



**LAND
REGISTRY
SERVICES**

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

**Information Provided Through
Spectrum Client Solutions**
Ph. 7209 0050 Fax.

FOLIO: 3/9396

SEARCH DATE	TIME	EDITION NO	DATE
15/3/2024	12:51 PM	19	13/3/2024

LAND

LOT 3 IN DEPOSITED PLAN 9396
LOCAL GOVERNMENT AREA DUNGOG
PARISH OF DUNGOG COUNTY OF DURHAM
TITLE DIAGRAM DP9396

FIRST SCHEDULE

BATE FAMILY PROPERTY PTY LTD (T AR282659)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B293959 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE
DESCRIBED AFFECTING THE PART(S) SHOWN SO BURDENED IN
THE TITLE DIAGRAM
- 3 AR282660 MORTGAGE TO SARAH LOUISE BATE & ADAM ALEXANDER BATE
- 4 AT898364 LEASE TO CRAIG MICHAEL STEPHENSON & STEPHANIE
CATHERINE PARKER EXPIRES: 18/11/2026.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

11044 Bate family property

PRINTED ON 15/3/2024

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Municipality of Dungog
Shire of

DP 93396

A 4236/15 21.11.18 of a subdivision of Allot. 1 and part of Allot. 20 Section 9

Town of Dungog

PARISH OF DUNCOG COUNTY OF DURHAM

Scale 40 Feet to an inch

CONVERSION TABLE ADDED IN
REGISTER GENERAL'S DEPARTMENT
DP 93396

FEET	INCHES	METRES
0	0	0.075
1	0	0.15
2	0	0.205
3	0	0.215
4	0	0.225
5	0	0.235
6	0	0.245
7	0	0.255
8	0	0.265
9	0	0.275
10	0	0.285
11	0	0.295
12	0	0.305
13	0	0.315
14	0	0.325
15	0	0.335
16	0	0.345
17	0	0.355
18	0	0.365
19	0	0.375
20	0	0.385
21	0	0.395
22	0	0.405
23	0	0.415
24	0	0.425
25	0	0.435
26	0	0.445
27	0	0.455
28	0	0.465
29	0	0.475
30	0	0.485
31	0	0.495
32	0	0.505
33	0	0.515
34	0	0.525
35	0	0.535
36	0	0.545
37	0	0.555
38	0	0.565
39	0	0.575
40	0	0.585
41	0	0.595
42	0	0.605
43	0	0.615
44	0	0.625
45	0	0.635
46	0	0.645
47	0	0.655
48	0	0.665
49	0	0.675
50	0	0.685
51	0	0.695
52	0	0.705
53	0	0.715
54	0	0.725
55	0	0.735
56	0	0.745
57	0	0.755
58	0	0.765
59	0	0.775
60	0	0.785
61	0	0.795
62	0	0.805
63	0	0.815
64	0	0.825
65	0	0.835
66	0	0.845
67	0	0.855
68	0	0.865
69	0	0.875
70	0	0.885
71	0	0.895
72	0	0.905
73	0	0.915
74	0	0.925
75	0	0.935
76	0	0.945
77	0	0.955
78	0	0.965
79	0	0.975
80	0	0.985
81	0	0.995
82	0	1.005
83	0	1.015
84	0	1.025
85	0	1.035
86	0	1.045
87	0	1.055
88	0	1.065
89	0	1.075
90	0	1.085
91	0	1.095
92	0	1.105
93	0	1.115
94	0	1.125
95	0	1.135
96	0	1.145
97	0	1.155
98	0	1.165
99	0	1.175
100	0	1.185
101	0	1.195
102	0	1.205
103	0	1.215
104	0	1.225
105	0	1.235
106	0	1.245
107	0	1.255
108	0	1.265
109	0	1.275
110	0	1.285
111	0	1.295
112	0	1.305
113	0	1.315
114	0	1.325
115	0	1.335
116	0	1.345
117	0	1.355
118	0	1.365
119	0	1.375
120	0	1.385
121	0	1.395
122	0	1.405
123	0	1.415
124	0	1.425
125	0	1.435
126	0	1.445
127	0	1.455
128	0	1.465
129	0	1.475
130	0	1.485
131	0	1.495
132	0	1.505
133	0	1.515
134	0	1.525
135	0	1.535
136	0	1.545
137	0	1.555
138	0	1.565
139	0	1.575
140	0	1.585
141	0	1.595
142	0	1.605
143	0	1.615
144	0	1.625
145	0	1.635
146	0	1.645
147	0	1.655
148	0	1.665
149	0	1.675
150	0	1.685
151	0	1.695
152	0	1.705
153	0	1.715
154	0	1.725
155	0	1.735
156	0	1.745
157	0	1.755
158	0	1.765
159	0	1.775
160	0	1.785
161	0	1.795
162	0	1.805
163	0	1.815
164	0	1.825
165	0	1.835
166	0	1.845
167	0	1.855
168	0	1.865
169	0	1.875
170	0	1.885
171	0	1.895
172	0	1.905
173	0	1.915
174	0	1.925
175	0	1.935
176	0	1.945
177	0	1.955
178	0	1.965
179	0	1.975
180	0	1.985
181	0	1.995
182	0	2.005
183	0	2.015
184	0	2.025
185	0	2.035
186	0	2.045
187	0	2.055
