



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 7315-71

SEARCH DATE	TIME	EDITION NO	DATE
23/1/2021	10:53 AM	5	5/7/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY BENDIGO AND ADELAIDE BANK LIMITED.

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF COCKRAN COUNTY OF WAKOOL
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

DAVID ANDREW ELLIS (T 5504083)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) WITHIN LOTS 4 & 45 IN DP756526 SHOWN IN THE TITLE DIAGRAMS
- 3 AC71094 MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED
- * 4 AK460827 CAVEAT BY MURRAY IRRIGATION LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 4 IN DP756526
LOT 13 IN DP756526
LOT 45 IN DP756526

TITLE DIAGRAM

CROWN PLAN 1661.1917
CROWN PLAN 763.1917
CROWN PLAN 1459.1917.

*** END OF SEARCH ***

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Received: 23/01/2021 10:53:20



Form: 08X
Release: 4.3

CAVEAT

AK460827X

Prohibiting Recording of a Dealing or
or Granting of a Possessory Appical.
New South Wales
Section 74F Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

AC 7315-71

(A) TORRENS TITLE

FOLIO IDENTIFIERS: 4/756526, 13/756526 & 45/756526 in Auto Consol 7315-71 and 722/1009353

(B) REGISTERED DEALING

Number	Torrens Title

(C) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
124E	LLPN : 123820V GlobalX Legal Solutions Pty Ltd Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: 13 5669 Reference: MURR-4540406	X

(D) REGISTERED PROPRIETOR

David Andrew ELLIS
"Cochrane Creek"
RMB 374
DENILIQUIN NSW

Postcode: 2710

(E) CAVEATOR

Insert the full name and address (residential if individual/registered office if body corporate)

Murray Irrigation Limited ACN 067 197 933
443 Charlotte St, Deniliquin NSW

Postcode: 2710

(F) NAME AND ADDRESS IN NEW SOUTH WALES FOR SERVICE OF NOTICES ON THE CAVEATOR

IMPORTANT NOTE: The address *must* be a street address. If desired, a Document Exchange box in NSW may be provided *in addition*. If the caveator's name or address for service of notices changes, notification *must* be lodged on form 08CX.

Name: Murray Irrigation Limited ACN 067 197 933
Street Address: 443 Charlotte St, Deniliquin NSW

NSW postcode: 2710

Document Exchange Box in NSW (additional): DX 5565 Deniliquin NSW

(G) ACTION PROHIBITED

1, 2 & 4

(H) The caveator claims to be entitled to the estate or interest in the above land _____ specified in Schedule 1 by virtue of the facts _____ set out in that schedule and prohibits the Registrar General from taking, with respect to the above land _____, the action specified above unless the caveator has consented in writing or this caveat has lapsed or been withdrawn.

WARNING: care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.

(I) **SCHEDULE 1 Estate or interest claimed**

Particulars of the estate or interest in the abovementioned land		
Statutory interest created in favour of the caveator over the land in accordance with the terms of Section 355 of the Water Management Act 2000		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
By virtue of the facts stated below		
Section 355 of the Water Management Act 2000		

(J) **SCHEDULE 2 Action prohibited by this caveat**

- The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- ~~The registration of delimitation plan¹ No:~~
- The granting of any possessory application² with respect to the land in the Torrens Title referred to above.
- ~~The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.~~
- ~~The granting of an application to extinguish the ~~SEBBCT~~ created by ~~SEBBCT~~ No:~~
- ~~The recording in the Register of a writ affecting the estate or interest claimed by the caveator and set out in Schedule 1.~~

(K) **STATUTORY DECLARATION³**

I, **ROSS MALLETT**

solemnly and sincerely declare that—

- To the best of my knowledge, information and belief
 - the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
 - the address specified at (D) as the address of the registered proprietor is the correct address.
 - This caveat does not require the leave of the Supreme Court or the endorsed consent of the registered proprietor ;
- I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at **DEMLIKWIN** in the **STATE OF NEW SOUTH WALES** on **23 MAY 2016**
 in the presence of **EMSE FAYE THOMAS** of **105 HARLEUR ST, DEMLIKWIN NSW 2710**

Justice of the Peace (J.P. Number: **206988**) Practising Solicitor
 Other qualified witness [specify]

** who certifies the following matters concerning the making of this statutory declaration by the person who made it:

- I saw the face of the person ~~OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and~~
- I have known the person for at least 12 months ~~OR I have confirmed the person's identity using an identification document and the document I relied on was a~~ [Omit ID No.]

