

2013-05-13

Klein Eden
Leei

DEED OF TRANSFER

T 2404 2013

ENGLING, STRITTER & PARTNERS

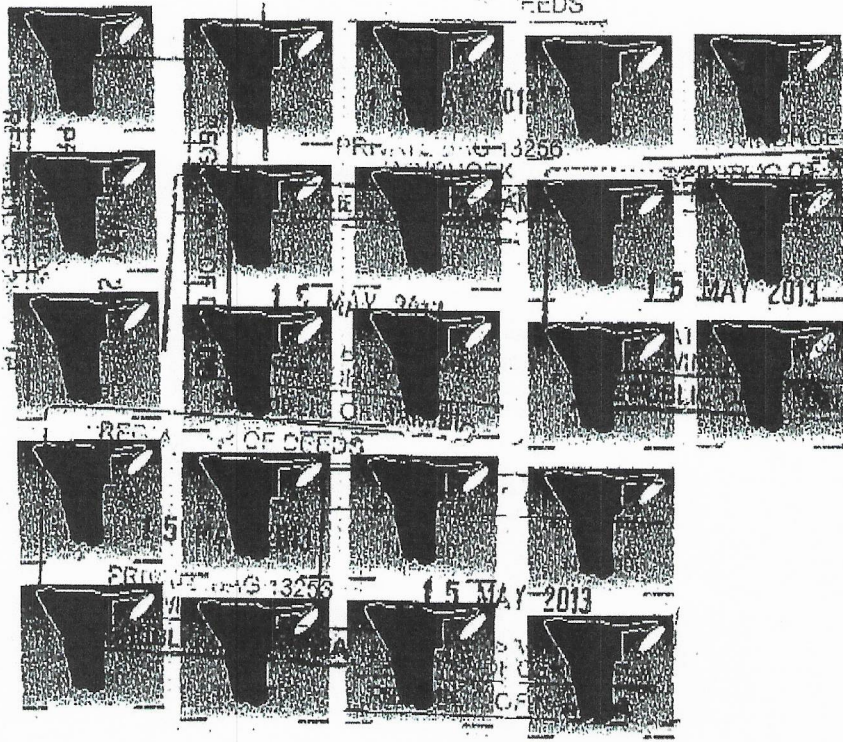
Attorneys, Notaries and Conveyancers

P.O. Box 43

12 Love Street

WINDHOEK

CB/sa K209863



AR OF DEED

Prepared by me

[Signature]
CONVEYANCER
BEZUIDENHOUT C

T 2404 2013

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT ~~CLIFFORD BEZUIDENHOUT~~ HEIKO WILFRIED STRITTER
appeared before me, Registrar of Deeds, at Windhoek he, the said appearer, being duly authorised
thereto by a Power of Attorney granted to him by

NACOCO PROPERTIES (PROPRIETARY) LIMITED
Company Number 96/422

dated the 9 day of April 2013 and signed at Swakopmund,

[Signature]

AND the said appearer declared that his said Principal had truly and lawfully sold on 2 April 2013

AND that he in his capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

NICLAAS PETRUS STRAUSS

Identity Number 500512 0086 4

and

WILHELMINA HERMINA STRAUSS

Identity Number 510330 0028 0

Married in community of property to each other

their Heirs, Executors, Administrators or Assigns,

CERTAIN PORTION 5 (LITTLE EDEN) (A PORTION OF PORTION 2) OF THE FARM
OMBURO SUD NO 69

SITUATE REGISTRATION DIVISION "C"
ERONGO REGION

EXTENT 131,5564 (One Three One Comma Five Five Six Four) HECTARES as
indicated on the annexed Diagram No A414/2012

HELD BY DEED OF TRANSFER NO T 26/1998

A.SUBJECT to the following conditions created in Government Grant 5/1931, namely:-

