

APPENDIX A

RECORD OF TITLES



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier SA44C/676
Land Registration District South Auckland
Date Issued 19 September 1989

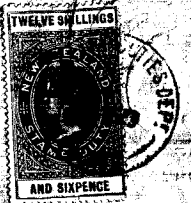
Prior References
SA25A/457 SA32D/156 SA40D/119

Estate Fee Simple
Area 64.1711 hectares more or less
Legal Description Lot 1 Deposited Plan South Auckland
12327, Lot 1-2 Deposited Plan South
Auckland 52865, Part Lot 1 Deposited Plan
18196, Part Lot 7 Deposited Plan 20887,
Part Lot 1 Deposited Plan 24251 and Part
Lot 2 Deposited Plan 30449

Registered Owners
Christopher Graham Venn and Joanne Alice Venn

Interests

Subject to Section 36 (4) Counties Amendment Act 1961 (excepting Lots 1 and 2 DPS 52865)
Subject to Section 308 (4) and (5) Local Government Act 1974
Subject to Section 59 Land Act 1948 (affects Lot 1 DPS 12327)
Appurtenant hereto are rights of way created by Transfer 234866 (affects part Lot 2 DP 30449)
Subject to rights of way over part created by Transfer 234866 (affects Lot 7 DP 20887)
Subject to a right of way over parts created by Proclamation S105336
Appurtenant hereto are rights of way created by Transfer S397503 (affects part Lot 1 DP 18196, part Lot 7 DP 20887, part
Lot 1 DP 24251 and part Lot 2 DP 30449)
Appurtenant hereto is a right of way created by Transfer S413120 (excepting Lots 1 and 2 DPS 52865)
Subject to rights of way over part coloured yellow on DPS 11877 created by Transfer S413118
11113898.3 Mortgage to Bank of New Zealand - 15.5.2018 at 4:05 pm

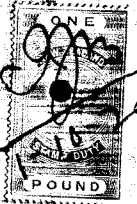


506/274 with Date 262157
30.9.29

9 new Govt 234821

234866 TE

MEMORANDUM OF TRANSFER.
By way of Grant of Right of Way. INLA336



New 983/129
Ltd as parcels

Consent to registration
N. J. O'Connell S.R.
Executor under Will at 984/1

WHEREAS WILLIAM INNES TAYLOR of Ohaupo Farmer FRANK TAYLOR..
of Te Awanutu Farmer JOHN OWEN TAYLOR of Ngāroto Farmer and
ALLAN ROBERT INNES TAYLOR of Te Awanutu Farmer (hereinafter called .
"the Grantors") are registered as the proprietors of an Estate in fee.
simple subject however to such encumbrances liens and interests as ..
are notified by memoranda underwritten or endorsed hereon in that ...
piece of land situated in the Provincial District of Auckland contain-
ing ONE ROD AND TWENTY ONE DECIMAL ONE PERCHES more or less compris-
ing portions of Allotments 69 and 73A of the Parish of Manapiko and .
being portions of the land comprised and described in Certificate of .
Title Registered in Volume 506 Folio 271 and Volume 506 Folio 266
Auckland Registry as the same is more particularly delineated on the .
plan attached hereto and thereon coloured Pink (hereinafter referred .
to as "the Servient tenement") ^{Subject to Bond of Mortgage Number 295536} AND WHEREAS ALDREW SMITH WALLACE ...
Farmer FRANCIS OLIE Farmer and ALEXANDER YOUNG Seed Merchant ...
of Te Awanutu (hereinafter called "the Grantees") are the registered .
proprietors of all those pieces of land more particularly described in
the schedule hereto (hereinafter referred to as "the Race Course prop-
erty") AND WHEREAS the Grantees are the Trustees of the Waipa Racing
Club an Unincorporated Society and hold the Race Course property as .
Trustees of the said Racing Club AND WHEREAS by agreement dated the
Twenty seventh day of April One thousand nine hundred and seventeen .
made between William Taylor of Te Awanutu Farmer of the One part and
the Grantees of the other part The said William Taylor for the con-
sideration therein appearing agreed for himself his executors adminis-
trators and assigns to grant unto the Grantees the Rights of Way over
the servient tenement and appurtenant to the Race Course Property & .
hereinafter more specifically set forth and for the purpose of more .
effectually vesting such Rights of Way in the Grantees to execute all
necessary Deeds or documents AND WHEREAS the said William Taylor ..
died on or about the Twenty Seventh day of September One thousand ...
nine hundred and twenty three and Probate of his last will and testa-
ment was on the Eighteenth day of October One thousand nine hundred .
and twenty three granted by the Supreme Court of New Zealand at Ham-

