

# MH Property Trust

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**Property  
Custodian Trust  
Deed**

**Limited  
recourse  
borrowing  
arrangement**

## Property Custodian Trust Deed

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### Date of This deed

27-01-2014

### Trust Name

MH Property Trust

### Trustee of Property Custodian Trust - Legal Owner

Name of Trustee Company: Cape MHT Pty Ltd

A.C.N.: 166171419

Registered Address: Unit 1/235 Rockingham Road Spearwood WA 6163

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

Name of Trustee Company: Cliff Fund Pty Ltd

A.C.N: 166171017

Registered Address: Unit 1/235 Rockingham Road Spearwood WA 6163

### Name of Self Managed Superannuation Fund

The Clifford Superannuation Fund

### Underlying Property

3 Mugo Lane Aubin Grove WA 6164

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)  
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THIS DEED is made on 27-01-2014

BY: Cape MHT Pty Ltd (A.C.N.: 166171419) (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.

EXECUTED as a deed

EXECUTED BY

Signed for and on behalf of Trustee

Cape MHT Pty Ltd

A.C.N. 166171419 (as trustee of this deed)

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



Michael Maurice Clifford



Hoa Clifford

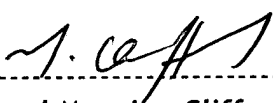
Signed for and on behalf of Beneficiary

Cliff Fund Pty Ltd

(Trustee for The Clifford Superannuation Fund)

A.C.N. 166171017 (as beneficiary of this deed)

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



Michael Maurice Clifford



Hoa Clifford

