

INSTRUCTIONS

- 1.1 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 initialled 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 initialled 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;
 - 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
To be expressed 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
Transferees and Transferors 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 address and occupation of the witness must be stated.

EXAMINED

51Q

M277821 T

20 May 2013 14:43:44 Perth



REG \$ 230.00
FAST \$ 39.00
FEES \$ 269.00

TRANSFER

LODGED BY

SAI GLOBAL Property
PO BOX Z5488 PERTH
ST GEORGES TCE WA 6831
DLI BOX 151B
Tel: (08) 9214 6000 Fax: (08) 9226 2778

ENCE No. SSR 31061942

G BOX No.

PREPARED BY Lucy Goodman Settlements
Licensee: LG Property Solutions Pty Ltd ABN 85 101 873 447

ADDRESS PO Box 6453, East Perth, WA 6892

Contract: Email: lucygoodman@inet.net.au

PHONE No. 9221 8848

FAX No. 9221 3228

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



TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	NI	Received Items
2.	Stamp Duty Certificate	<input checked="" type="checkbox"/>
3.	Letter/Acceptance	<input type="checkbox"/>
4.	Copy of MC/BC	<input type="checkbox"/>
5.	Stat Dec	<input type="checkbox"/>
6.		

Nos. 2

Receiving Clerk: [Signature]

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 17 day of May Year 2013

TRANSFEROR/S SIGN HERE (Note 7)

Executed by Stockland WA Development Pty Ltd (A.C.N. 000 097 825)

by Telma Sofia Paupreto pursuant to Power of Attorney No. M120743

Debra Strauch Conveyancing Administrator Suite 1, Ground Floor 2 Victoria Avenue Perth WA 6000

PA 6/2

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

Signed

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.

