



184434 T
25111924 20/

APPROVED BY THE DISTRICT LAND REGISTRAR AUCKLAND No. 459.
[NEW ZEALAND.]

MEMORANDUM OF TRANSFER

I, THOMAS JOHN ALBERT GROVES of Titirangi in the Provincial District
of Auckland in the Dominion of New Zealand Settler - - - - -

being registered

1. Here state nature of the
estate or interest.

as the proprietor of an estate in fee simple

2. District, county, hundred
or township.

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

3. Here state the area, ex-
clusive of roads intersecting the
same, if any.

underwritten or endorsed hereon, in that piece of land situated in the Parish - - - - -

of - - - - - Waikomiti - - - - - containing ONE ROOD TWO AND FOUR TENTHS

PERCHES

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 descrip-
tion of parcels and diagram; otherwise set forth the bound-
aries in chains, links, or feet,
and refer to plan thereof on
margin or annexed to the
instrument or deposited in the
Registry Office.

be the same a little more or less being Lot 2 shown on a plan deposited in
the Land Registry Office at Auckland under Number 17549 which said
piece of land is a subdivision of part of Lots 27 and 28 of Allot-
ment 53 of the said Parish and is part of the land comprised and
described in Certificate of Title Volume 261 Folio 277 of the said
Registry...



Handwritten:
The Deeds
register section
(checked)

In consideration of the sum of NINETY POUNDS (£90) - - - - -

paid

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.

to me by THOMAS HENRY HAYES of Mount Albert in the said Provincial
District Ranger - - - - -

(the receipt whereof is hereby acknowledged) do hereby transfer to the said Thomas Henry Hayes

all -----my----- estate and interest in the said piece of land.

PROVIDED HOWEVER and the Purchaser doth hereby covenant with the Vendor that he the Vendor shall not be called upon to fence or to contribute towards the cost of erection or maintenance of any boundary fence between the land hereby transferred and any adjoining land the property of the Vendor but this covenant shall not enure to the benefit of any purchaser of such adjoining land AND IT IS HEREBY DECLARED for the purposes of the duty payable under "The Stamp Duties Act 1923" that no Instrument of Agreement of Sale in writing as defined in Section 88 was entered into between the parties in respect of the sale of the property...

In witness whereof I have hereunto subscribed

my name this 14th day of

November one thousand nine hundred and twenty four...

MEMORANDUM OF INCUMBRANCES.

Grants of Right-of-Way created by Deeds Registered in the Deeds Register Office at Auckland under Numbers 145727 and 162821.

Signed by the said THOMAS JOHN ALBERT GROVES

in the presence of

W. A. Brooks
Post Master
Itirirangi.

T. J. A. Groves

Signed by the said THOMAS HENRY HAYES

in the presence of

Thomas Henry Hayes
G. M. Walters
Block to Glaister & Co
Auckland

H03/270

Application No. _____

[Land and Deeds No. 9.]

Order for N/C No. _____

[Form B]

Vol. 261 Folio 277Transfer No. 184434

DRAFT CERTIFICATE OF TITLE.

This certificate, dated the 25 day of Nov., one thousand
 nine hundred and 24, under the hand and seal of the District Land
 Registrar of the Land Registration District of Auck., dothnesseth
 that

Thomas Henry Hayes of Mount Albert

ranger

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances,
 liens, and interests as are notified by memorial underwritten or endorsed hereon,
 subject also to any existing right of the Crown to take and lay off roads under the
 provisions of any Act of the General Assembly of New Zealand) in the Land hereinafter
 described, as the same is delineated by the plan hereon bordered green, be the
 several admeasurements a little more or less, that is to say: All that parcel of land
 containing 0.1.2 1/2 acres

being Lot 2 on a plan dep in the L.R.O

at Auckland as DP 17349 & being per Allot

53 Par/Waikemiti

D.L.R.

Agmt as to fencing T 184434

D.L.R.

*

184434

80.

Correct for the purposes of the Land Transfer Act.

Harold Stanger

Solicitor for the Landowner.
A Solicitor of the Supreme Court of New Zealand.

No. *16824*
Handwritten signature
TRANSFER of Lot 2 D.P.No.17349
subdn.pt.Lots 27 and 28
Situating in of Allot.53 - Parish of
-----Waikomiti-----

T. J. A. GROVES

-to-

T. H. HAYES.

NORTH

Particulars entered in the Register Book, Vol. 261

Folio *277* the *25*
day of *November* 19*24* at *1225*



Handwritten signature
District Land Registrar
of the District of Auckland.

Fencing

403/270

17343

25-11-24
20/1
12-25
CLAISTER & MCGONNELL, ENNOR,
SOLICITORS,
AUCKLAND.

Clark & Matheson, Printers, Albert Street, Auckland.

