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Document, Interest, Instrument: 12713683.5

Property: 504 Steffens Road, Oxford, Waimakariri District

Legal Description: Lot 2 Deposited Plan 574072

CoreLogic Reference: 3201262/3

Processed: 08 July 2024

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View Instrument Details



Instrument No 12713683.5
Status Registered
Date & Time Lodged 22 August 2023 14:34
Lodged By Boivin, Christopher William David
Instrument Type Easement Instrument



Affected Records of Title	Land District
1048194	Canterbury
1048195	Canterbury
1048196	Canterbury
1048197	Canterbury
1048198	Canterbury

Annexure Schedule Contains 3 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 ☒

I certify that the Mortgagee under Mortgage A367841.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Christopher William David Boivin as Grantor Representative on 21/08/2023 07:14 PM

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 Christopher William David Boivin as Grantee Representative on 21/08/2023 07:14 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

Gavin Raymond Reed and Marie Anne Reed

Grantee

Gavin Raymond Reed and Marie Anne Reed

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*Continue in additional Annexure Schedule, if required*

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way, right to convey water, right to drain water, right to drain sewage, right to convey electricity, right to convey telecommunications, right to convey gas	"A" on DP 574072	Lot 2 DP 574072 (RT 1048195)	Lot 3 DP 574072 (RT 1048196)
	"B" on DP 574072	Lot 3 DP 574072 (RT 1048196)	Lot 2 DP 574072 (RT 1048195)
Right to convey electricity	"A" on DP 574072	Lot 2 DP 574072 (RT 1048195)	Lot 1 DP 574072 (RT 1048194)
	"B" on DP 574072	Lot 3 DP 574072 (RT 1048196)	Lot 1 DP 574072 (RT 1048194) Lot 4 DP 574072 (RT 1048197) Lot 5 DP 574072 (RT 1048198)

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

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

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 [~~varied~~] [~~negative~~] [~~added to~~] or [~~substituted~~] by:

[~~Memorandum number _____, registered under section 209 of the Land Transfer Act 2017~~]

[~~the provisions set out in Annexure Schedule -~~]

ANNEXURE SCHEDULE

1. Where there is a conflict between the provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and the modifications in this easement instrument, the modifications must prevail.
2. Where there is a conflict between the provisions of the Fifth Schedule to the Land Transfer Regulations 2018 and the Fifth Schedule to the Property Law Act 2007, the provisions of the Fifth Schedule of the Property Law Act 2007 must prevail.
3. Where there is a conflict between the provisions of the Fifth Schedule to the Land Transfer Regulations 2002 and the Fifth Schedule to the Property Law Act 2007 and the modifications in this easement instrument, the modifications must prevail.
4. The cost of establishing, maintaining, repairing, or replacing the easement facility will be borne by the registered proprietors who use the easement facility in fair shares according to use but so that no registered proprietor will be required to contribute to the cost of any part of the easement facility that he/she/it does not use.
5. All future wires or cables shall be laid underground.