



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **82386**
Land Registration District **South Auckland**
Date Issued 09 January 2004

Prior References
SA14D/612

Estate Fee Simple
Area 6773 square metres more or less
Legal Description Lot 1 Deposited Plan 320761

Proprietors
Scott Selwyn Copeland and Pamela Mary Herbert

Interests
Land Covenant in Transfer H275542.2 - 28.2.1980 at 2:24 pm
8420428.3 Mortgage to ASB Bank Limited - 30.3.2010 at 9:18 am

Approved. Registered Owner
 J. N. [Name]
 [Address]
 [City, State, Zip]

APPROVED BY: [Signature]
 Title: Surveyor

Survey Date: 10/21/2013

Subdivision: DP 82386

Block: 3
 Lot: 1-3

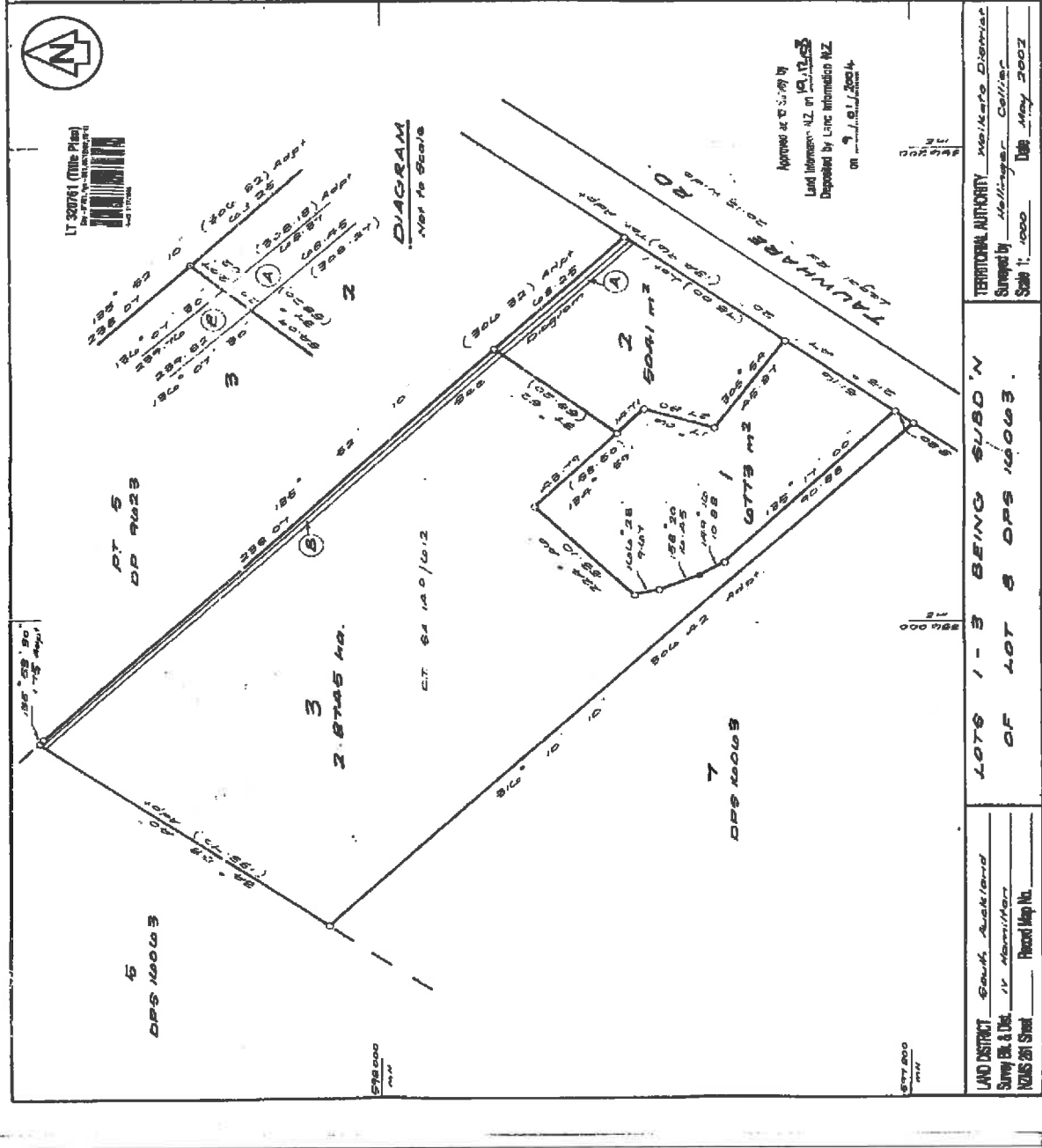
| Lot | C.T. Reference |
|-----|----------------|
| 1 | 82386 |
| 2 | 82387 |
| 3 | 82388 |