ilton to the Grantors who are now registered as proprietors of the ..
servient tenement as executors and trustees of the Estate of the said
William Taylor Deceased AND WHEREAS the Grantees have requested the
Grantors to execute these presents NOW THESE PRESENTS WITNESSETH ..
that in pursuance of the said Agreement and for the consideration ...
therein set forth the Grantors DO HEREBY GRANT unto the Grantees ...
their successors and assigns and other the registered proprietor or ..
proprietors or occupier or occupiers from time to time of the Race ...
Course property and all officials agents servants workmen patrons ...
guests and visitors of the said Racing Club its successors and assigns
and all persons whomsoever wishing entrance or exit to or from the ...
said the Race Course property for any purpose whatsoever at their will
and pleasure at all times full and free right to go pass and repass ..
with or without horses or other animals carts carriages motors and con-
veyances of all descriptions laden or unladen or unladen over and along
the servient tenement.

IN WITNESS WHEREOF these presents have been executed.

the Sixth day of September 1939

THE SCHEDULE.

FIRSTLY: ALL that piece of land containing SEVENTY ONE ACRES ONE ..
ROOD AND THREE DECIMAL SIX PERCHES more or less being parts of Allot-
ments 65, 66, 68 and 69 of the Parish of Mangapiko and being the whole
of the land comprised and described in Certificate of Title registered
in Volume 506 Folio 274 of the Register Book at Auckland (Limited as to
to Parcels)

SECONDLY: ALL that piece of land containing FOURTY SEVEN DECIMAL NINE ..
PERCHES more or less being Lot 1 on a plan deposited in the Land Re-
gistry Office at Auckland under Number 11471 which said piece of land
is portion of Allotment 62A of the Parish of Mangapiko and being the
whole of the land comprised in Certificate of Title registered in Vol-
ume 266 Folio 199 of the Register Book at Auckland.

THIRDLY: ALL that piece of land containing TWO ACRES TWO ROODS AND ..
THIRTY SIX DECIMAL TWO PERCHES more or less being Lot 2 on a plan de-
posited as aforesaid under Number 11471 which said piece of land is ..
portion of Allotment 69A of the Parish of Mangapiko and being the ...
whole of the land comprised in Certificate of Title registered in Vol-
ume 266 Folio 200 of the Register Book at Auckland.

AND FOURTHLY: ALL that piece of land containing FIVE ACRES THREE ..

ROADS A.D. TWENTY SIX DECIM. THREE PERCHES more or less being the ...
whole of the land on plan deposited in the Land Registry Office at ...
Auckland under Number 22354 and comprising portions of Allotments 65,
and 66 of the Parish of Manapiko and being the whole of the land ...
described in Certificate of Title registered in Volume *new by vol 234821* Folio
of the Register Book at Auckland.

499/253

SIGNED by the said WILLIAM INNES)
TAYLOR as Grantor in the presence)
of :-

W. J. Taylor

*Frederick
Schmidt
Bartholomew*

SIGNED by the said FRANK)
TAYLOR as Grantor in the presence)
of :-

Frank Taylor

*William Jeffrey
Chambers*

SIGNED by the said JOHN OWEN ...)
TAYLOR as Grantor in the presence)
of :-

John Owen Taylor

*William Jeffrey
Chambers
An amicus*

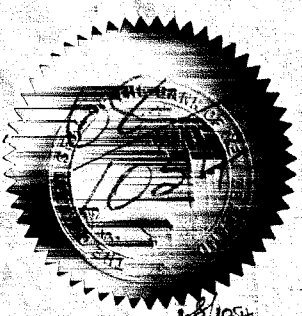
SIGNED by the said ALLAN ROBERT)
INNES TAYLOR as Grantor in the ...)
presence of :-

Allan Robert Innes Taylor

*William Jeffrey
Chambers
An amicus*

THE BANK OF NEW ZEALAND the Mortgagee under Mortgage Number ...
295536 DOH HERLEBY CONSEN to the foregoing Grant of Right of Way
DATED this *13th* day of *Sept* One thousand nine hund-
red and twenty nine.

THE COMMON SEAL of THE BANK OF NEW
ZEALAND was hereunto affixed pursu-
ant to an Order of the Board of Dir-
ectors in the presence of :-



*W. Watson
Nicholson*

Directors

General Manager

PUNIU

Image Quality due to Condition of Original

WAIPA RACING CLUB 11471.

