

WOOD CONVEYANCING

Licence Number 1364230

Member of the Australian Institute of Conveyancers - NSW Division

Our reference:

Your reference:

19th December 2018

Mrs C Queenan
By email

Dear Carla,

Re: Your Purchase - 31 Midshipman Circuit, Corlette

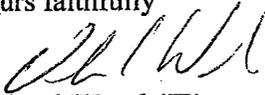
We refer to the above matter and confirm that settlement is taking place on Wednesday 19th December 2018 at 2.00pm at Steven Parrott's Office. We will attend on your behalf.

To enable settlement could you please provide the following bank cheques:

1. Westpac Banking Corporation	\$334,184.99
2. Lucrative & Secure Investments No.1 Pty Ltd	\$215,815.01
3. Revenue NSW	\$20,260.00
4. SAI Global	\$48.96
5. NSW Land Registry Services	\$283.20
6. Wood Conveyancing	\$550.00
	\$571,142.16

Thank you.

Yours faithfully



Richard Wood (JP)
Licensed Conveyancer

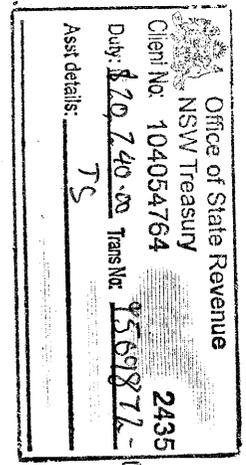
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Contract for the sale and purchase of land 2018 edition

TERM	MEANING OF TERM
Vendor's agent	Without the intervention of an agent
Co-agent Vendor	Lucrative & Secure Investments No.1 Pty Ltd ACN 607 108 583
Vendor's solicitor	Wood Conveyancing PO Box 231, Nelson Bay NSW 2315
Date for completion	28 day after the contract date (clause 15)
Land (address, plan details and title reference)	31 Midshipman Circuit CORLETTE NSW 2315 426/772091

NSW Duty:
 Phone:
 Fax:
 Ref:

Phone: 49810866
 Fax: 49849149
 Ref:



Improvements VACANT POSSESSION subject to existing tenancies
 HOUSE garage carport home unit carspace storage space
 none other:

Attached copies documents in the List of Documents as marked or numbered:
 other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions	<input checked="" type="checkbox"/> blinds	<input type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input checked="" type="checkbox"/> clothes line	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input checked="" type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input type="checkbox"/> other:		

Exclusions

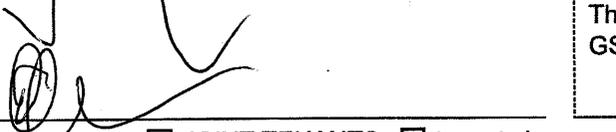
Purchaser Carla Anne Queenan

Purchaser's solicitor Wood Conveyancing
PO Box 231, Nelson Bay NSW 2315

Price \$ 550,000.00
 Deposit \$ 1.00 (10% of the price, unless otherwise stated)
 Balance \$ 549,999.00

Contract date 18-10-2018 (if not stated, the date this contract was made)

Buyer's agent Phone:
 Fax:
 Ref:

Vendor 
 Purchaser 

GST AMOUNT (optional)
 The price includes
 GST of: \$

Witness
 Witness

JOINT TENANTS tenants in common in unequal shares



19 December 2018

**St. George Bank - A Division of
Westpac Banking Corporation**
ABN 33 007 457 141
AFSL and Australian credit
licence 233714

Wood Conveyancing

4-16 Montgomery St
Kogarah NSW 2217

Final Payout Figure – Discharge Request

Dear Sir/Madam,

Borrower(s): Lucrative & Secure Investments Pty Ltd and Queenan
Superannuation Fund
Account Number(s): S211089954600
Discharge Request Type: Full
Security(ies) to be discharged: 31 Midshipman Circuit Corlette NSW 2315
Lynx ID: 3587436
docuPREP Reference: S2353304

We confirm that the settlement of this discharge has been booked for 2:00 PM on 19 December 2018 at Steven Parrot - Unit 4, 29 Stockton St., Parrott, Nelson Bay, NSW. We further confirm that First Mortgage Services (**FMS**) will attend settlement.

