

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 10580 FOLIO 930

Security no : 124070183959R
Produced 02/02/2018 01:03 pm

LAND DESCRIPTION

Lot 1 on Title Plan 021820E.
Created by Application No. 116536J 04/04/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
STEPHEN PETER BIRNEY
JULIE-ANN KATHRYN RICHARDSON both of 10 CONNIES LANE MODEWARRE VIC 3240
AQ511582P 04/12/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ511583M 04/12/2017
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP021820E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AQ326273K (E)	NOMINATION OF ECT TO LC	Completed	09/10/2017
AQ326328L (E)	DISCHARGE OF MORTGAGE	Registered	09/10/2017
AQ511582P	TRANSFER	Registered	04/12/2017
AQ511583M	MORTGAGE	Registered	04/12/2017

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 10 CONNIES LANE MODEWARRE VIC 3240

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from
04/12/2017

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AQ511582P
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AQ511582P

Transfer of Land

Section 45 Transfer of Land Act 1958

Privacy Collection Statement

The information from this form is collected by under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

1. Land/s

Land Title

Volume 10580 Folio 930

2. Estate and Interest

FEE SIMPLE

3. Transferor/s

Transferor 1

Given Name/s BARRY JOHN

Family Name MULHOLLAND

Transferor 2

Given Name/s JANIS MARAGET

Family Name MULHOLLAND

4. Transferee/s

Transferee 1

Given Name/s STEPHEN PETER

Family Name BIRNEY

Transferee 2

Given Name/s JULIE-ANN KATHRYN

Family Name RICHARDSON

5. Manner of Holding

JOINT PROPRIETORS

6. Address/es of Transferee/s

Address of Transferee 1

Unit Street No 10

Street Name CONNIES

Street Type LANE

Locality MODEWARRE

State VIC Postcode 3240

Address of Transferee 2

Same as Transferee 1

7. Consideration

\$906,000

Transfer of Land

Section 45 Transfer of Land Act 1958

Privacy Collection Statement
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8. Signing

The transferor transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Transferor 1

Certifications


1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of **BARRY JOHN MULHOLLAND**

Signer Name **SHANNON CALDER**

Signer Organisation **HERITAGE CAMEO CONVEYANCING**

Signer Role **LICENSED CONVEYANCER**

Signature 

Execution Date **27/11/2017**

Transferor 2

Certifications

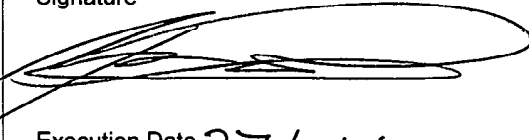
1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of **JANIS MARAGET MULHOLLAND**

Signer Name **SHANNON CALDER**

Signer Organisation **HERITAGE CAMEO CONVEYANCING**

Signer Role **LICENSED CONVEYANCER**

Signature 

Execution Date **27/11/2017**

Transfer of Land

Section 45 Transfer of Land Act 1958

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Transferee 1

Certifications

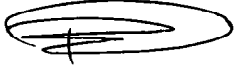
1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of STEPHEN PETER BIRNEY

Signer Name RACHEL COMMISSO

Signer Organisation PROPERTY EXCHANGE
 CONVEYANCING

Signer Role LICENSED
 CONVEYANCER

Signature 

Execution Date 8/11/2017

Transferee 2

Certifications


1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of JULIE-ANN KATHRYN
 RICHARDSON

Signer Name RACHEL COMMISSO

Signer Organisation PROPERTY EXCHANGE
 CONVEYANCING

Signer Role LICENSED
 CONVEYANCER

Signature 

Execution Date 8/11/2017

9. Date

Date: (DD/MM/YYYY) 27 '11 '2017

10. Lodging Party

Customer Code **CBA - MS**

Reference **15771K**

AQ511582P

Transfer of Land

Section 45 Transfer of Land Act 1958

Privacy Collection Statement

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You may lodge this form in two ways:

1. In person

Land Registration Services
Land Victoria
Level 9, 570 Bourke Street
Melbourne Vic 3000

2. By mail (*extra fee applies*)

Land Registration Services
Land Victoria
PO Box 500
East Melbourne Vic 8002
Or DX 250639 Melbourne



