



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier **WN59A/537**

Land Registration District **Wellington**

Date Issued 23 August 2001

Prior References

WN25B/399 WN25B/400

Estate Fee Simple - 1/2 share
Area 1123 square metres more or less
Legal Description Lot 22 Deposited Plan 2075
Registered Owners
 Gordon Geoffrey Gellen and Maureen Dawn Gellen

Estate	Leasehold	Instrument	L 5074783.6
		Term	999 years commencing on 1/6/2001

Legal Description Flat 1 Deposited Plan 91237
Registered Owners
 Gordon Geoffrey Gellen and Maureen Dawn Gellen

Interests

5074783.6 Lease of Flat 1 Deposited Plan 91237 Term 999 years commencing on 1/6/2001 Composite CT WN59A/537 issued. - 23.8.2001 at 11:52 am

5074783.7 Lease of Flat 2 Deposited Plan 91237 Term 999 years commencing on 1/6/2001 Composite CT WN59A/538 issued. - 23.8.2001 at 11:52 am (affects the fee simple only)

12464323.2 Mortgage to Heartland Bank Limited - 27.5.2022 at 2:32 pm

To Purchasers/Interested Parties:

A title shows evidence of events relating to a piece of real estate. A solicitor is the most appropriate person to examine a title. In accepting this title copy from Professionals, Redcoats Limited, you agree that this agency or any of its agents take no responsibility for interpreting it or for providing legal advice on anything out of the ordinary such as, but not limited to:

Caveat, Charging Order, Easement, Encumbrance, Instruments, Restrictive Covenant,
 Covenant, Cross Lease, Joint Tenancy, Tenancy in Common, Company Share

Often more than just the title needs to be searched. Cross Lease, Consent Notices, Easements, Instruments and other documents may place restrictions on use. You should take guidance from a solicitor.

HAUTANA STREET DP 25497 FLAT 1 FLAT 2 CARAGE SEMI WALLS 23 DP 2075 20 DP 1748 1 DP 9044 2 DP 82252 23 DP 2075 20 DP 1748 1 DP 9044 2 DP 82252		APPROVALS: <i>[Signature]</i> General <i>[Signature]</i> f.f. Morgan <i>[Signature]</i> Morgan	
REGISTERED PROPOSITIONS AREAS MARKED A, B AND C TO BE SUBJECT TO LAND COVENANTS I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE HUTT CITY COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 27TH DAY OF MAY 2001. THE SUBDIVISIONAL CONSENT HAS BEEN COMPLIED WITH TO THE SATISFACTION OF THE SAND COUNCIL. <i>[Signature]</i> General Legal Counsel PURSUANT TO SECTION 224(4) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT THE HUTT CITY COUNCIL HAS NOT RECEIVED ANY INFORMATION CONCERNING EXISTING BUILDINGS OR PART OF AN EXISTING BUILDING SHOWN ON THIS PLAN COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE SPECIFIED IN SECTION 44(4) OF THE BUILDING ACT 1991. DATED THIS 27TH DAY OF May 2001 <i>[Signature]</i> General Legal Counsel		NEW GST ALLOCATED FLAT 1 59A/537 FLAT 2 59A/538 NOTE: OFFSETS ADOPTED FROM DP 55719	
Total Area Composed in 1/2 SHARE CT 258/399 & 1/2 SHARE CT 258/400 L. COLIN ROBERT MCELWAIN being a person entitled to practice as a Registered Surveyor, certify that - (a) The survey was conducted by me or under my direction and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1986. (b) This certificate has been signed in accordance with that Act and those Regulations. Dated this 27th day of May 2001 <i>[Signature]</i> Field Book Reference Plans DP's 52719, 52780, 1748, 2075, 9044, 25497, 82252. Examined ☒ Correct ☐ Incorrect		Approved as to Survey 5/6/2001 <i>[Signature]</i> Chief Surveyor Deposited this 23rd day of May 2001	
LAND DISTRICT WELLINGTON SUNNEY BLK & DIST XIV BELMONT 261 SHT RECORD MAP No		TERRITORIAL AUTHORITY HUTT CITY Surveyed by Cuttriss Consultants Limited Scale 1:250 MAY 2001	
FLATS 1- AND 2 ON LOT 22-DP 2075		91237	

L 5074783.6 LEASE
CPY-01/01.PGS-004.23/00/01.15:10



DocID: 410234037

LEASE

Land Transfer Act 1952

This page does not form part of the Lease.

