

Appendix A

Certificate of Titles

Register Search Statement - Volume 8089 Folio 300

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08089 FOLIO 300

Security no : 124078796614K
Produced 12/08/2019 04:37 PM

LAND DESCRIPTION

Crown Allotment 39B Parish of Goorambat.
PARENT TITLE Volume 02432 Folio 345
Created by instrument A008609 18/07/1955

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DOMINIC BAYARD
JOANNE BAYARD both of 256 PECK ROAD GOORAMBAT VIC 3725
AH048881M 19/02/2010

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP335011P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 256 PECK ROAD GOORAMBAT VIC 3725

DOCUMENT END

**Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 12/08/2019, for Order Number 58272726. Your reference: 60591336 - Task 1.**

45

Daily Use Only

DATE _____

TIME _____

on _____ \$_____

use _____

ue _____

Annexure Page

Transfer of Land Act 1958

This is page 2 of *Approved Form T1* dated

between HENRY ALFRED CAM and BERYL FRANCES CAM AND
DOMINIC BAYARD and JOANNE BAYARD



Signatures of the Parties

Panel Heading

Signed by JOANNE BAYARD in the presence of:)

Witness: S. HICKS)

Joanne Bayard
JOANNE BAYARD

572087A

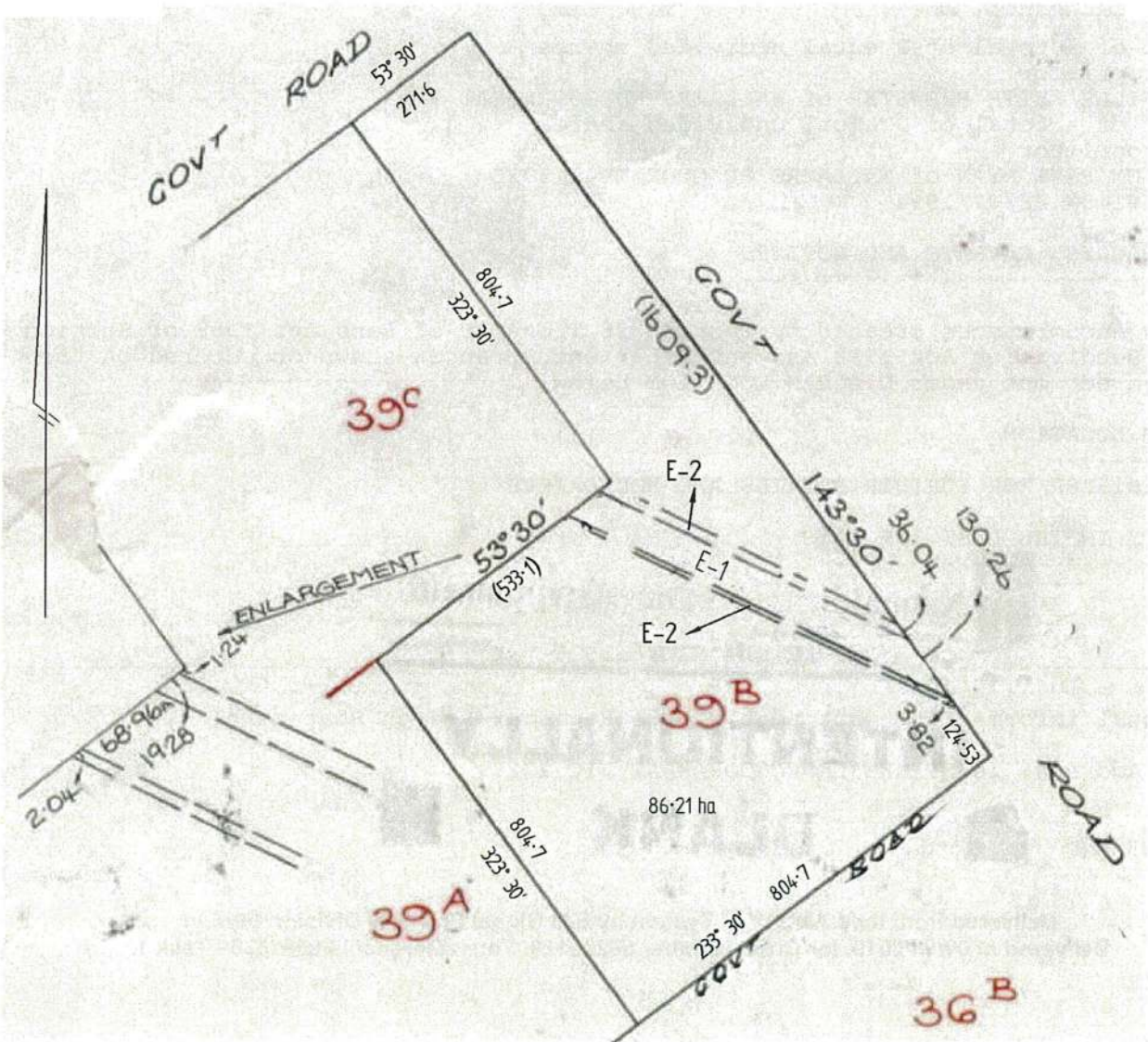
A1

*Law Perfect Pty Ltd
Page 2 of 2

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

TITLE PLAN		EDITION 1	TP 335011P
<div>Location of Land</div> <div>Parish: GOORAMBAT</div> <div>Township:</div> <div>Section:</div> <div>Crown Allotment: 39B</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 8089 FOL 300</div> <div>Depth Limitation: NIL</div>		<div>Notations</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>	
<div>Description of Land / Easement Information</div> <div>E-1 = EASEMENT TO SEC CREATED BY C/E A741210</div> <div>E-2 = EASEMENT TO SEC CREATED BY C/E J176069</div>		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 29/02/2000</div> <div>VERIFIED: G.B.</div>	
			
