

View Instrument Details



Instrument No 12387539.1
Status Registered
Date & Time Lodged 18 November 2022 11:39
Lodged By Walmsley, Alison
Instrument Type Easement Instrument



Affected Records of Title	Land District
NA118D/810	North Auckland
NA5A/256	North Auckland

Annexure Schedule Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Mortgage 10749787.3 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒

I certify that the Mortgagee under Mortgage 11670991.4 has consented to this transaction and I hold that consent ☒

Encumbrance 11785667.1 does not affect the burdened land, therefore the consent of the Encumbrancee is not required ☒

Signature

Signed by Alison Walmsley as Grantor Representative on 14/02/2023 03:42 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Alison Walmsley as Grantee Representative on 16/02/2023 10:35 AM

*** End of Report ***

Statement of Passing over Information:

This information has been supplied by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Form 22

Easement instrument to grant easement or profit à prendre

(Section 109 Land Transfer Act 2017)

Grantor

The Registered Owner of Record of Title NA118D/810

Grantee

Lee Francis Walker-Holt and Larissa Courtney Rew

Grant of Easement or Profit à prendre

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Purpose of Easement, or profit	Shown on DP 189078	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way	B	Lot 2 DP 189078 – NA118D/810	Lot 862 DP 35362 – NA5A/256

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** ~~**[negated]**~~ **[added to]** or ~~**[substituted]**~~ by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule]

Annexure Schedule

Easement instrument

Page 3 of 3 pages

Continue in additional Annexure Schedule, if required.

Continuation of Easements or profits à prendre rights and powers (including terms, covenants and conditions)

RIGHT OF WAY

The same rights and powers as set out in clause 6 of the Fifth Schedule to the Land Transfer Regulations 2018 TOGETHER WITH the rights and powers as set out in clauses 10, 11, 12, 13 and 14 of the Fifth Schedule to the Land Transfer Regulations 2018 SAVE THAT where there is a conflict between the provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and the Fifth Schedule to the Property Law Act 2007, the provisions of the Fifth Schedule to the Property Law Act 2007 must prevail.

Land Registration District

North Auckland

Plan Number

ROW70021333

Territorial Authority (the Council)

Auckland Council

Approved pursuant to Section 348 of the Local Government Act 1974, a Right of Way over part marked B on DP 189078 over Lot 2 DP 189078 (RT NA118D/810) appurtenant to Lot 862 DP 35362 (RT NA5A/256).

Dated this 7th day of November 2022



Dale Rewa
Senior Subdivision Advisor
Authorised Officer