

**INSTRUCTIONS**

1. Page 2 of this document may be used:
- 1.1 If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page..."
- 1.2 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.
2. 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.
3. 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.
4. 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**

1. **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.
2. **ESTATE AND INTEREST**  
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **TRANSFEROR**  
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
4. **CONSIDERATION**  
If a sum of money only, to be expressed in figures and in every other case to be concisely stated in words.
5. **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.
6. **TRANSFeree'S TRANSFEROR'S EXECUTION**  
Transferee's and Transferor's 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. Execution by a corporation or body corporate must be in accordance with the *Corporations Act 2001*.



OFFICIAL USE ONLY

0537562 T

28 Oct 2020 08:30:00 Midland

**TRANSFER**

LODGED BY Anne Lynch Conveyancing

ADDRESS PO BOX 189  
MUNDARING WA 6073

PHONE No. 9572 2200

FAX No

REFERENCE No. 2020/0579

ISSUING BOX No. 999

PREPARED BY Anne Lynch Conveyancing

2020/0579

ADDRESS PO BOX 189  
MUNDARING WA 6073

annelynch@conveywa.com.au

PHONE No. 9572 2200 FAX No.

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

*Superseded CT to be returned to lodging party.*

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	CT 1334 / 21	Received Items	
2.	Duty Cert	Nos.	1-5
3.	Letter		
4.	RTAPL		
5.	VOI		
6.		Receiving Clerk	ll.

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 17th day of September Year 2020

TRANSFEROR/S SIGN HERE (Note 6)

Signed by Robert Charles Franz

In the presence of:  
Witness sign:

Witness print Full Name: ANNE KYNCH

Witness Address: PO BOX 189,  
Mundaring  
WA 6073

Witness occupation: Licensed Settlement Agent

Witness phone (B/H): 95722200

Keryn Frances Franz

ANNE KYNCH

REQUEST FOR ISSUE / NON-ISSUE (Instruction 4)

BY SIGNING THIS 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 x Keryn Frances Franz

Signed

TRANSFEREE/S SIGN HERE (Note 6)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed by Keryn Frances Franz

In the presence of:  
Witness sign:

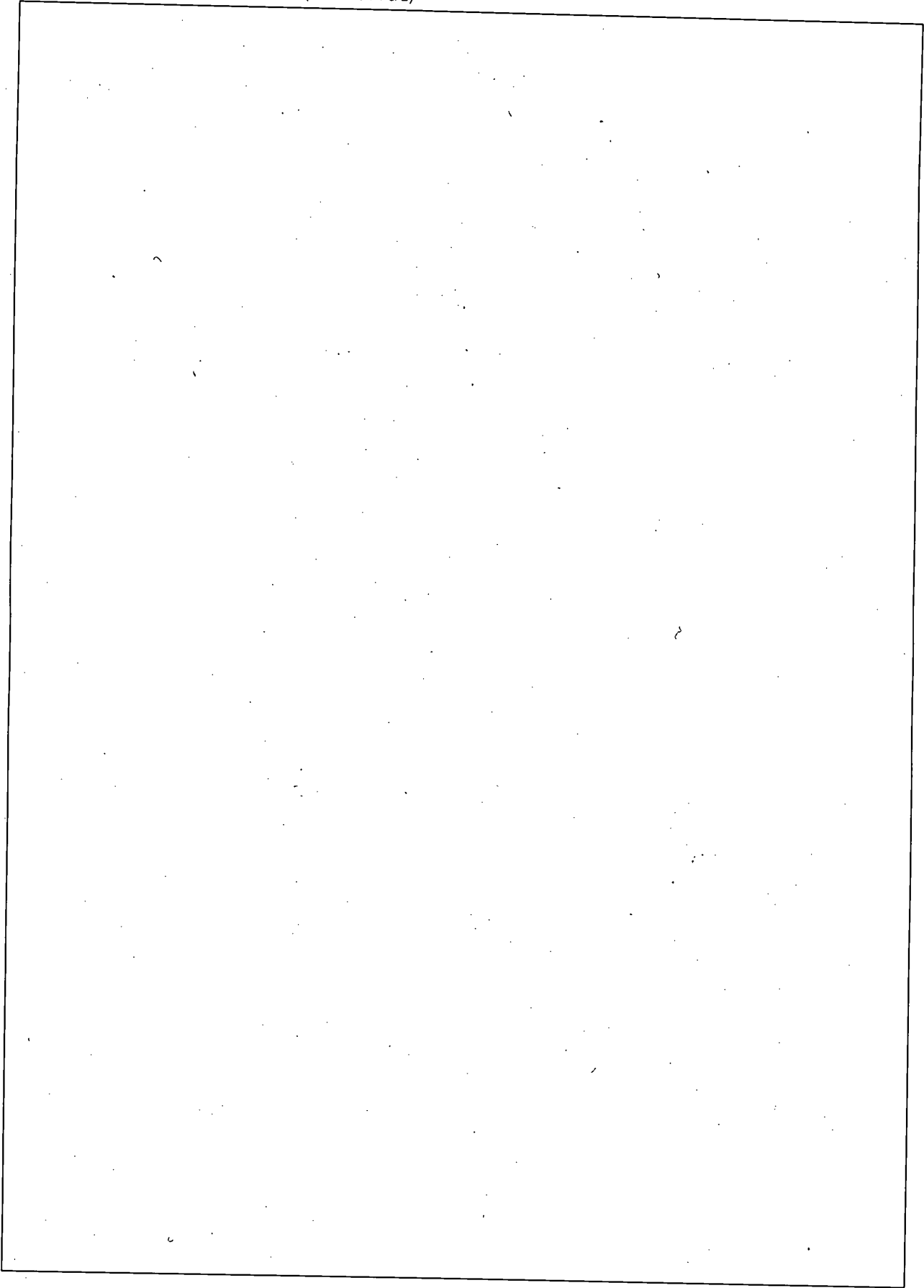
Witness print Full Name: ANNE KYNCH

Witness Address:

Witness occupation:

Witness phone (B/H):

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)



# TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

LOT 184 ON DEPOSITED PLAN 107092

EXTENT

WHOLE

VOLUME

1334

FOLIO

21

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

TRANSFEROR (Note 3)

ROBERT CHARLES FRANZ and KERYN FRANCES FRANZ

CONSIDERATION (Note 4)

PURSUANT TO AN AGREEMENT BETWEEN THE PARTIES

TRANSFeree (Note 5)

KERYN FRANCES FRANZ OF 1265 KINTORE ROAD, PARKERVILLE WA 6081.

**Document Notes:**

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [O537562] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

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5/11/2020 12:49:06

COVID-19 Time clock amended. See manual timestamp within document



# Certificate of Duty

## Transfer - (Residential Rate)

### Duties Act 2008

Certificate Number:	1033657913	Certificate Issue Date:	27-10-2020
Bundle ID	202653686	Client Reference:	0579 FRANZ
Transaction Date:	17-09-2020	Property Valued:	Yes
Dutiable Value:	\$ 312,500.00		
<b>Transfer Duty:</b>	<b>\$ 9,310.00</b>		
Penalty Tax:	\$ 0.00		

Dutiable Transaction: Transfer Of Dutiable Property

Description of Property:

Land in WA: Lot 184, Plan 107092 Volume/Folio: 1334/21

Transferor(s): FRANZ, ROBERT CHARLES  
 FRANZ, KERYN FRANCES

Transferee(s): FRANZ, KERYN FRANCES



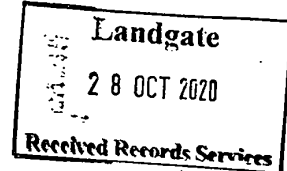


**Anne Lynch**  
 CONVEYANCING  
 Property Settlement Agent

Our ref: 2020/059

27 October 2020

Registrar and Commissioner of Titles  
 Landgate  
 P O Box 2222  
 MIDLAND WA 6936



Dear Sir

**RE: FRANZ to FRANZ  
 RELATED PARTY TRANSFER 1265 KINTORE ROAD, PARKERVILLE  
 C/t Volume 1334 Folio 21**

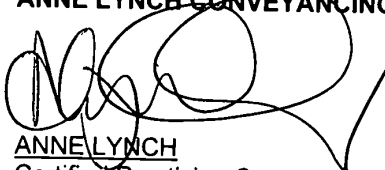
Please find enclosed herewith the following documentation for registration.

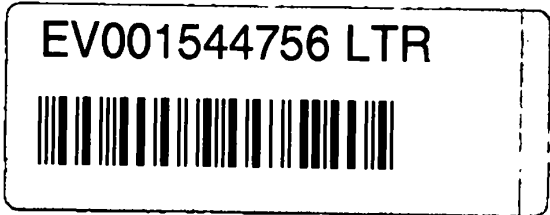
- 1. Transfer of Land document ✓
- 2. Duty Certificate ✓
- 3. VOI Statement ✓
- 4. C/t Volume 1334 Folio 21 ✓
- 5. Landgate Fees \$248.20 ✓

We look forward to receiving our copy of the lodgement receipt and relevant Certificate of Title in due course.

Should you have any queries, please do not hesitate to contact this office.

Yours faithfully  
**ANNE LYNCH CONVEYANCING**

  
**ANNE LYNCH**  
 Certified Practicing Conveyancer  
 annelynch@conveywa.com.au



Shop 3, 7145 Great Eastern Highway  
 Mundaring WA 6073  
 PO Box 189 Mundaring WA 6073

**Phone:** (08) 9572 2200  
**Mobile:** 0419 572 297  
**Fax:** (08) 9572 2206  
**Email:** annelynch@conveywa.com.au



Licensee: Anne Lynch Certified Practicing Conveyancer ABN: 57 390 743 778









Anne Lynch  
CONVEYANCING  
Property Settlements

Our ref: 2020/0579

27 October 2020

EV001544757 VOI



REGISTRAR AND COMMISSIONER OF TITLES  
LANDGATE  
PO BOX 2222  
MIDLAND WA 6936

### Settlement Agents Statement

Name of clients identified: KERYN FRANCES FRANZ  
ROBERT CHARLES FRANZ

Presently of: 1265 Kintore Road PARKERVILLE WA 6081 &  
2 Cluny Way, ELLENBROOK WA 6069 respectively

Address of property: Transfer 1265 Kintore Road, PARKERVILLE

Place and date where identification occurred: Australia on 17/09/2020

I have taken all reasonable steps to verify the identity of my clients; and

I reasonably believe my clients have been identified; and

I reasonably believe my clients have the authority to deal with the interest in the land the subject to this transaction: Transfer of Land, Lot 184 on Deposited Plan 107092 on Volume Folio Number 1334/21

Yours Faithfully

  
Anne Lynch  
Certified Practicing Conveyancer  
Shop 3, 7145 Great Eastern Highway MUNDARING WA Australia  
0419572297  
annelynch@conveywa.com.au

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Mundaring WA 6073  
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Licensee: Anne Lynch Certified Practicing Conveyancer ABN: 57 390 743 778



