

Appendix B – Records of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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Identifier 512583
Land Registration District Canterbury
Date Issued 21 February 2013

Prior References

164607

Estate	Fee Simple
Area	33.2916 hectares more or less
Legal Description	Lot 2-3 Deposited Plan 62186 and Lot 2 Deposited Plan 303387 and Lot 2 Deposited Plan 428676

Registered Owners

Brian James Stokes as to a 1/2 share

Anne Lois Stokes as to a 1/2 share

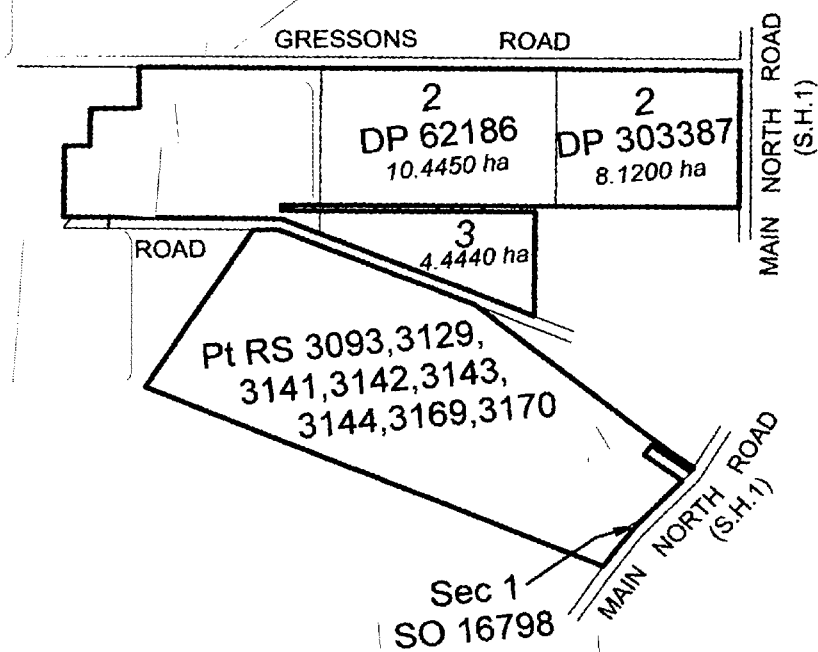
Interests

775461 Notice declaring the State Highway adjoining the within land to be a limited access road (affects Lot 2 DP 62186 and Lot 2 DP 303387) - 9.9.1969 at 9.00 am