Total Area: 4.0584 ac.
 Contained in: DP 140/012

Approved by City of [City Name] on [Date]

Registered Owner: [Name]
 Registered Address: [Address]
 Registered City, State, Zip: [City, State, Zip]

Registered Surveyor: [Name]
 Registered Address: [Address]
 Registered City, State, Zip: [City, State, Zip]



LAND DISTRICT South Aukland
 Survey No. & Date: 14 November
 NZMS 200 Street: Record Map No.

TERMINAL AUTHORITY: Mackerron District
 Surveyed by: Malinger Collins
 Scale: 1" = 100' Date: May 2002

DP 82386

DP 320761

DP 82386

390

MEMORANDUM OF TRANSFER

H275542.2T

WHEREAS:

1. ROBERT COOPER formerly of Gisborne now of Matangi, Farmer (hereinafter called "the Transferor")

registered as the proprietor of an estate in fee simple

subject however, to such encumbrances, liens, and interests as are notified by memoranda underwritten or endorsed hereon, in all that piece of land situate in the Land Registration District of South Auckland containing FOUR DECIMAL NOUGHT FIVE FOUR FOUR HECTARES (4.0544 ha)

be the same a little more or less being Lot 8 on Deposited Plan S. 16063 and being all the land in certificate of title 14D/612 SUBJECT TO drainage rights created by Transfer 222873.

2. THE Transferor is also registered as proprietor of certain parcels of land being Lots 2 to 8 inclusive on Deposited Plan S.17063 being all the land comprised and described in certificates of title 14D/606 to 14D/612 inclusive (in this Transfer called "the Lots").

3. THE Transferor intends that the land and the Lots should be subject to and have the benefit of in perpetuity a covenant for the observing of restrictive covenants specified in the schedule to this transfer.

4. THE Transferor has agreed to sell and PETER LEE LAWSON of Hamilton, Hairdresser and GILLIAN ANNE LAWSON his wife (hereinafter called "the Transferees") have agreed to purchase the land on the condition that the parties enter into the covenant contained in this instrument.

NOW THIS TRANSFER WITNESSES that in pursuance of the premises and ..

R.E. Stamp Duty HW

IN CONSIDERATION of the sum of THIRTY NINE THOUSAND DOLLARS (\$39,000.00)

(which sum includes \$ for chattels)

paid ~~to~~ by the Transferees to the Transferor

The Transferor HEREBY TRANSFERS to the
(the receipt of which sum is hereby acknowledged) ~~DO XXXXX HEREBY TRANSFER DO XXXXX~~
Transferees all his estate and interest in the land and

~~all~~ ~~estate and interest in the said piece~~

~~of brackets and enclosed~~

- A. The Transferees covenant in respect of the land with the Transferor for the benefit of every part of the Lots to observe in perpetuity the restrictive covenants to the intent that the land shall be forever subject to the covenant PROVIDED always that the Transferees shall as regards such restrictive covenants be liable only in respect of breaches thereof which shall occur while they or either of them shall be the registered proprietors of the land or any part thereof in respect of which any such breach shall occur.
- B. The Transferor covenants with the Transferees to obtain from the Tranferees of each of the Lots execution of a like covenant in respect of the Lots when sold with the Transferees for the benefit of every part of the land to observe in perpetuity the respective covenants.
- C. It is DECLARED that the term "restrictive covenants" where used in this Transfer means the covenants.

SCHEDULE

Not to use keep or permit upon the land or any part thereof :

- (a) Commercial poultry farming.
- (b) Any pigs.

