

# Bare Trust Deed

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**Property  
Custodian Trust  
Deed**

Certified true copy of the original  
Troy Mojsoski  
Authorised Representative  
Titanium Planners Pty Ltd AFSL 310487



28/8/13

**Limited  
recourse  
borrowing  
arrangement**

## Property Custodian Trust Deed

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### Date of This deed

24-09-2012

### Trust Name

Bare Trust Deed

### Trustee of Property Custodian Trust - Legal Owner

Name of Trustee Company: VK WICKS PROPERTY NOMINEE PTY LTD

A.C.N.: 160314367

Registered Address: 1/395 Princes Hwy WOONONA NSW 2517

### Trustee of Self Managed Superannuation Fund - Beneficial Owner

Name of Trustee Company: VK WICKS PTY LTD

A.C.N: 158078025

Registered Address: 1/395 Princes Hwy WOONONA NSW 2517

### Name of Self Managed Superannuation Fund

Vicki Wicks Super Fund

### Underlying Property

21/2A Duke Street, Kensington NSW 2033

Words with an \* are defined in the definitions section of this deed. Generally, defined words only have an \* the first time they appear in this deed. The parties to this deed agree to the terms and conditions set out in the deed. (c) Copyright batallion legal Pty Ltd all rights reserved.

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THIS DEED is made on 24-09-2012

BY: VK WICKS PROPERTY NOMINEE PTY LTD (A.C.N.: 160314367) (as trustee of this deed)

RECITALS:

- A The Trustee has purchased or intends to purchase the property described in item A of the Schedule to this deed ('Property') as bare trustee for the beneficiary described in item B of the Schedule ('Beneficiary').
- B The Trustee wishes to record the terms of this bare trust accordingly.

PROVISIONS:

1. The Trust is hereby declared and established by the Trustee's and the Beneficiary's execution of this deed.
2. The Property will at all times be held by the Trustee upon trust for the Beneficiary who has provided all of the purchase moneys.
3. The Beneficiary is and at all times has been absolutely entitled to the benefit of the Property together with all earnings, profits or gains accrued or to accrue in respect of the Property.
4. The Trustee has not and will not provide any of the purchase moneys and the real purchaser is the Beneficiary.
5. The Trustee or the Trustee's successors or assigns will execute and deliver, when called upon by the Beneficiary, a transfer of the Property to the Beneficiary for nil consideration.
6. The Trustee has been authorised to complete any purchase, sale of land agreement and registration of transfer of the Property as instructed by the Beneficiary.
7. The Trustee undertakes to deal with the Property and exercise and perform all the rights duties and powers relating to the Property only as directed by the Beneficiary.

EXECUTED as a deed

EXECUTED BY

Signed for and on behalf of Trustee

VK WICKS PROPERTY NOMINEE PTY LTD

A.C.N. 160314367 (as trustee of this deed)

In accordance with the constitution of the company and the Corporations Act 2001  
(Cth)



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Vicki Wicks

Signed for and on behalf of Beneficiary

VK WICKS PTY LTD

(Trustee for Vicki Wicks Super Fund)

A.C.N. 158078025 (as beneficiary of this deed)

In accordance with the constitution of the company and the Corporations Act 2001  
(Cth)



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Vicki Wicks

## SCHEDULE

- |   |                          |  |
|---|--------------------------|--|
| A | Description of Property: | real property located at 21/2A Duke Street,<br>Kensington NSW 2033           |
| B | Beneficiary:             | VK WICKS PTY LTD (A.C.N: 158078025) as<br>Trustee for Vicki Wicks Super Fund |