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Document Type	Instrument
Document Identification	AQ511583M
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AQ511583M

Mortgage

Section 74 Transfer of Land Act 1958

Privacy Collection Statement

The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes

1. Land/s

Land Title

Volume 10580 Folio 930

2. Estate and Interest

FEE SIMPLE

3. Memorandum of common provisions

MCP Number AA1754

4. Mortgagor/s

Mortgagor 1

Given Name/s STEPHEN PETER

Family Name BIRNEY

Mortgagor 2

Given Name/s JULIE-ANN KATHRYN

Family Name RICHARDSON

5. Mortgagee/s

Mortgagee

Name COMMONWEALTH BANK OF AUSTRALIA

ACN 123 123 124

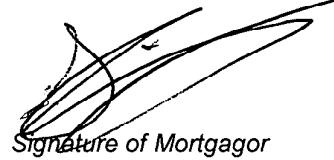
Australian credit licence 234945

6. Signing

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealing lodged for registration before the lodging of this mortgage. The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

Mortgagor 1

STEPHEN PETER BIRNEY



Signature of Mortgagor

KYLIE M^CEWAN

Mortgagor Witness



Signature of witness

Mortgagor 2

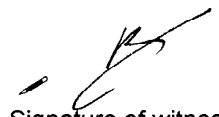
JULIE-ANN KATHRYN RICHARDSON



Signature of Mortgagor

KYLIE M^CEWAN

Mortgagor Witness



Signature of witness

7. Date

08 NOV 2017

Date: (DD/MM/YYYY)

8. Lodging Party

Customer Code 20S

Reference

**CBA - MS
15771K**



Department of Environment, Land, Water & Planning

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Produced: 02/02/2018 02:42:47 PM

Dealing Number: AQ326273K

Status: Completed

Date and Time Lodged: 09/10/2017 09:52:58 AM

Responsible Subscriber: NATIONAL AUSTRALIA BANK LIMITED (59)

Customer Code: 16089P

Reference:

APPLICATION TO NOMINATE AN ELECTRONIC CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subscriber authorises the nomination of the following electronic Certificate(s) of Title to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:

Volume 10580 Folio 930

Lodgement Case ID: 2226208

Following the registration of the instruments in the Lodgement Case, do not return the eCT Control to the nominating Subscriber

Signed by:

Luan Woon

(for NATIONAL AUSTRALIA BANK LIMITED)

Customer Code: 16089P

Dated: 09 October 2017

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Department of Environment, Land, Water & Planning

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Produced: 02/02/2018 02:42:47 PM

Dealing Number: AQ326328L

Status: Registered

Date and Time Lodged: 09/10/2017 10:04:55 AM

Responsible Subscriber: NATIONAL AUSTRALIA BANK LIMITED (59)

Customer Code: 16089P

Reference:

DISCHARGE OF MORTGAGE OR CHARGE

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

The mortgagee or annuitant discharges the land described from the moneys or annuity secured by the mortgage(s) or charge(s) specified.

Land and Mortgagee or Annuitant:

Volume 10580 Folio 930

Party shown on Register is NATIONAL AUSTRALIA BANK LTD;

Party dealing is NATIONAL AUSTRALIA BANK LIMITED ACN: 004044937

(Justification is Approved abbreviation)

Mortgage or Charge Number:

AB580875N

Subscriber Certifications:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
 2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
-

Signed by:

Luan Woon

(for NATIONAL AUSTRALIA BANK LIMITED)

on behalf of NATIONAL AUSTRALIA BANK LIMITED



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Dated: 09 October 2017

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



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Document Type	plan
Document Identification	TP021820E
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EDITION 1 TITLE PLAN TP21820E

