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## Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	NSW DAN:				
vendor's agent	Ray White Armidale 2/111 Dangar Street, Armidale NSW 2350		phone email ref	0428 792 466 Andrew.starr@raywhite.com Andrew Starr		
co-agent	Not Applicable					
vendor	Tenterden Station Pty Ltd (ACN 131 498 4 PO Box 1955, Armidale NSW 2350	52)				
vendor's solicitor	McCabe Curwood Level 38, MLC Centre, 19 Martin Place, Sydney 2000 DX 919 Sydney NSW	phone emall ref	+61 2 9261 1211 toby.carter@mccabecurwood.com.au TC:138062			
date for completion	14 December 2020 (clause 15)					
land (address, plan details and title reference)	271 Tenterden Road, Brushy Creek NSW 2365 and being the whole of the land in the Certificates of Title Folio Identifiers set out in the Schedule of Lands attached (page 2A)					
	VACANT POSSESSION Subject to existin	a tenancie	e e			
improvements	HOUSE garage carport home unit carspace storage space none X other: See Schedule of Improvements attached (page 2B)					
attached copies	☑ documents in the List of Documents as marked ☑ other documents: As attached					
A real estate agent is permitted by <i>legislation</i> to fill up the items in this box in a sale of residential property.						
inclusions	□ blinds       □ dishwasher         □ built-in wardrobes       □ fixed floor coverings         □ clothes line       □ insect screens         □ curtains       ☑ other: Solar pump and	☐ light f ☐ range ☐ solar	fittings e hood panels	☐ stove ☐ pool equipment ☐ TV antenna		
exclusions		e eelar pa		and stanupipes.		
purchaser	lan Norman Bjorksten and Jennifer Anne Bjork ABN 91 484 503 624	sten ATF	Bjorksten Far	nily Superannuation Fund		
purchaser's solicitor	Watson McNamara & Watt 156 Beardy Street, Armidale NSW 2350 DX 6002 Armidale			e 6771 0444 vatt@wmwsolicitors.com.au		
price	\$3,450,000.00.	J.N.K.	5 <sup>1</sup> /- (10 <sup>4</sup> % of the price, unless otherwise stated)			
deposit	3 4 4 3 3 6 6 7 6 6					
balance	5.3,277,500.00	9B				
contract date 19th (	Novembel 2020	(if r	not stated, the	date this contract was made)		
buyer's agent						
purchaser's co-ownership	JOINT TENANTS I tenants in common					

Guarantor (Trustee(s)):

-

Ian Norman Bjorksten and Jennifer Anne Bjorksten

FOR EXECUTION SEE PAGE 2C

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## Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	NSW DAN:				
vendor's agent	Ray White Armidale 2/111 Dangar Street, Armidale NSW 2350		phone email ref	0428 792 466 Andrew.starr@raywhite.com Andrew Starr		
co-agent	Not Applicable					
vendor	Tenterden Station Pty Ltd (ACN 131 498 452) PO Box 1955, Armidale NSW 2350	)				
vendor's solicitor	McCabe Curwood pl Level 38, MLC Centre, 19 Martin Place, Sydney er 2000	email	+61 2 9261 1211 toby.carter@mccabecurwood.com.au TC:138062			
date for completion	22 December 2020 (clause 15)					
land (address, plan details and title reference)	279 and 279A Taylors Road, Brushy Creek NSW 23 Certificates of Title Folio Identifiers set out in the S	365 and Schedu	d being the w ule of Lands a	hole of the land in the attached (page 2A)		
improvements	☑ VACANT POSSESSION □ subject to existing tenancies □ HOUSE □ garage □ carport □ home unit □ carspace □ storage space □ none ☑ other: See Schedule of Improvements attached (page 2B)					
attached copies	documents in the List of Documents as marked other documents: As attached					
A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.						
Inclusions	X       blinds       ☐ dishwasher       X         ☐ built-in wardrobes       X       fixed floor coverings       X         ☐ clothes line       ☐ insect screens       ☐         X       curtains       ☐ other:	Ilght fi range solar j	ttings hood panels	⊠ stove □ pool equipment ⊠ TV antenna		
exclusions		0	) dista	1 12-01 12-0		
purchaser	lan Norman Bjorksten, Jennifer Am Watson McNamara & Watt	nne q	jorkskin	guomes ion Biorrekin		
purchaser's solicitor	Watson McNamara & Watt 156 Beardy Street, Armidale NSW 2350 DX 6002 Armidale	phon emai ref		tt@wmwsolicitors.com.au		
price	\$3,450,000.00		5%			
deposit	<u> </u>	N.B.		ice, unless otherwise stated)		
balance	\$3,277,500.00	3				
contract date	an November 2020	(if no	ot stated, the c	late this contract was made)		
buyer's agent						
purchaser's co-ownership	nership 🔄 JOINT TENANTS 🖾 tenants in common (in equal shares) 🗹 in unequal shares					
guarantor	name and address: name and address;		A CONTRACTOR CONTRACTOR	а.		

FOR EXECUTION SEE PAGE 2C