Signature of witness:

[Signature]

Signature of declarant:

[Signature]

Capacity of declarant if other than the caveator: **COMPANY SECRETARY**

(L) **CONSENT (section 74G Real Property Act 1900)⁴**

I, the registered proprietor named at (D)/possessory applicant, for the purposes of section 74O only, consent to this caveat.

~~Signature of registered proprietor/possessory applicant~~

- A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
- An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
- As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. ** If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.
- Only one capacity can be selected, either registered proprietor or possessory applicant, cross out whichever does not apply.

SURVEY

(AMENDED PLAN)

DENILIQUIN

CONDUIT SALES
 Noted as to
 85/180h
 County of Wakoob
 ENCLOSURE Applied for under the clause of the Crown Lands Alienation Act of 1861 by
 DEPARTMENT OF LANDS, N.S.W.

PLAN OF PORTION 1
 Parish of Cockran

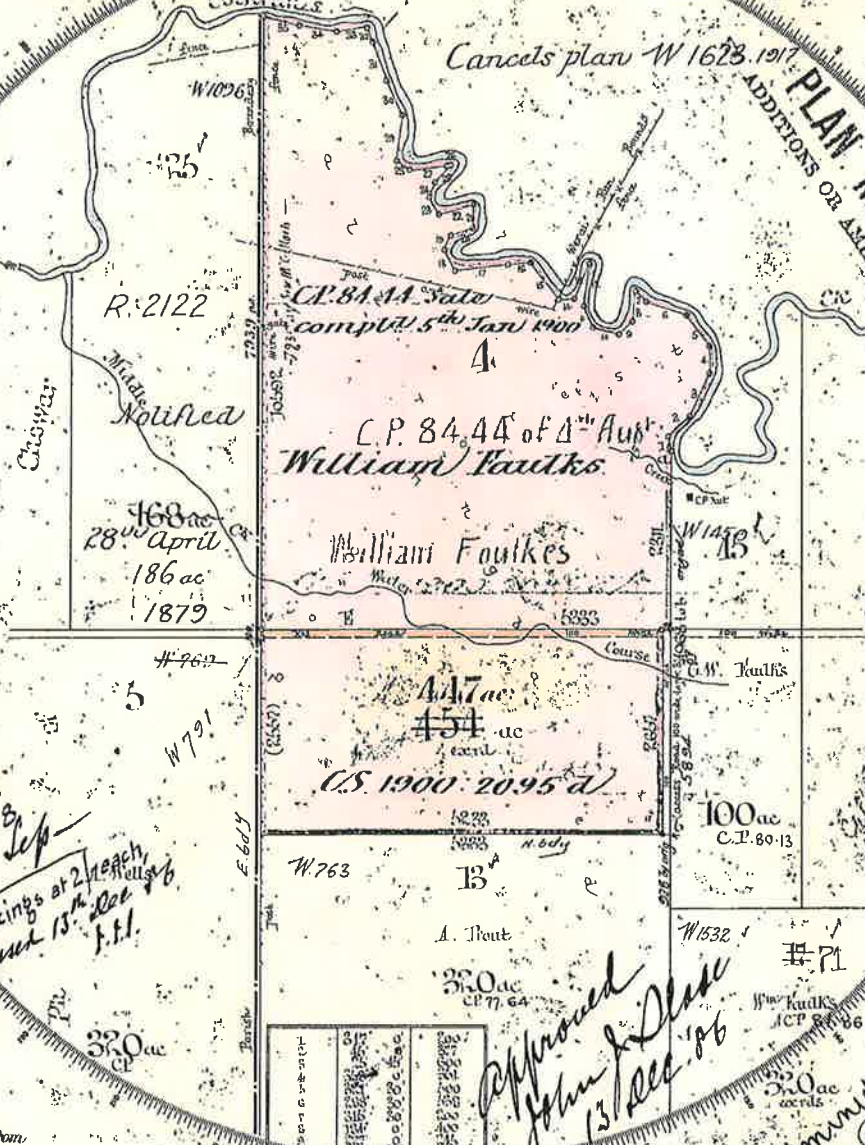
C.P. 84.44 of 7th August

Original plan indicates bank is the portion boundary
 (ADDED FOR MICROFILM PURPOSES)

Cancels plan W 1628 1917

PLAN MICROFILMED
 ADDITIONS OR AMENDMENTS TO BE MADE

Exm^d for Description
 Deed Issued



Acc: 85.8
 Items
 Tracings at 2/ each
 parcel 13th Dec '86
 F.H.