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

Register Search Statement - Volume 9252 Folio 300

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09252 FOLIO 300

Security no : 124078767331P
Produced 09/08/2019 02:54 PM

LAND DESCRIPTION

Lot 1 on Title Plan 161528R (formerly known as part of Crown Allotment 39C Parish of Goorambat).
PARENT TITLE Volume 09153 Folio 889
Created by instrument G765154 30/08/1977

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
NEVILLE KEITH BREWSTER of WALLACES RD GOORAMBAT 3725
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
HELEN FAYE RYAN of WALLACES RD GOORAMBAT 3725
T219140W 28/07/1994

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP161528R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 16 SPINKS LANE GOORAMBAT VIC 3725

DOCUMENT END

VICTORIAN LAND TITLES OFFICE

Transfer of Land

Section 45 Transfer of Land Act 1958



280794 0910 45 130 7219140W

Lodged at the Land Titles Office by:

ANTHONY J. BALKIN

Name: _____

Phone: **057 62 6723**

MADE AVAILABLE / CHANGE CONTROL

Ref: **AJB** Customer Code **38968**

Land Titles Office Use Only

The Transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land (Title)

CERTIFICATE OF TITLE VOLUME 9252 FOLIO 300

Estate and Interest (e.g. "all my estate in fee simple")

All my estate in fee simple

Consideration

ONE HUNDRED AND THIRTY THOUSAND DOLLARS (\$130,000.00)

Transferor (Full name)

IAN CLIFTON LESLIE JACKSON

Transferee (Full name and address for future notices including postcode)

NEVILLE KEITH BREWSTER and HELEN FAYE RYAN

both of Wallaces Road, Goorambat, Vic. 3725 as Tenants in Common in Equal Shares

Directing Party (Full name)

Dated: **20/7/1994**

Execution and Attestation

SIGNED by the Transferor

IAN CLIFTON LESLIE JACKSON

[Signature of Ian Clifton Leslie Jackson]

in the presence of

[Signature of witness]

