

INSTRUCTIONS

1. Page 2 of this document may be used:
 - 1.1 If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page...."
 - 1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initiated by all parties.
2. If further space is required Additional Sheet form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.
4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. *If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel. Written consent of the First Mortgagee is also required if applicable.*

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated. Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. The Volume and Folio or Crown Lease number, to be stated.
2. **ESTATE AND INTEREST**
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**
In this panel show (subject to the next paragraph) those Limitations, interests, encumbrances and notifications affecting the land being transferred that are recorded on the certificate(s) of title:
 - (a) In the Second Schedule; or
 - (b) If no Second Schedule, that are encumbrances; (unless to be removed by action or document before registration hereof). Do not show any:
 - (a) Easement Benefits or Restrictive/Covenant Benefits; or
 - (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).
 The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as "interests on strata/survey-strata plan". If none show "nil".
4. **TRANSFEROR**
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
If a sum of money only, to be expressed in figures and in every other case to be concisely stated in words.
6. **TRANSFeree**
State full name of the Transferee/Transferees (Purchaser) and the address/addresses to which future notices can be sent. If a minor, state date of birth. If two or more state tenancy eg:
 - Joint Tenants, (on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles).
 - Tenants in Common, (on the death of a tenant in common, their share is dealt with according to their Will).
 If Tenants in Common specify shares.
7. **TRANSFeree'S TRANSFEROR'S EXECUTION**
Transferee's and Transferor's must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The full name, address and occupation of the witness must be stated.



EXAMINED

M477118 T

28 Nov 2013 08:35:52 Perth



REG \$ 210.00

TRANSFER

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

NATIONAL AUSTRALIA BANK LTD
ABN 12 004 044 837
100 ST GEORGES TERRACE
PERTH WA 6000
TEL: 9212 7804 FAX: 1300 736 218
ISSUING BOX No. 126A

PREPARED BY

Haybrad Conveyancing

ADDRESS

8175
PO Box 1063
CANNING BRIDGE WA 6153

PHONE No.

9316 3179

FAX No.

9316 3511

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

1/2

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	<u>Cover of J11</u>	Received Items
2.	<u>CT: 1867/696</u>	
3.	<u>NOT</u>	Nos.
4.		
5.		
6.		Receiving Clerk

3

H

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



[Handwritten signature]

ATTESTATION SHEET

Dated this 26TH day of NOVEMBER Year 2013

TRANSFEROR/S SIGN HERE (Note 7)

Signed by Bryan William Blackburn

[Handwritten signature of Bryan William Blackburn]

In the presence of:

Witness sign:

[Handwritten signature of Astrid Louise Kaas-Rasmussen]

Witness print Full Name:

Witness Address:

Astrid Louise Kaas-Rasmussen
Office 15/40 St Quentins Avenue
CLAREMONT WA 6010
P: 08 9388 0261
Licensed Settlement Agent

Witness occupation:

Witness phone (B/H):

REQUEST FOR ISSUE / NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I / WE THE TRANSFEREE REQUEST THE ISSUE / NON - ISSUE (DELETE AS REQUIRED) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed by Sunil Kumar Karwasra

[Handwritten signature of Sunil Kumar Karwasra]

08/11/2013

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed by Sunil Kumar Karwasra

[Handwritten signature of Sunil Kumar Karwasra]

08/11/2013

In the presence of:

Witness sign:

[Handwritten signature of Andrew James Friend]