Approved
 John J. Deane
 13 Dec '86

Correctly checked
 on 27th Dec
 1917
 W 1661-1917

Azimuth taken from

Reference to Corners

Corner	Bearing	From	Links	N ^o on Tree
b	233° 30'	box	33	1 B
		nails	posts at	others

Reference to Traverse

Line	Bearing	Distance
1		
2		
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Value of Improvements
 Situated in the Merri Kur and
 Deniliquin Land District

I hereby certify that I in person made and on the 10th Dec 1884
 completed the survey represented on this plan, which are
 written the bearings and lengths of the lines measured by
 me, and I declare that the survey has been executed in accord-
 ance with the regulations published for the guidance of
 licensed surveyors, and the practice of the Surveyor-General
 Department.

1661-1917

Surveyor

Scale 20 Chains to an Inch

Transmitted to the Surveyor-General with my letter of the 26th October 1884

W 1661-1917



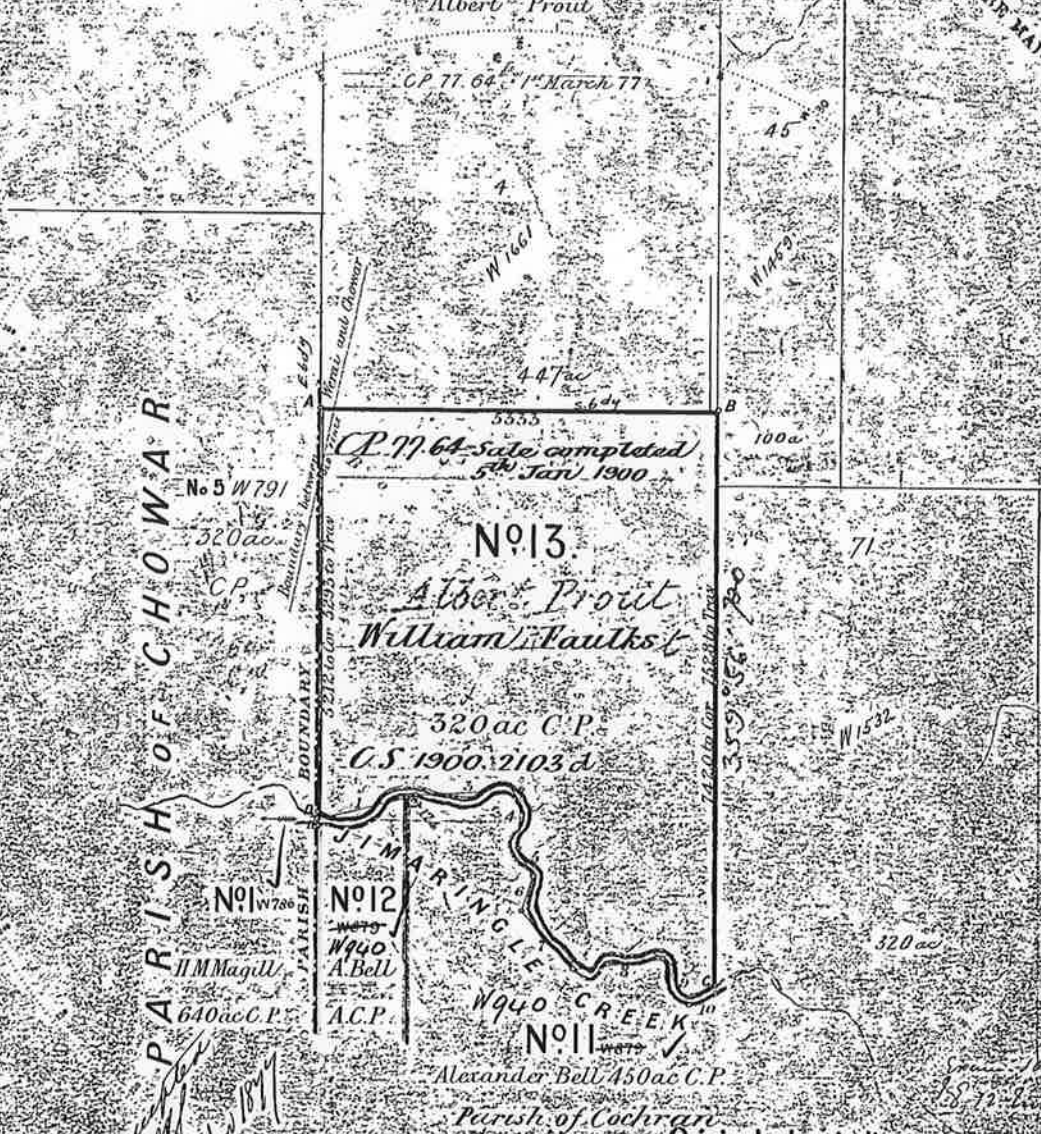
PLAN

of 1 portion N^o 13
 Parish of Cockran
 COUNTY OF WAKOOL

Applied for under the 13th clause of the Crown Lands Alienation Act of 1875 by
 Albert Prout

PLAN MICROFILMED
