

# Ironbark Custodian Trust

---

## Property Custodian Trust Deed

Supplied By

BPC Accounting Chartered Accountants



4/16 LAKE ST

BUDGEWOI NSW 2262

0437864594

[www.bpcaccounting.com.au](http://www.bpcaccounting.com.au)

**Limited recourse  
borrowing  
arrangement**

# batallion legal

*keepin' it simple*

Suite 509, Level 5, 379-383 Pitt Street, Sydney NSW 2000 [www.batallion.com.au](http://www.batallion.com.au)  
t: + 61 2 8006 2333 f: + 61 2 9264 3388

## Property Custodian Trust Deed

---

NEW SOUTH WALES DUTY  
13-09-2018 0009431270-001  
SECTION 62B (1)  
DUTY \$ \*\*\*\*\*\$500.00  
NO SURCHARGE DUTY PAYABLE

### Date of This deed

17-07-2018

### Trust Name

Ironbark Custodian Trust

### Trustee of Property Custodian Trust - Legal Owner

Name of Trustee Company: DECO PROPERTY PTY LTD

A.C.N.: 627563768

Registered Address: 4/16 LAKE ST BUDGEWOI NSW 2262

### Trustee of Self Managed Superannuation Fund - Beneficial Owner

Name of Trustee Company: DECO SUPERANNUATION PTY LTD

A.C.N: 625490655

Registered Address: 17 Popran Way BLUE HAVEN NSW 2262

### Name of Self Managed Superannuation Fund

DECO Superannuation Fund

### Underlying Property

16 Ironbark Road Muswellbrook NSW 2333

Words with an \* are defined in the definitions section of this deed. Generally, defined words only have an \* the first time they appear in this deed. The parties to this deed agree to the terms and conditions set out in the deed. (c) Copyright batallion legal Pty Ltd all rights reserved.

**WARNING**

This Trust Deed is the **copyright** of Batallion Legal. No part of this deed can be copied without the express authority of the proprietor. **If you alter or copy this Trust Deed, you may be sued.** This Trust Deed has certain unique clauses and is created for certain defined purpose and for parties mentioned above. If you copy this Trust Deed for another purpose and for other parties, some of the clauses of this Trust Deed may not be valid in their current form. **VER 10/08**

THIS DEED is made on 17-07-2018

BY: DECO PROPERTY PTY LTD (A.C.N.: 627563768) (as trustee of this deed)

RECITALS:

- A The Trustee has purchased or intends to purchase the property described in item A of the Schedule to this deed ('Property') as bare trustee for the beneficiary described in item B of the Schedule ('Beneficiary').
- B The Trustee wishes to record the terms of this bare trust accordingly.

PROVISIONS:

1. The Trust is hereby declared and established by the Trustee's and the Beneficiary's execution of this deed.
2. The Property will at all times be held by the Trustee upon trust for the Beneficiary who has provided all of the purchase moneys.
3. The Beneficiary is and at all times has been absolutely entitled to the benefit of the Property together with all earnings, profits or gains accrued or to accrue in respect of the Property.
4. The Trustee has not and will not provide any of the purchase moneys and the real purchaser is the Beneficiary.
5. The Trustee or the Trustee's successors or assigns will execute and deliver, when called upon by the Beneficiary, a transfer of the Property to the Beneficiary for nil consideration.
6. The Trustee has been authorised to complete any purchase, sale of land agreement and registration of transfer of the Property as instructed by the Beneficiary.
7. The Trustee undertakes to deal with the Property and exercise and perform all the rights duties and powers relating to the Property only as directed by the Beneficiary.
8. Subject to clause 9 the trustee must immediately transfer legal title of the Property to the beneficiary if so directed by the beneficiary.
9. The beneficiary agrees that it will not direct the trustee to transfer legal title of the Property to the beneficiary until such time as:
  - the beneficiary has satisfied all of its obligations with respect to the repayment of the loan taken out by the beneficiary in respect of the purchase of the Property; and
  - the Property is not subject to any charge including a mortgage, lien or other encumbrance.

EXECUTED as a deed

EXECUTED BY

Signed for and on behalf of Trustee

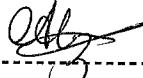
DECO PROPERTY PTY LTD

A.C.N. 627563768 (as trustee of this deed)

In accordance with the constitution of the company and Section 127 of the Corporations Act 2001 (Cth)



-----  
**Donald Wardrop**  
Director



-----  
**Marie Wardrop**  
Director

Signed for and on behalf of Beneficiary

DECO SUPERANNUATION PTY LTD

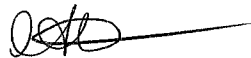
(Trustee for DECO Superannuation Fund)

A.C.N. 625490655 (as beneficiary of this deed)

In accordance with the constitution of the company and Section 127 of the Corporations Act 2001 (Cth)



-----  
**Donald Wardrop**  
Director



-----  
**Marie Wardrop**  
Director

## SCHEDULE

- A Description of Property: real property located at 16 Ironbark Road  
Muswellbrook NSW 2333
- B Beneficiary: DECO SUPERANNUATION PTY LTD (A.C.N:  
625490655) as Trustee for DECO  
Superannuation Fund