

WESTERN



AUSTRALIA

REGISTER NUMBER <b>235/DP421379</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

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

VOLUME **4014** FOLIO **418**

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 235 ON DEPOSITED PLAN 421379

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

JUVENTUS PTY LTD OF UNIT 150 22 ST GEORGES TERRACE PERTH WA 6000

(AF 0910662 ) REGISTERED 27/1/2022

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

1. \*L589959 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 30/3/2011.
2. \*EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE/SEWERAGE PURPOSES TO LOCAL AUTHORITY SEE DEPOSITED PLAN 421379.
3. \*COVENANT BURDEN CREATED UNDER SECTION 150 P&D ACT TO COMMISSIONER OF MAIN ROADS SEE DEPOSITED PLAN 421379.
4. \*O910677 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 18/10/2021.
5. \*O910678 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 18/10/2021.
6. \*O910679 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 18/10/2021.
7. \*O910680 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 18/10/2021.

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 SAWMILL LOOP, KARRIDALE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF AUGUSTA MARGARET RIVER

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L589959

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NOTE 2: L239467 SECTION 138D TLA APPLIES TO CAVEAT L047994