 NO ADDITIONS OR AMENDMENTS TO BE MADE

Marked



PARISH OF CHOWAR
 No 5 W 791
 320ac
 CP
 No 1 W 786
 H M Magill
 640ac C.P.
 No 12
 W 940
 A Bell
 A.C.P.
 No 11
 W 879
 Alexander Bell 450ac C.P.
 Parish of Cochran

Exm^d for Desc^t
 Deed Issued

Original plan indicates
 bank is the portion boundary
 (ADDED FOR MICROFILM PURPOSES)
 Scale 20 Chains to an Inch

Reference to Corners

Corner	Bearing	From	Links	N ^o on Tree
A	350° 50'	Box	31	13
B	32° 47'	Box	28	13
C	266° 35'	Box	18	13
D	235° 10'	Box	20	13

Reference to Traverse

Line no	Bearing	Distance
1	257° 24'	1351
2	257° 24'	124
3	266° 34'	1436
4	3° 33'	2753
5	329° 7'	410
6	20° 14'	483
7	317° 49'	1028
8	262° 56'	1206
9	329° 49'	693
10	246° 30'	583
11	180° 0'	74

Marked in accordance with regulations
 Instrument used in Survey Theodolite
 Date of Survey 10th March 1877
 Value of Improvements £470 0 (36 rods fencing)
 Situated in the

763-1917

W 9163 1917

Stuart King



PLAN
 of portion N^o 45
 Parish of Cockran
 County of Wakool

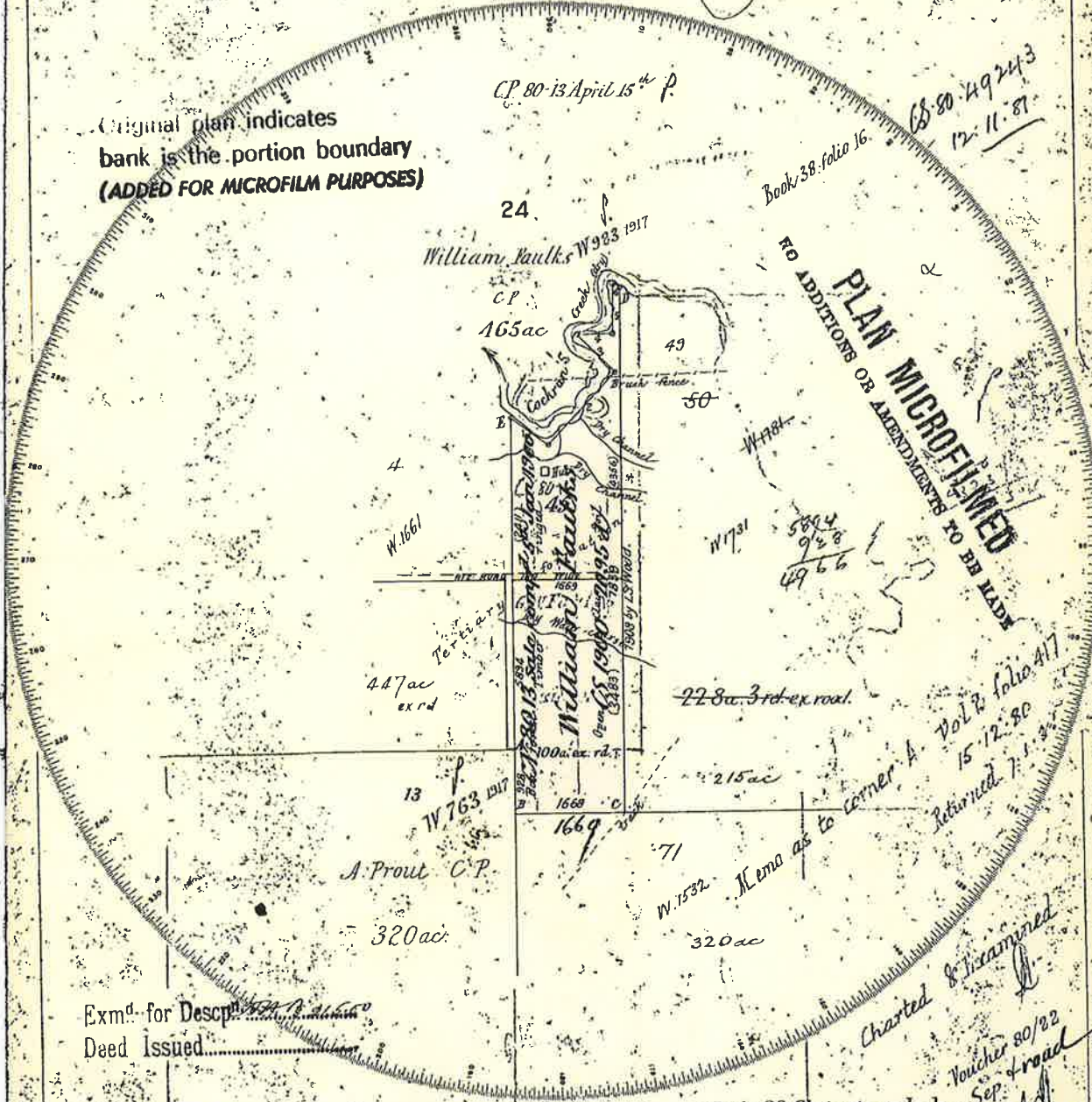
Applied for under the 13th clause of the Crown Lands Alienation Act of 1861 by
 Geo W^m Faulks.

