

**System Document Identification**

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TRANSFER

**New South Wales
 Real Property Act 1900**

Land Registry Document Identification

Stamp Duty: 10022355-001

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.

LAND TITLE REFERENCE

2/718145

TRANSFEROR

PREMIUM CUSTODY SERVICES PTY LTD ACN 132716431
 Registered company

TRANSFeree

JMAMM PTY LTD ACN 155730144
 Registered company

Tenancy: Sole Proprietor

CONSIDERATION

Without Monetary Consideration And A Change In Manner Of Holding

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFeree

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

JMAMM PTY LTD

Signed By: Michael Gerard Vitagliani

ELNO Signer Number: 62899

Signer Capacity: Practitioner Certifier

Digital Signing Certificate Number:

**Signed for
 Subscriber:**

MTV LEGAL PTY LTD ABN 65624684224

MGV LAWYERS

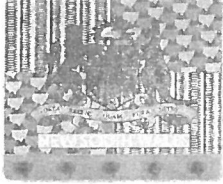
Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 24594

Date: 11/03/2021

Customer Account Number: 503758

BOX 1VV
(AQ862629)



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
2/718145	
EDITION	DATE OF ISSUE
12	11/3/2021
CERTIFICATE AUTHENTICATION CODE	
[REDACTED]	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 2 IN DEPOSITED PLAN 718145
AT BOORAL.
LOCAL GOVERNMENT AREA: MID-COAST.
PARISH OF GUNDAINE COUNTY OF GLOUCESTER
TITLE DIAGRAM: DP718145

FIRST SCHEDULE

JMAMM PTY LTD

(TZ AQ862629)

SECOND SCHEDULE

-
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
 2. BK 1093 NO 186 LAND EXCLUDES MINERALS
 3. BK 3606 NO 319 COVENANT
 4. DP638042 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED
 5. DP718145 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED
 6. DP718145 RESTRICTION(S) ON THE USE OF LAND

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

7 April 2021

Our Ref: MGV:190091
Your Ref:

Mr J.V. Mellino
JMAMM Pty Ltd
30 The Battlement
CASTLECRAG NSW 2068

Dear John,

RE: Premium Custody Services Pty Ltd (ACN 52 132 716 341) Discharge of Mortgage & Transfer to JMAMM Pty Ltd (ACN 155 730 144) Security Property: 139 Warraba Road, The Branch

We refer to our previous correspondence and confirm that your mortgage with CBA against the property has been discharged. Also, settlement of the transfer of the property from the name of Premium Custody Services Pty Ltd to JMAMM Pty Ltd took place on Thursday, 11 March 2021.

On settlement, the transfer was lodged with the NSW Land Registry Services office to transfer the title of the property into the name of JMAMM Pty Ltd. Our office has received the updated original title deed and have stored it in our safe for secure keeping. Please advise us if you would like to receive the original or prefer it to remain in our safe for secure keeping. We attach a copy of the certificate of title for your records.

The total funds required for settlement in the amount of \$2,280.51 were paid on settlement in accordance with the attached PEXA Completion Record and the PEXA Directions entered by the Vendor's solicitor. The total funds required to complete the purchase were drawn from our trust account as follows:

1.	MGV Lawyers Fees	\$1,400.91
2.	LRS Registration Fee	\$ 146.40
3.	PEXA Transfer Fee (MGV Lawyers)	\$ 116.60
4.	PEXA Transfer Fee (Minter Ellison)	\$ 116.60
5.	Stamp Duty Disbursement	\$ 500.00
	Total	<u>\$2,280.51</u>

We confirm the funds required to complete the transfer were drawn from the amount of \$2,300.00 transferred by you into our Trust Account on 10 March 2021. After payment of the amount of \$2,280.51 to complete this purchase there was a balance of \$19.49 in Trust which

we transferred into your nominated account on 15 March 2021. Please see the enclosed Trust Account Statement confirming nil balance is in Trust.

We enclose for your records copies of the following:

1. Transfer;
2. PEXA Settlement Completion Record & Settlement Statement;
3. MGV Lawyers Tax Invoice dated 3 March 2021 (paid);
4. Trust Account Statement & Remittance Advice; and
5. Copy of Certificate of Title.

Our office currently holds the original executed Trust Deed documents. Please confirm if you would like us to retain these in our safe for secure keeping with the title deed.

We thank you for your instructions to act for you in relation to this matter and confirm our tax invoice was paid at settlement and there is a nil balance owing.

Should you have any queries or would like to discuss the above please do not hesitate to contact the writer.

Yours faithfully
MGV Lawyers



Michael Vitagliani
Principal Solicitor
michaelv@mgvlawyers.com.au

Settlement Completion Record

Settlement Details:

Subscriber	MGV LAWYERS
Subscriber Role:	Incoming Proprietor
Subscriber Reference:	JMAMM Pty Ltd 190091
Being purchase or refinance of:	139 WARRABA Road THE BRANCH NSW 2425
Land Title Reference:	2/718145
Total funds settled via PEXA:	\$ 2,280.51
Funds not included in PEXA Financial Settlement:	\$ 0.00
Net Adjustments:	\$ 0.00
PEXA Workspace ID:	PEXA215705391
Settlement Date:	11/03/2021

Signature(s) on Settlement Statement:

Michael Gerard Vitagliani - 11/03/2021 10:32 AEST

Signature(s) on Trust Account Debit Authorisation:

Michael Gerard Vitagliani - 11/03/2021 10:33 AEST

Other Workspace Participants

Proprietor on Title MINTER ELLISON

Details of Sale Price

	Dealing	Gross Consideration	Deposit Paid	Balance of Purchase
1	AQ862629	Non-Monetary	Non-Monetary	Non-Monetary

Source Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Client Name	Owner	Amount
1	PEXA215705391 S01F	Purchaser's Equity	MTV Legal Pty Ltd t/as MGV Lawyers Law Practice T	012172 415797592	JMAMM Pty Ltd	MGV LAWYERS	\$ 2,280.51
					Total		\$ 2,280.51

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
1	PEXA215705391 D05F	Professional Fees	MTV Legal Pty Ltd t/as MGV Lawyers	012172 415797162	MGV LAWYERS	\$ 1,400.91
2	PEXA215705391 D02F	Lodgement Fees	Lodgement Fee Account - NSW	-	MGV LAWYERS	\$ 146.40
3	PEXA215705391 D03F	PEXA Fees	PEXA Fee Account	-	MGV LAWYERS	\$ 116.60
4	PEXA215705391 D04F	PEXA Fees	PEXA Fee Account	-	MINTER ELLISON	\$ 116.60



Date Generated: 07/04/2021

Destination Financial Line Item(s)

	Transaction ID	Category	Account Name	Account Details	Owner	Amount
5	PEXA215705391 D01F	Stamp Duty Disbursement	OSR EPS Tax Remitting Account	-	MGV LAWYERS	\$ 500.00
				Total		\$ 2,280.51