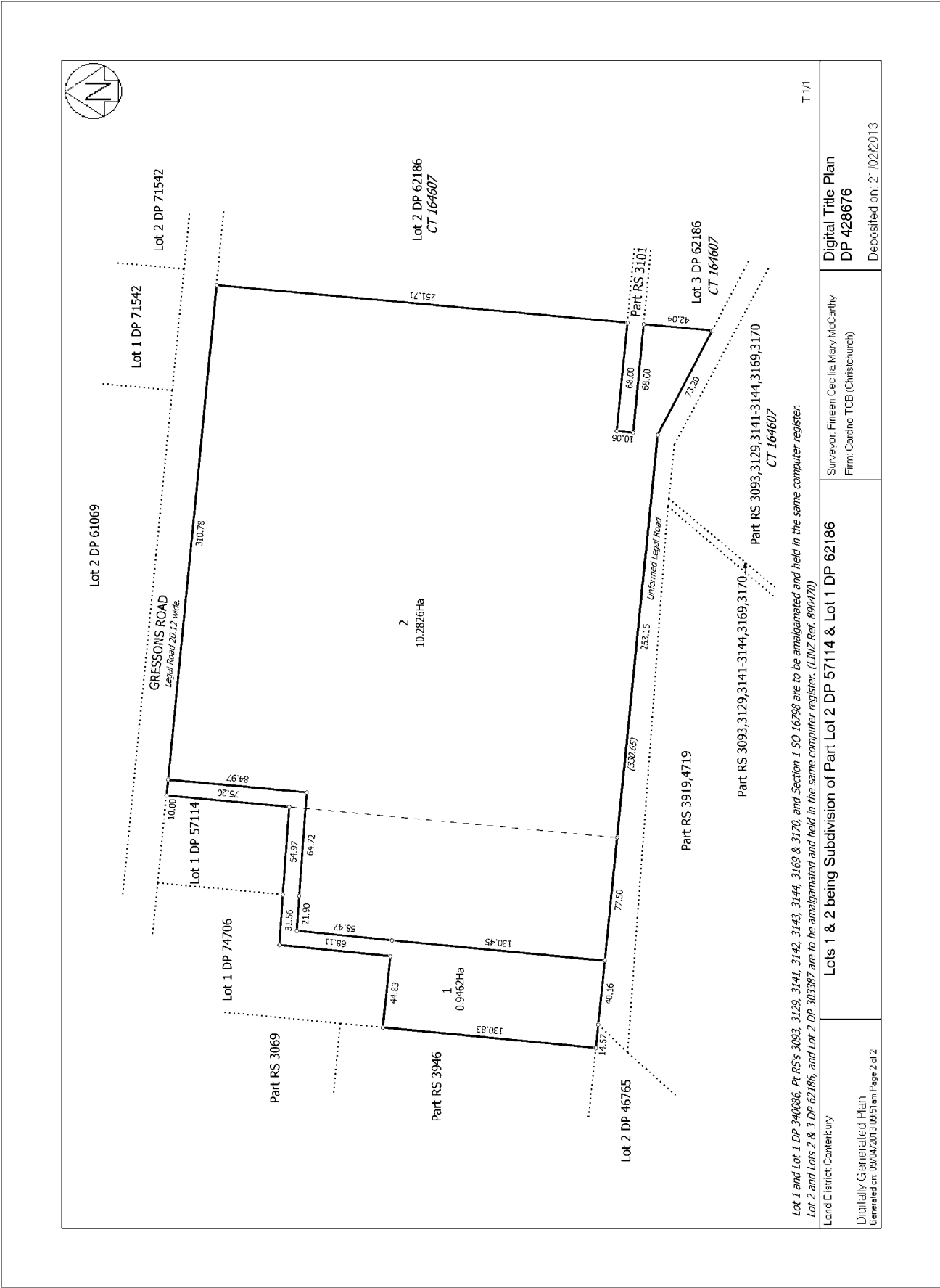
Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 428676)

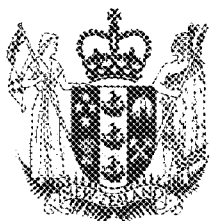
9431054.9 Mortgage to Rabobank New Zealand Limited - 17.6.2013 at 3:05 pm

Title Diagram 512583
 Cpy - 01/01, Pgs - 001, 11/03/13, 13:16
 DocID: 213329263



For dimensions see DPs 57114, 62186, 74706, 303387, 2





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier **587828**
Land Registration District **Canterbury**
Date Issued 17 June 2013

Prior References

164608 512582

Estate	Fee Simple
Area	30.9422 hectares more or less
Legal Description	Lot 1 Deposited Plan 455971 and Lot 1 Deposited Plan 428676 and Part Rural Section 3093,3129,3141-3144,3169,3170 and Section 1 Survey Office Plan 16798

Registered Owners

Brian James Stokes as to a 1/2 share
Anne Lois Stokes as to a 1/2 share

Interests

Appurtenant to Lot 1 DP 455971 is a water right created by Deed of Easement 26482 (32D 191) - 19.10.1869 at 3:30 pm

Subject to Section 8 Atomic Energy Act 1945 (affects Section 1 SO Plan 16798)

Subject to Section 3 Petroleum Act 1937 (affects Section 1 SO Plan 16798)

Subject to Section 8 Mining Act 1971 (affects Section 1 SO Plan 16798)

Subject to Section 3 Geothermal Energy Act 1953 (affects Section 1 SO Plan 16798)

Subject to Section 5 Coal Mines Act 1979 (affects Section 1 SO Plan 16798)

775461 Notice declaring the State Highway adjoining the within land to be a limited access road (affects Section 1 SO 16798) - 9.9.1969 at 9.00 am

Appurtenant to part Lot 1 DP 455971, part formerly Lot 3 DP 61069 is a right of way, right to drain water and sewage and right to convey water and electric power created by Transfer A39345.11 - 26.2.1993 at 11:45 am

Appurtenant to Lot 1 DP 455971 is a right of way created by Easement Instrument 5837617.5 - 15.12.2003 at 9:00 am

