

**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. **EXECUTION OF VERIFICATION OF IDENTITY AND AUTHORITY TO DEAL STATEMENT**  
This Statement is requested under the Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity. The responsible Licensed Settlement Agent/ Lawyer is to complete and sign the Statement. Refer to the Chapter 14.4 of the Land Titles Registration Practice Manual.
7. **TRANSFeree'S TRANSFEROR'S EXECUTION**  
Transferees and Transferors 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.




EXAMINED

OFFICE USE ONLY

**M668696 T**

13 Jun 2014 09:03:37 Perth



REG \$ 290.00

**TRANSFER**

LODGED BY

ADDRESS

PHONE No. SAI GLOBAL Property  
PO BOX 25488 PERTH  
ST GEORGES TCE WA 6831

FAX No DLI BOX 151B  
Tel: (08) 9214 6000 Fax: (08) 9226 2778

REFERENCE No.

ISSUING BOX No. 3887 1366

PREPARED BY Axiom Conveyancing

2014/0680 KG

ADDRESS Locked Bag 1  
OSBORNE PARK 6916

PHONE No. 1800 077 527 FAX No. 1800 077 932

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

2/3

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITHIN

1.	<hr/>	Received Item No.s
2.	<i>Dary Kent</i>	
3.	<hr/>	
4.	<hr/>	
5.	<hr/>	
6.	<hr/>	

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.



ATTESTATION SHEET

Dated this 11th day of JUNE Year 2014

TRANSFEROR/S SIGN HERE (Note 7)

Signed by Lolita Johnston <i>[Signature]</i>	Signed by Desimir John Tolic <i>[Signature]</i>
Witness sign: <i>[Signature]</i>	Witness sign: <i>[Signature]</i>
Witness print Full Name: Emma Johnston	Witness print Full Name: _____
Witness Address: 6 Ebert Street, Coolbellup	Witness Address: _____
Witness occupation: Licensed Settlement Agent	Witness occupation: _____
Witness phone (B/H): 793356686	Witness phone (B/H): _____

REQUEST FOR ISSUE/ NON-ISSUE (Instruction 4)

BY SIGNING 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 7)

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

Signed by Digvijay-Modgill <i>[Signature]</i>	Signed by Pawandeep Kaur <i>[Signature]</i>
Witness sign: <i>[Signature]</i>	Witness sign: <i>[Signature]</i>
Witness print Full Name: MICHAEL ALAN HARRISON	Witness print Full Name: MICHAEL ALAN HARRISON
Witness Address: SKIDNUP OAK, GLEN, WA, 6018	Witness Address: SKIDNUP OAK, GLEN, WA, 6018
Witness occupation: HOME LOAN SPECIALIST	Witness occupation: HOME LOAN SPECIALIST
Witness phone (B/H): 0893404696	Witness phone (B/H): 0893404696

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)

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LICENSED SETTLEMENT AGENT/ LAWYER SIGN AND COMPLETE THIS STATEMENT (Note 6)

**Western Australian Registrar and Commissioner of Titles Joint Practice: Verification of Identity  
Transferor's Statement**

I, Emma Johnston  
(Insert full name of Settlement Agent/Lawyer )

act for the Transferor /s named in this Transfer.

I have taken all reasonable steps to verify the identity of the natural person/s being the Transferor/s, or the natural person/s who sign/s on behalf of the Transferor/s.

I reasonably believe that those natural person/s have been identified.

I reasonably believe that those natural person/s have the authority to deal with the interest in land the subject of this Transfer.

Signed: Johnston

Emma Johnston  
Print Full Name of Settlement Agent/ Lawyer who signs the Statement

Licensed Settlement Agent  
Position held

CS Legal  
Business/ Company name of Settlement Agent/ Lawyer who signs the Statement

ejohnston@cslegal.com.au  
Contact email address

**TRANSFER OF LAND**

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 261 ON DEPOSITED PLAN 74618	WHOLE	2801	341

## ESTATE AND INTEREST (Note 2)

FEE SIMPLE

## TRANSFEROR (Note 3)

LOLITA JOHNSTON  
DESIMIR JOHN TOLIC

## CONSIDERATION (Note 4)

\$605,000.00

## TRANSFeree (Note 5)

DIGVIJAY MODGILL AND PAWANDEEP KAUR  
BOTH OF 14 BASALT ROAD HARRISDALE WA  
AS JOINT TENANTS





# Certificate of Duty

## Transfer - (Residential Rate)

Under Taxation Administration Act 2003 (WA), Section 49

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Certificate Number:	1024025230	Certificate Issue Date:	11-06-2014
Bundle ID	141342071	Client Reference:	2014/0680
Transaction Date:	15-04-2014		
Dutiable Value:	\$ 605,000.00		
<b>Duty:</b>	<b>\$ 22,752.50</b>		
Penalty Tax:	\$ 0.00		

### No Double Duty

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Land:	Lot 261, Plan 74618	Volume/Folio:	2801/341
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Seller(s) / Transferor(s):	JOHNSTON, LOLITA TOLIC, DESIMIR JOHN
Buyer(s) / Transferee(s):	MODGILL, DIGVIJAY KAUR, PAWANDEEP

### Related Certificate Summary

Certificate Number	Certificate Date	Transaction Date	Bundle ID	Dutiable Value	Duty
1024025222	11-06-2014	15-04-2014	141342071	\$ 605,000.00	\$ 22,752.50