Deniliquin

Original plan indicates
 bank is the portion boundary
 (ADDED FOR MICROFILM PURPOSES)

CP 80-13 April 15th P.

Book 38 folio 16. 6580-49243
 12-11-87



PLAN MICROFILMED
 NO ADDITIONS OR AMENDMENTS TO BE MADE

Exmd. for Descp. ...
 Deed Issued ...

Reference to Corners

Corner	Bearing	From	Links	N ^o on Tree
A	282° 41'	Box	28	25
	82° 17'	do	13	13
Posts at all other corners by L.S.M. Dowling W 763				
D	191° 8'	Gum	289	15-49
B	61° 36'	at top of box	15	49

*Subject to ...
 approved ...
 W 1159-1917*

Reference to Traverse

Line	Bearing	Distance
1	126° 12'	700
2	43° 18'	1500
3	314° 28'	800
4	88° 51'	560
5	0° 0'	750
6	122° 35'	102

Scale 20 Chains to an Inch
 Marked in accordance with regulations
 Instrument used in Survey Theodolite
 Date of Survey 9th Sept 1880
 Value of Improvements 0
 Situated in the Werai Run

1459-1917
 Transmitted to the Surveyor General with my letter of the 1st November 1880
 Thos. H. Bell
 Licensed Surveyor



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 722/1009353

SEARCH DATE	TIME	EDITION NO	DATE
23/1/2021	10:51 AM	4	5/7/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY BENDIGO AND ADELAIDE BANK LIMITED.

LAND

LOT 722 IN DEPOSITED PLAN 1009353
AT BURRABOI
LOCAL GOVERNMENT AREA MURRAY RIVER
PARISH OF COCKRAN COUNTY OF WAKOOL
TITLE DIAGRAM DP1009353

FIRST SCHEDULE

DAVID ANDREW ELLIS (T 6550832)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
- 3 AC71094 MORTGAGE TO BENDIGO AND ADELAIDE BANK LIMITED
- * 4 AK460827 CAVEAT BY MURRAY IRRIGATION LIMITED

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Received: 23/01/2021 10:51:25