The easement created by Easement Instrument 5837617.5 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant to Lot 1 DP 455971 is a right of way, right to drain sewage and water, right to convey water, electric power and telephonic communications created by Easement Instrument 6624649.8 - 27.10.2005 at 9:00 am

Appurtenant to Lot 1 DP 455971 is a right of way, right to drain sewage and water, right to convey water, electric power and telephonic communications created by Easement Instrument 6624649.9 - 27.10.2005 at 9:00 am

The easements created by Easement Instrument 6624649.9 are subject to Section 243 (a) Resource Management Act 1991

6668945.1 Variation of the conditions of the easement created by Easement Instrument 6624649.9 - 30.11.2005 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991(affects DP 428676)

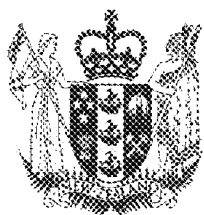
Identifier

587828

Subject to Section 241(2) Resource Management Act 1991 (affects DP 455971)

9431054.8 Encumbrance to Waimakariri District Council - 17.6.2013 at 3:05 pm

9431054.9 Mortgage to Rabobank New Zealand Limited - 17.6.2013 at 3:05 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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Identifier CB21B/1269
Land Registration District Canterbury
Date Issued 23 June 1980

Prior References

CB141/272

Estate	Fee Simple
Area	4.6564 hectares more or less
Legal Description	Lot 5 Deposited Plan 923

Registered Owners

Brian James Stokes as to a 1/2 share

Anne Lois Stokes as to a 1/2 share

Interests

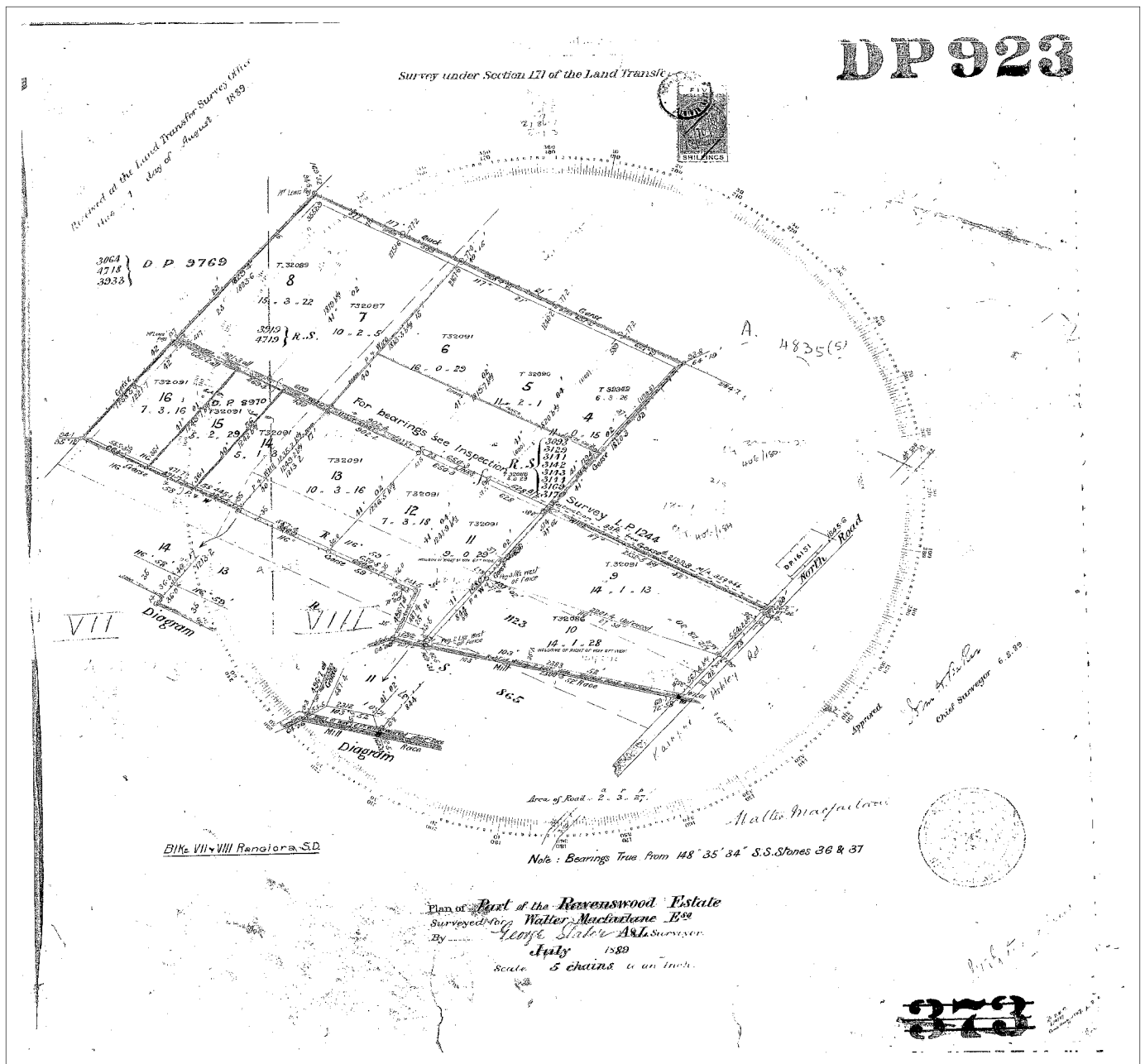
556404.1 Transfer creating the following easement - 16.7.1985 at 9:00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 6 Deposited Plan 923 - CT CB245/131	Part	Lot 5 Deposited Plan 923 - herein	