SIGNED by the Transferees

NEVILLE KEITH BREWSTER

and

HELEN FAYE RYAN

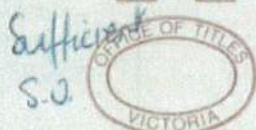
[Signatures of Neville Keith Brewster and Helen Faye Ryan]

in the presence of

[Signature of witness]

Land Titles Office Use Only

T1



Licence No. 29261

LSE 12/8/94

7
44000
[Signature]

T1 050634633 Cde 52 26/07/94
Ref 39480 Amt \$ 4,000.00
Stamp Duty, Victoria
22295970770682

Use Only

label

ORDER TO REGISTER

To the Registrar of Titles

Please register this dealing and upon completion issue the documents as follows :-

Signed.....

Firm's Name.....

Customer code.....

TITLE PLAN		EDITION 1	TP 161528R						
Location of Land Parish: GOORAMBAT Township: Section: Crown Allotment: 39C(PT) Crown Portion: Last Plan Reference: Derived From: VOL 9252 FOL 300 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information ENCUMBRANCES REFERRED TO As to the land coloured blue - - - - - <u>THE EASEMENT</u> to State Electricity - - - - - Commission of Victoria created by - - - - - Instrument A591499 - - - - - E-1 = EASEMENT TO SEC CREATED BY C/E J259292		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 22/09/1999 VERIFIED: DB							
<table border="1"><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 39C (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 39C (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 39C (PT)									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

Register Search Statement - Volume 2579 Folio 603

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 02579 FOLIO 603

Security no : 124078768006F
Produced 09/08/2019 03:14 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 59A Parish of Goorambat.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ALAN WILFRED SAUNDERS of "LINCOLN LODGE" GOORAMBAT 3725
X064127F 28/09/2000

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP678381N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: SHARP ROAD GOORAMBAT VIC 3725

DOCUMENT END

Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 09/08/2019, for Order Number 58245804. Your reference: 60591336 - Task 1.

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: **HARRISON DOBSON & COTTRILL**

Phone: **(03) 5762 1844**

Address: **2 Bridge Street, Benalla**

Ref: **GDH**

Customer Code: **1674L**



Approved Form T1

X064127F

280900 0925 45 90



MADE AVAILABLE

Land Titles Office Use Only

The Transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Crown Grant Volume 2579 Folio 603

Estate and Interest (e.g. "all my estate in fee simple")

All our estate in fee simple

Consideration:

\$90,000.00



DX064127F-1-5

Transferor: (full name)

LESLIE JOHN SAUNDERS and ALAN WILFRED SAUNDERS

Transferee: (full name and address including postcode)

ALAN WILFRED SAUNDERS of "Lincoln Lodge" Goorambat 3725

Directing Party: (full name)

Dated: **23/6/2000**

Execution and attestation:

SIGNED by **LESLIE JOHN SAUNDERS**
in the presence of:-

SIGNED by **ALAN WILFRED SAUNDERS**
in the presence of:-

Approval No. 508004A

ORDER TO REGISTER

Please register and issue title to

T1



Signed

Cust. Code:

STAMP DUTY USE ONLY

Not Chargeable Pursuant
To Section 71-4
Trn: 858564 27-SEP-2000
Stamp Duty Victoria, SJK1

THE BACK OF THIS FORM MUST NOT BE USED

- 6 OCT 2000

TITLE PLAN		EDITION 1	TP 678381N
Location of Land Parish: GOORAMBAT Township: Section: Crown Allotment: 59A Crown Portion: Last Plan Reference: Derived From: VOL 2579 FOL 603 Depth Limitation: NIL		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2579 FOL. 603 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 06/11/2000 VERIFIED: AC	
		COLOUR CODE Y = YELLOW	
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets

TITLE PLAN

TP 678381N

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said Colony containing *three hundred and twenty acres more or less being Allotment fifty-nine in the Parish of Beaumont County of Maria*

delineated with the measurements and abatals thereof in the map drawn in the margin of these presents and therein coloured yellow

Excepting however unto us our heirs and successors all gold and silver and auriferous and argoutiferous earth or stone and all mines containing gold silver copper tin antimony coal lignite and all other metals and mineral ores whatsoever and all mines seams lodges and deposits containing gold silver copper tin antimony coal lignite and other metals and minerals and mineral ores in upon or under and within the boundaries of the said land And also reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal lignite and other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argoutiferous earth or stone copper tin antimony coal lignite and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal lignite metals minerals and their ores and the mines metals and minerals in upon and under the land hereby granted and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining and to do the same that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said GRANTEE

to our heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes And that the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 sheets

Register Search Statement - Volume 9260 Folio 449

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09260 FOLIO 449

Security no : 124078795310B
Produced 12/08/2019 03:57 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 179662M (formerly known as Crown Allotment 58A, part of Crown Allotment 63A Parish of Goorambat).
PARENT TITLE Volume 07120 Folio 883
Created by instrument G957996 08/02/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JOHN ROGERSON SHARP of RMB 2055 GOORAMBAT 3725
V093407B 14/11/1997

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP179662M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 12/08/2019, for Order Number 58271287. Your reference: 60591336 - Task 1.**

BY LETTER \$94
TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

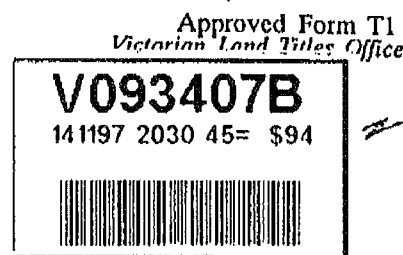
Name: **BYRNE & CLARK**

Phone: **(03) 57625420 2055**

Address: **81-83 Nunn Street
Benalla**

Ref:

Customer Code: **569N**



MADE AVAILABLE / CHANGE CONTROL
Land Titles Office Use Only
CAVEAT

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Certificate of Title Volume **9260** Folio **449**

Estate and Interest: (e.g. "all my estate in fee simple")

all our estate and interest in fee simple

Consideration:

NATURAL LOVE AND AFFECTION

Transferor: (full name)

JOHN MCNAIR SHARP

Transferee: (full name and address including postcode)

JOHN ROGERSON SHARP of RMB 2055 Goorambat 3725

Directing Party: (full name)

Nil

Dated: **16th October 1997**

Execution and attestation

SIGNED by the Transferor

in the presence of:

SIGNED by the Transferee

in the presence of:

Approval No: 387959A

T1



ORDER TO REGISTER
Please register and issue title to

Signed

Cust. Code:

STAMP DUTY USE ONLY

Not Chargeable Pursuant To
Heading 6 Exemption E28
Trn:65622 23-OCT-1997
Stamp Duty Victoria, JRMO

TITLE PLAN		EDITION 1	TP 179662M				
Location of Land Parish: GOORAMBAT Township: Section: Crown Allotment: 58A, 63A (PT) Crown Portion: Last Plan Reference: Derived From: VOL 9260 FOL 449 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN					
Description of Land / Easement Information ENCUMBRANCES REFERRED TO As to the land coloured blue - - - - THE EASEMENT to State Electricity -- Commission of Victoria created by -- Instrument A591502 - - - - - E-1 = EASEMENT TO SEC CREATED BY C/E H877166		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 08/10/1999 VERIFIED: AA					
COLOUR CODE BL = BLUE		<table><tr><td>TABLE OF PARCEL IDENTIFIERS</td></tr><tr><td>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td>PARCEL 1 = CA 58A (PT)</td></tr><tr><td>PARCEL 2 = CA 63A (PT)</td></tr></table>		TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = CA 58A (PT)	PARCEL 2 = CA 63A (PT)
TABLE OF PARCEL IDENTIFIERS							
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962							
PARCEL 1 = CA 58A (PT)							
PARCEL 2 = CA 63A (PT)							
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets					

