



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **648577**
Land Registration District **North Auckland**
Date Issued 17 September 2014

Prior References

350260

Estate	Fee Simple
Area	1.0724 hectares more or less
Legal Description	Lot 2 Deposited Plan 473807

Registered Owners

Anthony William Wallnutt and Linda Joy Wallnutt

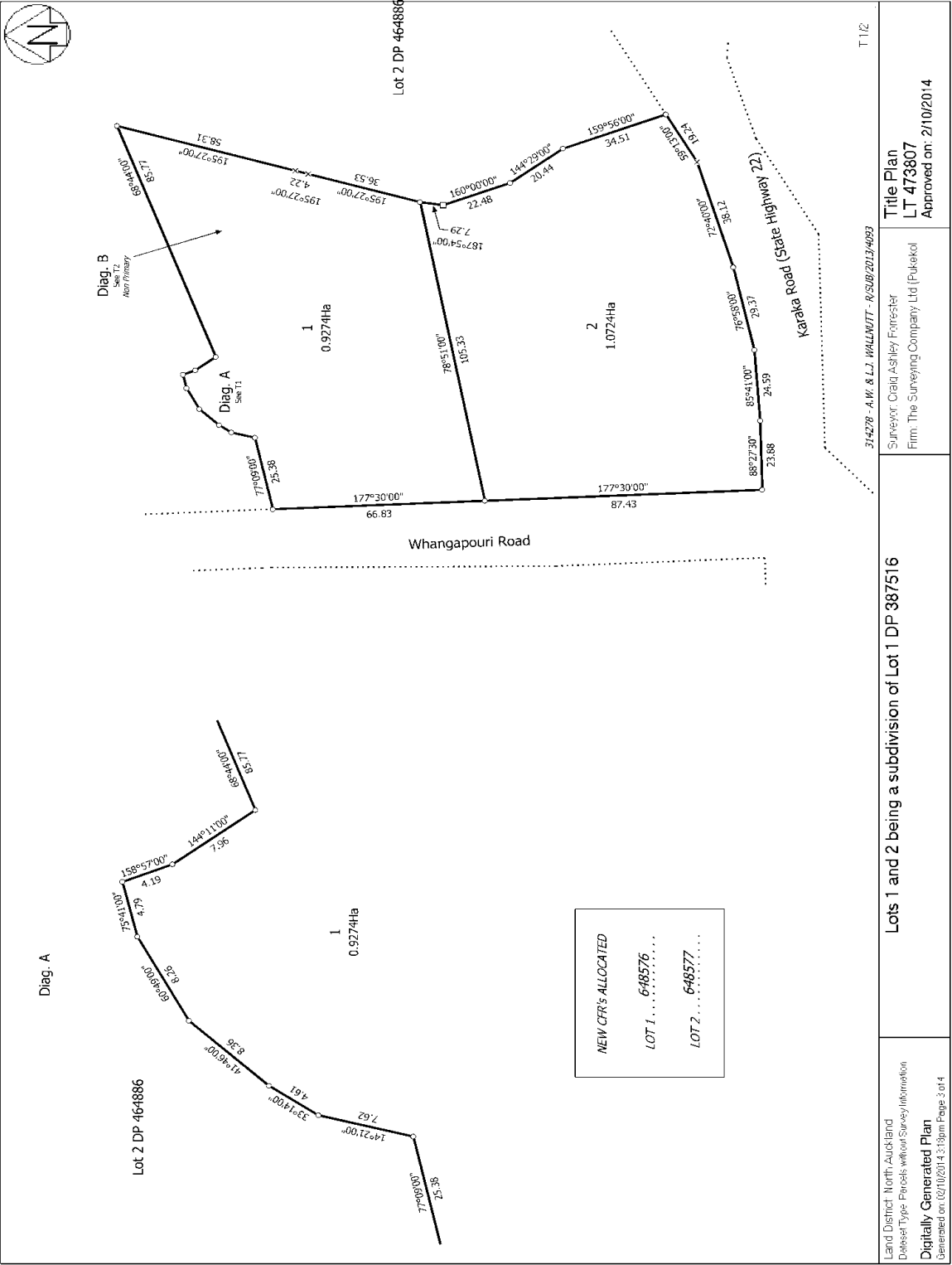
Interests

282807.1 Gazette Notice declaring adjoining State Highway to be a limited access road - 12.6.1974 at 2.25 pm

Fencing Covenant in Transfer 6103163.1 - 4.8.2004 at 9:00 am

9706754.7 Mortgage to ANZ Bank New Zealand Limited - 23.10.2014 at 11:29 am

12143634.1 CAVEAT BY COUNTIES POWER LIMITED - 2.6.2021 at 5:43 pm





View Instrument Details

Instrument Type	Caveat against dealings with land under Section 138 Land Transfer Act 2017
Instrument No	12143634.1
Status	Registered
Date & Time Lodged	02/06/2021 17:43:07
Lodged By	Tara Jane Wylie