A456389.10 Mortgage to (now) Rabobank New Zealand Limited - 14.6.2000 at 9:00 am

5927666.1 Variation of Mortgage A456389.10 - 10.3.2004 at 9:00 am

8046877.1 Variation of Mortgage A456389.10 - 20.1.2009 at 11:48 am





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **CB21F/18**
Land Registration District **Canterbury**
Date Issued 02 July 1980

Prior References
CB144/85

Estate Fee Simple
Area 2.7973 hectares more or less
Legal Description Part Lot 4 Deposited Plan 923

Registered Owners
Brian James Stokes as to a 1/2 share
Anne Lois Stokes as to a 1/2 share

Interests
A456389.10 Mortgage to (now) Rabobank New Zealand Limited - 14.6.2000 at 9:00 am
5927666.1 Variation of Mortgage A456389.10 - 10.3.2004 at 9:00 am
8046877.1 Variation of Mortgage A456389.10 - 20.1.2009 at 11:48 am

For A.L.R.

Mortg
and 1
31.1.

Mortg
- 31.

Transf
Waikuk

Mortg
and tc
20.4.1

Mortga
20.4.1

126.13

Pt 4

229.33

2.7973 h.a.

227.24

126.78

5

Pt 4

ROAD 10.06



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R. W. Muir
Registrar-General
of Land

Identifier CB21F/17
Land Registration District Canterbury
Date Issued 02 July 1980

