

INSTRUCTIONS

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 initialed 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 initialed 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. **TRANSFEROR**
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
4. **CONSIDERATION**
If a sum of money only, to be expressed in figures and in every other case to be concisely stated in words.
5. **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.
6. **TRANSFeree'S TRANSFEROR'S EXECUTION**
Transferee's and Transferor's 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 full name, address and occupation of the witness must be stated. Execution by a corporation or body corporate must be in accordance with the *Corporations Act 2001*.



OFFICE USE ONLY

0022549 T

05 Nov 2018 08:53:50 Perth



TRANSFER

LODGED BY

ADDRESS

NATIONAL AUSTRALIA BANK LTD
ABN 12 004 044 937

PHONE No.

100 ST GEORGES TERRACE
PERTH WA 6000

FAX No

TEL: 9212 7904 FAX: 1300 736 218
ISSUING BOX No. 126A

REFERENCE No.

ISSUING BOX No.

PREPARED BY

Vicki Philipoff Settlements

183285 CXL

ADDRESS

PO BOX 1800
WEST PERTH WA 6872

carly@vickiphilipoff.com.au

PHONE No.

6311 4888

FAX No.

6311 4899

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

213

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	<u>Wax 2</u>	Received Items
2.	<u>Philipoff</u>	Nos.
3.	_____	<div style="font-size: 2em; border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;"> 13 </div>
4.	_____	
5.	_____	
6.	_____	
		Receiving Clerk <u>LS</u>

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.

ATTESTATION SHEET

Dated this 2nd day of November Year 2018

TRANSFEROR/S SIGN HERE (Note 6)

Executed by: Daws & Son Pty Ltd A.C.N. 008 749 942
by authority of its Directors and pursuant to section 127 of the Corporations Law by



Director Sign

NICHOLAS STERRIN DAWS

Print Full Name



Director & Secretary Sign

GRAHAM RICHARD DAWS

Print Full Name

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.

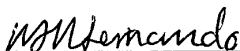
Signed

Signed

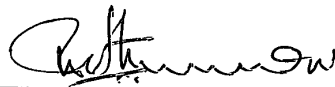
TRANSFEREE/S SIGN HERE (Note 6)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORIZED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed by:



Signed by:



In the presence of:

In the presence of:

Witness sign:



Witness sign:



Witness print Full Name:

Carly Nell Lamperd

Witness print Full Name:

Carly Nell Lamperd

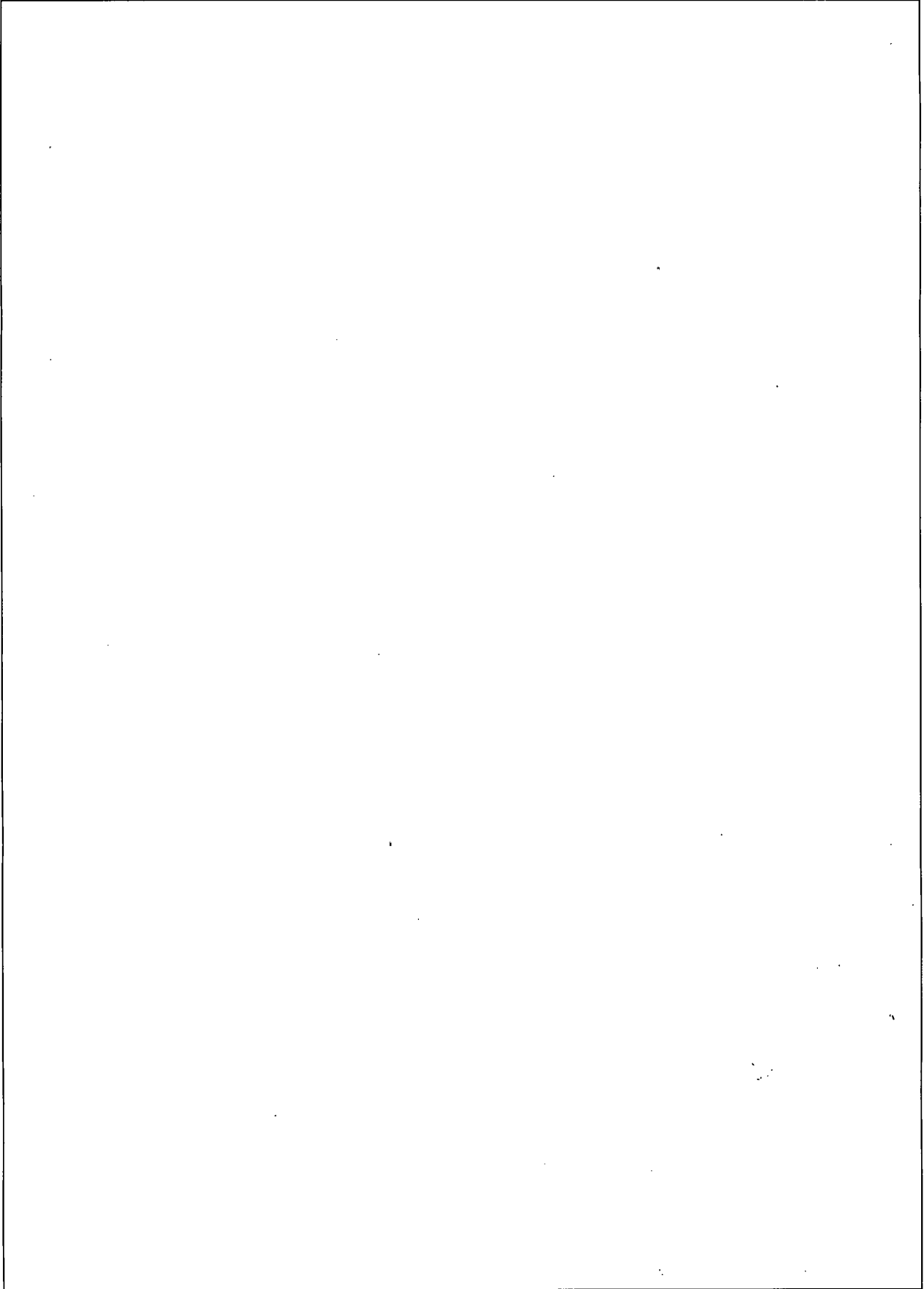
Witness Address:

Witness occupation: Licensed Settlement Agent
Vicki Philipoff Settlements
Witness phone (B/H): 32 Delhi Street, West Perth 6005
Telephone: (08) 6311 4888

Witness Address:

Witness occupation: Licensed Settlement Agent
Vicki Philipoff Settlements
Witness phone (B/H): 32 Delhi Street, West Perth 6005
Telephone: (08) 6311 4888

THE TRANSFEROR for the consideration herein expressed transfers to the TRANSFEREE the estate and interest herein specified in the land herein described, subject to the Limitations, Interests, Encumbrances and Notifications as shown on the Certificate of Title and/or otherwise affecting the land under the *Transfer of Land Act 1893*. (Instruction 1 & 2)



TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

	EXTENT	VOLUME	FOLIO
LOT 403 ON DEPOSITED PLAN 413471	WHOLE	2955	417

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

TRANSFEROR (Note 3)

DAWS & SON PTY LTD (ACN 008 749 942)

CONSIDERATION (Note 4)

\$187,000.00

TRANSFeree (Note 5)

NELANKA SHANAKA RATHNASIRI WEERAPURAGE AND WELISARAGE SHAMALKA NIRMALI FERNANDO BOTH OF UNIT 2, 5 HOLDER STREET ST JAMES WA 6102 AS JOINT TENANTS



Certificate of Duty

Transfer - Residential Rate

Taxation Administration Act 2003

Section 49, Special Tax Return Arrangement

Certificate Number:	1029711169	Certificate Issue Date:	02-11-2018
Bundle ID	182081948	Client Reference:	183285
Transaction Date:	17-07-2018		
Dutiable Value:	\$187,000.00		
Duty:	\$4,541.00		

No Double Duty

Description of Property

Land in WA: Lot 403, Plan 413471 Volume/Folio: 2955/417

Seller(s) / Transferor(s): DAWS & SON PTY LTD

Buyer(s) / Transferee(s): WEERAPURAGE, NELANKA SHANAKA RATHNASIRI; and
 FERNANDO, WELISARAGE SHAMALKA NIRMALI as joint tenants

Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1029711151	02-11-2018	17-07-2018	182081948	\$187,000.00	\$4,541.00





HSV Settlements PTY LTD
T/A Heidi Hunter Settlements
ACN 137 288 987

30 October 2018

EV000898059 VOI



Registrar of Titles
Landgate
PO Box 2222
MIDLAND WA 6936

Settlement Agents Statement

Name of client (s) identified: **DAWS & SON PTY LTD**
DIRECTOR: NICHOLAS SHERRIN DAWS
DIRECTOR & SECRETARY: GRAHAM RICHARD DAWS

Both Presently of: **LEVEL 4, 72 KINGS PARK ROAD, WEST PERTH**
Address of property being sold: **LOT 403 WOODVILLE ROAD HAYNES**

Place and date where identification occurred: **HEIDI HUNTER SETTLEMENTS**
4A/2 MULGUL ROAD
MALAGA WA 6090
9 SEPTEMBER 2017

I have taken all reasonable steps to verify the identity of my client (s); and

I reasonably believe my client (s) has/have been identified; and

I reasonably believe my client (s) has/have the authority to deal with the interest in the land the subject to this transaction: Transfer of Land

Lot 403 on Deposited Plan 413471

Volume 2955 Folio 417

Yours Faithfully

Heidi Hunter
Conveyancer
PO Box 1605, Morley WA 6062
heidi@heidihuntersetts.com.au
08 9272 7557

Licensed Real Estate Settlement Agent
www.heidihuntersetts.com.au

4a/2 Mulgul Road
Malaga WA 6090
PO Box 1605
Morley WA 6062

Phone: 08 9272 7557
Fax: 08 9272 7549
Email: heidihunter@westnet.com.au

SETTLE WITH EASE

2 November 2018

Our ref: 183285 CXL

REGISTRAR AND COMMISSIONER OF TITLES
LANDGATE
PO BOX 2222
MIDLAND WA 6936

32 Delhi Street, West Perth
PO Box 1800 West Perth WA 6872
Telephone +618 6311 4888
Facsimile +618 6311 4899
Email info@vickiphilpoff.com.au
www.vickiphilpoff.com.au



Settlement Agents Statement

Name of client (s) identified: NELANKA SHANAKA RATHNASIRI WEERAPURAGE
WELISARAGE SHAMALKA NIRMALI FERNANDO

Presently of: Unit 2, 5 Holder Street ST JAMES WA 6102
Address of property being bought: Lot 403, Woodville Road, HAYNES

Place and date where identification occurred: Australia on 27/09/2018

I have taken all reasonable steps to verify the identity of my client (s); and

I reasonably believe my client (s) has/have been identified; and

I reasonably believe my client (s) has/have the authority to deal with the interest in the land the subject to this transaction: Transfer of Land, Lot 403 on Deposited Plan 413471 on Volume Folio Number 2955/417

Yours faithfully

Carly Lamperd
Licensed Conveyancer
32 Delhi Street WEST PERTH WA Australia
08 6311 4843
carly@vickiphilpoff.com.au

EV000898060 VOI