Affected Records of Title	Land District
648577	North Auckland

Registered Owner

Anthony William Wallnutt
Linda Joy Wallnutt

Caveator

Counties Power Limited

Estate or Interest claimed

Agreement for Sale and Purchase dated 1/06/2021 between the Registered Owners Anthony William Wallnutt and Linda Joy Wallnutt as vendor and the Caveator Counties Power Limited as purchaser

Notice

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017.

Address for Service of Caveator

Counties Power Limited
C/- Simpson Grierson
Private Bag 92518
Auckland
New Zealand
1141

Address for Registered Owner

Anthony William Wallnutt, Linda Joy Wallnutt
C/- David Rice & Associates
72-266
Papakura
New Zealand
2244

Caveator Certifications

I certify that I have the authority to act for the Caveator 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 ☒



View Instrument Details

Caveator Certifications

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 Tara Jane Wylie as Caveator Representative on 02/06/2021 05:41 PM

***** End of Report *****

Transfer instrument
Section 90, Land Transfer Act 1952

T 6103163.1 Transfer
Cpy - 01/04, Pgs - 002, 04/08/04, 07:18
DocID: 311639996

Land registration district

North Auckland

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

152576

ALL

Transferor

Surname(s) must be underlined

Colville Thomas WALLACE as to a ½ share and Colville Thomas WALLACE, Craig Donald WALLACE and Barrie Phelps HOPKINS as to a ½ share as Executors

Transferee

Surname(s) must be underlined

Anthony William WALLNUTT and Linda Joy WALLNUTT

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created
State if fencing covenant imposed.


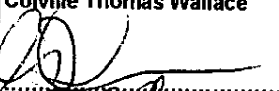
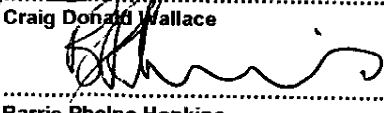
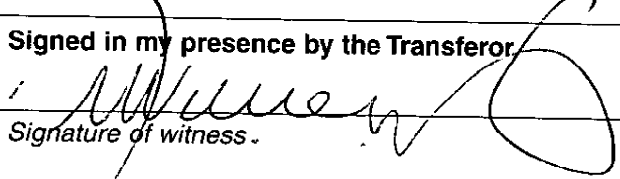
Fee Simple and the transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act 1978 in favour of the transferor

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 27th day of July 20 04

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 Colville Thomas Wallace  Craig Donald Wallace  Barrie Phelps Hopkins Signature [common seal] of Transferor	Signed in my presence by the Transferor  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Jacqueline Anne Willoughby Occupation LAW CLERK TO BARRIE HOPKINS Address SOLICITOR AUCKLAND
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Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Transferee

Landonline User ID: Centralsraau
 LODGING FIRM: CSR – Gyan Ph (09) 377 9488
 Address: DX CP21506
 Auckland
 Uplifting Box Number: 134
 ASSOCIATED FIRM: Fleming Foster Palmer
 Client Code / Ref: FFP/SSP-WAL699/5

HEREWITH
 Survey Plan (#)
 Title Plan (#)
 Traverse Sheets (#)
 Field Notes (#)
 Calc Sheets (#)
 Survey Report

Other (state)

Dealing / SUD Number:
 (LINZ use only)

Priority Barcode/Date Stamp
 (LINZ use only)

Plan Number Pre-Allocated or
 to be Deposited:

Rejected Dealing Number:

T 6103163.1 Transfer
 Cpy – 04/04, Pgs – 002, 04/08/04, 07:18
Copies
 (inc. original)
 DocID: 311539996