16530. RAILWAY RESERVE.

N. I. MAIN TRUNK RAILWAY.

69 234866 TE

73

7 Taylor Bros. 20887.

*L.P. 11/10/24
Diagram Library
Waipara
5/1/24*

PLAN SHEWING RIGHT-OF-WAY,
BEING PT LOT 7, L.T. 20887, OF ALLOTS
69 & 73^A, MANGAPIKO PARISH.
FOR THE WAIPA RACING CLUB.
MARCH 1929.
Scale - 2 Chains = 1 Inch.

*Thompson
L.S. 8/1/29*

[Signature]

H.S. Taylor

No. 234866

1434
Fitchell R.R.

TRANSFER OF pts Allots and ons Parish of Waiwaka.

Correct for the purposes of the Land Transfer Act.
[Signature]
Solicitor for the Grantees

Situate in the Auckland Land District

SOUTH

A. S. WALLACE and ORS, Purchaser

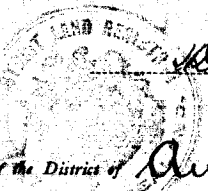
S 93411 Proclamation taking part of the land in L.T. 983/129 for defences purposes entered 15/9/55 at 900
[Signature] A. A. R.

Particulars entered in the Register-book, Vol. 266
Folios 199 & 200: 499/253; 506/266, 271 & 274

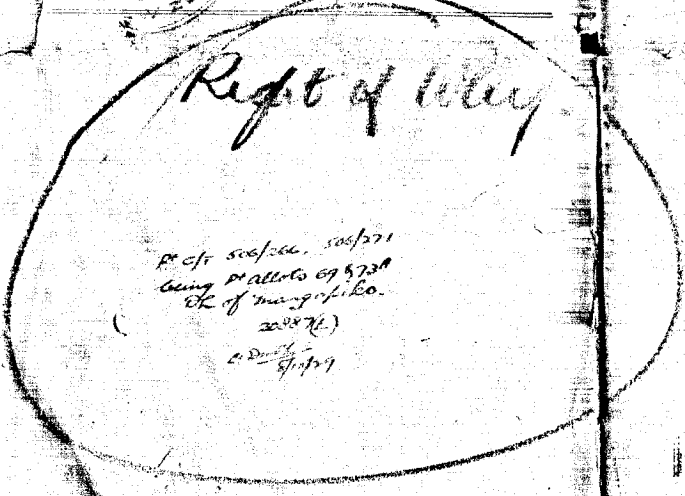
LOT 1
D.P. 34457

the 1st day of October 1929, at 11.40 o'clock.

X-9841 by [Signature]
C.T. 506/274



[Signature]
Land Registrar
of the District of Auckland.



L. 10 27
Fitchell R.R.
201 1/2 of 1/2

McCARTER & PRESTON,
Solicitors,
TE AWAMUTU, N.Z.

W. G. Allen & Co., Ltd Stationers, Auckland



S105 336 PROC

L. 5



P.W. 38/21/0
Ministry of Works,
P.O. Box 500,
HAMILTON.
29 MAY 1956

MEMORANDUM for:

The District Land Registrar,
P.O. Box 2207,
AUCKLAND.

RNZA 4 Stone Le Ananui.

I enclose for deposit in your office copy of a Proclamation (Order in Council), together with a copy of the plan referred to therein.

Will you kindly register (deposit) the document against all lands affected thereby, inform me when this has been done and advise the number allotted to the documents.

If you find the document doubtful or incorrect in any respect will you please refrain from registering (depositing) it and inform me at once.

[Handwritten signature]

C. J. W. Parsons
District Commissioner of Works

Per: *[Handwritten signature]*

Encl.

The District Commissioner of Works,
P.O. Box 500,
HAMILTON.

38/21/0.

RNZA 4 Stone Le Ananui.

The above mentioned document was deposited in this office on *31.5.1956* under No. S. *105336*

Assistant Land Registrar.

[Extract from N.Z. Gazette, 10 May 1956, No. 28, page 608]

An Easement Over Land Taken for Defence Purposes, in Block II, Puniu Survey District

[L.S.] H. E. BARROWCLOUGH, Administrator of the Government

A PROCLAMATION

PURSUANT to the Public Works Act 1928, I, Major-General the Right Honourable Sir Harold Eric Barrowcough, the Administrator of the Government of New Zealand, hereby proclaim and declare that an easement is hereby taken over the land described in the First Schedule hereto for defence purposes vesting in Her Majesty the Queen the full and free right, liberty, license, and authority in perpetuity to use a right-of-way, with the right for Her Majesty's invitees, servants, agents, and workmen from time to time and at all times hereafter to go, pass, and repass, with or without horses or other animals or vehicles, over the said right-of-way, such easement to be appurtenant to the land described in the Second Schedule hereto.

