

Contract for the sale of land - 2000 edition

(this contract consists of this sheet, the provisions of this contract and anything attached)
(a choice printed in BLOCK CAPITALS applies unless a different choice is marked)

TERM	MEANING OF TERM
Vendor's agent (if more than one, the first named)	Name Century 21 - Harper's Real Estate Address 6/108 Beardy Street ARMIDALE NSW 2350 Phone 02 6771 3277 Fax 02 6771 5777 Ref Denise Harper
Vendor	Name STUART JOHN MCLEOD PATRICIA MARGARET MCLEOD Address 30 Gordon Street ARMIDALE NSW 2350 ACN/ARBN ABN
Vendor's <input checked="" type="checkbox"/> SOLICITOR <input type="checkbox"/> conveyancer	Name Abbott Pardy & Jenkins Address and DX 97-101 Faulkner Street ARMIDALE NSW 2350 6001 ARMIDALE NSW Phone (02) 6771 3255 Fax (02) 6771 4866 Ref Derek Sky
Deposit holder	Vendor's agent Invest deposit <input type="checkbox"/> NO <input type="checkbox"/> Yes (clause 3)
Completion date	35th 19 December 2003 day after the contract date (clause 15)
Property	The land, the improvements, all fixtures and the inclusions, but not the exclusions
Land Address	30 Gordon Street Armidale 2350
Plan	Registered plan: Lot 20 Section Plan DP 237866 (copy attached) Unregistered plan: Lot in an unregistered plan (copy attached) (clause 28) which is part of Lot Section Plan (copy attached)
Title	Folio 20/237866 <input checked="" type="checkbox"/> TORRENS <input type="checkbox"/> strata <input type="checkbox"/> community <input type="checkbox"/> qualified <input type="checkbox"/> limited <input type="checkbox"/> old system <input checked="" type="checkbox"/> FEE SIMPLE - ownership <input type="checkbox"/> purchase from Crown <input type="checkbox"/> lease from Crown <input type="checkbox"/> other
Improvements	<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> factory <input type="checkbox"/> flats <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> none <input type="checkbox"/> other:
Inclusions	These marked items inspected by the purchaser (some may be fixtures) - <input checked="" type="checkbox"/> blinds <input checked="" type="checkbox"/> curtains <input checked="" type="checkbox"/> insect screens <input checked="" type="checkbox"/> stove <input checked="" type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input checked="" type="checkbox"/> light fittings <input type="checkbox"/> swimming pool equipment <input checked="" type="checkbox"/> clothes line <input checked="" type="checkbox"/> fixed floor coverings <input checked="" type="checkbox"/> range hood <input checked="" type="checkbox"/> TV antenna (external) <input type="checkbox"/> other:
Exclusions	PEARL SUPER FUND PTY LTD AS TRUSTEE FOR MAHONEY FAMILY SUPERANNUATION FUND
Purchaser	Name PEARL SUPER FUND PTY LIMITED ACN/ARBN 065 473 181 Address C/- Mr PG & Mrs C Mahoney for 1X ABN PO Box 690 MOREE NSW 2400
if more than one, as	<input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common (in equal shares unless otherwise stated)
Purchaser's <input checked="" type="checkbox"/> SOLICITOR <input type="checkbox"/> conveyancer	Name Christine Mahoney ACN/ARBN Address and DX PO Box 690 ABN MOREE NSW 2400 Phone 6752 1115 Mob 0429 043 346 Ref Christine Mahoney
Price	\$ 215,000.00
Deposit	\$ 21,500.00 (10% of the price, unless otherwise stated)
Balance	\$ 193,500.00
Contract date	20 November 2003 (if not stated, the date this contract was made)

NOTE: Subject to clause 13, the price INCLUDES goods and services tax (if any) payable by the vendor.

SIGNATURES:

P. M. McLeod
Vendor

Witness

Purchaser

Witness