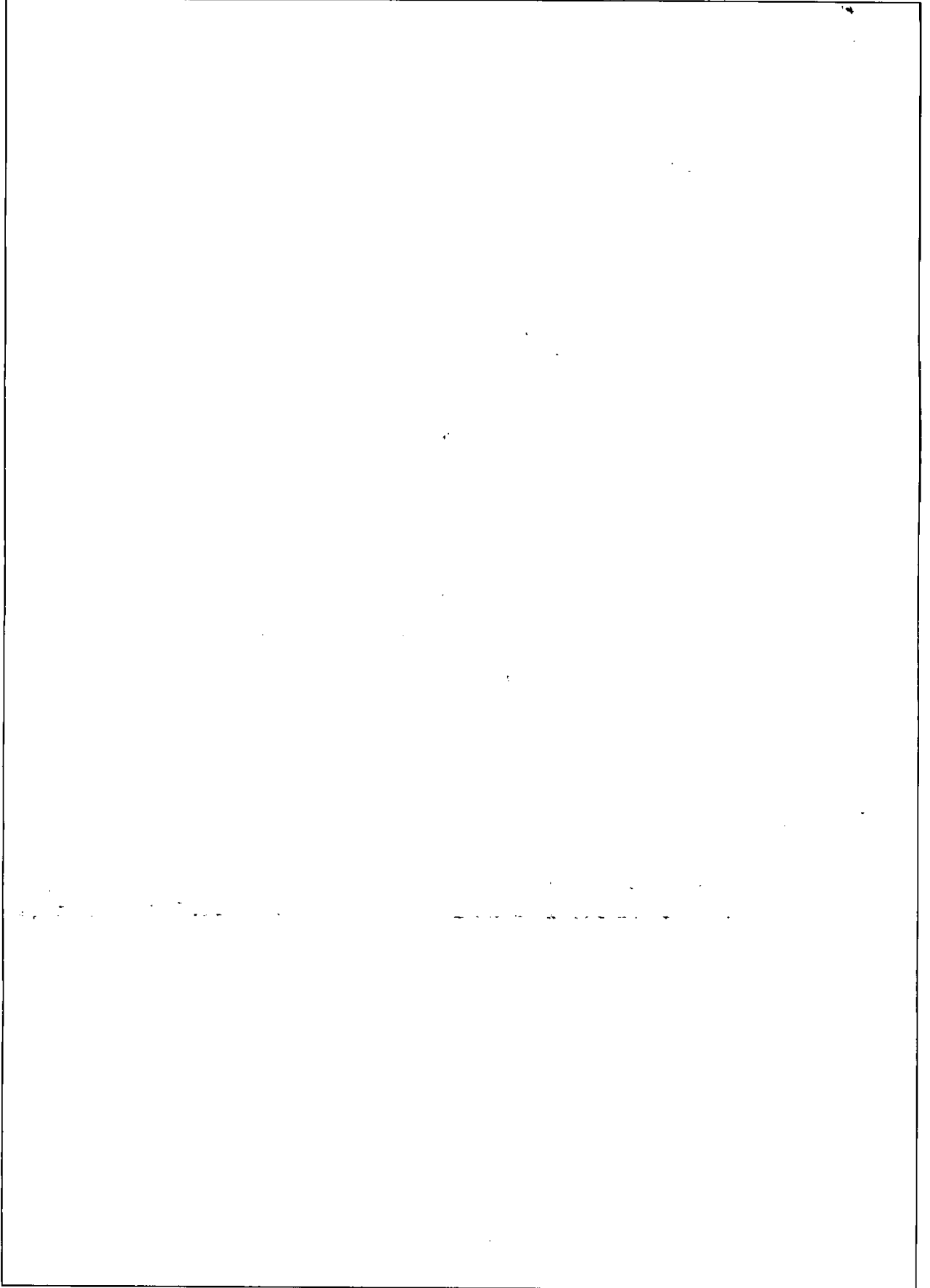
Signed RYAN KENNETH PETER KERWIN

Signed EMILY JAE BEARDSMORE

In the presence of Daniel Iwanek 53 Adare way Kingsley wa 6026 Air conditioning consultant

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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)



Approval Number
B3039*

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

Lot 766 on Deposited Plan 75552

EXTENT

Whole

VOLUME

2810

FOLIO

957

ESTATE AND INTEREST (Note 2)

Fee Simple

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

+
+
+
+

L972586 Memorial. Contaminated Sites Act 2003
M137819 Memorial. Contaminated Sites Act 2003
M209137 Notification Section 165 Planning & Development Act 2005
Restrictive Covenant Burden – See Deposited Plan 75552 and Instrument M209136

TRANSFEROR (Note 4)

STOCKLAND WA DEVELOPMENT PTY LTD A.C.N. 000 097 825

CONSIDERATION (Note 5)

\$ 310,000.00

TRANSFeree (Note 6)

RYAN KENNETH PETER KERWIN AND EMILY JAE BEARDSMORE both of 39 Addingham Drive,
Ellenbrook as joint tenants



Certificate of Duty

Transfer - (Residential Rate)

Under Taxation Administration Act 2003 (WA), Section 49

Certificate Number:	1022569111	Certificate Issue Date:	17-05-2013
Bundle ID	123450295	Client Reference:	323_2012
Transaction Date:	28-11-2012		
Dutiable Value:	\$ 310,000.00		
Duty:	\$ 9,215.00		
Penalty Tax:	\$ 0.00		

No Double Duty

Land:	Lot 766, Plan 75552	Volume/Folio:	2810/957
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Seller(s) / Transferor(s): STOCKLAND WA DEVELOPMENT PTY LTD
Buyer(s) / Transferee(s): KERWIN, RYAN KENNETH PETER
BEARDSMORE, EMILY JAE

Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1022569103	17-05-2013	28-11-2012	123450295	\$ 310,000.00	\$ 9,215.00

Residential

Suite 1, Ground Floor

2 Victoria Avenue

PERTH WA 6000

T 08 6141 8000

F 08 6140 8000

www.stockland.com.au



6 May 2013

The Registrar of Titles
Landgate

Dear Sir,

**RE: Lot 766 on Deposited Plan 75552 Vol. 2810 Fol. 957
(Lot 766) 9 Sissinghurst Crescent, Landsdale**

I have taken all reasonable steps to verify the identity of Telma Sofia Paupreto, care of Suite 1 Ground Floor 2 Victoria Avenue PERTH WA 6000, Australia, the authorised attorney under Power of Attorney No. M120743 for Stockland WA Development Pty Ltd.

I reasonably believe that the abovementioned attorney has been identified at Perth, Australia on 4th February 2013.

I reasonably believe that the abovementioned attorney has the authority to deal with the land the subject of this particular transaction: Transfer of Land.

Yours sincerely,

A handwritten signature in black ink, appearing to be "D. Strauch", enclosed within a hand-drawn circle.

Debra Strauch
Licensed Conveyancer
On behalf of Stockland WA Conveyancing

Phone: 08 6141 8000 Fax: 08 6140 8000
Email: conveyancingwa@stockland.com.au
Email: debra.strauch@stockland.com.au