IN WITNESS WHEREOF these presents have been executed this 1st

day of

February

One thousand nine hundred and eighty (1980)

SIGNED by the abovenamed ROBERT COOPER
as Transferor
in the presence of

R. Cooper

Witness: [Signature]

Occupation: [Signature]

Address: [Signature]

Lawson
LVC 1

Deposited
24.12.1979
R. Youke
to AUC Form 1

STATUTORY DECLARATION TO BE MADE WHERE
PURCHASER IS AN INDIVIDUAL

IN THE MATTER of the Land Settlement Promotion and Land Acquisition Act 1952 (hereinafter referred to as the Act) and

IN THE MATTER of an agreement for sale and purchase dated the 18th day of December 1979 from ROBERT COOPER of Hamilton, Farmer as Vendor (or lessor)

to PETER LEE LAWSON of Hamilton, Hairdresser and JILLIAN ANNE LAWSON his wife as Purchaser (or lessee)

affecting all that parcel of land containing 4.0544 hectares being Lot 8 on Deposited Plan S. 16063

being all or part of the land comprised and described in certificate of title Volume 14D folio 612 (South Auckland Land Registry).

I, PETER LEE LAWSON of Hamilton, Hairdresser

solemnly and sincerely declare:

- 1. I am the purchaser (or lessee) above-named of the land above described
- 2. I have entered into the transaction solely on my behalf as the person beneficially entitled thereunder.
- 3. I do not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as defined in the Act, outside a city or borough or town district, and I have no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.
- 4. ~~My spouse~~
- or
My wife (or husband) does not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, and she (or he) has no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.
- 5. No company of which I or my wife (or husband) is a member, the members of which are less than 10 in number, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.
- 6. I have attained the age of 17 years. ~~Neither my father nor my mother owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.~~

I have not since the passing of the Act (namely, the 16th day of October 1952) transferred, granted, leased, or otherwise disposed of any estate or interest in farm land, as so defined, to any person as a trustee for any person or created any trust in respect of any estate or interest in any such farm land.

- 8. The transaction is subject to Part III of this Act and
 - (a) I am a British subject, but not a New Zealand citizen (or I am a British protected person within the meaning of the British Nationality, and New Zealand Citizenship Acts 1948); and
 - b) I have resided in New Zealand for not less than 2 1/2 years during the period of 3 years immediately preceding the date of the transaction, and intend to continue to reside permanently in New Zealand.

24 DECEMBER 1979
AUCKLAND
WITH HAMILTON

9. The transaction is not subject to Part IIA of the Act because—

~~The transaction does not relate to any land of any of the classes described in paragraph (f) of subsection (1) of section 55B of the said Act (as substituted by section 2 of Land Settlement Promotion and Land Acquisition Amendment Act 1969).~~

Or I am a New Zealand citizen, and so declare because—

~~(a) Immediately before the date of commencement of the British Nationality and New Zealand Citizenship Act 1948 I was a British subject, and I was born within the territories comprised at the commencement of that Act in New Zealand and would have been a New Zealand citizen if section 6 of that Act had been in force at the time of my birth (or I was ordinarily resident in New Zealand at the commencement of that Act and had been so resident throughout the period of 12 months immediately preceding the commencement of that Act).~~

~~(b) I am a person naturalised in New Zealand.~~

~~(c) I am registered as a New Zealand citizen.~~

(d) I am a New Zealand citizen by birth.

~~(e) I am a New Zealand citizen by descent.~~

(f) I am the wife of
who is qualified as a New Zealand citizen as set out in paragraph above.

g)

I am the purchaser (lessee) as trustee under the following trust
and every beneficiary under the trust is a New Zealand citizen (or every beneficiary under the trust who is an individual is a New Zealand citizen and no beneficiary under the trust that is a body corporate is an overseas corporation as defined in section 35A of the Act).

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at HAMILTON

this 20th day of December 1979

before me—


Justice of the Peace

Solicitor of the Supreme Court

~~other person authorised to take and receive statutory declarations~~

NOTE—1. Where both Parts II and IIA of the Act apply to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 8 of this form.

2. Where only Part II of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 7 and paragraph 9 of this form.

3. Where only Part IIA of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 8 of this form.

4. Where the declaration is made for the purposes of section 35D of the Act, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 9 of this form.

5. Where Part II only or both Parts II and IIA of the Act apply to the transaction, and the purchaser or lessee is a trustee then, under section 24 (1) (a) of the Act the consent of the Court is required and this form is not applicable.