First Schedule FIRST SCHEDULE

APPROXIMATE areas of the pieces of land over which an easement is taken:

- A. R. F. Being
0 0 17 Part Lot 1, D.P. 18196, being part Allotments 68 and 69A, Parish of Mangapiko; coloured sepia, edged sepia.
0 0 6.4 Part Lot 7, D.P. 20887, being part Allotments 69 and 69A, Parish of Mangapiko; coloured sepia.
0 0 9.5 Part Lot 2, D.P. 30449, being part Allotments 69 and 69A, Parish of Mangapiko; coloured sepia, edged sepia.
0 0 22.9 Part Allotment 69, Parish of Mangapiko; coloured yellow.
0 0 14.2 Part Allotment 69, Parish of Mangapiko; coloured yellow.
0 0 3.3 Part Allotment 69, Parish of Mangapiko; coloured blue, edged blue.
0 0 0.2 Part Allotment 69, Parish of Mangapiko; coloured yellow, edged yellow.
0 2 18.2 Part Lot 7, D.P. 20887, being part Allotment 69, Parish of Mangapiko; coloured sepia, edged sepia.
0 1 17.8 Part Lot 1, D.P. 24251, being Section 2, and part Allotments 62A and 69, Parish of Mangapiko; coloured sepia.
0 0 31.3 Part Allotment 69, Parish of Mangapiko; coloured blue.
0 0 1.9 Part Allotment 69, Parish of Mangapiko; coloured blue.
0 0 0.4 Part Lot 7, D.P. 20887, being part Allotment 69, Parish of Mangapiko; coloured sepia.

Handwritten notes: X X DPS 11877 refs. 983/129, 594/329, 773/92, 594/329, 983/129, 773/92, 983/129

Handwritten calculations: C/T 983/129, 0-0-17.0, 0-0-6.4, 0-0-9.5, 2-18.2, 1-17.8, 0.4, 1-0-29.3

Second Schedule SECOND SCHEDULE

APPROXIMATE area of the piece of land to which the easement shall be appurtenant: 6 acres 2 roods 15.8 perches. Being part Railway land in Proclamation 2989, and, being part of the land in Proclamation S. 93412; coloured yellow, edged yellow. All situated in Block II, Puniu Survey District, Auckland R.D. (S.O. 32224). In the South Auckland Land District; as the same are more particularly delineated on the plan marked P.W.D. 147512 deposited in the office of the Minister of Works at Wellington, and thereon coloured as above mentioned.

Handwritten notes: Dominant Tenement Proc. S. 93412 Deeds 2W 352, 839, 940, C.T. 27/102

Given under the hand of His Excellency the Administrator of the Government, and issued under the Seal of New Zealand, this 8th day of May 1956.

W. S. GOOSMAN, Minister of Works.

GOD SAVE THE QUEEN!

(P.W. 23/761/1; D.O. 38/21/0)

R. E. OWEN, Government Printer, Wellington, New Zealand.

For P.W.D. 147512 see Proc. S. 93412 (map)

Handwritten notes: 10 3/26, 21/2/26

105336

20

PROCLAMATION

PARTICULARS ENTERED IN THE REGISTER-BOOK

VOL. 27 FOLIO 102, 594/329, 773/92, 752,
983/29 and Deeds Index 2W/352, 839, 940.
THE 21st DAY OF May 1956
AT 9.0 O'CLOCK.



M. J. ...
Assistant Land Registrar,
AUCKLAND

S 303608 Gazette Notice declaring
the easement to be appurtenant to the land
be appurtenant to the land
S 303608 entered 6-1-1965 at 9.0

Thompson
AK

Recorded on D.P. 20887, D.P. 18196 & D.P. 30449, D.P. 24251, R 15647
Proc. 5934.11

[Signature]

LAND & DEEDS
Notes: PROC
From: Works
ST. MARY 1955
Time: 9.0
Notes: Nil
Page: 816



value under
\$160
\$1.00

(Approved by the District Land Registrar, Auckland, No. 2841)

(New Zealand)

Memorandum of Transfer **S397503** TE

WHEREAS LEWIS NICHOLS HODGSON of Te Awamutu, Farmer (hereinafter called "the Transferor") is registered proprietor

, being registered as the proprietor

of an estate in fee simple

subject, however, to such encumbrances, liens, interests, as are notified by memoranda underwritten or endorsed hereon, in all those pieces of land situated in Provincial district of South Auckland containing by measurement

be the same a little more or less, being in all that parcel of land containing

FIRSTLY : ONE HUNDRED AND FORTY THREE ACRES THIRTY EIGHT DECIMAL FIVE PERCHES (143A 38.5p) more or less being part of Lot 1 on Deposited Plan 18196, being part of Lot 7 on Deposited Plan 20887, and part of Lot 1 on Deposited Plan 24251 and part of Lot 2 on Deposited Plan 30449 and being part of Allotments 62, 62A, 68, 69, 69A, 70, 70A and 73A of the Parish of Mangapiko and Sections 1 and 2 Block 11 Puniu Survey District and the residue of the land in Certificate of Title Volume 533 Folio 129 South Auckland Land Registry SUBJECT TO right of way over part Lot 7 on plan 20887 created by Transfer 234866 and to right of way created by Proclamation S 105336 and S 303608 and together with and appurtenant to part of Lot 2 on Deposited Plan 30449 is a right of way created by Transfer 234866.

