

View Instrument Details



Instrument No 12772700.3
Status Registered
Date & Time Lodged 15 August 2023 09:18
Lodged By Baker, Lisa Anne
Instrument Type Easement Instrument



Affected Records of Title	Land District
1118935	North Auckland
1118936	North Auckland
NA289/46	North Auckland
NA308/197	North Auckland

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Mortgage 5628926.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required

I certify that the Encumbrancee under Encumbrance C144621.4 has consented to this transaction and I hold that consent

Signature

Signed by Danielle Meddings as Grantor Representative on 15/08/2023 06:59 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Danielle Meddings as Grantee Representative on 15/08/2023 06:59 AM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

DUYAN MICHAEL VEGAR and ANITA HANNELE VEGAR

Grantee

DUYAN MICHAEL VEGAR and ANITA HANNELE VEGAR

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A
required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown (plan reference) 588405	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way, Right to convey electricity and telecommunications	D, E	Lot 1 DP 588405 RT 1118935	Lot 2 DP 588405 RT 1118936 Waima South No B1 Block RT NA308/197 Part Lot 1 DP 10178 RT NA289/46
Right of way, Right to convey electricity and telecommunications	C, F	Lot 1 DP 588405 RT 1118935	Waima South No B1 Block RT NA308/197 Part Lot 1 DP 10178 RT NA289/46
Right to drain water	H, I, J, K	Lot 2 DP 588405 RT 1118936	Lot 1 DP 588405 RT 1118935

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Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **added to** by:

Continuation of "Easement for Rights and Powers"

Easement of Right of Way

1. Where there is any conflict or inconsistency in the rights and powers implied in the Easement of Right of Way by the Land Transfer Regulations 2018 and Schedule 5 of the Property Law Act 2007, the former shall prevail.
2. No notice pursuant to sections 308-312 of the Property Law Act 2007 shall be available for the purposes of altering or upgrading the state of the land over which the Right of Way is granted unless it is first agreed in writing by both the registered owners for the time being of the Burdened Land and Benefitted Land respectively that the Right of Way shall be altered or upgraded as the case may be.