

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1711

398

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE
WHICH CONTAINS PARTY WALL LOT/S

LAND DESCRIPTION:

LOTS 52 & 59 ON DIAGRAM 68904

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

JULIE JOY WALSH OF 284A MARMION STREET MELVILLE WA 6156
ROBERT WAYNE TUCKER OF 6 THE COVE FORSTER NSW 2428
AS EXECUTORS OF THE WILL OF ROBERT MARK TUCKER WHO DIED ON
02/04/2022

(TA P572668) REGISTERED 1/6/2023

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. D145874 EASEMENT BENEFIT FOR PARTY WALL PURPOSES SEE INSTRUMENT D145874 AND DIAGRAM 68904 REGISTERED 12/11/1985.
2. D145874 EASEMENT BURDEN FOR PARTY WALL PURPOSES SEE INSTRUMENT D145874 AND DIAGRAM 68904 AS TO LOT 59 ON D 68904 ONLY REGISTERED 12/11/1985.
3. N256005 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 19/2/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: D68904
PREVIOUS TITLE: 1711-396
PROPERTY STREET ADDRESS: 8A NESS RD, APPECROSS (52/D68904).
LOCAL GOVERNMENT AUTHORITY: CITY OF MELVILLE

Diagram 68904

Lot	Certificate of Title	Lot Status	Part Lot
52	1711/398	Registered	
53	1711/397	Registered	
54	1718/897	Registered	
55	1711/399	Registered	
56	1711/399	Registered	
57	1718/897	Registered	
58	1711/397	Registered	
59	1711/398	Registered	

D145874

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended

WESTERN AUSTRALIA STAMP DUTY
No. 20829769 S/D \$5.00

Blank Instrument Form (see footnote)

a. Insert type of
document here.

THIS DEED OF GRANT is made the 5th day of NOVEMBER 1985

BETWEEN:

RONALD WINSTON HUBERY, of 3 Helen Street, Applecross Manager
now of 83 Mess Road Applecross
("the Grantor") of the one part

AND

COLIN WHEELER, Business Manager and LINDA AILEEN MARION

WHEELER, his wife both of 14 Hope Road, Ardross ("the
Grantee") of the other part

WHEREAS:

- A. The Grantor is registered or entitled to be registered as the proprietor of the land comprised in Lot 53 and Lot 58 on Diagram 68904 and being formerly part of the land comprised in Certificate of Title Volume 1706 Folio 772 but now the whole of the land comprised in Certificate of Title Volume 1711 Folio 397 .
- B. The Grantee is registered or entitled to be registered as the proprietor of the land comprised in Lot 52 and Lot 59 on Diagram 68904 and being formerly part of the land comprised in Certificate of Title Volume 1706 Folio 772 but now the whole of the land comprised in Certificate of Title Volume 1711 Folio 396 ("the dominant tenement").
- C. The Grantor has agreed to grant to the Grantee the Easement hereinafter described.

NOW THIS DEED WITNESSETH as follows:-



FORM APPROVAL
No. 282
REGISTRAR OF TITLES

N0686m BLL/17/10/85

NOTE: This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style.

TERRACE STATIONERY SUPPLIES
STOCK FORM 324

1. In consideration of the premises the Grantor HEREBY GRANTS unto the Grantee and the registered proprietor or proprietors for the time being of the land comprised in the dominant tenement the use of the wall erected on the land comprised in Lot 58 on Diagram 68904 aforesaid for party wall purposes.
2. It is hereby mutually covenanted and agreed by and between the Grantor and the Grantee that the said party wall shall be repaired up held and maintained at the joint expense of the Grantor and Grantee.
3. The expressions "the Grantor" and "the Grantee" as hereinbefore used shall where the context requires or permits include the owners for the time being of the lands burdened or benefited respectively by the rights liberties and authorities hereby granted.

IN WITNESS whereof the parties hereto have executed these presents as a Deed the day and year hereinbefore written.

SIGNED by the said
COLIN WHEELER
in the presence of:

[Signature]) *[Signature]*
775 Conington Hwy
Appleton
Real Estate Agent

SIGNED by the said
LINDA AILEEN MARION WHEELER
in the presence of:

[Signature]) *[Signature]*
[Signature]

SIGNED by the said
RONALD WINSTON HUBERY
in the presence of:

[Signature]) *[Signature]*
Solicitor
PERTH

DD686m BLL/29/10/85

No.

D145874

FEES (office use)	\$	c
1985 NOV 12 AM 9	203	-
1985 NOV 11 AM 9.09		

Parties

Lodged by

Address

Phone No.

PARKER & PARKER
140 ST. GEORGE TERRACE
PERTH WA 6000
TELEPHONE 322 0321
BOX 126

WESTRAE

Use this space for instructions if any documents are to issue to other than lodging party.

Titles, Crown Leases, Declarations, etc., lodged with this document. (To be filled in by person lodging.)

1. DUP

2.

3.

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5.

6.

Received item

No's

Rec. Clerk.

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances
not notified
on face.

New Titles
to issue or
Endorsing
instruction.

EXAMINED

NE easement
(Party Wall Rights)

MUS
20/11/85

Registered

at

particulars entered in the Register Book.

Initials of
Signing
Officer

S. J. Smyth

REGISTRAR OF TITLES