

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 0428 792 466 email Andrew.starr@raywhite.com ref 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 Level 38, MLC Centre, 19 Martin Place, Sydney 2000 DX 919 Sydney NSW	phone +61 2 9261 1211 email toby.carter@mccabecurwood.com.au ref 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)	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: See Schedule of Improvements attached (page 2B)	
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked <input checked="" type="checkbox"/> 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	<input type="checkbox"/> blinds	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> other: Solar pump and solar panels, header tank and standpipes.		

exclusions

purchaser **Ian Norman Bjorksten and Jennifer Anne Bjorksten ATF Bjorksten Family Superannuation Fund**
 ABN 91 484 503 624

purchaser's solicitor **Watson McNamara & Watt**
 156 Beardy Street, Armidale NSW 2350
 DX 6002 Armidale
 phone +61 2 6771 0444
 email Rod.watt@wmwsolicitors.com.au
 ref Rod Watt

price \$ 3,450,000.00

deposit \$ 172,500.00

balance \$ 3,277,500.00

contract date 19th November 2020

J.N.B.
JB 5%
 (10% of the price, unless otherwise stated)

(if not stated, the date this contract was made)

buyer's agent

purchaser's co-ownership JOINT TENANTS tenants in common in unequal shares

Guarantor (Trustee(s)): Ian Norman Bjorksten and Jennifer Anne Bjorksten

FOR EXECUTION SEE PAGE 2C

Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	Ray White Armidale 2/111 Dangars Street, Armidale NSW 2350	phone 0428 792 466 email Andrew.starr@raywhite.com ref 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 Level 38, MLC Centre, 19 Martin Place, Sydney 2000 DX 919 Sydney NSW	phone +61 2 9261 1211 email toby.carter@mccabecurwood.com.au ref 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 2365 and being the whole of the land in the Certificates of Title Follo Identifiers set out in the Schedule of Lands attached (page 2A)	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: See Schedule of Improvements attached (page 2B)	
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> blinds <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> clothes line <input checked="" type="checkbox"/> curtains	<input type="checkbox"/> dishwasher <input checked="" type="checkbox"/> fixed floor coverings <input type="checkbox"/> insect screens <input type="checkbox"/> other:	<input checked="" type="checkbox"/> light fittings <input checked="" type="checkbox"/> range hood <input type="checkbox"/> solar panels	<input checked="" type="checkbox"/> stove <input type="checkbox"/> pool equipment <input checked="" type="checkbox"/> TV antenna
exclusions				
purchaser	Ian Norman Bjorksten, Jennifer Anne Bjorksten & James Ian Bjorksten			
purchaser's solicitor	Watson McNamara & Watt 156 Beardy Street, Armidale NSW 2350 DX 6002 Armidale	phone +61 2 6771 0444 email Rod.watt@wmwsolicitors.com.au ref Rod Watt		
price	\$ 3,450,000.00			
deposit	\$ 172,500.00			
balance	\$ 3,277,500.00			
contract date	19 th November 2020			

JB J.N.B. 5% (10% of the price, unless otherwise stated)
JB
 (if not stated, the date this contract was made)

buyer's agent

purchaser's co-ownership JOINT TENANTS tenants in common (in equal shares) in unequal shares

guarantor name and address: _____
 name and address: _____

FOR EXECUTION SEE PAGE 2C