

SEARCH OF TORRENS TITLE

VOLUME 176057	FOLIO 2
EDITION 2	DATE OF ISSUE 08-Sep-2020

SEARCH DATE : 22-Oct-2020

SEARCH TIME : 04.28 PM

DESCRIPTION OF LAND

Parish of METTA Land District of FLINDERS
 Lot 2 on Sealed Plan 176057
 Derivation : Part of Lot 25628, 240A-2R-34P Gtd. to Sarah
 Gibson & Part of Lot 27957, 96A-2R-10P Gtd. to Isabel Barry
 Prior CTs 170794/1 and 170794/2

SCHEDULE 1

M234668 TRANSFER to J & J LEES AUTOMOTIVE PTY LTD
 Registered 02-Jul-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP176057 EASEMENTS in Schedule of Easements
 SP164994 & SP170794 FENCING PROVISION in Schedule of Easements
 E26815 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 17-Jun-2016 at noon
 E230381 MORTGAGE to Westpac Banking Corporation Registered
 08-Sep-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

M851532 PRIORITY NOTICE reserving priority for 60 days
 D/MORTGAGE Elders Rural Bank Limited to J & J Lees
 Automotive Pty Ltd
 TRANSFER J & J Lees Automotive Pty Ltd to Davrol
 Rural Management Pty Ltd Lodged by SHIELDS HERITAGE
 - L on 04-Oct-2020 BP: M851532
 E147109 PARTIAL DISCHARGE of MORTGAGE E230381 Lodged by
 SHIELDS HERITAGE - L on 21-Oct-2020 BP: E147109
 M847915 TRANSFER to DAVROL RURAL MANAGEMENT PTY LTD Lodged
 by SHIELDS HERITAGE - L on 21-Oct-2020 BP: E147109

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 176057

PAGE 1 OF 3 PAGES
3

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

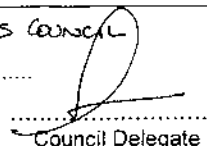
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS


1. Lots 1 and 2 are together with a Right of Carriageway and Pipeline Easement (created and defined in SP164994) over the land marked "Right of Way (Private) & Pipeline Easement 10.00 wide" shown on the plan.
2. Lots 1 and 2 are subject to a Pipeline Easement and Right of Carriageway (appurtenant to Lot 2 on P110874) (created by and defined in ~~B67572~~ over the strip of land marked "Pipeline Easement & Right of Way (Private) "B"" on the Plan. *B676572*
3. Lots 1 and 2 on the Plan are subject to a Pipeline Easement in favour of Flinders Council (created by and defined in A637794) over the strip of land marked "Pipeline Easement "C" 6.10 wide" shown on the Plan.
4. Lot 2 on the Plan is subject to a Pipeline Easement in favour of Flinders Council (created by and defined in P136664) over the strip of land marked "Pipeline Easement "X" 6.10 wide" shown on the Plan. *(CP136664)*
5. Lot 2 on the Plan is subject to a Pipeline Easement in favour of Flinders Council (created by and defined in P136664) over the strip of land marked "Pipeline Easement "Y" 6.10 wide" shown on the Plan. *(CP136664)*
6. Lot 2 on the Plan is subject to a Pipeline Easement in favour of Flinders Council (created by and defined in P136664) over the strip of land marked "Pipeline Easement "Z" 6.10 wide" shown on the Plan. *(CP136664)*
7. Lot 2 on the Plan is subject to a Right of Drainage (appurtenant to Lot 1 on D595/24) over the strip of land marked "Drainage Easement 1.83 wide" shown on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

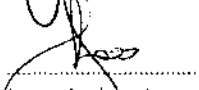
SUBDIVIDER: J & J Lees Automotive Pty Ltd FOLIO REF: 170794/1 & 170794/2 SOLICITOR & REFERENCE: Phillip J Lebski P/JL NRR:TD:18251	PLAN SEALED BY: <i>FLINDERS COUNCIL</i> DATE: <i>6/12/18</i> <i>DA 17/0046</i> REF NO. _____  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF ²/₃ PAGES</p>	<p>Registered Number</p> <p>SP 176057</p>
<p>SUBDIVIDER: J & J Lees Automotive Pty Ltd FOLIO REFERENCE: 170794/1 & 170794/2</p>	

SIGNED by **J & J LEES AUTOMOTIVE PTY LTD**)
(ACN 071 826 303) the registered proprietor of the land)
 comprised in Folio of the Register Volume 170794 Folio 1)
 and Folio of the Register Volume 170794 Folio 2 in the)
 presence of;)

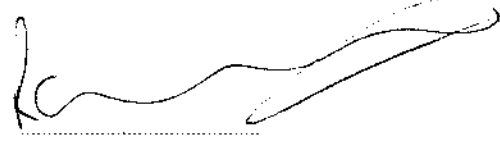


 Julie Marce Lees
 Director




 Jason Andrew Lees
 Director / Secretary

SIGNED by **RURAL BANK LTD (ABN 74 083 938 416)**)
 the Mortgage pursuant to registered Mortgage C911825 of)
 the land comprised in Folio of the Register Volume 170794)
 Folio 1 and Folio of the Register Volume 170794 Folio 2)
 by its Attorney pursuant to registered Power of Attorney)
 who declares that they have not received any notification)
 of the revocation of the Power of Attorney in the)
 presence of;)



By its Attorney
ROBERT CLIVE STEWART
 Full Name

Witness: 
 Full Name: STEVEN KING
 Address: 80 CARVELL STREET, ADELAIDE
 Occupation: AGRI BUSINESS SA 5000
SUPPORT OFFICER

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 3 OF 3 PAGES

SP176057

SUBDIVIDER: - J & J LEES AUTOMOTIVE PTY LTD
FOLIO REFERENCE: - 170794/1 & 170794/2

EASEMENTS

Lot 2 on the plan is subject to a right for the Flinders Council (herein called "the Council") to lay and maintain water pipes of any dimensions in through or upon the strip of land marked Pipeline Easement 'Z' 6.10 wide on the plan (herein called "the pipeline easement") with the right at all times to convey through the pipeline easement such amounts of water as the Council may require with the right for the Council and its tenants agents servants and workmen to enter on and repass on foot or with motor vehicles tractors or other machinery over the pipeline easement and over the said land within described for the purpose of laying inspecting taking up cleansing repairing removing and replacing the pipes or any part thereof provided however that the Council shall make good any damage to the surface of the said land within described occasioned by such entry for any of the abovementioned purposes.

Lot 2 on the plan is subject to a Pipeline Easement for the Flinders Council over the strips of land marked Pipeline Easement 'X' 6.10 wide & Pipeline Easement 'Y' 6.10 wide shown on the plan and as created by and more fully set forth in C341610.

NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.