

ORIGINAL  
STAMPED  
DUTY  
NS 7410-00

Prepared by me:

CONVEYANCER  
LOCH B K

23 MAY 2011

MORTGAGED (No. B 21570/2011,  
to: R\$ 750 000.00 (with preference for  
an additional amount not exceeding R\$ 150 000.00;

DEEDS OFFICE  
WINDHOEK

REGISTRAR OF DEEDS  
Deputy

T 2315 / 2011

# DEED OF TRANSFER

FOR INFORMATION ONLY

Be it hereby made known:

THAT BEATE KAREN LOCH

appeared before me, Registrar of Deeds at WINDHOEK he, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

HOLGER UDO BALZER PASCHEKA

(Identity Number: 470428 01 0009 1)

MARRIED OUT OF COMMUNITY OF PROPERTY

dated the 12TH day of APRIL 2011, and signed at WINDHOEK



2 \* \*

And the said Appearer declared that his/her Principal had truly and legally donated the undermentioned property on the 7TH day of MAY 2010 to the hereinafter-mentioned transferee; AND WHEREAS the transferee has on the 7TH day of MAY 2010 accepted the donation

and that he/she in his/her capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**ERF SIXTY BRAKWATER CC**

(Registration Number: CC/2008/0658)

Its Successors in Title or Assigns,

**CERTAIN:** PORTION 60 (A PORTION OF PORTION H) OF THE FARM BRAKWATER NO 48

**SITUATE:** IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION

**MEASURING:** 50,0402 HECTARES (FIFTY COMMA ZERO FOUR ZERO TWO) HECTARES

**FIRST TRANSFERRED** by Deed of Transfer No T 1487/1970 with Diagram No. A 113/67 relating thereto and held by Deed of Transfer No T 5153/2001

- A. SUBJECT** to the following conditions created in Government Grant No 13/1925, namely:
- a) That the land hereby granted shall be subject to the laws for the time being of the Territory of South West Africa, respecting minerals, prospecting mining and all rights and matters incidental thereto.
  - b) That the Administrator may at any time and in any such manner and under such conditions as he may think fit:-
    - i) construct or authorise the construction of dams or reservoirs upon the land hereby granted.
    - ii) construct or authorise the construction upon, through, or under the land hereby granted, of water furrows, pipelines, canals and drains, and conduct or authorise the conducting of water there from or there over for the benefit of the public or of any owner or occupier of neighbouring land,

FOR INFORMATION ONLY

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- iii) construct and work or authorise the construction and working subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted,

and take material from the land hereby granted for the purpose of any such works.

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

- c) That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration,
- d) That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.
- e) That all roads, thoroughfares and rights of out span being or existing on the land hereby granted shall remain, free and unencumbered unless the same be cancelled, closed or altered by competent authority.
- f) The grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.
- g) That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

**B. SUBJECT FURTHER** to a servitude of Right of Way in favour of the general public as indicated by the figures d.B.C.c. on said Diagram No. A 113/67, and created in Notarial Deed of Servitude of Right of Way No. 35/1970, dated 3 April 1970 and registered on 16 April 1970.



- C. **SUBJECT FURTHER** to a servitude of Right of Way in favour of the general public as indicated by the figures a.b.c.D. on said Diagram No. A 113/67, and created in Notarial Deed of Servitude of Right of Way No. 35/1970, dated 3 April 1970 and registered on 16 April 1970.
- D. **SUBJECT FURTHER** to the restriction in terms of Section 22(4) of Ordinance 11/1963 and created by way of endorsement against Deed of Transfer No T 1187/1970, namely:-

That the withinmentioned transferee is prohibited to erect any further buildings on the property except for farming purposes.

- E. **SUBJECT FURTHER** to a Servitude to convey electricity over the said property in favour of NAMIBIA POWER CORPORATION (PROPRIETARY) LIMITED (Company Number: F 2051), subject to conditions with ancillary rights and created in Notarial Deed of Servitude No. K213/2010S.


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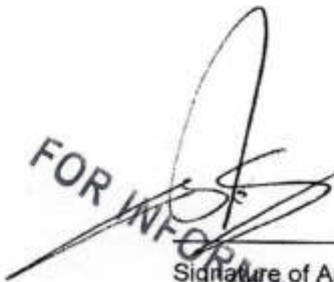
WHEREFORE the Appearer, renouncing all the right and title which the said TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge the said TRANSFEROR to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said TRANSFEREE, Its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that Transfer Duty was paid on the sum of N\$750 600.00, being the fair value accepted by the Receiver of Revenue for transfer duty purposes.

Signed at WINDHOEK on

23 MAY 2011  
together with the appearer, and confirmed with my seal of office.

In my presence,

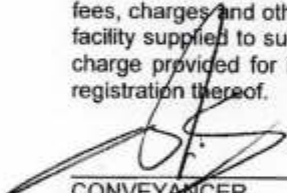
  
\_\_\_\_\_  
Registrar of Deeds

  
\_\_\_\_\_  
Signature of Appearer  
FOR INFORMATION ONLY

- 1. Transfer Duty Receipt No.  
OR Exemption Certificate: 102272994  
Issued at WINDHOEK  
On 3 MAY 2011  
for N\$0.00

Checked: 1. A  
2. [Signature]

- 2. I, the undersigned, BEATE KAREN LOCH hereby certify in terms of Section 78(a) of Act 23/1992 ("the Act") that all rates leviable in respect of the immovable property contained in this Deed, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of the Act, inclusive of any availability charge and minimum charge provided for in section 30(1)(u) of the Act, have been paid up to and including the date of registration thereof.

  
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CONVEYANCER

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Prepared by me  
  
CONVEYANCER  
LOCH B K

## POWER OF ATTORNEY TO TRANSFER

I/We, the undersigned,

**HOLGER UDO BALZER PASCHEKA**

(Identity Number: 470428 01 0009 1)

MARRIED OUT OF COMMUNITY OF PROPERTY

do hereby nominate, constitute and appoint

**WILLEM CAREL KOTZE and/or BEATE KAREN LOCH**

with power of substitution to be my/our true and lawful Attorney and Agent in my/our name, place and stead to appear before the REGISTRAR of DEEDS at WINDHOEK and there as my/our act and deed to declare that I/we did on the 7TH day of MAY 2010, donate to

**ERF SIXTY BRAKWATER CC**

(Registration Number: CC/2008/0658)

the following property, namely:

**CERTAIN:** PORTION 60 (A PORTION OF PORTION H) OF THE FARM BRAKWATER NO 48  
**SITUATE:** IN THE MUNICIPALITY OF WINDHOEK  
REGISTRATION DIVISION "K"  
KHOMAS REGION  
**MEASURING:** 50,0402 HECTARES  
**HELD:** BY DEED OF TRANSFER NO T 5153/2001  
**SUBJECT** TO THE CONDITIONS CONTAINED THEREIN

  
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