# 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** **1280244**

**Land Registration District** **North Auckland**

**Date Issued** 31 August 2026

**Prior References**
479878 479879

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**Estate** Fee Simple
**Area** 1.5535 hectares more or less
**Legal Description** Lot 2 Deposited Plan 627468
**Registered Owners**
Leanne Kim Willcox and Wayne Lawrence Willcox

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**Estate** Fee Simple - 1/5 share
**Area** 2984 square metres more or less
**Legal Description** Lot 12 Deposited Plan 420940
**Registered Owners**
Leanne Kim Willcox and Wayne Lawrence Willcox

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**Estate** Fee Simple - 1/11 share
**Area** 6943 square metres more or less
**Legal Description** Lot 13 Deposited Plan 420940
**Registered Owners**
Leanne Kim Willcox and Wayne Lawrence Willcox

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**Interests**

Subject to Section 59 Land Act 1948

5410891.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.11.2002 at 9:00 am

6421594.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.5.2005 at 9:00 am

Appurtenant to part Lot 2 DP 627468 formerly Lot 6 DP 342570 is a right of way, telecommunications and a right of pedestrian access created by Easement Instrument 6421594.4 - 16.5.2005 at 9:00 am

Subject to a right of way and telecommunications easement over Lot 12 DP 420940 marked C and over Lot 13 DP 420940 marked A on DP 420940 and a right of pedestrian access over part Lot 2 DP 627468 marked AH, AM, AC, BH, CH, DH & EH on DP 627468 and over Lot 12 DP 420940 marked C on DP 420940 created by Easement Instrument 6421594.4 - 16.5.2005 at 9:00 am

The easements created by Easement Instrument 6421594.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to an electricity easement (in gross) over Lot 12 DP 420940 marked C and over Lot 13 DP 420940 marked A on DP 420940 and over part Lot 2 DP 627468 marked AC on DP 627468 in favour of Northpower Limited created by Transfer 6421594.5 - 16.5.2005 at 9:00 am

The easement created by Transfer 6421594.5 is subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 6421594.7 - 16.5.2005 at 9:00 am

Land Covenant in Transfer 6421594.9 - 16.5.2005 at 9:00 am

6421594.10 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 16.5.2005 at 9:00 am

8382795.3 Variation of the conditions of the Land Covenant in Transfer 6421594.9 - 21.12.2009 at 3:56 pm

The easements created by Easement Instrument 8382795.11 are subject to Section 243 (a) Resource Management Act 1991

