

**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 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. **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

**0010780 T**

18 Oct 2018 09:10:22 Perth



**TRANSFER**

LODGED BY .....  
 ADDRESS .....  
 PHONE No. ....  
 FAX No .....  
 REFERENCE No. ....  
 ISSUING BOX No. ....

**BAI GLOBAL Property**  
**PO BOX 25488 PERTH WA 6831**  
**ST GEORGES TCE WA 6831**  
**DLI BOX 151B**  
**Tel: (08) 9214 6000 Fax: (08) 9226 2778**

PREPARED BY Vicki Philipoff Settlements  
 184085 EC  
 ADDRESS PO BOX 1800  
 WEST PERTH WA 6872  
 evelyn@vickiphilipoff.com.au  
 PHONE No. 6311 4888 FAX No. 6311 4899

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

ZLS

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	<u>Voix 2</u>	Received Items
2.	<u>Dalyan</u>	Nos.
3.		3
4.		
5.		
6.		Receiving Clerk

AZ

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 17th day of OCTOBER Year 2018

TRANSFEROR/S SIGN HERE (Note 6)

<input checked="" type="checkbox"/> <u>Donna Visser</u> DONNA Witness Signature: <u>[Signature]</u> Witness Name: <u>Donna Visser</u> Address: <u>Karen Joy Stephenson</u> <u>181 Roberts Road</u> <u>Subiaco WA 6008</u> <u>08 9273 8977</u> Occupation: <u>Licensed Settlement Agent</u> Phone Number: <u>[Blank]</u>	<input checked="" type="checkbox"/> <u>Ron Visser</u> RONALD Witness Signature: <u>[Signature]</u> Witness Name: <u>Ron Visser</u> Address: <u>Karen Joy Stephenson</u> <u>181 Roberts Road</u> <u>Subiaco WA 6008</u> <u>08 9273 8977</u> Occupation: <u>Licensed Settlement Agent</u> Phone Number: <u>[Blank]</u>
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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 AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed by: Angela

Signed by: Adam

[Signature]

[Signature]

In the presence of:

In the presence of:

Witness sign:

Witness sign:

[Signature]

[Signature]