PLAN FORM 2

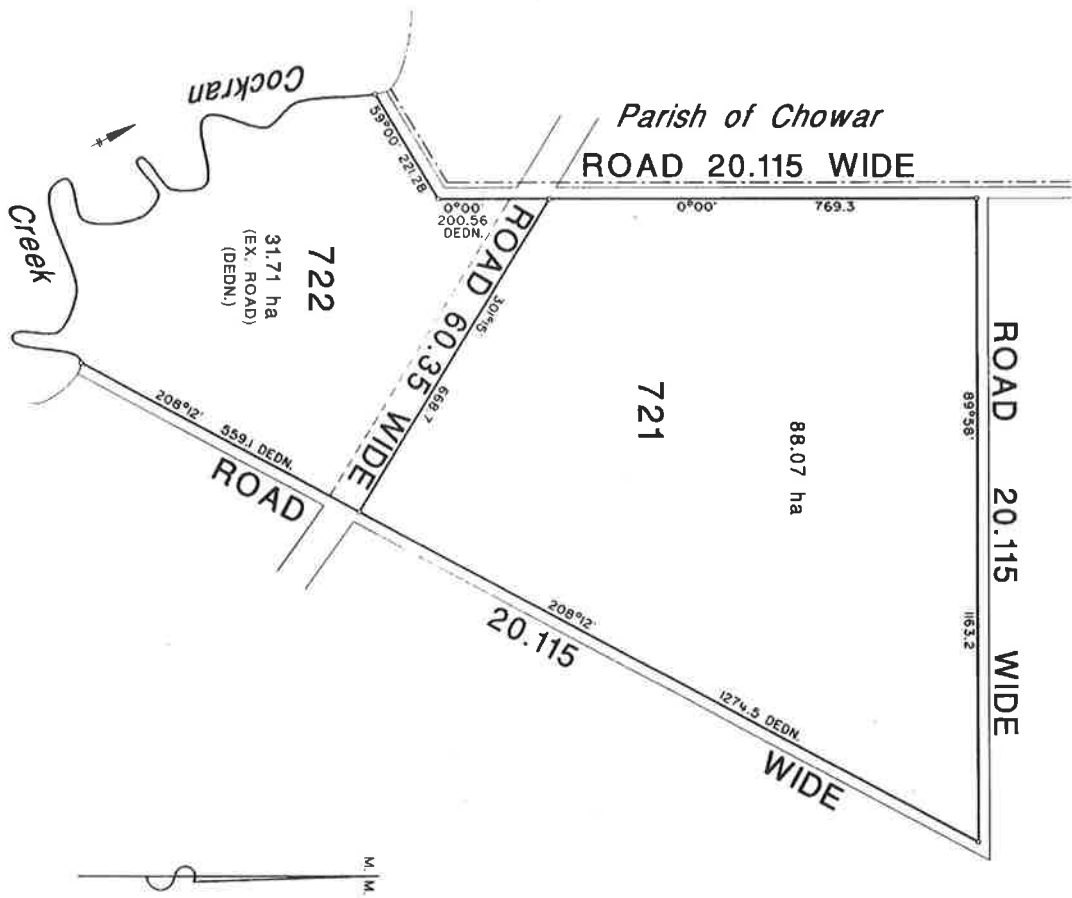
SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, covenants or the like or other public entitlements.

STATED for and on behalf of
Wakool Escrow Corporation,
 ACN 007 457 141
 Under Power of Attorney No. Book
 by
 Office N.S.W. Land Office
 * 5/22/1999
 is duly constituted Attorney who is personally known to me:
PRANITA SHANKAR

PLAN APPROVED Crown Lands Office Approval
 Laid Date: 11/99
 Plan No. 1586-1917
 Road Book 1586-1917

Subdivision
 1. Land, not the provision of a copy of the Environmental Planning and Assessment Act 1979 has been sent in relation to the proposed subdivision.
 2. Approval of the relevant authority is required.
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Plan Drawing only to appear in this space



10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000

REGISTERED # 20-12-1499

CA. SEE CERTIFICATE

The System: TORRENS

Purpose: SUBDIVISION

Ref. Map: PARISH

Lot Part: W. 1586-1917

PLAN OF SUBDIVISION OF LOT 72, D.P. 756526

Length of a meter. Reduction Ratio: 1:5000

LG: WAKOOL

Shrub/Locally: COCKRAN

County: WAKOOL (21)

This is Sheet 2 of 2 sheets.

1. BRIAN LESLIE MITTSCH of DENILLOUIN, N.S.W. 2710 a Surveyor registered under the Surveyors Act 1938 a Declaration of Intention to create public roads or to create public reserves, drainage reserves, easements, covenants or the like or other public entitlements with the Surveyor General on the 13TH JULY, 1999

Zone: General County: The Shire of Denilouin

Signatures: W. 1586-1917

Notes: Made in accordance with the provisions of the Surveyors Act 1938.

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, covenants or the like or other public entitlements.