H 975328 T
04 Jan, 2002 08:10:35 Perth

REG. $ 85.00

TRANSFER

INSTRUCTIONS

1. Page 2 of this document may be used:
   1.1 If insufficient space in any section hereon;
   Appropriate headings should be shown.
   The boxed sections should only contain the words "see page....."
   1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
2. If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.*** Written consent of the First Mortgagee is also required if applicable.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent—Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio or Crown Lease number to be stated.
2. **ESTATE AND INTEREST**
   State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**
   In this panel show (subject to the next paragraph) those limitations, interests, encumbrances and notifications affecting the land being transferred that are recorded on the certificate(s) of title:
   a) In the Second Schedule;
   b) If no Second Schedule, that are encumbrances.
   (Unless to be removed by action or document before registration hereof)

   Do not show any:
   (a) Easement Benefits or Restrictive/Covenant Benefits; or
   (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).
   The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as "Interests on strata/survey-strata plan".
   If none show "nil".
4. **TRANSFEROR**
   State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
   To be expressed in words.
6. **TRANSFEREE**
   State full name of the Transferee/Transferees (PURCHASER) and the address/addresses to which future notices can be sent. If a minor, state date of birth.
   If two or more state tenancy eg;
   - Joint Tenants, ***(on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles)***,
   - Tenants in Common, ***(on the death of a tenant in common, their share is dealt with according to their will)***.

   If Tenants in Common specify shares.
7. **TRANSFEREE'S/TRANSFEROR'S EXECUTION**
   Transferees and Transferors must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The address and occupation of the witness must be stated.

EXAMINED

LODGED BY

ADDRESS Bank of Western Australia Ltd
A.C.N. 050 494 454
108 St Georges Terrace
PHONE No Perth WA 6000
Telephone: (08) 9449 6669
FAX No. Facsimile. (08) 9449 6644
DOLA Issuing Box 141E

REFERENCE No.

ISSUING BOX No.

PREPARED BY BankWest Conveyancing
Licensed Real Estate & Business Settlement Agent
ADDRESS Level 23 BankWest Tower
108 St Georges Terrace
Perth Western Australia 6000
PHONE No. (08) 9449 6650 Fax (08) 9449 6779
LTO Box No. 162V FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

3/4

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. 2216/840
2.
3.
4.
5.
6.

Received Items
Nos. 1

Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

REGISTRAR OF TITLES WESTERN AUSTRALIA

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Landgate
www.landgate.wa.gov.au

ATTESTATION SHEET

PAGE

Dated this 3rd day of January Year 2002

TRANSFEROR/S SIGN HERE (Note 7)

Signed

In the presence of

Signed

In the presence of

AUSTRALAND HOLDINGS LIMITED)
(A.C.N. 008 443 696) by its Attorney)
DAVID JOHN ROWE under)
Power of Attorney Number H557767)
in the presence of:-)

.....

DAVID JOHN ROWE

J Evans

.....

Jody F Evans
65 Burniston Street, Scarborough
Marketing Assistant - Land Sales Contract Administrator

REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (*DELETE AS REQUIRED*) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed

Signed

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

GS

Signed X

In the presence of

WITNESS SIGNATURE
ADDRESS
OCCUPATION

G Thorp
Helen Conroy
34, Dillenia Way
Greenwood
W.A. 6024
Reg. Midwife

AS

Signed X

In the presence of

WITNESS SIGNATURE
ADDRESS
OCCUPATION

A Sl...
Helen Conroy
34, Dillenia Way.
Greenwood
W.A. 6024
Reg Midwife

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THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)

The Transferor for the consideration herein expressed **HEREBY TRANSFERS TO THE TRANSFEREE** an estate and interest herein specified in the land above described subject to the encumbrances as shown thereon.

AND the Transferee doth for the Transferee their Transferees successors in title and assigns covenant with the Transferor its successors in title and assigns:

1. That the Transferee shall not use the land for any purpose other than the erection thereon of a single dwelling house with its usual conveniences and that no building erected on the said land shall be used for any purpose other than a single dwelling house.

2. That the Transferee shall not erect or commence to erect or permit or suffer to be erected or commence to be erected on the said land any dwelling house the external walls of which are not either brick, stone or concrete but provided that seventy five per centum of the area of the external walls thereof may comprise glass or timber or both provided that the area of the timber shall not exceed twenty five per centum of the area of all the external walls thereof.

