

**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.



OFFICE USE ONLY

0405319 T

13 May 2020 09:27:08 Perth

**TRANSFER**

LODGED BY: <i>Michelle Louise Butler</i> ADDRESS: <i>Group A Attorneys</i> PHONE No.: <i>9222 4654</i> FAX No.: <i>9222 4670</i> REFERENCE No.: <i>2936/951</i> ISSUING BOX No.: <i>8</i>	EAST PERTH WA 6004 PH: 9222 4654 FAX: 9222 4670 LANDGATE BOX - 158L 47 Samphire Road CANNING VALE WA 6155 lynda@equitysettlements.com.au PHONE No. 9200 6148 FAX No. 9200 6149
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INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

1/2

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

Dupct 2936/951 2. <u>Duty Cert</u> 3. <u>Vol letters x 3</u> 4. <u>letter - signatures</u>	Received Items Nos. Receiving Clerk
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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.

Dated this 12<sup>th</sup> day of May Year 2020

TRANSFEROR/S SIGN HERE (Note 6)

Signed by (2 signatures required):

**Group A Attorneys**

David John Clark

Michael Leslie Cockburn Salmon

Mark John Diamond

**Group B Attorneys**

Lorraine Michelle Toovey

Michelle Louise Butler

As attorneys under registered Power of Attorney No: M651358  
Capricorn Investment Group Pty Ltd (ACN 108 508 265)  
and Yancheb Sun City Pty Ltd (ACN 008 768 278)

MICHELLE LOUISE BUTLER

Settlement Agent

CWS LAWYERS  
3rd Floor  
45 St Georges Tce  
PERTH WA 6000  
Phone: 6210 7070  
Fax: 9221 2264

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

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 [Signature]

In the presence of :

Witness sign : [Signature]

