

WESTERN



AUSTRALIA

REGISTER NUMBER 244/DP421379	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **4014** FOLIO **426**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 244 ON DEPOSITED PLAN 421379

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SONJA MARIE EXELL
PHILIP MICHAEL EXELL
BOTH OF 6 PUMICE COURT FORRESTFIELD WA 6058
AS JOINT TENANTS

(T P046273) REGISTERED 17/2/2022

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE/SEWERAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 421379.
2. *O910677 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 18/10/2021.
3. *O910678 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 18/10/2021.
4. *P046274 MORTGAGE TO BENDIGO AND ADELAIDE BANK LTD REGISTERED 17/2/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP421379
PREVIOUS TITLE: 2923-296
PROPERTY STREET ADDRESS: 13 FELLING RD, KARRIDALE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF AUGUSTA MARGARET RIVER

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L589959
NOTE 2: L239467 SECTION 138D TLA APPLIES TO CAVEAT L047994