3. That the Transferee shall not erect or commence to erect or permit or suffer to be erected or commenced to be erected on the said land any main dwelling house having a floor area of less than one hundred and fifty square metres contained within the internal walls of the main body of such dwelling house but not including garage and carport and outbuildings.

4. That the Transferee shall not erect or commence to erect or permit or suffer to be erected or commenced to be erected on the said land any garage and carport that cannot house at least two vehicles, and that are not constructed of the same materials as the main dwelling house provided that the same shall not apply to garage and carports which are screened from the street view.

5. That the Transferee shall not erect or commence to erect or permit or suffer to be erected or commenced to be erected on the said land a dwelling house with a roof constructed with metal decking in the colour silver (zincalume).

6. That the Transferee shall not erect or commence to erect or permit or suffer to be erected on the said land any fence that is higher than 0.8 metres being a fence between the street alignment and the building setback imposed by the City of Wanneroo or other authority having jurisdiction in the same (hereinafter called "the City") and in the case of a Lot on the corner of a street then this clause applies to each frontage of such Lot and this clause shall also be deemed to apply to a common boundary between a corner Lot aforesaid and any Lot adjacent thereto provided further that this clause shall not apply to any fence of a minimum height of 1.5 metres constructed of brick, stone, concrete, timber or colourbond and lying between the street alignment and the building setback imposed by the City but only then in accordance with the City's requirements from time to time.

7. That the Transferee shall not erect or commence to erect or permit or suffer to be erected on any roof pitch fronting onto the street verge any solar hot water or electrical unit provided that this clause shall apply to both roof pitches fronting onto the street verges in the case of a corner Lot.

8. That the Transferee shall not remove or permit to be removed nor chopped down nor damaged any trees on the said land unless such chopping down and removal thereof is necessary for the construction by the Transferee of a dwelling house on the land or for the safety of the occupants thereof.

9. That the Transferee shall not erect or commence to erect or permit or suffer to be erected on the land a single dwelling which does not have a driveway and crossover completed prior to or no later than the construction of the dwelling house on the land.

10. That the Transferee shall not erect or commence to erect or permit or suffer to be erected on the land a single dwelling which does not include landscaping to the front yard of such dwelling and which is not completed within six months of practical completion of such dwelling.

11. That the Transferee shall not from the date of the Contract for the purchase of the land hereby transferred and for a period of 2 years after the date of registration of the transfer of the said land and before any building is erected on the said land display thereon any "For Sale" sign provided that this restriction shall not operate to prevent the Transferee from selling or otherwise disposing of the said land without recourse to the display of such sign.

12. The land subject to the burden of the restrictions above is the land hereby transferred.

13. The land having the benefit of the restrictions above are all remaining Lots shown in the present subdivision Plan numbered 28089 (see Dealing number H808491) save and except the land the subject of this Transfer.

14. This restrictive covenant shall cease to exist on 31 December 2011.

Initial here

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FORM T2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

WA STAMP DUTY PAID
SECTION 112V
001854111-001 | 3/1/02
78.3- | Date of Instrument
$ 87,500 | $ NIL
Gross Consideration | Chattels
R Tere | $ 0/S NDP 20.00 o/s.
Signature | Duty 1773.75

CANCELLED

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

	EXTENT	VOLUME	FOLIO
LOT 486 ON DEPOSITED PLAN 28089	WHOLE	2216	840

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

NIL

TRANSFEROR (Note 4)

AUSTRALAND HOLDINGS LIMITED (008 443 696)

ABN 66 012 878 629
INSTRUMENT DATE 22-SEP-01
001854111-001 VGO N SD $**1,773.75
GROSS $**********87,500
CHATTELS $**********0
NO DUTY PAYABLE HEREON STAMP ACT 1921
COMMISSIONER OF STATE REVENUE
ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
DEE 03/01/02 12:43 001854113-001
FEE $ **********0
SD $ *****20.00 PEN $*******.00

CONSIDERATION (Note 5)

EIGHTY SEVEN THOUSAND & FIVE HUNDRED DOLLARS

TRANSFEREE (Note 6)

GARY STUART SHARP & AILEEN MARY SHARP
BOTH OF 30 DILLENIA WAY GREENWOOD
AS JOINT TENANTS

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