Witness print Full Name

**LYNDA CHUI HAH WEIR**

Witness Address : **LICENSED SETTLEMENT AGENT**

P O Box 5376

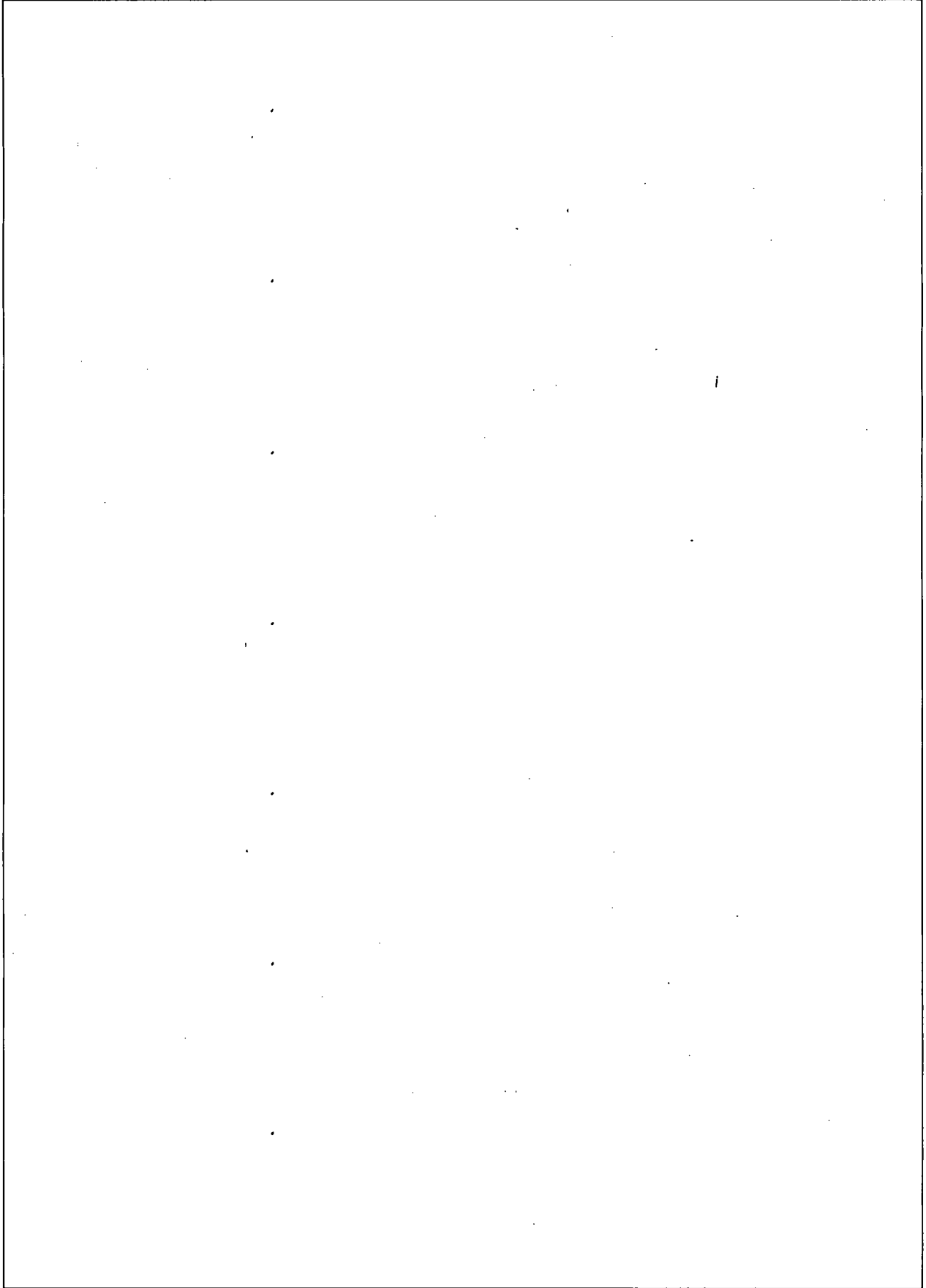
Canning Vale South • WA 6155

T: 08-9200-6148 • F: 08-9200-6149

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)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 4011 ON DEPOSITED PLAN 412069	WHOLE	2936	951

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

TRANSFEROR (Note 3)

CAPRICORN INVESTMENT GROUP PTY LTD (ACN 108 508 265)  
YANCHEP SUN CITY PTY LTD (ACN 008 768 278)

CONSIDERATION (Note 4)

\$187,000.00

TRANSFeree (Note 5)

JASON JOHN WOODCOCK OF 14 CHANNEL DRIVE HEATHRIDGE WA 6027



EV001387187 DUTY



# Certificate of Duty

## Transfer - (First Home Owner Rate Vacant Land)

### Duties Act 2008

Certificate Number:	1032569672	Certificate Issue Date:	08-05-2020
Bundle ID:	182825346	Client Reference:	2018/0411
Transaction Date:	08-10-2018		
Dutiable Value:	\$ 187,000.00		
<b>Transfer Duty:</b>	<b>\$ 0.00</b>		
Interest Substituted:	50.00 %		

### No Double Duty

**Description of Property:**

Land in WA:	Lot 4011, Plan 412069	Volume/Folio:	2936/951
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Transferor(s):	CAPRICORN INVESTMENT GROUP PTY LTD YANCHEP SUN CITY PTY LTD
Transferee(s):	WOODCOCK, JASON JOHN

#### Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Total Duty
1032612805	07-05-2020	08-10-2018	182825346	\$ 187,000.00	\$ 0.00





EV001387188 VOI



Registrar and Commissioner of Titles  
Landgate  
PO Box 2222  
MIDLAND WA 6936

**LAWYERS STATEMENT**

Name of person identified: **Lorraine Michelle TOOVEY** as attorney for Capricorn Investment Group Pty Ltd and Yanchep Sun City Pty Ltd under PA M651358  
of C/O: Level 3, 45 St Georges Terrace, Perth WA 6000  
Address of property being sold: LOT 4011 ON DEPOSITED PLAN 412069 and being the whole of the land in Certificate of Title Volume 2936 Folio 951  
Date and place of where identification occurred: 19th September 2019 in Australia

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

I reasonably believe that the person has been identified; and

I reasonably believe that the person has the authority to deal with the interest in land the subject to this transaction (Transfer of Land).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michelle Louise Butler'.