Register Search Statement - Volume 4330 Folio 940

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 04330 FOLIO 940

Security no : 124078795423E
Produced 12/08/2019 04:01 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 399580L (formerly known as Crown Allotment 58B, part of Crown Allotment 63B Parish of Goorambat).
PARENT TITLE Volume 02318 Folio 523
Created by instrument 0943293 09/06/1920

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WAYNE ANDREW SPINKS of 362 QUINN ROAD BROKEN CREEK VIC 3673
AG545225L 04/06/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG545226J 04/06/2009
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP399580L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

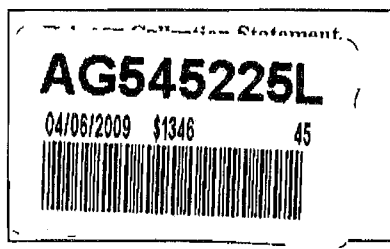
eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 23/10/2016

DOCUMENT END

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: **National Australia Bank Limited 9E**
Name:
Phone:
Address:



Ref:
Customer Code:

MADE AVAILABLE / CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)
Volume 7798 Folio 035 and Volume 4330 Folio 940

Estate and Interest: (e.g. "all my estate in fee simple")
all our estate and interest in fee simple

Consideration:
\$652,000.00

Transferor: (full name)
EDWARD JOHN CLEARY AND JUDITH LILLIAN CLEARY

Transferee: (full name and address including postcode)
WAYNE SPINKS of 362 Quinn Road, Broken Creek 3673

Directing Party: (full name)

Dated: **02 APR 2009**

Execution and attestation :

Signed by EDWARD JOHN CLEARY in the presence of:

John Cleary
EDWARD JOHN CLEARY

Witness: *School Principal*

Signed by JUDITH LILLIAN CLEARY in the presence of:

J. L. Cleary
JUDITH LILLIAN CLEARY

Witness: *School Principal*

Signed by WAYNE SPINKS in the presence of:

Wayne Spinks
WAYNE SPINKS

Witness: *S. Buber*

Approval No: 572087A

ORDER TO REGISTER
Please register and issue title to

T1



Signed

Cust. Code:

*Law Perfect Pty Ltd

\$7754- IO 2448117

P 21,506- IO 2448113

STAMP DUTY USE ONLY

P 21,506- IO 2448113

Original Land Transfer
Stamped with \$23,260.00
Doc ID 2448117, 29 May 2009
SRO Victoria Duty, JMW0

Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by: **National Australia Bank Limited**

Name: National Australia Bank Limited ABN 12 004 044 937

Telephone no.: ()

Address:

Ref:

Q/N 864947135.1.5

Customer Code:



AG545226J

P

04/06/2009

\$95.10

74

The information
statutory



under
pose

of maintaining publicly searchable registers and
indexes in the Victorian Land Registry.

MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The Mortgagor mortgages to the Mortgagee the estate and interest specified in the land described together with each structure, fixture or improvement on it or fixed to it subject to the registered encumbrances affecting the land and any created by dealings lodged for registration prior to the lodging of this Mortgage with the payment of the amount owing and agrees as set out in this Mortgage.

Land (Title or Crown Grant Volume Folio)

Certificate of Title Volume 07798 Folio 035, Volume 07539 Folio 164 and 04330 Folio 940

Estate or Interest being mortgaged

Estate in fee simple

Mortgagor (full name)

Wayne Andrew Spinks

("Mortgagor")

Mortgagee

National Australia Bank Limited ABN 12 004 044 937

500 Bourke Street Melbourne Victoria

("Bank")

Date of this Mortgage

31/03/2009

The provisions contained in Mortgage Memorandum of Common Provisions retained by the Registrar of Titles in No. AA1147 ("Memorandum") are incorporated in this Mortgage.