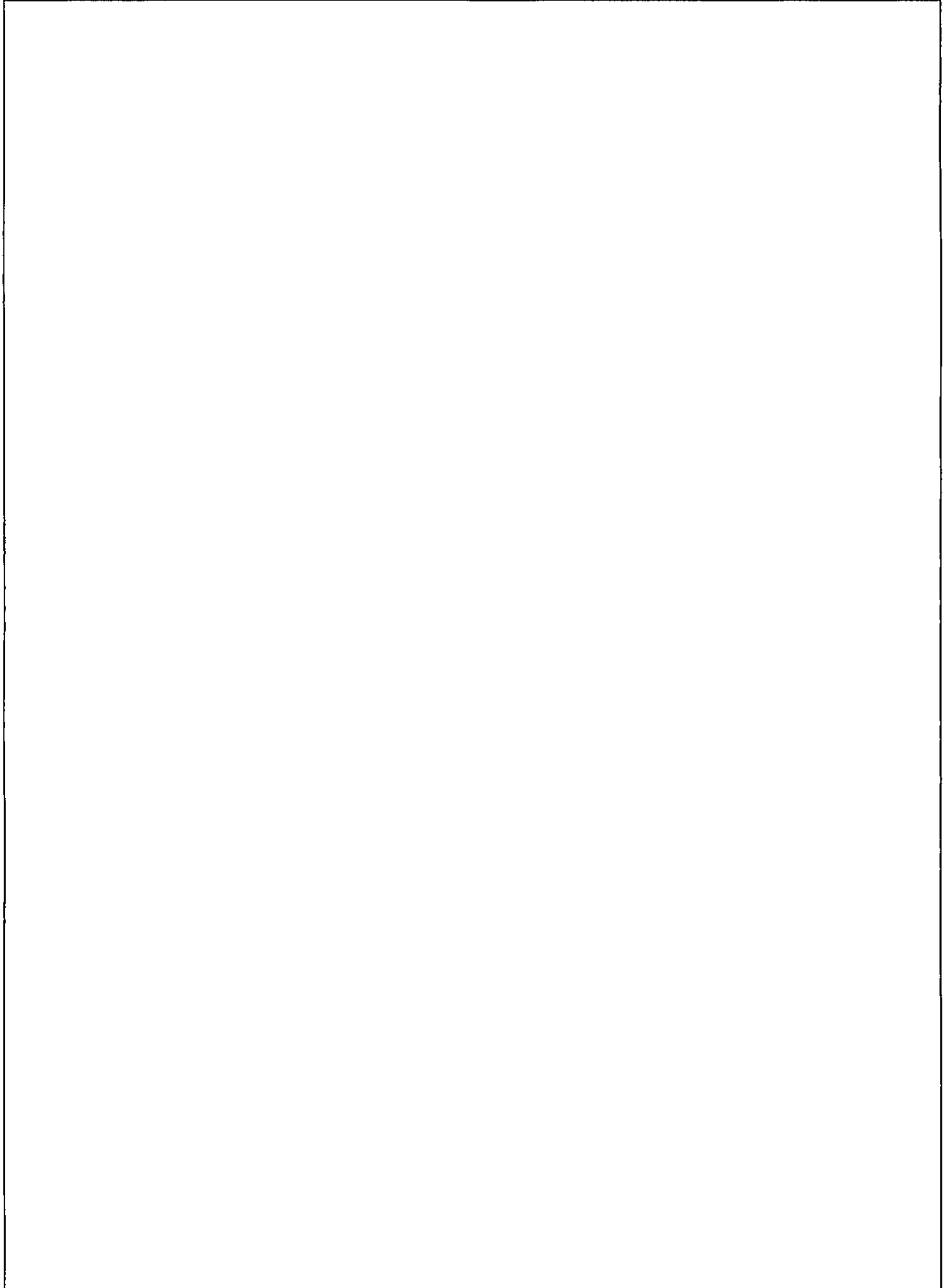
Witness print Full Name: Andrew James Friend

Witness Address: 172 Orrong Road, Lathlain, 6100

Witness occupation: Civil Engineer

Witness phone (B/H): +856 20 2879 1732

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)



FORM T 2

FORM APPROVED
NO. B8390

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

	EXTENT	VOLUME	FOLIO
LOT 17 ON STRATA PLAN 18109	WHOLE	1867	696

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

INTERESTS NOTIFIED ON STRATA PLAN 18109

TRANSFEROR (Note 4)

BRYAN WILLIAM BLACKBURN

CONSIDERATION (Note 5)

\$300,000.00

TRANSFeree (Note 6)

SUNIL KUMAR KARWASRA OF 20 BEAUMONT PARKWAY SUCCESS WA





Certificate of Duty

Transfer - (Residential Rate)

Under Taxation Administration Act 2003 (WA), Section 49

Certificate Number:	1023260316	Certificate Issue Date:	18-11-2013
Bundle ID	132678092	Client Reference:	8175
Transaction Date:	17-09-2013		
Dutiable Value:	\$ 300,000.00		
Duty:	\$ 8,835.00		
Penalty Tax:	\$ 0.00		

No Double Duty

Land:	Lot 17, Strata 18109	Volume/Folio:	1867/696
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Seller(s) / Transferor(s): BLACKBURN, BRYAN WILLIAM
Buyer(s) / Transferee(s): KARWASRA, SUNIL KUMAR

Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1023260308	18-11-2013	17-09-2013	132678092	\$ 300,000.00	\$ 8,835.00



Our Ref: AK:213635

26th November 2013

Registrar & Commissioner of Titles
Landgate
PO Box 2222
MIDLAND WA 6936


Settlement Agent's Statement

Name of client identified: BRYAN WILLIAM BLACKBURN
Address of client: 9 SOLOMON STREET, MOSMAN PARK
Property being sold: UNIT 17/159 FAIRWAY CRAWLEY
Place where identification occurred: CLAREMONT, WA, AUSTRALIA
Date on which identification occurred: 08/11/2013

I have taken all reasonable steps to verify the identity of my client; and

I reasonably believe that my client has been identified; and

I reasonably believe that my client has the authority to deal with the interest in the land the subject of transaction: Transfer of Land, land description being Lot 17 on STRATA PLAN 18109 with Volume 1867 Folio 696.

Signature: 
Name: ASTRID LOUISE KAAS-RASMUSSEN
Occupation: CONVEYANCER
Daytime Ph.: 9388 0261
Email: astrid.k@aiconveyancing.com.au

Independent Licensed Real Estate Settlement Agent
! All correspondence: PO Box 444 Claremont WA 6910
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! Phone: 08 9388 0261 ! Fax: 08 9388 0271 ! Email: contact@aiconveyancing.com.au ! Website: www.aiconveyancing.com.au
Licensee: A.I. Conveyancing Pty Ltd ATF Astrid Ikstrums Family Trust ACN 121 812 235 ABN: 69 176 278 804 trading as Astrid Ikstrums Conveyancing