AND SECONDLY : ONE ROOD TWENTY FIVE DECIMAL FIVE PERCHES more or less being part Allotment 69 of the Parish of Mangapiko and being all the land in Certificate of Title Volume 594 Folio 329 South Auckland Land Registry (limited as to parcels) SUBJECT TO right of way created by Proclamation S 105336

AND WHEREAS for the consideration set out in a certain agreement bearing date the 21st day of December 1967 the Transferor has agreed to transfer to The New Zealand Co-operative Dairy Company Limited a duly registered company at Hamilton (hereinafter called "the transferee") all that part of the land of the Transferor containing by admeasurement ONE ROOD

SEVEN DECIMAL THREE PERCHES (1R 7.0p) more or less being Lots 1, 2, and 3 on Deposited Plan S 11877 (but reserving nevertheless to himself a right of way over the said land)

NOW THIS TRANSFER WITNESSETH that for the consideration aforesaid the Transferor DOETH HEREBY TRANSFER to the said The New Zealand Co-operative Dairy Company Limited all that parcel of land containing 1 rood 7.0 perches being Lots 1, 2, and 3 on Deposited Plan S 11877 South

Auckland Land Registry and being parts of the land contained in Certificate of Title Volume 933 Folio 129 and 594/329 South Auckland Land Registry SUBJECT to a right of way over part of Lot 1 on Deposited Plan S 11877 created by transfer 234866

and to right of way created over part of Lots 1, 2, and 3 on Deposited Plan S 11877 created by S 105366 and S 303608 BUT RESERVING NEVERTHELESS to himself ~~the consideration of the sum of~~ his Executors, Administrators and Assigns, his and their servants, agents, workmen and visitors, and all persons having business with him or them a free and perpetual right of way, ingress, egress and regress at all times by day or by night and without animals, vehicles, implements or machinery of every description over and upon the said land, to the intent that this easement shall be forever appurtenant to the balance of the lands in the said two Certificates of Title.

14 Nov 68 5033 - 00000000 011

DO ~~HEREBY TRANSFER~~ to the said
all ~~estate or interest in the said piece~~ of land above described.

IN WITNESS WHEREOF the parties have hereunto subscribed their
names and Seals this 21st day of December One thousand nine
hundred and sixty-seven (1967)

~~In Witness~~ whereof ~~have hereunto subscribed~~
name ~~this~~ day of ~~one thousand nine hundred and~~

~~sixty~~

WITNESS to the signature of the said
LEWIS NICHOLS HODGSON as Transferor
in the presence of :

L. N. Hodgson

C. J. Brown
Solicitor

Signed by the said

Le Awamutu

Transferor in the presence of

THE COMMON SEAL of THE NEW ZEALAND CO-OPERATIVE
DAIRY COMPANY LIMITED was hereunto affixed in the
presence of, as Transferee :



J. Graham

DIRECTOR

[Signature]

SECRETARY

6166

397503
NO. 397503

TRANSFER

Correct for the purposes of the Land Transfer Act

Lot 1 D.P. 18196; Lot 7 D.P. 20887;
Lot 1 D.P. 24251; Lot 2 D.P. 30449
Secs. 1 & 2 Block II Puniu S.D.
Residue land in Certificate of Title 938/129