188	0	2.065
189	0	2.075
190	0	2.085
191	0	2.095
192	0	2.105
193	0	2.115
194	0	2.125
195	0	2.135
196	0	2.145
197	0	2.155
198	0	2.165
199	0	2.175
200	0	2.185
201	0	2.195
202	0	2.205
203	0	2.215
204	0	2.225
205	0	2.235
206	0	2.245
207	0	2.255
208	0	2.265
209	0	2.275
210	0	2.285
211	0	2.295
212	0	2.305
213	0	2.315
214	0	2.325
215	0	2.335
216	0	2.345
217	0	2.355
218	0	2.365
219	0	2.375
220	0	2.385
221	0	2.395
222	0	2.405
223	0	2.415
224	0	2.425
225	0	2.435
226	0	2.445
227	0	2.455
228	0	2.465
229	0	2.475
230	0	2.485
231	0	2.495
232	0	2.505
233	0	2.515
234	0	2.525
235	0	2.535
236	0	2.545
237	0	2.555
238	0	2.565
239	0	2.575
240	0	2.585
241	0	2.595
242	0	2.605
243	0	2.615
244	0	2.625
245	0	2.635
246	0	2.645
247	0	2.655
248	0	2.665
249	0	2.675
250	0	2.685
251	0	2.695
252	0	2.705
253	0	2.715
254	0	2.725
255	0	2.735
256	0	2.745
257	0	2.755
258	0	2.765
259	0	2.775
260	0	2.785
261	0	2.795
262	0	2.805
263	0	2.815
264	0	2.825
265	0	2.835
266	0	2.845
267	0	2.855
268	0	2.865
269	0	2.875
270	0	2.885
271	0	2.895
272	0	2.905
273	0	2.915
274	0	2.925
275	0	2.935
276	0	2.945
277	0	2.955
278	0	2.965
279	0	2.975
280	0	2.985
281	0	2.995
282	0	3.005
283	0	3.015
284	0	3.025
285	0	3.035
286	0	3.045
287	0	3.055
288	0	3.065
289	0	3.075
290	0	3.085
291	0	3.095
292	0	3.105
293	0	3.115
294	0	3.125
295	0	3.135
296	0	3.145
297	0	3.155
298	0	3.165
299	0	3.175
300	0	3.185
301	0	3.195
302	0	3.205
303	0	3.215
304	0	3.225
305	0	3.235
306	0	3.245
307	0	3.255
308	0	3.265
309	0	3.275
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311	0	3.295
312	0	3.305
313	0	3.315
314	0	3.325
315	0	3.335
316	0	3.345
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318	0	3.365
319	0	3.375
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322	0	3.405
323	0	3.415
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326	0	3.445
327	0	3.455
328	0	3.465
329	0	3.475
330	0	3.485
331	0	3.495
332	0	3.505
333	0	3.515
334	0	3.525
335	0	3.535
336	0	3.545
337	0	3.555
338	0	3.565
339	0	3.575
340	0	3.585
341	0	3.595
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381	0	3.995
382	0	4.005
383	0	4.015
384	0	4.025
385	0	4.035
386	0	4.045
387	0	4.055
388	0	4.065
389	0	4.075
390	0	4.085
391	0	4.095
392	0	4.105
393	0	4.115
394	0	4.125
395	0	4.135
396	0	4.145
397	0	4.155
398	0	4.165
399	0	4.175
400	0	4.185
401	0	4.195
402	0	4.205
403	0	4.215
404	0	4.225
405	0	4.235
406	0	4.245
407	0	4.255
408	0	4.265
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417	0	4.355
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421	0	4.395
422	0	4.405
423	0	4.415
424	0	4.425
425	0	4.435
426	0	4.445
427	0	4.455
428	0	4.465
429	0	4.475
430	0	4.485

[illegible]

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 3rd day of October, 1970

D79396

Subscribed and declared before me, El Hemmiche
this 7th day of October A.D. 1918

Date of Survey--August 1 1943.

Add label by use of united information, the (see page 20)

Claimed Strategy, reportedly furnished with the Plan by Agent Lee to be heavily and not so
 sincerely devoted that his boundaries and measurements therein in this Plan are exact. For
 the purposes of the said Act, and that the selling to the hand of the said party
 has been made. UNDER THE PROVISIONS OF THE said Act, and that the selling to the hand
 distribution respectively within the same to the time, and by the said party, of the provisions of
 the said Act, 1930.