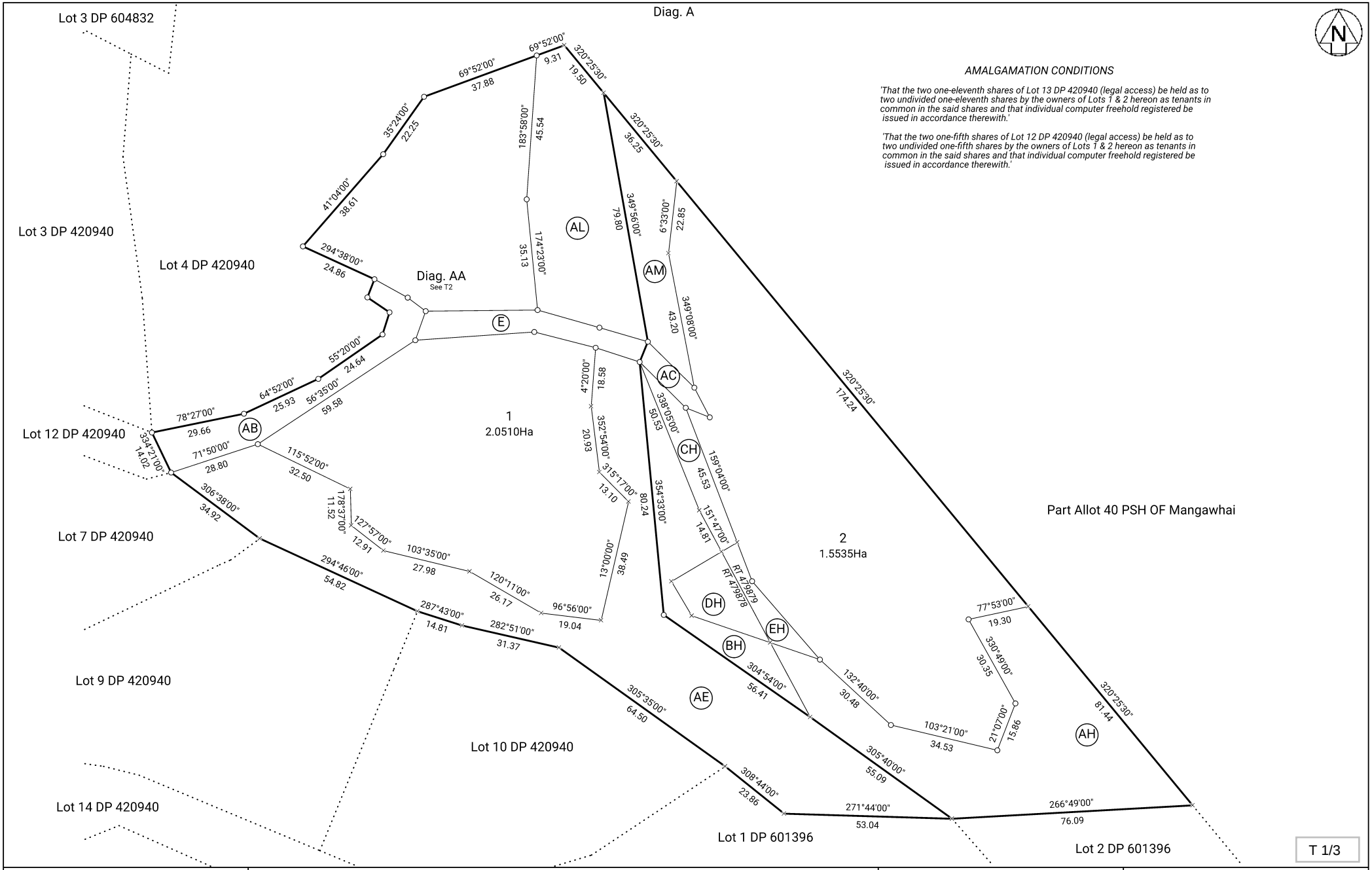
Appurtenant to part Lot 2 DP 627468 formerly Lot 6 DP 420940 is a right of way and a right to convey telecommunications and computer media created by Easement Instrument 8382795.11 - 21.12.2009 at 3:56 pm