Prior References

CB144/5

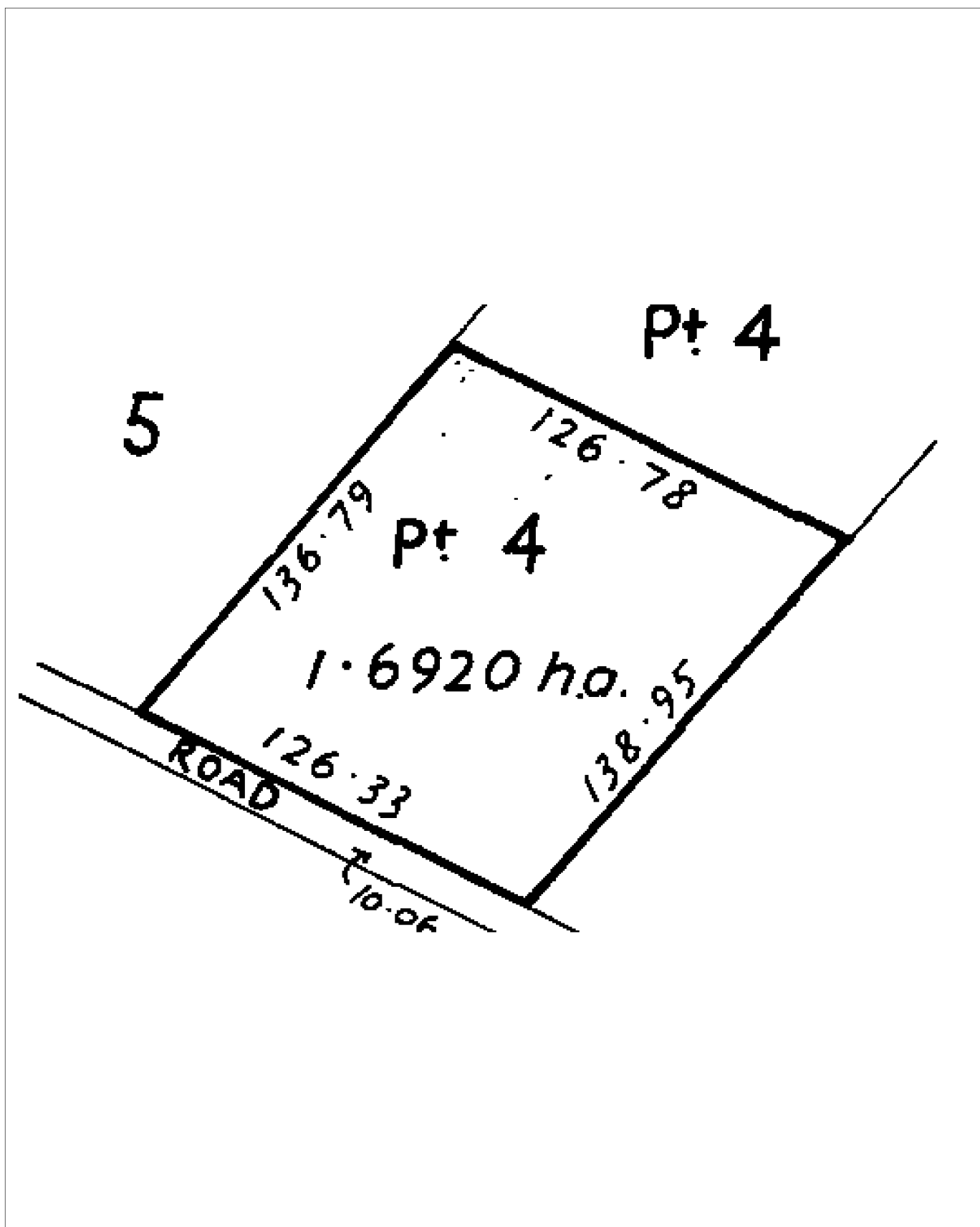
Estate	Fee Simple
Area	1.6920 hectares more or less
Legal Description	Part Lot 4 Deposited Plan 923

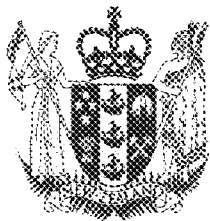
Registered Owners

Brian James Stokes as to a 1/2 share
Anne Lois Stokes as to a 1/2 share

Interests

359466 Notice imposing Building Line Condition
A456389.10 Mortgage to (now) Rabobank New Zealand Limited - 14.6.2000 at 9:00 am
5927666.1 Variation of Mortgage A456389.10 - 10.3.2004 at 9:00 am
8046877.1 Variation of Mortgage A456389.10 - 20.1.2009 at 11:48 am





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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R.W. Muir
Registrar-General
of Land

Identifier **CB25K/919**
Land Registration District **Canterbury**
Date Issued 06 March 1984

Prior References

CB455/216

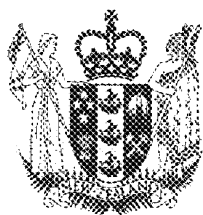
Estate	Fee Simple
Area	13.9650 hectares more or less
Legal Description	Lot 2 Deposited Plan 46765

Registered Owners

Brian James Stokes and Anne Lois Stokes

Interests

A456389.10 Mortgage to (now) Rabobank New Zealand Limited - 14.6.2000 at 9:00 am
5927666.1 Variation of Mortgage A456389.10 - 10.3.2004 at 9:00 am
8046877.1 Variation of Mortgage A456389.10 - 20.1.2009 at 11:48 am



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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Identifier CB25K/920
Land Registration District Canterbury
Date Issued 06 March 1984

Prior References

CB21B/1425 CB455/216

Estate	Fee Simple
Area	26.7307 hectares more or less
Legal Description	Lot 1 Deposited Plan 46765 and Lot 1 Deposited Plan 43146 and Lot 8 Deposited Plan 923 and Part Rural Section 3919,4719 and Part Rural Section 3093,3129,3141-3144,3169,3170

