

**INSTRUCTIONS**

- Page 2 of this document may be used:
  - If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page..."
  - 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.
- 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.
- 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.
- 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**

- 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.
- ESTATE AND INTEREST**  
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
- TRANSFEROR**  
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
- CONSIDERATION**  
If a sum of money only, to be expressed in figures and in every other case to be concisely stated in words.
- 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.
- EXECUTION OF VERIFICATION OF IDENTITY AND AUTHORITY TO DEAL STATEMENT**  
This Statement is requested under the Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity. The responsible Licensed Settlement Agent/ Lawyer is to complete and sign the Statement. Refer to the Chapter 14.4 of the Land Titles Registration Practice Manual.
- TRANSFeree'S TRANSFEROR'S EXECUTION**  
Transferees and Transferors 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.



EXAMINED

N567988 T

03 Mar 2017 08:52:22 Perth



**TRANSFER**

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

Galilee Solicitors  
Level 3, 189 St Georges Terrace  
PERTH WA 6000  
Ph: (08) 9278 0100 Fax: (08) 9278 0110  
Issuing Box No: 2459

PREPARED BY TAN & TAN LAWYERS

ADDRESS UNIT 6/78 TERRACE ROAD  
EAST PERTH WA 6004

PHONE No. (08) 9221 2888 FAX No. (08) 9221 8088

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITHIN

1.	<u>C/100M</u>	Received Item No.s
2.	<u>letter</u>	
3.		2
4.		
5.		JA
6.		Receiving Clerk

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 2 day of 3 Year 2017

TRANSFEROR/S SIGN HERE (Note 7)

Signed [Signature]  
ROBERT JOHN MURPHY

Signed [Signature]  
JILL NIND

In the Presence of [Signature]

In the presence of [Signature]

WITNESS NAME: CHRISTOPHER BIRIS  
WITNESS OCCUPATION: Lawyer  
WITNESS ADDRESS: Level 3, Suite 13  
326 Hay Street  
Perth WA 6000

WITNESS NAME: CHRISTOPHER BIRIS  
WITNESS OCCUPATION: Lawyer  
WITNESS ADDRESS: Level 3, Suite 13  
326 Hay Street  
Perth WA  
6000

REQUEST FOR ISSUE/ NON-ISSUE (Instruction 4)

BY SIGNING 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 7)

Signed [Signature]  
MARK PETER HORWOOD

Signed [Signature]  
AMELIA A ARUTHAN

In the Presence of [Signature]

In the presence of [Signature]

WITNESS NAME: ANNIE SIM  
WITNESS OCCUPATION: MANAGER  
WITNESS ADDRESS: 6/78 TERRACE ROAD  
EAST PERTH WA 6004

WITNESS NAME: ANNIE SIM  
WITNESS OCCUPATION:  
WITNESS ADDRESS:

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)

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LICENSED SETTLEMENT AGENT/ LAWYER SIGN AND COMPLETE THIS STATEMENT (Note 6)

**Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity Transferor's Statement**

I CHRISTOPHER BIRIS act for the Transferor /s named in this Transfer.  
(Insert full name of Settlement Agent/Lawyer)

I have taken all reasonable steps to verify the identity of the natural person/s being the Transferor/s, or the natural person/s who sign/s on behalf of the Transferor/s.

I reasonably believe that those natural person/s have been identified.

I reasonably believe that those natural person/s have the authority to deal with the interest in land the subject of this Transfer.

Signed: [Signature]

Chris Biris  
Print Full Name of Settlement Agent/ Lawyer who signs the Statement

Lawyer  
Position held

[Signature]  
Business/ Company name of Settlement Agent/ Lawyer who signs the Statement

cbiris@met.net.au  
Contact email address

# TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 288 ON DEPOSITED PLAN 135051	WHOLE	1141	11

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

TRANSFEROR (Note 3)

ROBERT JOHN MURPHY  
JILL NIND

CONSIDERATION (Note 4)

\$925,000.00

TRANSFeree (Note 5)

MARK PETER HORWOOD  
AMELIA A ARUTHAN  
OF  
11 FLETCHER STREET  
APPLECROSS WA 6153  
AS JOINT TENANTS



# Certificate of Duty

## Transfer - Residential Rate

Under Taxation Administration Act 2003  
 Section 49, Special Tax Return Arrangement

Certificate Number:	1027411551	Certificate Issue Date:	02-03-2017
Bundle ID	163498145	Client Reference:	Horwood, M & A: 16
Transaction Date:	10-12-2016		
Dutiable Value:	\$925,000.00		
<b>Duty:</b>	<b>\$38,753.00</b>		

### No Double Duty

Description of Property

Land in WA: Lot 288, Plan 135051 Volume/Folio: 1141/11

Seller(s) / Transferor(s): NIND, JILL  
 MURPHY, ROBERT JOHN

Buyer(s) / Transferee(s): HORWOOD, MARK PETER; and  
 ARUTHAN, AMELIA A as joint tenants

#### Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1027411543	02-03-2017	10-12-2016	163498145	\$925,000.00	\$38,753.00





**tan&tan**  
LAWYERS

Our Ref: Sett: Horwood, M. P & Aruthan, A. A: 17 (000116-4)

Your Ref:

Date: 2 March 2017

**EV000401057 LTR**



Registrar & Commissioner of Titles  
Landgate  
PO Box 2222  
MIDLAND WA 6056

Dear Sir/Madam,

**Re: 11 Fletcher Street, Applecross Volume: 1753 Folio: 549  
Proprietors: Mark Peter Horwood and Amelia A Aruthan**

We refer to the above where we act for the proprietors, Mr Mark Peter Horwood and Ms Amelia A Aruthan ('The proprietors').

The proprietors are discharging the current mortgage from Commonwealth Bank (Mortgage No: K938023) and refinancing with AFSH Nominees Pty Ltd, documents which have been lodged together with this letter.

The proprietors have entered into a contract to sell the above property and the transaction is now progressing to Settlement.

Enclosed herewith please find a copy of the Offer & Acceptance and a copy of the Buyer's finance approval for your perusal.

**As Settlement is scheduled for 9 March 2017, please escalate the registration of the Discharge and New mortgage documents on the Title for the above property.**

Please contact Annie Sim or Marianne Fang of our office on (08) 9221 2888 or email [Marianne.Fang@tanandtanlawyers.com](mailto:Marianne.Fang@tanandtanlawyers.com) if you have any queries.

Yours faithfully

**TAN & TAN LAWYERS**  
**RT/mf**  
**Encl.**

Notary Public, Commissioners for Affidavits & Registered Migration Agent

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Tan and Tan Lawyers Pty. Ltd.

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