6. Section 2 (1) of the Act contains the following definitions:

"Farm land" means land that, in the opinion of the Land Valuation Committee, or, as the case may be, of the Land Valuation Court, is or should be used exclusively or principally for agricultural purposes:

Provided that, where land that is being used exclusively or principally for agricultural purposes could, in the opinion of the Committee or, as the case may be, of the Court, be used with greater advantage to the community generally for non-agricultural purposes, it shall for the purposes of this Act be deemed not to be farm land.

"Agricultural purposes" has a meaning corresponding to the term "agriculture", which for the purposes of this definition means the cultivation of the soil for the production of food products and other useful products of the soil, and includes the use of land for horticultural or pastoral purposes, or for the keeping of pigs, bees, or poultry.

7. The classes of land described in paragraph (f) of section 35B (1) of the Act are as follows:

a) Any land of 1 acre or over in area which under any operative regional planning scheme or proposed or operative district scheme under the Town and Country Planning Act 1953, is designated or zoned as a reserve, or as a public park, or for recreation purposes, or as private open space, or for preservation as a place of or containing an object of historical or scientific interest or natural beauty, or any proposed such purpose.

(b) Any land of 5 acres or over in area which under any such proposed or operative district scheme is zoned for rural purposes or is so zoned that farming of any kind is a predominant or conditional use in that zone.

(c) Any land of 1 acre or over in area which is not included in any proposed or operative district scheme provided and maintained by any Council or other local authority under that Act.

(d) Any land being or forming part of any island (except the North Island and the South Island) which is less than 100 miles from the nearest part of the coast of the North Island or of the South Island.

e) Any land being or forming part of any island of the Chatham Islands.

J A Lawson
LVCS

Deposited
24.12.1979
R Youke
Lawyer
Form 1

STATUTORY DECLARATION TO BE MADE WHERE
PURCHASER IS AN INDIVIDUAL

IN THE MATTER of the Land Settlement Promotion and Land Acquisition Act 1952 (hereinafter referred to as the Act) and

IN THE MATTER of an agreement for sale and purchase dated the 18th day of December 1979

from ROBERT COOPER of Hamilton, Farmer as Vendor (or lessor)

to PETER LEE LAWSON of Hamilton, Hairdresser and JILLIAN ANNE LAWSON his wife

as Purchaser (or lessee)

affecting all that parcel of land containing 4.0544 hectares being Lot 8 on Devised Plan S 16063

being all part of the land comprised and described in certificate of title, Volume 14D

folio 612 (South Auckland Land Registry).

I, JILLIAN ANNE LAWSON of Hamilton, Married Woman

solemnly and sincerely declare:

- one of
- 1. I am/the purchaser (or lessee) above-named of the land above described
- 2. I have entered into the transaction solely on my behalf as the person beneficially entitled thereunder.
- 3. I do not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as defined in the Act outside a city or borough or town district, and I have no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.
- 4. I am not a partner

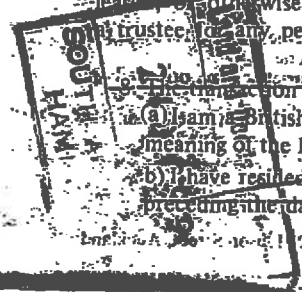
or My wife or husband does not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, and she (or he) has no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.

5. No company of which I or my husband is a member, the members of which are less than 10 in number, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.

6. I have attained the age of 17 years. I have attained the age of 17 years (or neither my father nor my mother owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land).

7. I have not since the passing of the Act (namely, the 16th day of October, 1952) transferred, granted, leased, or otherwise disposed of any estate or interest in farm land, as so defined, to any person as trustee, for any person, or created any trust in respect of any estate or interest in any such farm land.

8. This transaction is subject to Part II of the Act and
(a) I am a British subject, but not a New Zealand citizen (or I am a British protected person within the meaning of the British Nationality and New Zealand Citizenship Act 1948), and
(b) I have resided in New Zealand for not less than 2 1/2 years during the period of 3 years immediately preceding the date of the transaction, and intend to continue to reside permanently in New Zealand.