[Signature]
Solicitor for Purchaser

Part Allotment 69 Parish of Mangapiko
All land in Certificate of Title 594/329

LEWIS NICHOLS HODGSON Vendor

THE NEW ZEALAND CO-OPERATIVE

DAIRY COMPANY LIMITED Purchaser

Particulars entered in the Register Book

983/129, 594/329

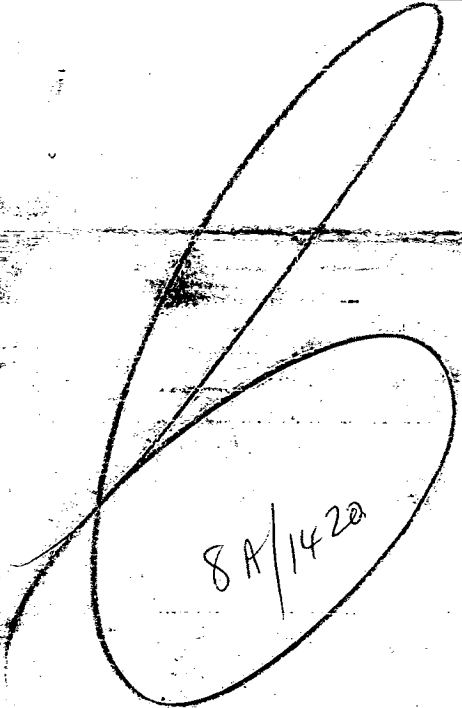
day of
o'clock.

February, 1968, at 12.05



[Signature]

Asst. Land Registrar of the District of South Auckland



8A/1420

P.K. C.T. 594/329
P.K. C.T. 983/129
Lots 1, 2 + 3
D.P. S. 11877
area 0-1-07-0p
Pt. Sec 2 Blk II
Puniu S.D.

LAND & DEEDS	
Nature:	
Form:	GROOM, KEESING
Date:	16 FEB 1968
Time:	10.56
Fee:	88
Abstract No.	3215

LAND & DEEDS	
Nature:	deeds
Form:	G. Keesing & G.
Date:	23 FEB 1968
Time:	12.05
Fee:	
Abstract No.	346

GROOM & KEESING & GETTY,
SOLICITORS
HAMILTON

R.O.Ws.
see S. 105336
S. 303608
T. 234866

Allots. 69, 69A + 68
Parish of Mangapiko
Borough of Te Awamutu

@ 7/5/68

3413118 TE Memorandum of Transfer

(2)

LILY HODGSON of Te Awamutu, Widow
LEWIS MORGAN HODGSON of Te Awamutu, Manager
CHARLES OSCAR EDMONDS of Te Awamutu, Solicitor
OLGA LILLIAN IRWIN of Te Awamutu, Married Woman

, being registered as the proprietor
of an estate in fee simple as Executors *in the estate of L. N. H. deceased.*
subject, however, to such encumbrances, liens, interests, as are notified by memoranda underwritten
or endorsed hereon, in all the piece of land situated in Provincial district of Auckland
containing by measurement

✓ ONE HUNDRED AND FORTY THREE (143) ACRES AND TWELVE DECIMAL EIGHT (12.8) PERCHES

be the same a little more or less, being part of Lot 1 on Deposited Plan 18196 part of Lot 7
on Deposited Plan 20887 and part of Lot 1 on Deposited Plan 24251 and part of
Lot 2 on Deposited Plan 30449 being part of Allotments 62, 62A, 68, 69, 69A, 70
70A and 73 A of the Parish of Mangapiko and Sections 1 and 2 in Block II Puniu
Survey District and being the residue of the land contained in Certificate of
Title Volume 983 Folio 129 South Auckland Land Registry SUBJECT TO right of
way over part Lot 7 on Deposited Plan 20887 created by Transfer 234866 and to
right of way created by Proclamations S.105336 ~~and S.303608~~ and together with
right of way created by Transfers 234866 and 397503 (the right of way created
by Transfer 234866 being appurtenant to Lot 2 on Plan 30449) AND ALSO

ONE (1) ROOD FOUR DECIMAL TWO (4.2) PERCHES being part of Allotment 69 of the
Parish of Mangapiko and being the residue of the land in Certificate of Title
594/329 South Auckland Land Registry (limited as to parcels) SUBJECT TO right
of way created by Proclamations S.105336 ~~and S.303608~~ and together with right
of way created by Transfer 397503 FOR THE CONSIDERATION set out in a certain
Memorandum of Agreement bearing date the 21st day of December 1967 and made
between LEWIS NICHOLS HODGSON of Te Awamutu, farmer, and THE NEW ZEALAND
CO-OPERATIVE DAIRY COMPANY LIMITED a duly incorporated Company having its
registered office at Hamilton (hereinafter called "the Grantee") the registered
proprietor of all those parcels of land subject however to such encumbrances liens
interests as are notified by memoranda underwritten or endorsed hereon in all
those pieces of land situated in the Provincial District of Auckland containing
by admeasurement TWELVE (12) ACRES TWO (2) ROODS SIX DECIMAL EIGHT (6.8) PERCHES