13695206.1 Revocation of Covenant 6421594.10 as to part marked AH on DP 420940 - 31.8.2026 at 3:09 pm

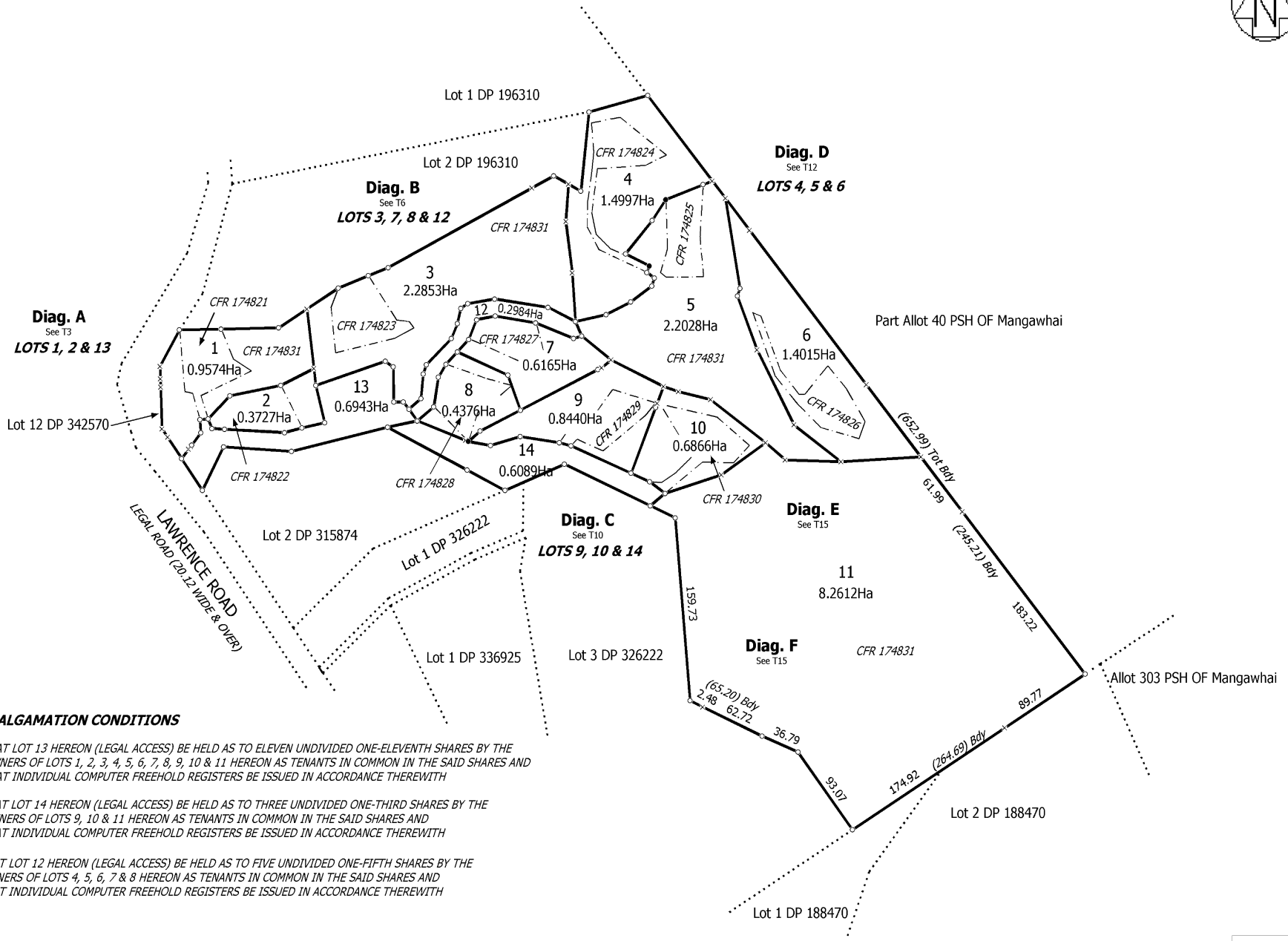
Subject to Section 241(2) Resource Management Act 1991 (affects DP 627468)

13695206.5 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 31.8.2026 at 3:09 pm

13695206.6 Mortgage to ASB Bank Limited - 31.8.2026 at 3:09 pm




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| Land District: North Auckland | Lots 1 & 2 Being a Subdivision of Lots 5 & 6 DP 420940 | Surveyor: Adam Paul Stanley Booth<br>Firm: Pacific Coast Surveys Limited (Mangawhai)<br>Ref: WILLCOX - 4258 | Title Plan<br>LT 627468<br>Approved on: 25/08/2026 |
| Generated 25/08/2026 06:51 am, Page 1 of 3 | | | |




***AMALGAMATION CONDITIONS***

*THAT LOT 13 HEREON (LEGAL ACCESS) BE HELD AS TO ELEVEN UNDIVIDED ONE-ELEVENTH SHARES BY THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH*

*THAT LOT 14 HEREON (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE-THIRD SHARES BY THE OWNERS OF LOTS 9, 10 & 11 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH*

*THAT LOT 12 HEREON (LEGAL ACCESS) BE HELD AS TO FIVE UNDIVIDED ONE-FIFTH SHARES BY THE OWNERS OF LOTS 4, 5, 6, 7 & 8 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH*

*11848 - Lawrence Road Developments - (MA/JG)*

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|---|---|---|---|
| Land District: North Auckland<br><br>Digitally Generated Plan<br>Generated on: 02/02/2010 07:25am Page 8 of 22 | LOTS 1-14 BEING A SUBDIVISION OF LOTS 1-11 DP 342570 | Surveyor: Phillip John Lash<br>Firm: Reyburn & Bryant 1999 Ltd | Digital Title Plan<br>DP 420940<br><br>Deposited on: 21/12/2009 |