Registered Owners

Brian James Stokes as to a 1/2 share
Anne Lois Stokes as to a 1/2 share

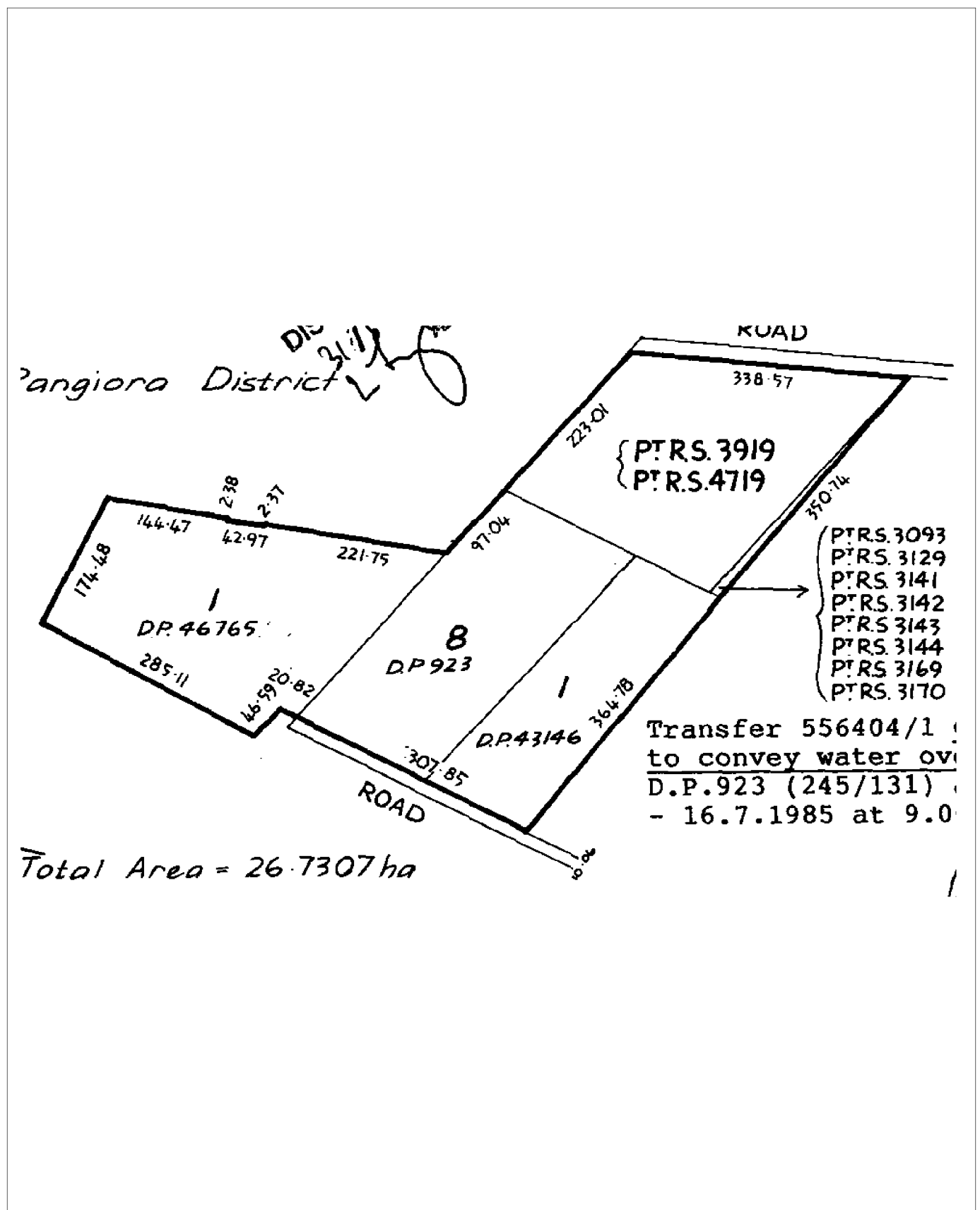
Interests

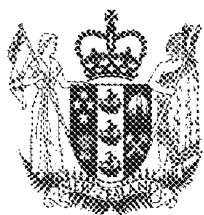
Subject to Section 308 (4) and (5) Local Government Act 1974