more or less being Allotment 410 and part Allotment 409 Parish of Mangapiko and
being the balance of the land in Certificate of Title Volume 8D Folio 604.
South Auckland Land Registry SUBJECT TO the reservations and conditions imposed
by Section 59 of the Land Act 1948 and together with appurtenant rights of way
created by Proclamations S.105336 ~~and S.303608~~ and also ONE (1) ROOD SEVEN (7)
PERCHES more or less being Lots 1, 2 and 3 on Deposited Plan S.11877 and all the
land in Certificate of Title Volume 8A Folio 1420 South Auckland Land Registry
SUBJECT TO rights of way created by T.S.397503 ~~and by T.234866~~ and by Proclamations
S.105336 ~~and S.303608~~ appurtenant to the balance of the land in Certificates of
IN CONSIDERATION of the said Title 594/329 and 983/129 (hereinafter called "the
land of the Grantee") and 1/5 part Sec 409 Mangapiko Parish (Pt. C) 8D/604 respectively

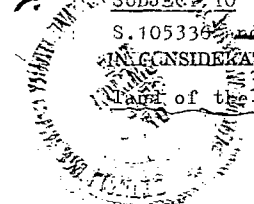
L.H.
C.H.
O.L.
I.M.H.

R

R

13a - 1r - 305p
- 0 - 3r - 237p
12a - 2r - 268p

L.H.
C.H.
O.L.
I.M.H.



R

DO ~~HEREBY TRANSFER to the said~~ give and grant unto the said THE NEW ZEALAND CO-OPERATIVE DAIRY COMPANY LIMITED its successors and assigns together with its ~~all estate or interest in the said piece~~ of land above described.

servants agents workmen visitors and all persons having business with it a free and perpetual right of way ingress egress and regress at all times by day or by night and with or without animals vehicles or machinery of every description over and across that portion of the land of the Grantor shown coloured yellow on Deposited Plan S.11877 to the intent that the said right of way shall be an easement appurtenant to the land of the Grantee

AND THE GRANTEE COVENANTS WITH THE GRANTOR that for so long as the Grantee operates a store or other commercial enterprise on the land of the Grantee AND for so long as the Grantors use of their adjacent land is predominantly rural it will maintain the bitumen road way from Racecourse Road to the land of the Grantee in good order and condition at its own expense and without requiring any assistance or contribution from the Grantor.

In Witness whereof we have hereunto subscribed

our names this 10th day of June one thousand nine hundred and sixty-eight (1968)

Signed by the said LILY HODGSON,
LEWIS MORGAN HODGSON, CHARLES OSCAR EDMONDS
and OLGA LILLIAN IRWIN

as } *L. Hodgson*
L. M. Hodgson
C. O. Edmonds
O. L. Irwin

Transferor in the presence of *D. S. Small*
Law Clerk
Te Anau

THE COMMON SEAL of THE NEW ZEALAND
CO-OPERATIVE DAIRY COMPANY LIMITED
was hereto affixed in the presence of :

J. L. Owen Director

[Signature] Secretary



NO 413118

TRANSFER of

Correct for the purposes of the Land Transfer Act

57

Pts Allots. 410 and 409 P/Mangapiko

Original

**REGISTERED IN
TRIPLICATE**

[Signature]
Solicitor for Purchaser

HODGSON AND OTHERS Vendor

THE NEW ZEALAND CO-OPERATIVE
DAIRY COMPANY LIMITED Purchaser

Particulars entered in the Register Books

and 594/329 ^{98/1158} ~~483/107~~, 8A/1420 and 8D/604
the 14th day of August, 1968, at 10⁰⁰ o'clock



[Signature]

Asst. Land Registrar of the District of South Auckland

LAND & DEEDS	
Nature:	<i>T - Gt of easement</i>
Form:	<i>Guarantee</i>
14 AUG 1968	
Time:	<i>10.00</i>
Fee:	<i>\$ 25</i>
Abstract No.	<i>9610</i>

GROOM, KEESING & GETTY
SOLICITORS
HAMILTON

S 413 120 TE

Memorandum of Transfer

4

DLR's Copy

WAIPA RACING CLUB INCORPORATED an incorporated Society under The Incorporated Societies Act 1908 and having its registered office at Te Awamutu (hereinafter called "the Grantor")

being registered as the proprietor of an estate in fee simple

subject, however, to such encumbrances, liens, interests, as are notified by memoranda underwritten or endorsed hereon; in all that piece of land situated in Provincial district of Auckland containing by measurement 70 ACRES 2 ROODS 25.2 PERCHES

DLR's Copy
P.L. 9
I.M.N.
D.S.

be the same a little more or less, being portion of Allotments 65, 66, 68 and 69 of the Parish of Mangapiko and being all the land in Certificate of Title Volume 773 Folio 92 South Auckland Land Registry (limited as to parcels) together with an appurtenant right of way contained in Transfer 234866 and subject to rights of way created by Proclamations S.303608 and S.105336 (hereinafter called "the land of the Grantor")