- (a) That the land hereby granted shall be subject to the laws for the time being of the Territory of Namibia, respecting mineral, prospecting, mining and all rights and matters incidental thereto.
- (b) That the Administrator may at any time and in any such manner and under such conditions as he may think fit -
 - (i) construct or authorise the construction of dams or reservoirs upon the land hereby granted,
 - (ii) construct or authorise the construction upon, through, or under the land hereby granted, of waterfurrows, pipelines, canals and drains, and conduct or authorize the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land,



- (iii) construct and work or authorise the constructions and working subject to the provisions of any laws of railways, roads, telegraph and telephone lines or on over the land hereby granted;

and take material from the land hereby granted for the purpose of any such works.

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the owner the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

- (c) That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.
- (d) That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.
- (e) That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain, free and unencumbered unless the same be cancelled, closed or altered by competent authority.
- (f) That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.
- (g) That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

B.FURTHER SUBJECT to the following condition now newly imposed in terms of Section 4 of the subdivision of Agricultural Land Act 70 of 1970, to wit:

Without the written consent of the Government of the Republic of Namibia, the portion may only be used for the purpose of establishing tourism facilities and purposes related thereto.

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WHEREFORE the appearer, renouncing all the rights and title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same and that, by virtue of these presents, the said TRANSFEREE, their Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of NS2 700 000,00.

2013-05-20

SIGNED at WINDHOEK, on
together with the appearer, and confirmed with my seal office.


SIGNATURE OF APPEARER

APPROVED

No. A414/2012

for SURVEYOR-GENERAL

SHEET 1 OF 2 SHEETS

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: Lo. 22/17 X		Designation
		Constants		±0.00	±0.00	
A B	1910.42	240.34. 3	A	+84 684.09	-75 920.81	AJ69C
B C	217.54	343.49.40	B	+83 020.28	-76 859.60	ABD1
C D	192.21	326.16.40	C	+82 959.67	-76 650.63	ABD2
D E	51.57	342.20.40	D	+82 852.94	-76 490.74	ABD3
E F	399.95	61.27.40	E	+82 837.30	-76 441.58	AC7-8
F G	343.11	63.17.40	F	+83 188.65	-76 250.56	AC7
G H	263.13	61.10.30	G	+83 495.16	-76 096.36	AC6
H J	175.14	72.48.40	H	+83 725.69	-75 969.50	AC5
J K	255.12	57.42.50	J	+83 893.01	-75 917.74	AC4
K L	344.87	35.43.00	K	+84 108.68	-75 781.47	AC3
L M	185.27	21.19.00	L	+84 310.01	-75 501.46	AC2
M N	35.94	29.56.30	M	+84 377.36	-75 328.87	AC1
N A	686.76	155.08.00	N	+84 395.30	-75 297.72	AJ69D

CONNECTING DATA

A a	63.46	155.08.00				
B b	46.17	163.49.40				
		△ T207	+64 555.34	-76 261.30	KAKO	
		△ T109	+79 322.56	-83 251.82	OMBURU	

Description of beacons :

AJ69C ----- Iron Fencing standard under cairn
 AC1-AC7 ----- 16mm Round iron peg
 AC7-8, ABD1-ABD3 ----- 16mm Round iron peg in cairn
 AJ69D ----- 20mm Round iron peg

The figure A a innerbank of Omaruru River b B C D E F G H J K L M N
 represents 131.5564 Hectares of land being

Portion 5 (Little Eden) (a Portion of Portion 2) of the Farm Omburo Sud No.69

Registration Division C, Erongo Region, Republic of Namibia

Surveyed in May 2012 by me

C.G. Pieterse
 Land Surveyor

This diagram is annexed to		The original diagram is SG No. A1006/95 Transfer No. T2310/1996	S.R. No.:E148/2012 Noting Plan:NF-North File No.:C.69
No.			
d.d.	T. 24/04 2013		
Registrar of deeds			

APPROVED

[Signature]

