

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 43621119

Search Date: 19/02/2023 10:52

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: Ray White Gympie
Address: Shop & Cullinanes Centre, 104 Mary Street, Gympie Q 4570
Licence No: _____
ABN: _____
 Facsimile 07 5481 1844 Phone 07 5489 3000
 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 0413 713 493
 Email Address _____ 54349400

F Purchaser's Solicitor: McAllister and Carmill Solicitors (Attn Robert Carmill)
Address: PO Box 75, Coolum 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

I 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: _____

J 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(V)

NOTE 2
(SEE WARNING)

NOTE 3

NOTE 4

NOTE 5

CLAUSE 3

CLAUSE 11
& NOTE 6

CLAUSE 20.3

CLAUSE 20.1 & 20.2