Priority Order	CT Ref.	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	152576	T	CT Wallace as to a ½ share and CT Wallace, C D Wallace and BP Hopkins as to a ½ share as executors to AW Wallnutt & L J Wallnutt								50.00
2	152576	M	AW Wallnutt & L J Wallnutt – ANZ National Bank Limited								50.00
3.											
4											
Land Information New Zealand Lodgement Form Fees Receipt and Tax Invoice GST Registered Number 17022-895 LINZ Form P005 Annotations (LINZ use only) Original Signatures? _____							Subtotal (for this page)		\$100.00		
							Total for this dealing		\$100.00		
							Less Fees paid on Dealing #				
							Cash/cheque enclosed for		\$		

ORIGINAL SCALE OF INCHES

GRAPHIC SCALES

q

b

c

d

e

f

AI

REMARKS

BY

APPROVED

DATE

RECOMMENDED

APPROVED

DATE

BY

APPROVED

DATE

BY

APPROVED

DATE

ADD. 33585
(NEW. 3245)

LEGEND:
Existing Easements:
Easements to be
Allocated:-



POINT OF COMMENCEMENT

BLK VII
DRURY RD.

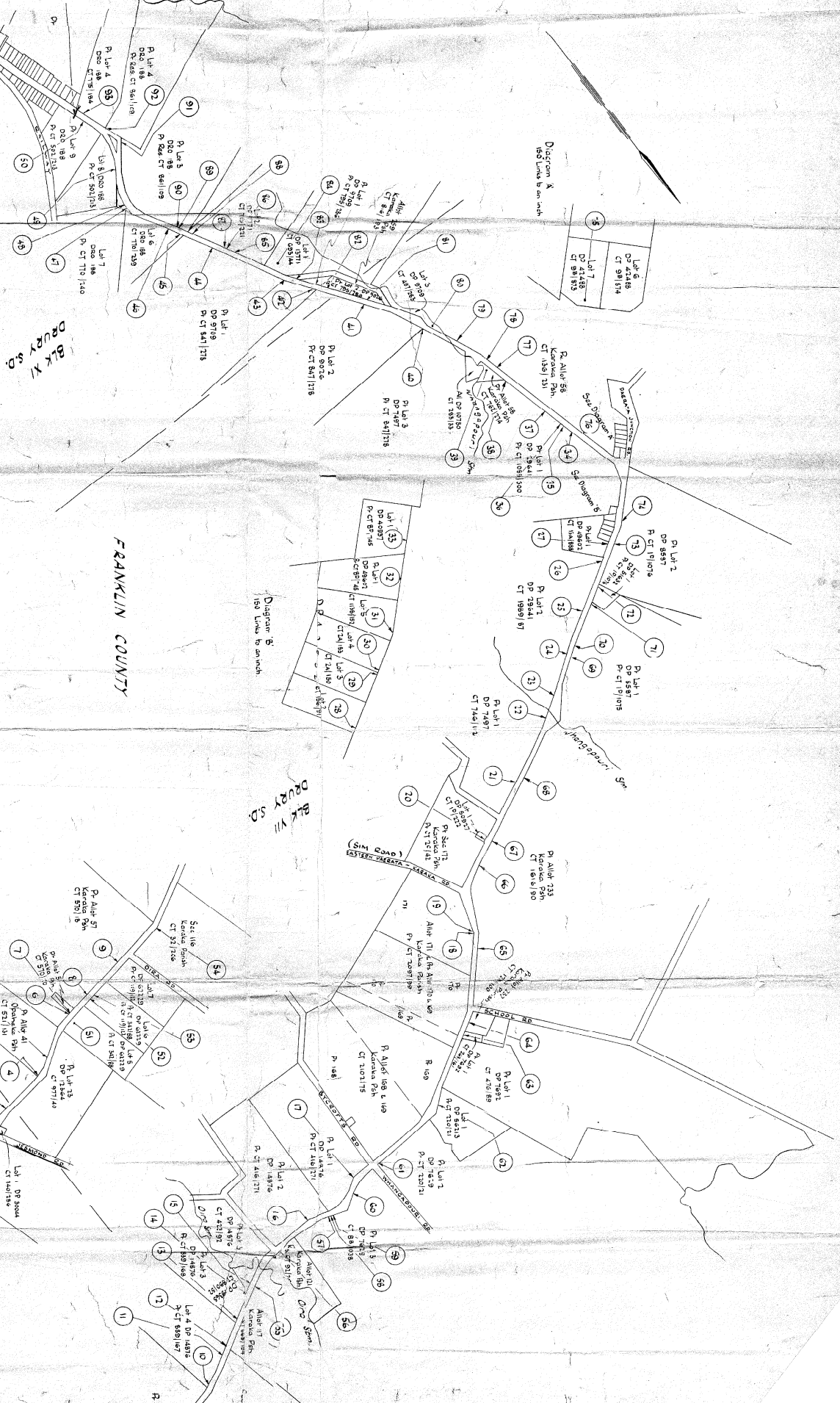
BLK VIII
DRURY RD.