Certificate



B293959J

(Trusts must not be disclosed in the transfer)

~~THE~~ ~~THE~~ COMMISSIONERS OF THE GOVERNMENT SAVINGS BANK of New South Wales incorporated by the Government Savings Bank Act 1906

a If a less estate, strike out "in fee simple," and interline the required alteration.

B 293959

b If to two or more, state whether as joint tenants or tenants in common.

c If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed. These references will suffice if the whole land in the grant or certificate be transferred. If part only add "and being lot sec. D.P. or "being the land shown in the plan annexed hereto," or "being the residue of the land in certificate (or grant) registered Vol. Fol. Where the consent of the local council is required to a subdivision the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.

d Strike out if unnecessary. Covenants should comply with section 89 of the Conveyancing Act, 1919. Here also should be set forth any right-of-way or easement or exception. Any provision in addition to or modification of the covenants implied by the Act may also be inserted.

being registered as the proprietor of an estate in fee simple in the land hereinafter described; subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of Three Hundred and six pounds three shillings and nine pence (£306.3.9) (the receipt whereof is hereby acknowledged) paid to us by

ALBERT ERNEST BROMLEY of Dungog in the State of New South Wales Small Goods Vendor

B 293959

(herein called transferee)

do hereby transfer to the said transferee

ALL such our Estate and Interest in ALL THE land mentioned in the schedule following:-

(a)	County.	Parish.	State if Whole or Part.	Vol.	Fol.
	Durham	Dungog	Part	2712	29
	Being Lot 4 on Deposited Plan No. 9396.				

And the transferor covenants with the transferee

RESERVING to the Transferors their successors and assigns full and free right and liberty (in common with any Purchasers or Purchaser their or his executors administrators and assigns from the Transferors their successors and assigns of Lots One Two Three and Five and the owners or occupiers for the time being of said Lots One Two Three and Five shown on Deposited Plan 9396) at all times hereafter by day and by night and for all purposes with or without horses carts carriages or waggons or motor cars to go pass and repass along over and upon the site of the right-of-way fourteen feet wide part of the said Lot Four shown on Deposited Plan Number 9396 deposited at the Land Titles Office to the intent that the said site of the right-of-way shall for ever hereafter remain open and unbuil upon.

ENCUMBRANCES, &c., REFERRED TO.

Reservations and conditions in Crown Grant under which the land is held.

e A very short note will suffice.

Signed at Sydney the Second day of November 1925

Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

Transferor

Signed THE COMMON SEAL of the COMMISSIONERS of the GOVERNMENT SAVINGS BANK of New South Wales was hereunto affixed in the presence of the Commissioners whose signatures are set opposite hereto in the presence of)

Commissioners

Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Signed in my presence by the transferee

ALBERT ERNEST BROMLEY
WHO IS PERSONALLY KNOWN TO ME

Transferee

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being

CONSENT OF MORTGAGEE.

I, release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at this day of 192

Signed in my presence by who is personally known to me.

Mortgagee.

Consents by Trustees must show consideration.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.¹

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at the day of 192

Signed at the place and on the date above mentioned, in the presence of—

¹ This form is not appropriate in cases of delegation under the Trustees Delegation of Powers Act, 1915, or the Execution of Trusts (War Facilities) Act, 1917.

¹ Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

FORM OF DECLARATION BY ATTESTING WITNESS.^k

Appeared before me at the day of one thousand nine
hundred and twenty the attesting witness to this instrument,
and declared that he personally knew the person
signing the same, and whose signature thereto he has attested; and that the name purporting to be such
signature of the said is own handwriting, and
that he was of sound mind and freely and voluntarily signed the same.

^k May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

MEMORANDUM OF TRANSFER of

Lot 4 of 9996 Town of Dungog
residing right of way
Shire Dungog
Municipality Dungog
Parish Dungog County Darling
Albert Ernest Bromby Transferee.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature. No. Reg'd Propr., M't'gor, etc.

B 293959

Particulars entered in Register Book, Vol. 2712 Fol. 29

the 11th day of December 1925
at minutes 10 o'clock in the fore noon

Registrar-General

PROGRESS RECORD

	Issued	Date
SENT TO SURVEY BRANCH	<u>14/12/25</u>	<u>14/12/25</u>
Received from Records	<u>14/12/25</u>	<u>14/12/25</u>
Draft written	<u>14/12/25</u>	<u>14/12/25</u>
Draft examined	<u>14/12/25</u>	<u>14/12/25</u>
Diagram prepared	<u>14/12/25</u>	<u>14/12/25</u>
Diagram examined	<u>14/12/25</u>	<u>14/12/25</u>
Draft forwarded	<u>14/12/25</u>	<u>14/12/25</u>
Supt. of Engravers	<u>14/12/25</u>	<u>14/12/25</u>
Cancellation Clerk	<u>14/12/25</u>	<u>14/12/25</u>
VOL. <u>3811</u>	FOL. <u>19</u>	
Diagram Fees		
Additional Folios		

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be £1 5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferor may take out a new Certificate for the residue.

41,4051