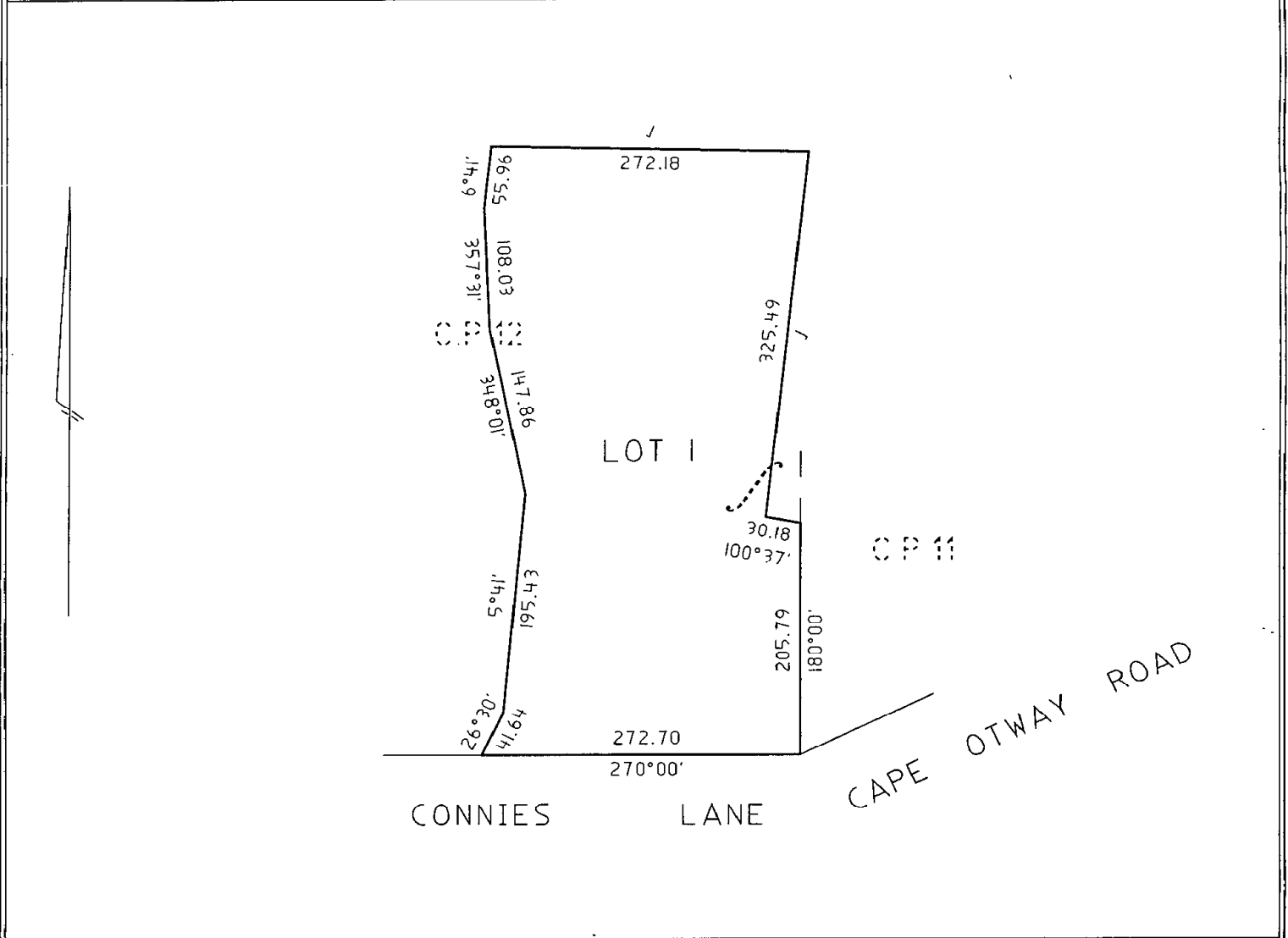
Location of Land
 Parish: MODEWARRE
 Township:
 Crown Allotment:
 Section: 2
 Crown Portion: 12 (PT)
 LTO base record: SDMB-C (RURAL)
 Last plan Reference:
 Title Reference:
 Depth Limitation: NIL

Notations
 Warning as to dimensions :
 Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

Easement Information
 E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
 Checked by *[Signature]*
 Date - 7 MAY 2001
 Assistant Registrar of Titles

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
NIL				



LENGTHS ARE IN METRES NOT TO SCALE SHEET SIZE A3 DEALING No: AP116536J
 DEALING CODE: 22