We will require the following **bank cheque(s)** to be available at settlement:

Westpac Banking Corporation \$334,184.99

Cheques with the following payees will also be accepted:

- Westpac Bank; or Westpac Banking Corporation Limited
- St. George Bank; St. George Bank Limited; or St. George
- BankSA; or Bank of South Australia
- Bank of Melbourne

The final payout figure(s) quoted below is valid as at 19/12/2018.

Loan Account Number	Break Costs	Payout Figure
S211089954600	\$259.69	\$334,184.99

Break Costs as noted above are payable on Fixed Rate Loans and a Discharge Fee of \$350.00 is also payable for each mortgage released is included in the payout figure.



National Australia Bank Limited
ABN 12 004 044 937

Bank Cheque

Nelson Bay NSW

Date 19/12/2018

Pay WOOD CONVEYANCING***** Or Order

the Sum of FIVE HUNDRED AND FIFTY DOLLARS *****

***** \$ 550.00*****

Not
Negotiable

for National Australia Bank Limited


⑈ 557769 ⑈ 08 2 0 1 2 ⑈ 107 5504 ⑈



National Australia Bank Limited
ABN 12 004 044 937

Bank Cheque

Nelson Bay NSW

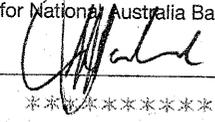
Date 19/12/2018

Pay NSW LAND REGISTRY SERVICES***** Or Order

the Sum of TWO HUNDRED AND EIGHTY THREE DOLLARS AND TWENTY CENTS *****

***** \$ 283.20*****

Not
Negotiable

for National Australia Bank Limited


⑈ 557768 ⑈ 08 2 0 1 2 ⑈ 107 5504 ⑈



National Australia Bank Limited
ABN 12 004 044 937

Bank Cheque

Nelson Bay NSW

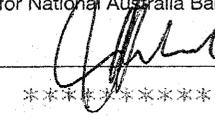
Date 19/12/2018

Pay SAI GLOBAL***** Or Order

the Sum of FORTY EIGHT DOLLARS AND NINETY SIX CENTS *****

***** \$ 48.96*****

Not
Negotiable

for National Australia Bank Limited


⑈ 557767 ⑈ 08 2 0 1 2 ⑈ 107 5504 ⑈

For SECURITY FEATURES See reverse of cheque

For SECURITY FEATURES See reverse of cheque

For SECURITY FEATURES See reverse of cheque



National Australia Bank Limited
ABN 12 004 044 937

Bank Cheque

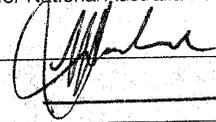
Nelson Bay NSW

Date 19/12/2018

Pay REVENUE NSW***** Or Order

the Sum of TWENTY THOUSAND, TWO HUNDRED AND SIXTY DOLLARS *****
***** \$ 20,260.00*****

Not
Negotiable

for National Australia Bank Limited


⑈ 557766 ⑈ 08 200 1 21 ⑈ 107 5504 ⑈



National Australia Bank Limited
ABN 12 004 044 937

Bank Cheque

Nelson Bay NSW

Date 19/12/2018

Pay WESTPAC BANKING CORPORATION***** Or Order

the Sum of THREE HUNDRED AND THIRTY FOUR THOUSAND, ONE HUNDRED AND EIGHTY **
FOUR DOLLARS AND NINETY NINE CENTS ***** \$ 334,184.99*****

Not
Negotiable

for National Australia Bank Limited


⑈ 557766 ⑈ 08 200 1 21 ⑈ 107 5504 ⑈