

Lodged at the Titles Office by

Burdon-Smith & Associates

Code 187912

VICTORIA

TRANSFER OF LAND by Mortgagee or Annuitant

Subject to the encumbrances notified the mortgagee or annuitant being the proprietor of the mortgage or charge described for the consideration expressed and in exercise of the power of sale conferred by the *Transfer of Land Act 1958* transfers to the transferee all the estate and interest of the registered proprietor in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained. (Notes 1-3)

Land

(Note 4)

volume 9596 Folios 163 to 177 inclusive and 187 to 189 inclusive

Mortgage or charge under which power
of sale is exercised No.: K814538 and K014539

Consideration
\$135,000.00

(Note 5)

Mortgagee or Annuitant

(Note 6)

MCL FINANCE PTY. LIMITED

*AMENDED
90/22375
12 JUN 1990 - 6 AUG 1990
With consent of
Solicitor for parties.*

Transferee

(Note 7)

DECKWOOD PTY. LTD. of 5 Station Street, Mooroolbark

Encumbrances

(Note 8)

Easements being created or reserved or restrictive covenants being entered into

(Note 9)

~~STATE OF VICTORIA~~
~~REGISTRATION~~
~~OFFICE OF TITLES~~
~~AMENDED~~
~~RECEIVED~~
~~REGISTERED~~
~~15/3/90~~

Date 19th February, 1990.

Execution and Attestation

(Note 10)

EXECUTED by MCL FINANCE PTY. LIMITED)
by being SIGNED SEALED AND DELIVERED)
by its Attorneys ROBISON DESMOND LINDSAY)
and MAICL GARDNER CAMPBELL)
under Power of Attorney dated 2nd)
September, 1988 a certified copy of)
which is filed in the Permanent Order)
Book 276 at page 302 item 33 (who)
certify that at the time of the)
execution of this instrument they have)
no notice of revocation of the said)
Power of Attorney under the authority)
of which they have just executed this)
document) in the presence of:)

L. Br

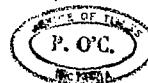
3

Office Use Only

SUFFICIENT
AS TO P/A

Please turn over

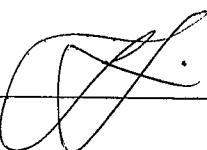
A memorandum of the instrument
has been entered in the Register of

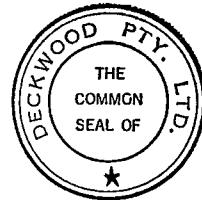


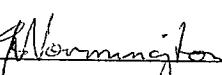
Approval No. T3/1

continued

THE COMMON SEAL of DECKWOOD PTY. LTD.)
was hereunto affixed in accordance with)
its Articles of Association in the)
presence of:)

X  X Director



X  X Secretary

NOTES

1. Transfers may be lodged as an original only and must be typed or completed in ink.
2. All signatures must be in ink.
3. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information under the appropriate heading.
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
4. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
5. Any monetary consideration may be expressed in figures.
6. Insert full name. Address is not necessary.
7. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
8. All affecting encumbrances registered or notified in the Register Book prior to the mortgage or charge and those registered or notified subsequent thereto that fall within the exceptions in section 77 (4) of the *Transfer of Land Act* 1958 must be referred to specifically or by a general form of words e.g. "Any encumbrances affecting the land". Any mortgage or charge must be referred to specifically.
9. If any insert "See Annexure A" (or as the case may be) and set out the easement or covenant in full on the annexure sheet (see note 3). If none insert "NIL".
10. If an executing party is a natural person execution should read "Signed by the mortgagee/annuitant/ transferee in the presence of". The witness must be an independent person. If the executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