Witness print Full Name:  Linda Maria Picius

Witness print Full Name:  Linda Maria Picius

Witness Address:  2 Kentia Loop  
WARREROO

Witness Address:  2 Kentia Loop  
WARREROO

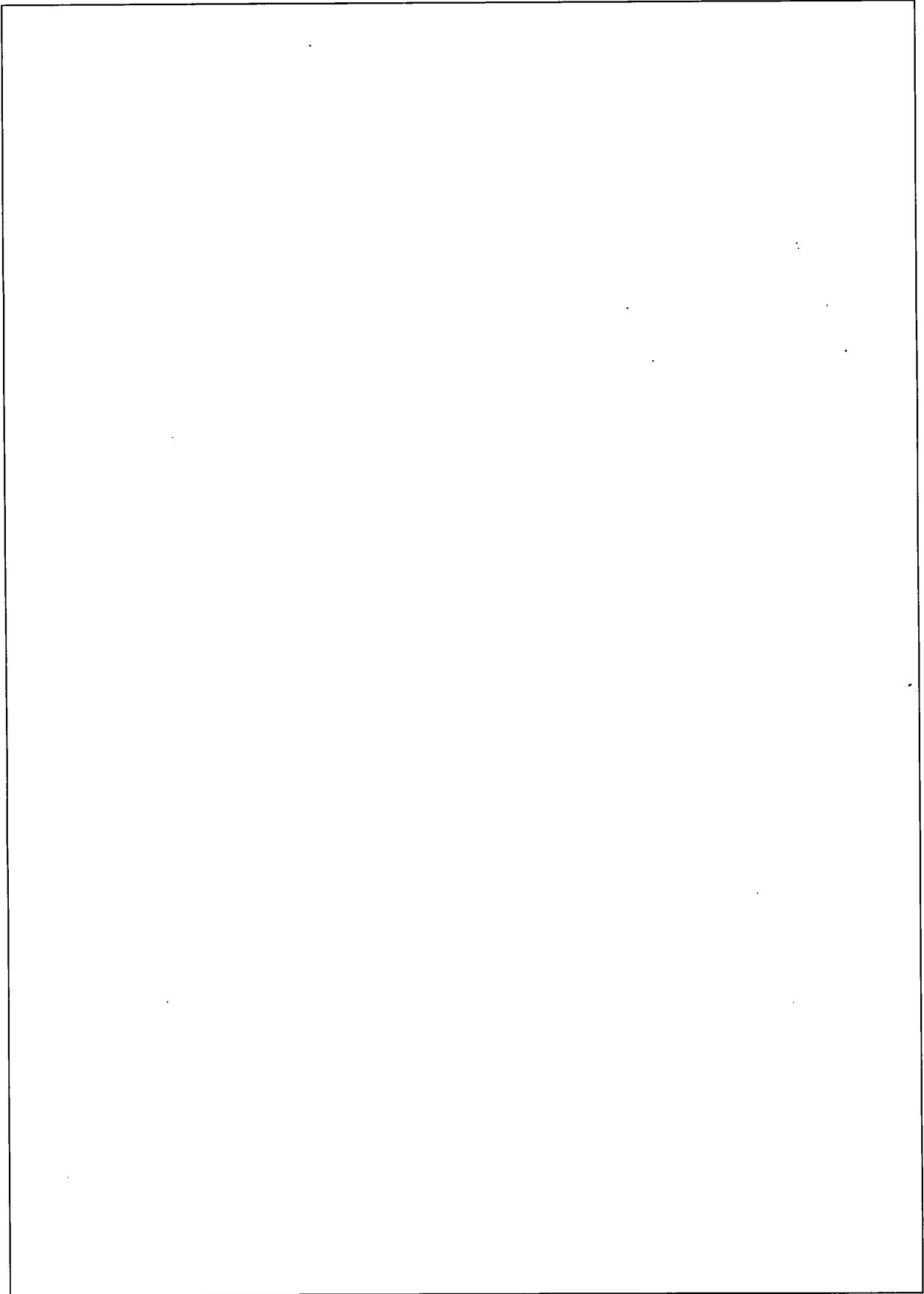
Witness occupation:  Home Duties

Witness occupation:  Home Duties

Witness phone (B/H):  0408915552

Witness phone (B/H):  0408915552

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 affect the land under the *Transfer of Land Act 1893*. (Instruction 1 & 2)



WESTERN AUSTRALIA  
TRANSFER OF LAND ACT 1893

## TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

LOT 425 ON PLAN 14662

EXTENT

WHOLE

VOLUME

1672

FOLIO

371

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

TRANSFEROR (Note 3)

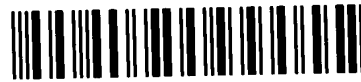
DONNA HILDA VISSER  
RONALD ANDRE VISSER

CONSIDERATION (Note 4)

\$680,000.00

TRANSFeree (Note 5)

ANGELA PHILLIPS AND ADAM ROSS SUTTON  
BOTH OF 23 Lakehill Gardens EDGEWATER WA 6027  
AS JOINT TENANTS



# Certificate of Duty

## Transfer - Residential Rate

Taxation Administration Act 2003

Section 49, Special Tax Return Arrangement

Certificate Number:	1029602990	Certificate Issue Date:	09-10-2018
Bundle ID	182586470	Client Reference:	184085
Transaction Date:	03-09-2018		
Dutiable Value:	\$680,000.00		
<b>Duty:</b>	<b>\$26,315.00</b>		

### No Double Duty

#### Description of Property

Land in WA: Lot 425, Plan 14662 Volume/Folio: 1672/371

Seller(s) / Transferor(s): VISSER, DONNA HILDA  
VISSER, RONALD ANDRE

Buyer(s) / Transferee(s): PHILLIPS, ANGELA; and  
SUTTON, ADAM ROSS as joint tenants

#### Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1029602982	09-10-2018	03-09-2018	182586470	\$680,000.00	\$26,315.00



11 October 2018

Our ref: 28373 KS

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

**Settlement Agents Statement**

Name of client (s) identified: RONALD ANDRE VISSER  
DONNA HILDA VISSER

Presently of: 69 Bronzewing Avenue ELLENBROOK WA 6069  
Address of property being sold: 23 Lakehill Gardens, EDGEWATER

Place and date where identification occurred: Australia on 11/10/2018

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 425 on Plan 14662 on Volume Folio Number 1672/371

Yours Faithfully



Karen Stephenson  
Licensed Conveyancer  
Australia  
92738977  
karen@evolutionsettle.com.au

**EV000881245 VOI**



p 08 9273 8977 f 08 9381 3461 e reception@evolutionsettle.com.au

a 181 Roberts Road, Subiaco WA 6008

Evolution Settlements Pty Ltd T/A Evolution Settlements ABN 30 528 638 171 ACN 118 739 067 Licensed Real Estate Settlement Agent (TC 54480)





SETTLE WITH EASE

9 October 2018

Our ref: 184085 EC

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@vickiphilippoff.com.au  
www.vickiphilippoff.com.au



**Settlement Agents Statement**

Name of client (s) identified: ANGELA PHILLIPS  
ADAM ROSS SUTTON

Presently of: 2 Kentia Loop WANNEROO WA 6065  
Address of property being bought: 23 Lakehill Gardens, EDGEWATER

Place and date where identification occurred: Australia on 22/09/2018

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 425 on Plan 14662 on Volume Folio Number 1672/371

Yours faithfully

Evelyn Craig  
Licensed Conveyancer  
32 Delhi Street WEST PERTH WA Australia  
6311 4882  
evelyn@vickiphilippoff.com.au

EV000881246 VOI



