

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 40164165

Search Date: 16/02/2022 11:24

Title Reference: 50210551

Date Created: 11/03/1998

Previous Title: 40013898

REGISTERED OWNER

Dealing No: 712903061 01/12/2009

SAMRED PTY LTD A.C.N. 055 852 965

ESTATE AND LAND

Estate in Fee Simple

LOT 357 SURVEY PLAN 102746  
Local Government: GYMPIE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 16584132 (POR 356)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBALX

## ITEMS SCHEDULE

**A Contract Date:** 5-05-2009

**B Vendor's Agent:**  
**Address:** Ray White Gympie  
Shop & Cullinanes Centre, 104 Mary Street, Gympie Q 4570  
**Facsimile:** 07 5481 1844 **Phone:** 07 5489 3000  
**ABN:**  **Email Address:**

**C Vendor's:** Gympie Eldorado Mining Pty Ltd A.C.N 110 465 177  
**Address:** PO Box 734 Gympie Q 4570  
**ABN:** 13 110 465 177 **Facsimile:**  **Phone:**   
**Email Address:**

**D Vendor's Solicitor:** Morgan Conley Solicitors  
**Address:** Level 5, 160 Edward Street, Brisbane Q 4000  
**ABN:**  **Facsimile:** 07 3003 0717 **Phone:** 07 3003 0707  
**Email Address:** mail@morganconley.com.au

**E Purchaser's:** Samred Pty Ltd A.C.N 053 852 965 trading as XG Property Investment Trust  
**Address:** 85 Enterprise Street, Kunda Park Q 4556  
**ABN:**  **Facsimile:**  **Phone:** 0418 713 493  
**Email Address:** 5445 4900

**F Purchaser's Solicitor:** McAllister and Cartmill Solicitors (Attn Robert Cartmill)  
**Address:** PO Box 75, Coolumb Beach Q 4573  
**ABN:**  **Facsimile:** 07 5446 1068 **Phone:** 07 5446 1553  
**Email Address:**

**G Stakeholder:** Austral Enterprises Pty Ltd TA Ray White Gympie  
**Facsimile:** 07 5481 1844 **Phone:** 07 5489 3000

**H PARTICULARS OF LAND SOLD:**  
**Address:** Langton Road, Monkland Q 4570  
**Present Use (If any):**   
**Description:** Lot 357 SP102746  
**County:** Marich **Parish:** Gympie  
**Title Reference:** 50210561  
**Area:** 3086m2 approx  
**Type of Holding:**  **Lease No:**  (more or less)  
**Local Government:** Gympie Regional Council

**IMPROVEMENTS INCLUDED IN SALE:**  
**Nature of Buildings:**   
 Unless excluded below the Purchase Price includes all partitions stoves hot water systems wall-to-wall floor coverings drapes and tracks blinds light fittings clothes lines hoists fixed televisions or satellite antennae or dishes in-ground shrubs and all fixtures as inspected by the Purchaser.  
**Exclusions:**

**I OTHER CHATTELS INCLUDED IN SALE:**   
 (Attach inventory if insufficient space)

**K THE LAND IS SOLD AS:** Freehold (subject to the reservations exceptions and conditions in the deed of grant)  
 (Cross out that which does not apply) Leasehold (subject to the conditions of the Crown leasehold title)

**L ENCUMBRANCES:** (If the Property is sold free from Encumbrances, insert 'Nil'. If the Property is sold subject to Encumbrances they must be specifically described in this item.) Easement 701478425

**M LEASES AND SERVICE CONTRACTS:** See Lease Schedule and Service Contract Schedule

**N PURCHASE PRICE:** \$ 385,000.00

**O DEPOSIT:** \$ 35,000.00

**P DEFAULT INTEREST:**  % simple interest per annum

**Q DATE FOR COMPLETION:** See special conditions

**R CITY OR TOWN FOR COMPLETION:** Brisbane

CLAUSE 1 (VI)

NOTE 2  
(SEE WARNING)

NOTE 3

NOTE 4

NOTE 5

CLAUSE 3

CLAUSE 11  
& NOTE 6

CLAUSE 20.1

CLAUSE  
20.1 & 20.2