

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. 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.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

M717252 E

25 Jul 2014 13:58:20 Perth



REG \$ 160.00

LODGED BY McLeods

ADDRESS 220 - 222 Stirling Highway
CLAREMONT WA 6010

PHONE No. 9383 3133

FAX No 9383 4935

REFERENCE No. 34916-14.03.27-RM-Easement

ISSUING BOX No. 346K

PREPARED BY McLeods

ADDRESS 220 - 222 Stirling Highway
CLAREMONT WA 6010

PHONE No. 9383 3133 FAX No. 9383 4935

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



TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.	<u>letter</u>	Received Items
2.	_____	Nos.
3.	_____	
4.	_____	
5.	_____	
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.



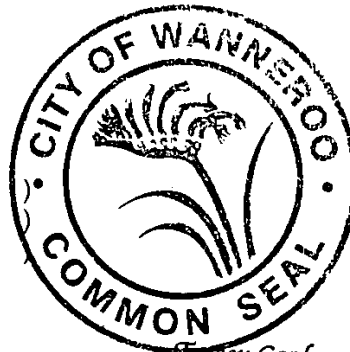
EXECUTED by the parties as a Deed:

The COMMON SEAL of the OWNERS OF EST)
LANE, ASHBY, SURVEY-STRATA PLAN 65480 was)
hereto affixed pursuant to a resolution without dissent)
on 9th MAY, 2014 in the presence of)



a person authorised under
Section 45(2) of the Strata Titles Act 1985 to execute this document
on behalf of Endeavour Properties Pty Ltd
Sole Member of the Council

The COMMON SEAL of the CITY OF
WANNEROO was hereunto affixed in the
presence of:



Mayor

Tracey Gardner Roberts
Mayor
City of Wanneroo

(Print Full Name)

Chief Executive Officer

Daniel John Simms
(Print Full Name)

SCHEDULE

ITEM 1: THE SERVIENT TENEMENT

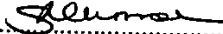
Part of the parcel comprised in Survey-Strata Plan 65480 being Common Property Lot 18.

ITEM 2: ENCUMBRANCES

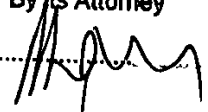

Interests as notified on Survey-Strata Plan 65480.

Ray Pickersgill
Relationship Executive

ACCEPTED BY
The Attorney of
COMMONWEALTH BANK OF AUSTRALIA
C.N. 123 123 124 and signed as
Attorney on behalf of the said Bank
in the presence of


.....
As Officer of the said Bank
SARAH NEWMAN
ACCOUNT MANAGER

COMMONWEALTH BANK
OF AUSTRALIA
By its Attorney


.....


4. GRANTEE'S ACKNOWLEDGEMENTS

The Grantee acknowledges that the rights created in the Easement herein are not granted exclusively and are granted by the Grantor in common with the corresponding rights of the Grantor and other persons lawfully entitled to exercise such rights and that where the consent of the Grantee is required pursuant to the terms of this grant, such consent shall not unreasonably be withheld.

5. COSTS

The Grantor shall pay the costs, including the Grantee's solicitors' costs, of and incidental to the preparation (including drafts), execution, stamping and registration of this Deed and all stamp duties and registration fees payable hereon.

6. INTERPRETATION

Reference to the parties includes their personal representatives, successors and lawful assigns.

Where a reference to a party includes more than one person the rights and obligation of those persons shall be joint and several.

Headings have been inserted for guidance only and shall be deemed not to form part of the context.

The Schedule forms part of this Deed.

2. GRANTOR'S COVENANTS

The Grantor HEREBY COVENANTS AND AGREES with the Grantee that:

(a) Grantor's Power

Notwithstanding anything made, done, omitted or knowingly suffered, the Grantor has full power to make the grant set out herein and assures the Grantee such grant shall remain to and be quietly held and enjoyed by the Grantee and the benefit thereof shall be received and taken accordingly without interruption or disturbance by the Grantor or any person claiming by, through, under or in trust for or in any way against the Grantor.

(b) No Obstruction of Easement

The Grantor will not construct erect or build or suffer to be constructed erected or built any building structure or obstruction whatsoever on the Easement or any part thereof or use or permit the Servient Tenement to be used in such a way as to obstruct or interfere with the use of the Easement without the consent in writing of the Grantee first being obtained.

(c) Permit Access

The Grantor will at all times permit the Grantee its authorised officers, employees, contractors, agents and other persons from time to time authorised by it with or without motor vehicles, tools, engines and machinery to enter upon the Servient Tenement for the purpose of exercising and enjoying the rights hereby granted.

3. GRANTOR'S COVENANTS

The Grantor HEREBY COVENANTS with the Grantee that the Grantor will bear the responsibility for the repair and maintenance and the cost of the repair and maintenance of the Easement.

FORM B 2

FORM APPROVED
NO. B2891

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

EXEMPT from W.A. Duty

S92 24/7/14
for COMMISSIONER OF STATE REVENUE

OFFICE OF
24 JUL 2014
No Duty Payable
STATE REVENUE WA

BLANK INSTRUMENT FORM

GRANT OF EASEMENT

(Note 1)

THIS DEED is made the 17th day of JULY 2014

BETWEEN:

THE OWNERS OF EST LANE, ASHBY,
SURVEY-STRATA PLAN 65480 of 11 Roccella Loop,
Ashby, Western Australia, (Grantor)

AND

CITY OF WANNEROO of Locked Bag 1, Wanneroo,
Western Australia (Grantee)

OPERATIVE PART:

1. GRANT OF EASEMENT

The Grantor, being registered as the proprietor of an estate in fee simple in the land described in Item 1 of the Schedule hereto (**Servient Tenement**) subject to the encumbrances notified hereunder in Item 2 of the Schedule HEREBY TRANSFERS AND GRANTS to the Grantee under and by virtue of the provisions of section 195 of the Land Administration Act 1997 full and free right, liberty, power and authority from time to time and at all times hereafter for its authorized officers, employees, contractors, agents and other persons from time to time authorized by it to go, pass and repass either with or without vehicles, machinery and tools over, along and across Common Property Lot 18 on Survey-Strata Plan 65480 (**Easement**) for the purposes of collecting rubbish bins.



FORM 14

CERTIFICATE OF STRATA COMPANY

Strata Titles Act 1985

Section 20

The Owners of Est Lane, Ashby, Survey-Strata Plan No. 65480 hereby certify with relation to the undermentioned instrument that a resolution without dissent was duly passed and that all necessary consents were given.

Instrument: Easement in Gross dated 17th JULY 2014 to City of Wanneroo of common property within Survey-Strata Plan No. 65480

The COMMON SEAL of the OWNERS OF EST LANE,)
ASHBY, SURVEY-STRATA PLAN NO. 65480 was)
hereto affixed pursuant to a resolution without dissent on)
9th MAY, 2014 in the presence of)



_____ a person authorised under
Section 45(2) of the Strata Titles Act 1985 to execute this document
on behalf of Endeavour Properties Pty Ltd
Sole Member of the Council

34916-14.03.27-RM-Form 14.docx