556404.1 Transfer creating the following easements - 16.7.1985 at 9.00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 6 Deposited Plan 923 - CT CB245/131	Part	Lot 1 Deposited Plan 46765, Lot 1 Deposited Plan 43146, Lot 8 Deposited Plan 923, Part Rural Section 3919, Part Rural Section 4719, Part Rural Section 3093, Part Rural Section 3129, Part Rural Section 3141, Part Rural Section 3142, Part Rural Section 3143, Part Rural Section 3144, Part Rural Section 3169 and Part Rural Section 3170 - herein	

7390462.2 Mortgage to Rabobank New Zealand Limited - 1.6.2007 at 3:54 pm





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
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Identifier CB27F/223
Land Registration District Canterbury
Date Issued 17 July 1985

Prior References

CB245/131

Estate	Fee Simple
Area	6.5483 hectares more or less
Legal Description	Lot 6 Deposited Plan 923

Registered Owners

Brian James Stokes and Anne Lois Stokes

Interests

556404.1 Transfer creating the following easements

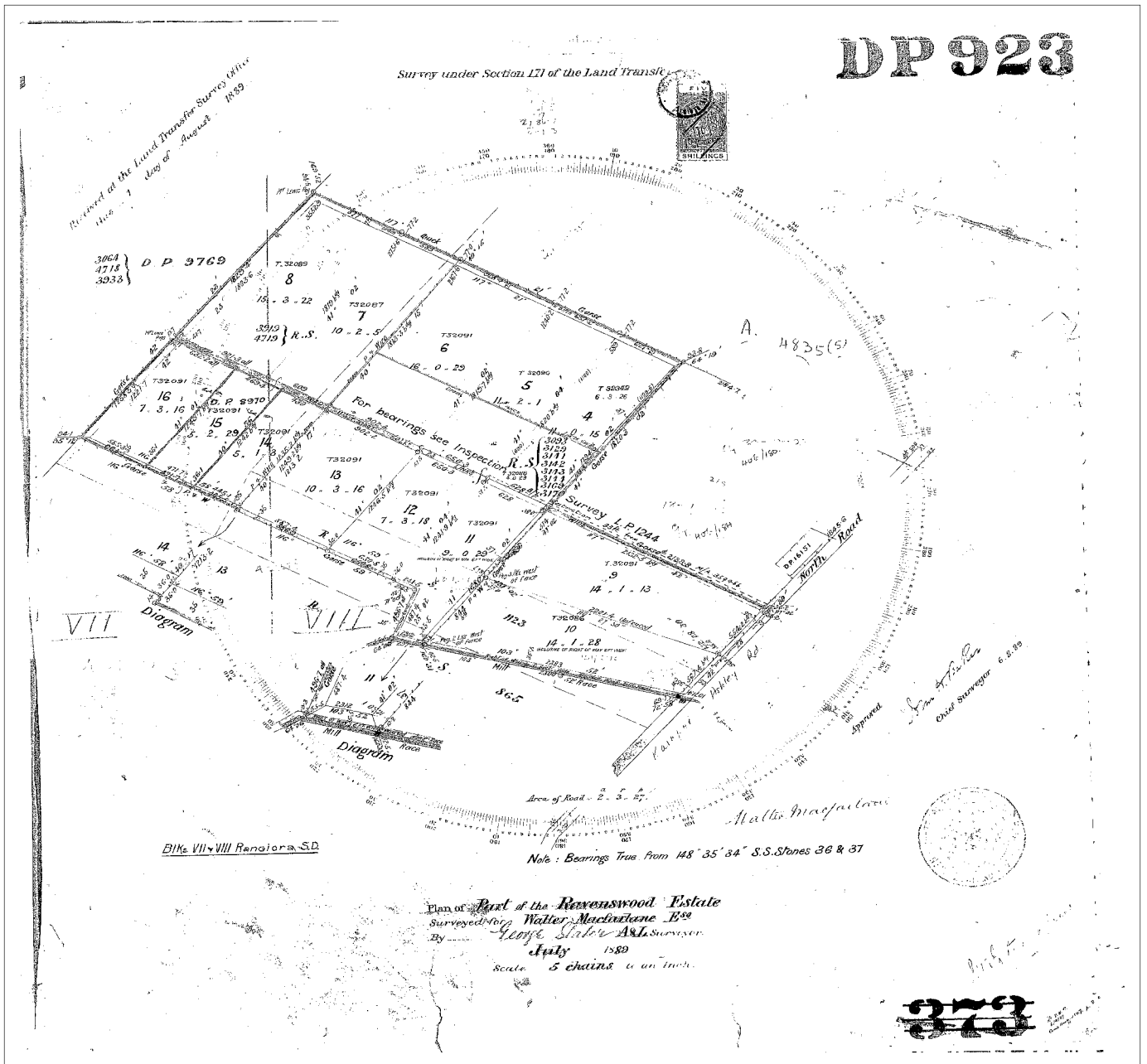
Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 6 Deposited Plan 923 - herein	Part herein	Lot 5 Deposited Plan 923 - CT CB21B/1269	
Convey water	Lot 6 Deposited Plan 923 - herein	Part herein	Lot 1 Deposited Plan 43146 - CT CB25K/920	