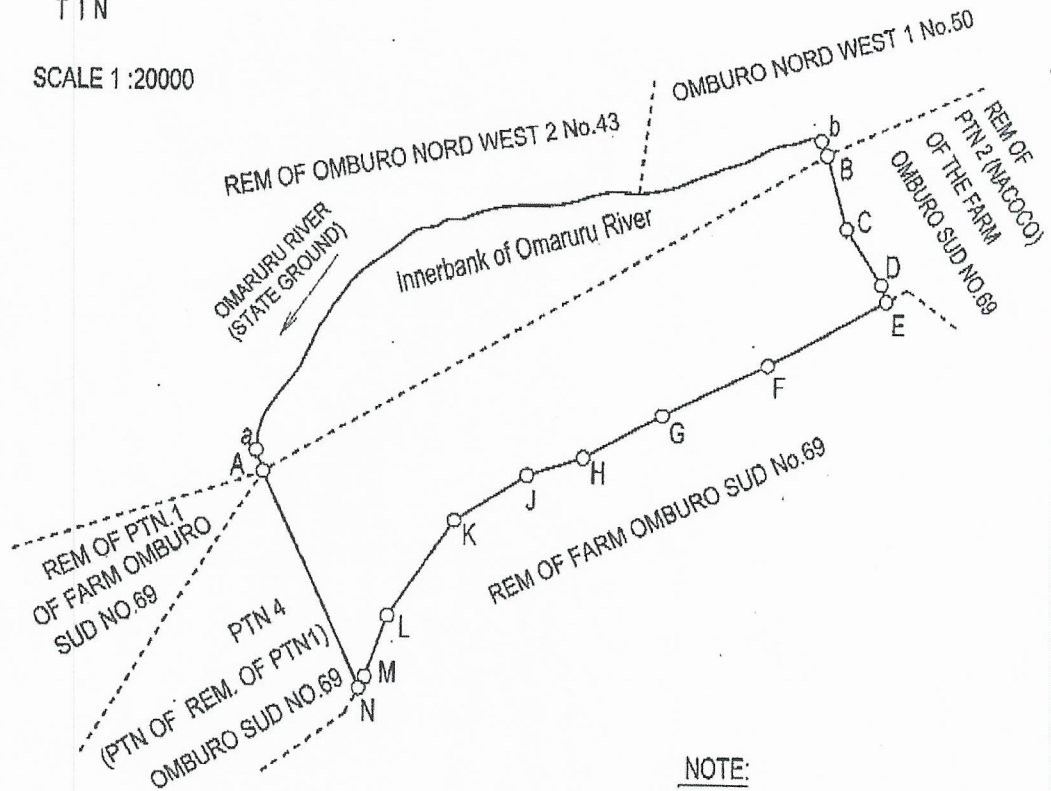
No. A414/2012

for SURVEYOR-GENERAL

SHEET 2 OF 2 SHEETS



SCALE 1:20000



NOTE:

Rectangular area = 85.9445 Ha

Curvilinear area = 45.6119 Ha

Total Area = 131.5564 Ha

The figure A a innerbank of Omaruru River b B C D E F G H J K L M N

represents 131.5564 Hectares of land being

Portion 5 (LITTLE EDEN) (a Portion of Portion 2) of the Farm Omburo Sud No.69

[Signature]

Situated in Registration Division C, Erongo Region, Republic of Namibia
Surveyed in May 2012 by me

C.G. Pieterse
Land Surveyor

<p>This diagram is annexed to</p> <p>No. <i>2404 2013</i></p> <p>d.d. <i>11</i></p> <p><i>[Signature]</i> Registrar of deeds</p>	<p>The original diagram is</p> <p>SG No. A1006/95</p> <p>Transfer No. T2310/1996</p>	<p>S.R. No.:E148/2012</p> <p>Noting Plan:Nf-North</p> <p>File No.:C.69</p>
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[Handwritten marks]