Lease Intended for Use in Conjunction with Memorandum

**LEASE****Land Transfer Act 1952**

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

WELLINGTON

Certificate of Title No.**All or Part?****Area and legal description — Insert only when part or Stratum, CT**
 25B 399
 25B 400

ALL

Lessor Surnames must be underlined

JOHN ANDREW MORGAN, LAUREN ELIZABETH MORGAN, BROOKE LOUISE MORGAN and KENDAL OLIVIA MORGAN
 (jointly inter se) as to a one half share and GORDON GEOFFREY GELLEN and MAUREEN DAWN GELLEN
 (jointly inter se) as to a one half share

Lessee Surnames must be underlinedGORDON GEOFFREY GELLEN and MAUREEN DAWN GELLEN**Estate or Interest: Insert e.g. Fee simple; Leasehold in Lease No. etc.**

FEE SIMPLE

Term

999 years commencing on the 1st day of June 2001

Rental

10 cents per annum payable yearly in advance if demanded in writing by the Lessors before the commencement of the year for which it is payable.

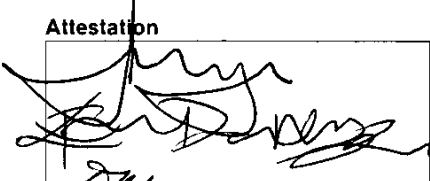
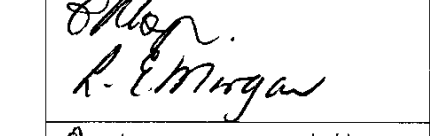
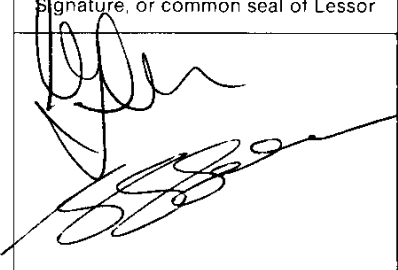
Operative Clause

In consideration of payment of the rent the Lessors lease to the Lessee and the Lessee accepts on lease the flat to be held by the Lessee as lessee subject to the restrictions, conditions, and covenants set out in Memorandum Number 1995/4005 registered in the Land Registry Office for the above district together with the restrictions, conditions, and covenants contained in the attached Annexure Schedule all relating to the land in the above Certificate(s) of Title.

Dated this

16 day of July 2001

Attestation

  R. E. Morgan	Signed in my presence by the Lessor Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name MERVYN ALEXANDER GASKIN Occupation Solicitor Address Lower Hutt
 Signature, or common seal of Lessee	Signed in my presence by the Lessee and Lessor Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name MERVYN ALEXANDER GASKIN Occupation Solicitor Address Lower Hutt

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no lease duty is payable by virtue of Section 35(1) of the Stamp and Cheque Duties Act 1971
 (DELETE INAPPLICABLE CERTIFICATE)

REF 4140

Solicitor for the Lessee



Annexure Schedule

LEASE

Dated 16 July 2001

Page 2 of 2 Pages

Additional Lease Details

Description of flat: Flat 1 and garage/carport on DP 91237

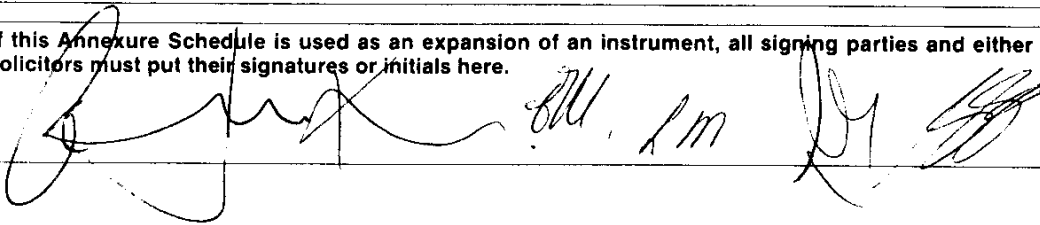
Restricted area: That part of the land on DP 91237 marked "A" and "B"

~~Staged development area: That part of the land on DP marked "~~~~Common area: That part of the land on DP marked "Common Area"~~

Land share: A one half share

~~Maximum number of dwelling units for staged development area:~~

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Approved by Registrar-General
of Land under No. 1995/3002

LEASE

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF: 4140

This page is for Land Registry Office use only.
(except for "Law Firm Acting")