicitor for the Transferee

Particulars entered in the Register as shown in
the Schedule of Land herein on the date and at
the time stamped below.

Assistant/District Land Registrar of the
District of Otago.



468768/2
67/1124.1125

