

\$ 285-00

156344 CV

Approved by the Registrar-General of Land, Wellington. No. 62/541431

NEW ZEALAND

MEMORANDUM OF TRANSFER

WHEREAS CONSTANCE IRIS HAZEL JACKSON HIGGS of Mapua, Spinster (hereinafter called "The Transferor")

1. Here state nature of the estate or interest. being registered as the proprietor of an estate in fee simple

subject however to such encumbrances liens and interests as are notified by memoranda

2. District, county, or township. underwritten or endorsed hereon in all those pieces of land situated in the

Mapua Township

3. Here state area, exclusive of roads intersecting the same, if any. containing First Two Acres Three Rods Twenty Six Decimal Nine Perches (2a. 3r. 26.9p)

4. Here state rights of way, privileges, or easements, if any, intended to be conveyed: If the land to be dealt with contains all that is included in an existing grant, or certificate of title, or lease, refer thereto for description of parcels and diagrams, otherwise set forth boundaries in chains, links or feet, and refer to the plan delineated on the papers annexed to the instrument or deposited in the Land Registry Office.

be the same a little more or less situated in Block II Moutere Survey District being part Lot 14 Deposited Plan 697 and being all the land comprised and described in Certificate of Title Volume 3B Folio 1252 Nelson Registry (hereinafter called "The first piece of land") and Fifteen Four Perches (1a. 15.4p. 3000p)
Secondly together One Acre ~~Two Rods Twenty Six~~ One Decimal ~~Four~~ Perches (1a. 3000p) be the same a little more or less situated in Block II Moutere Survey District being Lots 1, 2, 3, ~~XXXXX~~, 9, and 10 Deposited Plan 7745 and being all the land comprised and described in Certificates of Title Volume 3B Folios 1241, 1244, 1245, ~~XXXXXX~~, ~~1250~~ and 1251 Nelson Registry the land in Certificates of Title Volume 3B Folio 1241 and 1244 are affected by the Right of Way set out in Easement Certificate 131987 and the land in Certificate of Title Volume 3B Folio 1251 is subject to Section 36(4) Counties Amendment Act 1961 and to 128453 Notice of Building Line Restriction (hereinafter called "The second piece of land")

AND WHEREAS by an agreement dated the first day of October 1973 the Transferor agreed to sell the first piece of land to MICHAEL JOHN DAY of Wellington Service Engineer and MARION DAY his wife (together hereinafter called "The Transferees") subject to the Transferees entering into a covenant not to erect buildings or permit trees and shrubs to grow on part of the first piece of lands as hereinafter appears NOW THESE PRESENTS witnesseth that pursuant to the paid agreement and

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In consideration of the sum of TWENTY NINE THOUSAND FIVE HUNDRED DOLLARS (\$29,500.00) including chattels to the value of \$1,000.00

paid to the Transferor by the Transferees

the receipt of which sum is hereby acknowledged the Transferor

Doth hereby Transfer to the said Transferees

5. Or a lesser estate or interest describing such lesser estate.

all her estate and interest^d in the said ^{first} piece of land

And the Transferees covenant with the Transferor and the registered proprietor or proprietors for the time being of the said piece of land and any part thereof in perpetuity the restrictive stipulations set forth in the first schedule hereto in respect of part of the land, such part being delineated on the one side by the North Eastern Boundary of the property, on the other by a parallel line being Ninety (90) feet back from the said boundary, to the intent that the first piece of land shall be forever subject to this covenant for the benefit of the second piece of land and any part thereof.

FIRST SCHEDULE

1. Not allow any erections or allow any trees to grow (other than boundary fences not exceeding six feet in height and shrubs not exceeding five feet in height) in the area of land along the boundary with Lot 2 deposited plan 7745 for a depth of five feet from that boundary.
2. Not to allow any trees or shrubs to exceed a height of twelve feet above ground level in the area of land extending sixty six feet back from the five feet line referred to in paragraph 1 hereof.
3. Not to allow any trees or shrubs on the balance of the first piece of land to exceed a height of thirty feet above the highest point of the said land.

In Witness whereof these presents have been executed this 30th day of November

one thousand nine hundred and seventy three

Signed by the said

CONSTANCE IRIS HAZEL JACKSON
HIGGS

in the presence of

[Signature]
Hans Clark to Ralph Co,
Solicitors, Nelson

SIGNED by the said Transferees }
in the presence of:-

A P Barry
Solicitor
Wellington

Constance Iris Hazel Jackson Higgs

[Signature]
[Signature]



DEPARTMENT OF JUSTICE

Land and Deeds Registry Office

Private Bag, NELSON.

9th April 1974

156344

REQUISITION NOTICE

Messrs Pitta Moore
Solicitors,
P.O. Box 18
NELSON.

Dear Sirs,

NATURE: T

NUMBER: 156344

PARTIES: C. F. H. J. Higgs to M. J. M. Day

The abovementioned document(s) lodged by you are not in order for Registration because of the following defects and/or omissions :

Please comply with Part II A Land Settlement Promotion & Land Acquisition Act 1952.

The document(s) are held in this office pending rectification.

Your early attention to this requisition would be most appreciated.

The document(s), if desired, may be withdrawn from registration at any time.

Yours faithfully,

E.F. C' Connor
(E.F. C' Connor)
District Land Registrar.

Returned
9.5.1974
MJB

156344

NO.

Correct for the purposes of the Land Transfer Act.

TRANSFER

of

G. W. Allan
Solicitor for the Transferee

Situated in

C. I. H. J. HIGGS Transferor


M. J. and M. DAY Transferee

PARTICULARS entered in Register Book,

Vol. 3B/1241, 1244, Folio 1245, 1252, 1251.

the 22nd day of March 1974
at 10:41 o'clock.

P-M
2783
L

[Signature]
District Land Registrar
Assistant of the District of Nelson


I hereby certify that Part IIA of The Land Settlement Promotion and Land Acquisition Act 1952 does not apply to the within transaction.

G. W. Allan
Solicitor for the Purchaser

Reg. 156344
Please refer to IIA
156344 Reg. 156344
1974

Restrictive Covenant

LAND & DEEDS	
Nature:	Transfer
Firm:	P & M
Date:	22.3.1974
Time:	10:41.02
Fee:	\$5.00
Abstract No.	536

PITT & MOORE
SOLICITORS
NELSON, N.Z.