Michelle Louise Butler  
Settlement Agent  
Level 3/45 St Georges Terrace, Perth  
6210 7069  
email: [michelleb@cwslawyers.com](mailto:michelleb@cwslawyers.com)

Dated: 11 May 2020

T: 08 6210 7070 F: 08 9221 2264  
E: [query@cwslawyers.com](mailto:query@cwslawyers.com) W: [www.cwslawyers.website](http://www.cwslawyers.website)

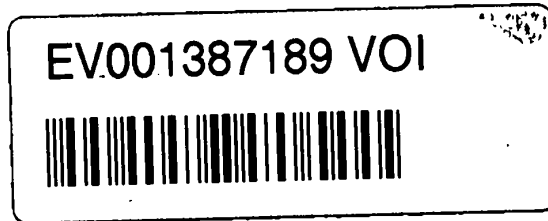
LEVEL 3, 45 ST GEORGES TERRACE PERTH 6000  
PO BOX Z5084 PERTH ST GEORGES TERRACE WA 6831  
Clerk Balman Pty Ltd ATF The One Stop Settlements Trust ABN 17 950 079 692ACH 115 876 870







Registrar and Commissioner of Titles  
Landgate  
PO Box 2222  
MIDLAND WA 6936



LAWYERS STATEMENT

Name of person identified: **David John CLARK** as attorney for Capricorn Investment Group Pty Ltd and Yanchep Sun City Pty Ltd under PA M651358  
of C/O: Level 3, 45 St Georges Terrace, Perth WA 6000  
Address of property being sold: LOT 4011 ON DEPOSITED PLAN 412069 and being the whole of the land in Certificate of Title Volume 2936 Folio 951  
Date and place of where identification occurred: 28 of March 2020 in Australia

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

I reasonably believe that the person has been identified; and

I reasonably believe that the person has the authority to deal with the interest in land the subject to this transaction (Transfer of Land).

Yours faithfully

Michelle Louise Butler  
Settlement Agent  
Level 3/45 St Georges Terrace, Perth  
6210 7070  
email: [michelleb@cwslawyers.com](mailto:michelleb@cwslawyers.com)

Dated: 11 May 2020

T: 08 6210 7070 F: 08 9221 2264  
E: [query@cwslawyers.com](mailto:query@cwslawyers.com) W: [www.cwslawyers.com](http://www.cwslawyers.com)

LEVEL 3, 45 ST GEORGES TERRACE PERTH 6000  
PO BOX Z5084 PERTH ST GEORGES TERRACE WA 6831  
Clark Belmon Pty Ltd ATF The One Stop Settlements Trust ABN 17 950 079 692ACH 115 678 670



8 May 2020

Our ref: 2018/0411

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

### Settlement Agents Statement

Name of client (s) identified:

JASON JOHN WOODCOCK

Presently of:

15 Sail Terrace HEATHRIDGE WA 6027

Address of property being bought:

Lot 4011, Beachside Parade, YANCHEP

Place and date where identification occurred:

Australia on 31 October 2018

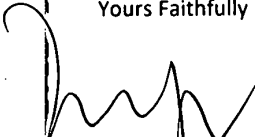
I have taken all reasonable steps to verify the identity of my client (s); and

I reasonably believe my client (s) has/have been identified; and

I reasonably believe my client (s) has/have the authority to deal with the interest in the land the subject to this transaction:

Transfer of Land: Lot 4011 on Deposited Plan 412069 on Volume Folio Number 2936/951

Yours Faithfully

  
Lynda Weir  
Licensee  
Australia  
0409 910284  
lynda@equitysettlements.com.au

EV001387190 VOI



Lynda Weir Settlements Pty Ltd t/as Equity Settlements  
47 Samphire Road • Canning Vale • WA 6155  
Phone 08-9200-6148 • Fax 08-9200-6149



ACN 076 897 455 • ABN 54 076 897 455  
P O Box 5376 • Canning Vale South • WA 6155  
email info@equitysettlements.com.au



Independent Licenced Real Estate Settlement Agent



Landgate

EV001387191 LTR



RE: CERTIFICATE OF TITLE VOLUME 2936 FOLIO 951  
187 BEACHSIDE PARADE YANCHEP

I, JASON JOHN WOODCOCK confirm that I have signed differently on the Transfer of Land and Mortgage documents.

I further confirm that I am one and the same person as per signatures shown below

Dated: 11 May 2020.

NAME: Jason John Woodcock

SIGNATURE:

SIGNATURE:

Witness:

Name

Position

Workplace / personal / contact

Ross Karere  
Project Manager

Matilda Gold Project - Camp Manager

PH 042456-1958

10 Grassholme Grange Aveley 6069