BLK IX
DRURY RD.

BLK X
DRURY RD.

BLK XI
DRURY RD.

BLK XII
DRURY RD.



AI

282897.1 GN

[illegible]

RUNCIMAN - TUAKAU S.H. 22

LIMITED ACCESS PROPOSALS

JESMOND RD - PAERATA SECTION

600 m

5/22/20

2 2
2 8

P.W. 485

(89/168)

44

SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

St: Highway No.: 22. From....Jesmond Road.... To....Paerata.....
Right Hand Side

SITE INFORMATION				NOT FOR PUBLICATION	
Land in New Auck. Land District	Access Particulars as at March 1974			Regd Propr	Occupier
No.	Description	M.O.W. Ref.			
Lot 1 DP 51632. Pt CT 1D/ 1076	✓ 1 Vehicle access to Golf Club	72			
Pt Lot 2 DP 8587 Pt CT 1D/ 1076	✓ 2 Farm Gate Vehicle access	73 74			
PAERATA JUNCTION ROAD					
Lot 6 DP 42488 CT 9B/874 A599461	✓ Nil State Highway existing or proposed Legal access to Paerata Junction Road is practicable				
Lot 7 DP 42488 CT 9B/874 A.599461	✓ Nil No existing entrance to State Highway. Access point allocated	75			
TPN Allot 58 Karaka Psh CT 1136/231 250/114	✓ 4 Farm gate Vehicle Access Farm gate Vehicle Access	76 77 78 79			
WHANGAPOURI STREAM					
Lot 3 DP 9709 CT 497/283 250/114	✓ Nil No existing entrance to State Highway Access point allocated	80			
Pt Lot 2 DP 9026 Pt Lot 1 DP 9709 CT 795/286	✓ 2 Farm gate Vehicle access	81 82			
Allot 259 Karaka Psh CT 816/193	✓ 1 Vehicle access	83			
Lot 1 DP 13771 CT 693/114	✓ Nil No existing entrance to State Highway Access point allocated	84			

As more particularly shown on plan No....., deposited in the
office of the Minister of Works at Wellington.

State Highway No.: ?? From: Jesmond Road To: Paerata
Right hand side

As more particularly shown on plan No....., deposited in the
office of the Minister of Works at Wellington.

2/20/38

282807-1 SH declaring State Highway No 22
(Runciman-Tuakau) to be a limited access road

Extract from *N.Z. Gazette*, 28 May 1970, No. 21, page 931

**National Roads Board—Notice Declaring State Highway to be
a Limited Access Road**

It is notified that the National Roads Board, by resolution dated 20 May 1970 and pursuant to section 4 of the Public Works Amendment Act 1967, hereby declares that part of State Highway No. 22 (Runciman-Tuakau) from Jesmond Road to a point approximately 40 chains north of Paerata Railway Station, a distance of approximately 5 miles, as more particularly shown on sheets 1 and 2 of plans M.O.W. 16308 (A.D.O. 33385) and the accompanying Schedule, held in the office of the resident engineer, southern, residency, Ministry of Works, Otago, and there available for public inspection, to be a limited access road.

Dated at Wellington this 21st day of May 1970.

C. N. JOHNSON, Secretary.

(72/22/2A/5)

A. R. SHARP, Government Printer, Wellington, New Zealand.

Not a plan of a Ltd Access road
A SH declaring SH 22 (Runciman-Tuakau)
to be a limited access road date time

R1536^L

R1537^L

R194^L

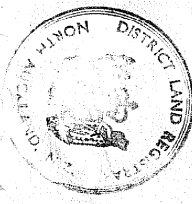
R1498.

mc

12/8/74. ✓

Noted where
ticked in black
bwp. Jm

11/10/80
12/10/80



Jun 12 2 25 PM '74

Sheddy
District Land Registry
Auckland No. 4

See attached

282807.1

Q.R.

