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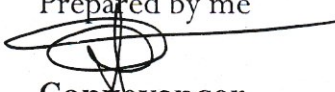
(Stamp duty and fees)

RECEIPT NO. 91516782

DATED 16/01/23

107/2023



Prepared by me

Conveyancer

DEED OF TRANSFER

Made in favour of

**THE CHURCH OF JESUS CHRIST OF THE LATTER-DAY SAINTS IN
ZIMBABWE**

-2-/KNOW...



KNOW ALL MEN WHOM IT MAY CONCERN

THAT **CHIPO MOREMERCY MAFUNGA** appeared before me, Registrar of Deeds, she the Appearer, duly authorised thereto by a Power of Attorney passed at **HARARE** on 02nd December 2022 granted to her by **GIBSON MAPFIDZA (Born 28th March 1981; ID Number 34 – 074315 Y 34)** duly authorised thereto by a resolution of the board of Directors of Charter Properties (Private) Limited held at Harare on the 11th of November 2022.

AND THE APPEARER DECLARED THAT the said Principal had truly and legally sold the under mentioned property and that she in her capacity as Attorney aforesaid does hereby transfer to

THE CHURCH OF JESUS CHRIST OF THE LATTER-DAY SAINTS IN ZIMBABWE

CERTAIN: piece of land situate in the District of **Salisbury**
CALLED: Stand 988 Mabelreign Township (including vested roadway)
MEASURING: 2,6414 hectares

AS WILL MORE FULLY APPEAR upon the reference to the Deed of Grant No. 16234 with diagram annexed made in favour of **HERMAN EDWARD SPANN** on 18th October 1957 and to the subsequent Deeds of Transfer thereof, the last of which No. 825/2012 passed in favour of **CHARTER PROPERTIES (PRIVATE) LIMITED** on the 27th February 2012.

SUBJECT to all such terms and conditions mentioned or referred to in the said Deeds including the following conditions :-

1. This stand or any approved subdivision thereof shall be used for residential purposes only.
2. The piece of land depicted by the figure a.b.c.d.e.f.B.C.g.h.j.k.l.m.a. on diagram S.G. No. 3188/53 annexed to Deed of Grant No. 16234 is a roadway ownership of which vested in the City of Harare in term of Section 55 of the Town and Country Planning Act, Chapter 29:12 with effect from the 21st April, 1972.

ACKNOWLEDGING that the value of the purchase price of **US\$700,000.00 (Seven Hundred Thousand United States Dollars)** has been paid or secured.

THUS DONE AND EXECUTED AT THE OFFICE OF THE REGISTRAR OF DEEDS AT **HARARE** IN ZIMBABWE ON THIS 17 DAY OF Jan IN THE YEAR OF OUR LORD (TWO THOUSAND AND TWENTY THREE) 2023

In my presence

.....
Q.Q HIS PRINCIPAL

10/1/2023
.....
REGISTRAR OF DEEDS