



12 JAN 2018

Sydney Legal Agents
GPO Box 4096
Sydney 2001
DX 599 SYDNEY

Access law Group
DX 5176
WOLLONGONG 2500

Wednesday, January 10, 2018

Job No: 397547

Ordered By: Jessica Strangio

Matter: 14296 Marning

Client Ref: 14296

Dear Sir/Madam,

We return herewith the following documents:

1) Mortgage - AM917794

3/3



Form: 05M
Release: 4.2

MORTGAGE

New South Wales
Real Property Act 1900

AM917794S

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Revenue NSW use only

(A) TORRENS TITLE

IDENTIFIER 20/SP96267

(B) LODGED BY

| | | |
|-------------------------|--|----------|
| Document Collection Box | Name, Address or DX, Telephone, and Customer Account Number if any SYDNEY LEGAL AGENTS - INFOTRACK 268D LLP: 132579W | CODE |
| | Reference: 397547/Access Property | M |

(C) MORTGAGOR

Jump Right In Pty Ltd ACN 607 811 478

mortgages to the mortgagee all the mortgagor's estate and interest in the abovementioned land and covenants with the mortgagee that the provisions set out in the annexure and/or memorandum specified below are incorporated in this mortgage:

- (D) • annexure A & B hereto
- memorandum No. Q860000 filed pursuant to section 80A Real Property Act 1900

(E) Encumbrances (if applicable):

(F) MORTGAGEE

Mary-Anne Cairns and Graham Patrick Marning

TENANCY: Joint Tenants

(G)

DATE 27 October 2017

(H) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: Jump Right In Pty Ltd ACN 607 811 478
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *M Cairns*

Signature of authorised person: *G Marning*

Name of authorised person: Mary-Anne Cairns
Office held: Director

Name of authorised person: Graham Patrick Marning
Office held: Director

I certify I am an eligible witness and that the mortgagee signed this dealing in my presence. [See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the mortgagee.

Signature of witness: *R Bunn*

Signature of mortgagee: *M Cairns*

Name of witness: Rosa Bunn
Address of witness: 13a Camden St
Balgownie NSW 2519

G Marning

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

THIS PAGE CONSTITUTES ANNEXURE "A" REFERRED TO IN THE MORTGAGE FROM MARY-ANNE CAIRNS AND GRAHAM PATRICK MARNING ("MORTGAGEE") TO MARY-ANNE CAIRNS AND GRAHAM PATRICK MARNING as trustee for MARNING CAIRNS SUPERFUND ("BORROWER") AND JUMP RIGHT IN PTY LTD ACN 607 811 478 ("MORTGAGOR").

EXECUTED AS BORROWER

Executed for and on behalf of)
Mary-Anne Cairns as trustee for the Marning)
Cairns Superfund)
in the presence of:)

R Bunn
Signature of Witness)

Rosa Bunn
Name of Witness)

13a Camden St.
Balgownie NSW 2519.
Address of Witness)

)
)
)
)
)
)
)
M Cairns
Mary-Anne Cairns

EXECUTED AS BORROWER

Executed for and on behalf of)
Graham Patrick Marning as trustee for the)
Marning Cairns Superfund)
in the presence of:)

R Bunn
Signature of Witness)

Rosa Bunn
Name of Witness)

13a Camden St.
Balgownie NSW 2519
Address of Witness)

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)
Graham Patrick Marning
Graham Patrick Marning

THIS PAGE CONSTITUTES ANNEXURE "B" REFERRED TO IN THE MORTGAGE FROM MARY-ANNE CAIRNS AND GRAHAM PATRICK MARNING ("MORTGAGEE") TO MARY-ANNE CAIRNS AND GRAHAM PATRICK MARNING as trustee for MARNING CAIRNS SUPERFUND ("BORROWER") AND JUMP RIGHT IN PTY LTD ACN 607 811 478 ("MORTGAGOR").

This mortgage is granted IN CONSIDERATION of the Mortgagee at the request of the Borrower (which request is evidenced by the Borrower's execution hereof) advancing the sum of \$1,000.00 being moneys which the Mortgagor acknowledges are due from and owing by the Borrower to the Mortgagee and for which the Mortgagee has a good cause of action (hereinafter called "the principal sum") AND the Mortgagor agrees with the Mortgagee that this mortgage is granted for the purpose of securing to the Mortgagee the payment of the principal sum as hereinafter provided.

For the consideration aforesaid the Mortgagor and Borrower hereby covenant with the Mortgagee and it is agreed and declared as follows:

- A The Mortgagor hereby irrevocably appoints the Mortgagee the attorney of the Mortgagor immediately on or at any time after any breach or default by the Borrower to exercise in the name of the Mortgagor all rights, powers and remedies of the Mortgagee expressed or implied herein and to receive any moneys payable to the Borrower in respect of the mortgaged land whether in respect of the insurance compensation or otherwise and to do all things required to be done by the Mortgagor and to execute all documents and to do all things necessary in regard to such matters.
- B The Mortgagor and Borrower will observe the provisions set forth in the Memorandum filed in the Land Titles Office as Number Q860000.
- C The Borrower may upon giving the Mortgagee thirty (30) days written notice at any time repay to the Mortgagee the whole of the principal sum or so much thereof as remains unpaid together with any other moneys owing hereunder.
- D This Mortgage is collateral to, and the Principal Sum is payable pursuant to:

(a) Loan Agreement dated *27 October* 2017 between

Lender:- Mary-Anne Cairns and Graham Patrick Marning

RSF Trustee:- Mary-Anne Cairns and Graham Patrick Marning as trustee for Marning Cairns Superfund

Security Trustee:- Jump Right In Pty Ltd ACN 607 811 478

(b) Security Trust Deed dated 31 August 2015 between

RSF Trustee:- Mary-Anne Cairns and Graham Patrick Marning as trustee for Marning Cairns Superfund

Security Trustee:- Jump Right In Pty Ltd ACN 607 811 478

and breach under the terms of that agreement and deed will constitute a breach under the terms of this Mortgage.

EXECUTED by

Mary-Anne Cairns
(Mortgagee) in the presence of :

R Bunn
Signature of Witness

Rosa Bunn
Name of Witness

13a Camden St.
Balgownie NSW 2519.
Address of Witness

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)
)
)
)
)
M Cairns
Mary-Anne Cairns

EXECUTED by

Graham Patrick Marning
(Mortgagee) in the presence of :

R Bunn
Signature of Witness

Rosa Bunn
Name of Witness

13a Camden St.
Balgownie NSW 2519
Address of Witness

)
)
)
)
)
)
Graham Marning
Graham Patrick Marning

EXECUTED by
Mary-Anne Cairns as trustee for the
Marning Cairns Superfund
in the presence of:

R Bunn
Signature of Witness

Rosa Bunn
Name of Witness

13 a Camden St.
Balgownie NSW 2519.
Address of Witness

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M. Cairns
Mary-Anne Cairns

EXECUTED by
Graham Patrick Marning as trustee for the
Marning Cairns Superfund
in the presence of:

R Bunn
Signature of Witness

Rosa Bunn
Name of Witness

13 a Camden St.
Balgownie NSW 2519
Address of Witness

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G. Marning
Graham Patrick Marning

EXECUTED by
Jump Right In
ACN 607 811 478
in accordance with s 127
Corporations Act 2001

M. Cairns
Director
Mary – Anne Cairns

G. Marning
Director
Graham Patrick Marning