AND WHEREAS THE NEW ZEALAND CO-OPERATIVE DAIRY COMPANY LIMITED a duly registered Company at Hamilton being registered as the proprietor of an estate in fee simple subject however to such encumbrances, liens, interests as are notified by memoranda underwritten or endorsed hereon in all those pieces of land being firstly 12 acres 2 roods 6.8 perches more or less being Allotment 410 and part Allotment 409 of the Parish of Mangapiko being the balance of the land in Volume 8D Folio 604 South Auckland Land Registry together with the appurtenant rights of way created by Proclamation S.105336 and S.303608 and subject to the reservations and conditions imposed by Section 59 of the Land Act 1948 secondly 1 rood 7 perches more or less being Lots 1, 2 and 3 on Deposited Plan S.11877 being all the land in Certificate of Title Volume 8A Folio 1420 South Auckland Land Registry subject to rights of way created by Transfer S.397503 and Proclamations S.105336 and S.303608

AND WHEREAS LILY HODGSON of Te Awamutu Widow, LEWIS MORGAN HODGSON of Te Awamutu Manager, CHARLES OSCAR EDMONDS of Te Awamutu Solicitor AND OLGA LILLIAN IRWIN of Te Awamutu Married Woman are registered proprietors of an estate in fee simple subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed in all that piece of land situate in the Provincial District of Auckland containing by admeasurement 143 acres 12.8 perches more or less being part of Lot 1 on Deposited Plan 18196 part of Lot 7 on Deposited Plan 20887 part of Lot 1 on Deposited Plan 24251 and part of Lot 2 on Deposited Plan 30449 and being part of Allotments 62, 62A, 68, 69, 69A, 70, 70A and 73A of the Parish of Mangapiko and Sections 1 and 2 in Block II Puniu Survey District and being the residue of the land contained in Certificate of Title Volume 983 Folio 129 South Auckland Land Registry subject to right of way created by Transfers 234866 and 397503 and together with right of way created by Transfers 234866 and 397503 (the right of way created by Transfer 234866 being appurtenant to Lot 2 on Plan 30449) and also subject to rights of way created by Proclamations S.105336 and S.303608 and also 3 roods 25.7 perches being Lot 1 on a Plan deposited in the Land Registry Office at Hamilton under Number S.12327 being part of Allotment 409 Mangapiko Parish, together with being part of the land contained in Certificate of Title S. Volume 9B Folio 1158 South Auckland Land Registry together with appurtenant rights of way created by Proclamations S.105336 and S.303608 and subject to right of way created by Transfer 234866 appurtenant to Lot 2 on Deposited Plan 30449 and to the restrictions and conditions imposed by Section 59 of the Land Act 1948 ALL OF which said recited pieces of land of The New Zealand Co-operative Dairy Company Limited and Lily Hodgson, Lewis Morgan Hodgson, Charles

DLR's Copy
P.L. 9
I.M.N.
D.S.

THE COMMON SEAL of THE NEW ZEALAND
CO-OPERATIVE DAIRY COMPANY LIMITED

was hereunto affixed in the presence
of :

L. Owens Director

[Signature] Secretary



SIGNED by the said LILY HODGSON,
LEWIS MORGAN HODGSON, CHARLES OSCAR
EDMONDS and OLGA LILLIAN IRWIN
as Grantees in the presence of :

L. Hodgson
L. M. Hodgson
C. O. Edmonds
O. L. Irwin

*De Smail
Law Clerk
Te Awamutu*

NO. **0413120**

TRANSFER of

Correct for the purposes of the Land Transfer Act

57

Pts Allots. 410 and 409 P/Mangapiko

Original

**REGISTERED IN
TRIPPLICATE**

[Signature]
Solicitor for Purchaser

WAIPA RACING CLUB INCORPORATED Vendor
THE NEW ZEALAND CO-OPERATIVE DAIRY
COMPANY LIMITED AND OTHER Purchaser

Particulars entered in the Register Book. *773/92*

MR 923/127, SA/1420, 8D/604 & 9B/1128
the 14th day of *August*, 1968, at *10.00*
o'clock

[Signature]

Asst. Land Registrar of the District of South Auckland



④

LAND & DEEDS
Nature: <i>T-Grass easement</i>
Firm: <i>Groom, Keesing & Getty</i>
<i>14 AUG 1968</i>
Time: <i>10.00</i>
Fees: <i>\$2.10</i>
Abstract No. <i>9510</i>

GROOM, KEESING & GETTY
SOLICITORS
HAMILTON