A456389.10 Mortgage to (now) Rabobank New Zealand Limited - 14.6.2000 at 9:00 am

5927666.1 Variation of Mortgage A456389.10 - 10.3.2004 at 9:00 am

8046877.1 Variation of Mortgage A456389.10 - 20.1.2009 at 11:48 am

9431054.8 Encumbrance to Waimakariri District Council - 17.6.2013 at 3:05 pm





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB406/181** **Part-Cancelled**

Land Registration District **Canterbury**

Date Issued 15 June 1928

Prior References

DI 7 C/S 1719 DI 8C/S 301

Estate	Fee Simple
Area	5.4354 hectares more or less
Legal Description	Part Rural Section 3093, Part Rural Section 3101, Part Rural Section 3129, Part Rural Section 3141, Part Rural Section 3142, Part Rural Section 3143, Part Rural Section 3144, Part Rural Section 3169 and Part Rural Section 3170

Registered Owners

Brian James Stokes and Anne Doreen Hughes as Executors

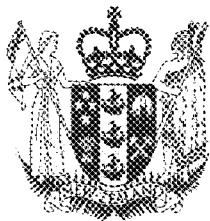
Interests

1197 Proclamation proclaiming as road the part herein coloured red on diagram hereon (1.7p) - 21.10.1931 at 10.00 am

775461 Notice declaring the State Highway adjoining the above land to be a limited access road - 9.9.1969 at 9.00 am

676889.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 24.4.1987 at 11.19 am

730108.1 Gazette Notice declaring that parts of within land are acquired for and have become Road, Limited Access Road and State Highway and vest in the Crown - 9.3.1988 at 11.23 am



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
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R.W. Muir
Registrar-General
of Land

Identifier **CB406/180**
Land Registration District **Canterbury**
Date Issued 14 June 1928

Prior References

DI 8C/S384

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Part Rural Section 3093,3129,3141-3144,3169,3170

Registered Owners

Anne Lois Stokes as to a 1/2 share

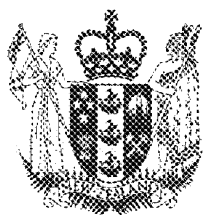
Brian James Stokes as to a 1/2 share

Interests

A456389.10 Mortgage to (now) Rabobank New Zealand Limited - 14.6.2000 at 9:00 am

5927666.1 Variation of Mortgage A456389.10 - 10.3.2004 at 9:00 am

8046877.1 Variation of Mortgage A456389.10 - 20.1.2009 at 11:48 am



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
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Identifier CB560/33
Land Registration District Canterbury
Date Issued 10 September 1952

Prior References

CB406/184

Estate	Fee Simple
Area	6.9586 hectares more or less
Legal Description	Part Rural Section 3093,3129,3141-3144,3169,3170

Registered Owners

Brian James Stokes as to a 1/2 share
Anne Lois Stokes as to a 1/2 share

Interests

359466 imposing Building Line Restriction
A456389.10 Mortgage to (now) Rabobank New Zealand Limited - 14.6.2000 at 9:00 am
5927666.1 Variation of Mortgage A456389.10 - 10.3.2004 at 9:00 am
8046877.1 Variation of Mortgage A456389.10 - 20.1.2009 at 11:48 am