9. The transaction is not subject to Part IIA of the Act because—

~~The transaction does not relate to any land of any of the classes described in paragraph (f) of subsection (1) of section 35B of the said Act (as substituted by section 2 of Land Settlement Promotion and Land Acquisition Amendment Act 1969).~~

Or I am a New Zealand citizen, and so declare because—

~~(a) Immediately before the date of commencement of the British Nationality and New Zealand Citizenship Act 1948 I was a British subject, and I was born within the territories comprised at the commencement of that Act in New Zealand and would have been a New Zealand citizen if section 6 of that Act had been in force at the time of my birth (or I was ordinarily resident in New Zealand at the commencement of that Act and had been so resident throughout the period of 12 months immediately preceding the commencement of that Act).~~

~~(b) I am a person naturalised in New Zealand.~~

~~(c) I am registered as a New Zealand citizen.~~

~~(d) I am a New Zealand citizen by birth.~~

~~(e) I am a New Zealand citizen by descent.~~

~~(f) I am the wife of
who is qualified as a New Zealand citizen as set out in paragraph above.~~

~~g)~~

I am the purchaser (lessee) as trustee under the following trust
and every beneficiary under the trust is a New Zealand citizen (or every beneficiary under the trust who is an individual is a New Zealand citizen and no beneficiary under the trust that is a body corporate is an overseas corporation as defined in section 35A of the Act).

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at HAMILTON

this 20th day of December 1979

before me—


Justice of the Peace
Solicitor of the Supreme Court
other person authorised to take and receive statutory declarations

NOTE—1. Where both Parts II and IIA of the Act apply to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 8 of this form.

2. Where only Part II of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 7 and paragraph 9 of this form.

3. Where only Part IIA of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 8 of this form.

4. Where the declaration is made for the purposes of section 35D of the Act, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 9 of this form.

5. Where Part II only or both Parts II and IIA of the Act apply to the transaction, and the purchaser or lessee is a trustee then, under section 24 (1) (a) of the Act the consent of the Court is required and this form is not applicable.

6. Section 2 (1) of the Act contains the following definitions:

"Farm land" means land that, in the opinion of the Land Valuation Committee, or, as the case may be, of the Land Valuation Court, is or should be used exclusively or principally for agricultural purposes:

Provided that, where land that is being used exclusively or principally for agricultural purposes could, in the opinion of the Committee or, as the case may be, of the Court, be used with greater advantage to the community generally for non-agricultural purposes, it shall for the purposes of this Act be deemed not to be farm land.

"Agricultural purposes" has a meaning corresponding to the term "agriculture", which for the purposes of this definition means the cultivation of the soil for the production of food products and other useful products of the soil, and includes the use of land for horticultural or pastoral purposes, or for the keeping of pigs, bees, or poultry.

7. The classes of land described in paragraph (f) of section 35B (1) of the Act are as follows:

- Any land of 1 acre or over in area which under any operative regional planning scheme or proposed or operative district scheme under the Town and Country Planning Act 1953, is designated or zoned as a reserve, or as a public park, or for recreation purposes, or as private open space, or for preservation as a place of or containing an object of historical or scientific interest or natural beauty, or any proposed such purpose.
- Any land of 5 acres or over in area which under any such proposed or operative district scheme is zoned for rural purposes or is so zoned that farming of any kind is a predominant or conditional use in that zone.
- Any land of 1 acre or over in area which is not included in any proposed or operative district scheme provided and maintained by any Council or other local authority under that Act.
- Any land being or forming part of any island (except the North Island and the South Island) which is less than 100 miles from the nearest part of the coast of the North Island or of the South Island.
- Any land being or forming part of any island of the Chatham Islands.

SIGNED by the abovenamed)
PETER LEE LAWSON and)
GILLIAN ANNE LAWSON as)
Transferees in the presence)
of :-)

Alison
Lawson

Alison
Gillian
Lawson

No.

Correct for the purposes of the Land Transfer Act.

TRANSFER OF

[Signature]
Solicitor for Transferee.

R. COOPER Transferor

P.L. and G.A. LAWSON Transferee

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

[Signature]
Solicitor for the purchaser or lessee.

Reserve Covenant

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

DF

Assistant Land Registrar
of the District of South Auckland

J.C.G. COCHRANE
SOLICITOR
HAMILTON.



THE HAMILTON DISTRICT LAW SOCIETY

RISE PRINTERS

[Signature]
FEB 28 2 24 PM '90
District Land Registrar
Hamilton No. 2
27.5542
140/102

H

