

GOLSBYS

SOLICITORS

Our ref: GMB:AB:210119

1 April 2022

Greg Bowen LL.B.

The Trustees
Jayton Industries Superannuation Fund
By email: toni@dieseltec.com.au

Dear Jason & Toni

**Re: JF & TJ Cartwright as Trustees of the Jayton Industries Superannuation Fund purchase from Cartwright
Property: Lot 35, Part "Jayton", Sheep Station Road, Cowra**

We confirm that this matter was settled on 31 March 2022 in accordance with the details set out within the enclosed Settlement Statement.

We note that you provided us with the total settlement monies required to complete the purchase in the sum of \$664,000.00 by way of direct credit to our trust account.

Upon settlement, the loan payout to the National Australia Bank in the sum of \$628,924.15 was deducted from the settlement funds and the surplus monies in the sum of \$35,075.85 was credited to your nominated account as cleared funds.

The transfer document has been registered and the property is now in your joint names as Trustees of the Jayton Industries Superannuation Fund. For your information we enclose copy of title search of 35/752934.

On 11 October 2021, new changes to the land title system in NSW were brought into effect such that paper Certificates of Title were abolished. The Torrens Title Register is the single source of truth as to the ownership of property. The enclosed copy title search should be retained by you as evidence of ownership.

We have prepared a Notice of Transfer which was lodged with the NSW Land Registry with the transfer documents upon registration. The NSW Land Registry will then advise the relevant local government bodies of the transfer to your super fund you such that, in future, all rate notices will issue in your names as trustees. We will also advise Cowra Shire Council and Local Land Services of the transfer .

We confirm that our Tax Invoice (copy enclosed) for acting in connection with this matter has been paid and our work in this matter has now been completed. We thank you for your instructions.

Yours faithfully
Golsbys Solicitors

Per:



Greg Bowen

010422 client agreement dot

Warilga Building
99 Brisbane Street,
PO Box 23, Cowra NSW 2794
DX 4602 Cowra

Phone (02) 6342 2199
Fax (02) 6342 3672
Email: cowra@golsbys.com.au



Liability limited
by a scheme
approved under
Professional
Standards
Legislation

Settlement Statement

Contract Date: 22 December 2021

Completion Date: 31 March 2022

Re: JF & TJ Cartwright sale to JF & TJ Cartwright as Trustees of
the Jayton Industries Superannuation Fund

Property: Lot 35, Part "Jayton", Sheep Station Road, Cowra

Purchase price	\$664,000.00
Less deposit paid	<u>0.00</u>

No adjustment for property rates and charges
required

Balance due on settlement **\$664,000.00**

Payments required upon settlement:

1. National Australia Bank (<i>loan payout</i>)	\$628,924.15
2. JF & TJ Cartwright (<i>surplus funds</i>)	<u>\$ 35,075.85</u>
	<u>\$664,000.00</u>





**LAND
REGISTRY
SERVICES**



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 35/752934

SEARCH DATE	TIME	EDITION NO	DATE
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31/3/2022	3:08 PM	2	31/3/2022

LAND

LOT 35 IN DEPOSITED PLAN 752934
AT COWRA
LOCAL GOVERNMENT AREA COWRA
PARISH OF CONIMBLA COUNTY OF FORBES
(FORMERLY KNOWN AS PORTION 35)
TITLE DIAGRAM CROWN PLAN 2611.1787

FIRST SCHEDULE

JASON FRANCIS CARTWRIGHT
TONI JANIECE CARTWRIGHT
AS JOINT TENANTS (T AS10516)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS
SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT
CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

dda0237000

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**GOLSBY
WHITELEY
Solicitors**

Greg Bowen LL.B.

99 Brisbane Street
Cowra NSW 2794
(PO Box 23)
DX 4602 Cowra
Fax (02) 6342 3672

Telephone (02) 6342 2199

Our ref: GMB:AB:210119
Date: 25 February 2022

TAX INVOICE

ABN 12 764 138 219

The Trustees
Jayton Industries Superannuation Fund
"Jayton"
577 Sheep Station Road
COWRA NSW 2794

Re: Purchase from Cartwright / Transfer to Self Managed Super Fund
Property: Lot 35, Part "Jayton", Sheep Station Road, Cowra

To our costs of acting on your behalf in connection with the above transaction and generally

	Cost	GST	Total
Professional Costs	\$1,000.00	\$100.00	\$1,100.00

Disbursements			
Cowra Shire Council – Zoning Certificate	\$48.18	\$4.82	\$53.00
Online Contract for Sale	7.27	0.73	8.00
Title search fees	76.19	7.60	83.79
NSW Land Registry – new title fee on splitting Auto Consol	134.27	13.43	147.70
PEXA fees on splitting Auto Consol	36.96	0.00	36.96
Saunders & Staniforth – valuation report	1,500.00	150.00	1,650.00
NSW Revenue – stamp duty	500.00	0.00	500.00
NSW Land Registry – lodgement fees on Discharge of Mortgage & Transfer	268.54	26.86	295.40
PEXA fees on Transfer	235.84	0.00	235.84
Office overheads (incl. postage, stationery, telephone, photocopying, etc)	30.00	3.00	33.00

Total Professional Costs
Total Disbursements
Total GST
Total amount due (inclusive of GST)

\$1,000.00
2837.25
306.44
\$4,143.69

With compliments
Golsby Whiteley

E & OE

PAID IN FULL – 02/03/2022

Please be advised that we will retain your file in this matter for a period of seven (7) years, unless otherwise instructed. Thereafter, we reserve the right to destroy same without further notice. We will not destroy any documents held on your behalf in safe custody.