The Mortgagor agrees with the Bank as follows:

1. A reference to "this Mortgage" in this instrument of Mortgage, the Memorandum, and any annexure to this Mortgage is a reference to the Mortgage constituted by this instrument of Mortgage, the Memorandum and any annexure to this Mortgage. Words defined in the Memorandum have the same meaning when used in this instrument of Mortgage and any annexure to this Mortgage. The Mortgagor acknowledges that the Mortgagor has received and read a copy of this Mortgage prior to executing it.

2. The Mortgagor acknowledges giving this Mortgage and incurring obligations and giving rights under this Mortgage for valuable consideration received from the Bank.

Approval No. 4500712A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

M



Signed

Cust. Code:

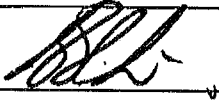
THE BACK OF THIS FORM MUST NOT BE USED

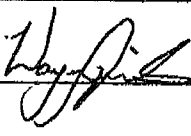
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

MORTGAGOR EXECUTION AND ATTESTATION - MANDATORY

Individual/s

Signed Sealed and Delivered in Victoria by the Mortgagor
in the presence of:

Signature of Witness	
Signature of Witness	
Signature of Witness	
Signature of Witness	

Signature of Mortgagor	
Signature of Mortgagor	
Signature of Mortgagor	
Signature of Mortgagor	

Companies Executing without using a Common Seal
Executed by

--

by being signed by:

Signature
Full Name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

Signature
Full Name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

Companies Executing by using a Common Seal
The Common Seal of

--

was affixed in the presence of:

Signature
Full Name (BLOCK LETTERS)
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AG545226J

04/06/2009 \$95.10 74



MORTGAGEE - NO EXECUTION REQUIRED

Approval No. 4500712A

M page 2



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Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

TOTAL AREA = 314A 2R 21P

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 58B
PARCEL 2 = CA 63B (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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Register Search Statement - Volume 7539 Folio 164

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 07539 FOLIO 164

Security no : 124078795493D
Produced 12/08/2019 04:03 PM

LAND DESCRIPTION

Crown Allotment 41 Parish of Goorambat.
PARENT TITLE Volume 05516 Folio 048
Created by instrument 2393541 09/04/1951

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WAYNE ANDREW SPINKS of 362 QUINN ROAD BROKEN CREEK VIC 3673
AG545224N 04/06/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG545226J 04/06/2009
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP449914H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: "YALLAMBEE" 379 GOORAMBAT-CHESNEY ROAD GOORAMBAT VIC 3725

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 23/10/2016

DOCUMENT END

TRANSFER OF LAND

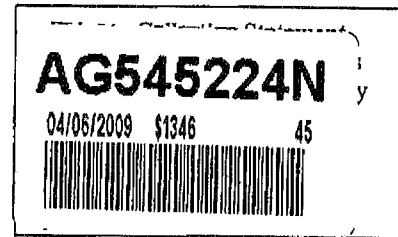
Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone: **National Australia Bank Limited 92**

Address:



Ref:

Customer Code:

MADE AVAILABLE / CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Volume 7539 Folio 164

Estate and Interest: (e.g. "all my estate in fee simple")

all our estate and interest in fee simple

Consideration:

\$798,000.00

Transferor: (full name)

EDWARD JOHN CLEARY

Transferee: (full name and address including postcode)

WAYNE SPINKS of 362 Quinn Road, Broken Creek 3673

Directing Party: (full name)

Dated: **02 APR 2009**

Execution and attestation:

Signed by EDWARD JOHN CLEARY in the presence of:

Witness: *[Signature]*

School Principal

[Signature]
EDWARD JOHN CLEARY

Signed by ^{ANDREW}WAYNE SPINKS in the presence of:

Witness: *[Signature]*

S. Barber

[Signature]
WAYNE SPINKS

Approval No: 572087A

ORDER TO REGISTER
Please register and issue title to

T1



Signed

Cust. Code:

\$ 42950

ED 2448116
STAMP DUTY USE ONLY

*Law Perfect Pty Ltd

Original Land Transfer
Stamped with \$42,950.00
Doc ID 2448116, 29 May 2009
SRO Victoria Duty, JMN0

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Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by: **National Australia Bank Limited**

Name: National Australia Bank Limited ABN 12 004 044 937

Telephone no.: ()

Address:

Ref: C/N 864947135.1.5

Customer Code: _____



AG545226J

P

04/06/2009 \$95.10 74

The information under
statutory provisions
of maintaining publicly searchable registers and
indexes in the Victorian Land Registry.

MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The Mortgagor mortgages to the Mortgagee the estate and interest specified in the land described together with each structure, fixture or improvement on it or fixed to it subject to the registered encumbrances affecting the land and any created by dealings lodged for registration prior to the lodging of this Mortgage with the payment of the amount owing and agrees as set out in this Mortgage.

Land (Title or Crown Grant Volume Folio)

Certificate of Title Volume 07798 Folio 035, Volume 07539 Folio 164 and 04330 Folio 940

Estate or Interest being mortgaged

Estate in fee simple

Mortgagor (full name)

Wayne Andrew Spinks

("Mortgagor")

Mortgagee

National Australia Bank Limited ABN 12 004 044 937

500 Bourke Street Melbourne Victoria

("Bank")

Date of this Mortgage

31/03/2009

The provisions contained in Mortgage Memorandum of Common Provisions retained by the Registrar of Titles in No. AA1147 ("Memorandum") are incorporated in this Mortgage.

The Mortgagor agrees with the Bank as follows:

1. A reference to "this Mortgage" in this instrument of Mortgage, the Memorandum, and any annexure to this Mortgage is a reference to the Mortgage constituted by this instrument of Mortgage, the Memorandum and any annexure to this Mortgage. Words defined in the Memorandum have the same meaning when used in this instrument of Mortgage and any annexure to this Mortgage. The Mortgagor acknowledges that the Mortgagor has received and read a copy of this Mortgage prior to executing it.

2. The Mortgagor acknowledges giving this Mortgage and incurring obligations and giving rights under this Mortgage for valuable consideration received from the Bank.

Approval No. 4500712A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

M



Signed

Cust. Code:


THE BACK OF THIS FORM MUST NOT BE USED

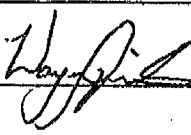
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

MORTGAGOR EXECUTION AND ATTESTATION - MANDATORY

Individual/s

Signed Sealed and Delivered in Victoria by the Mortgagor
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Signature of Witness	
Signature of Witness	
Signature of Witness	

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Signature of Mortgagor	
Signature of Mortgagor	
Signature of Mortgagor	

Companies Executing without using a Common Seal

Executed by

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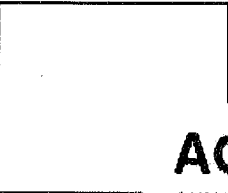

Companies Executing by using a Common Seal

The Common Seal of

--

was affixed in the presence of:

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Full Name (BLOCK LETTERS)	
Address	
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<div style="text-align: center;">  <p>AG545226J</p> <p>04/06/2009 \$95 10 74</p>  </div>	
Signature	
Full Name (BLOCK LETTERS)	
Address	
Office held (Director, Secretary or Sole Director and Sole Company Secretary)	

MORTGAGEE - NO EXECUTION REQUIRED

Approval No. 4500712A

M page 2



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Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

TITLE PLAN		EDITION 1	TP 449914H
<div>Location of Land</div> <div>Parish: GOORAMBAT</div> <div>Township:</div> <div>Section:</div> <div>Crown Allotment: 41</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 7539 FOL 164</div> <div>Depth Limitation: NIL</div>		<div>Notations</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>	
Description of Land / Easement Information		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 24/05/2000</div> <div>VERIFIED: G.B.</div>	
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets