

20 December 2024

Dr L R Tyler
10/93 Shortland Street
Auckland

Email: l.tyler@auckland.ac.nz

Purchase of 171 Howard Road, Orere Point & Variation of Mortgage 71 Howard Road

Settlement of your purchase has been completed. **Attached** is a copy of the Title showing you as the owner and the amended title for 71 Howard Road. A copy has been provided to Westpac.

The full 24/25 rates has been paid. You are responsible for the rates from the first instalment of the 25/26 rating year. You have reimbursed the vendors for your portion of the 24/25 rates on settlement.

A notice of change of ownership has been sent to the Council and Watercare Services Limited, which means that all rates notices will now be sent to you at l.tyler@auckland.ac.nz.

As there can be a delay with the council updating their system we suggest you also contact them to ensure you receive the next rates invoice.

Attached is our statement showing all funds received and paid out, and our invoice which has been paid.

We hope you are happy with your new property. This now completes our instructions.

Please do not hesitate to contact us if you require any further assistance.

Yours faithfully
HTC Law



Nathan Dunn
Registered Legal Executive
nathan@htclaw.nz

20 December 2024

Dr L R Tyler
10/93 Shortland Street
Auckland

Statement of Account

Account no: 111294-5

l.tyler@auckland.ac.nz

PURCHASE OF 171 HOWARD ROAD, ORERE POINT & VARIATION OF MORTGAGE 71 HOWARD ROAD SETTLEMENT DATE: 20 DECEMBER 2024

Purchase Price	\$550,000.00	
Less Deposit	<u>-\$100,000.00</u>	450,000.00
Purchaser's share of 2024/2025 Auckland Council rates from 21/12/2024 to 30/06/2025 - 192 days @ \$2,205.17 per annum		1,159.98
Loan Advance from Westpac		453,354.98
Our fee		<u>2,195.00</u>
		<hr/>
	\$453,354.98	\$453,354.98
		<hr/>

E & O E
HTC Law



Nathan Dunn
Registered Legal Executive
nathan@htclaw.nz

Dr L R Tyler

By Email: l.tyler@auckland.ac.nz

TAX INVOICE

Tax Invoice: 39972
Date: 20 December 2024
GST No: 91-581-310

Account No: 111294-5

Purchase of 171 Howard Road, Orere Point & Variation of Mortgage 71 Howard Road

OUR FEE	\$1,908.70
GST	\$286.30
Total	<u>\$2,195.00</u>

E & OE
HTC Law
Fin Meadows-Flower
20 December 2024



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




R. W. Muir
Registrar-General
of Land

Identifier **NA1963/73**
Land Registration District **North Auckland**
Date Issued 01 September 1961

Prior References
NA911/209

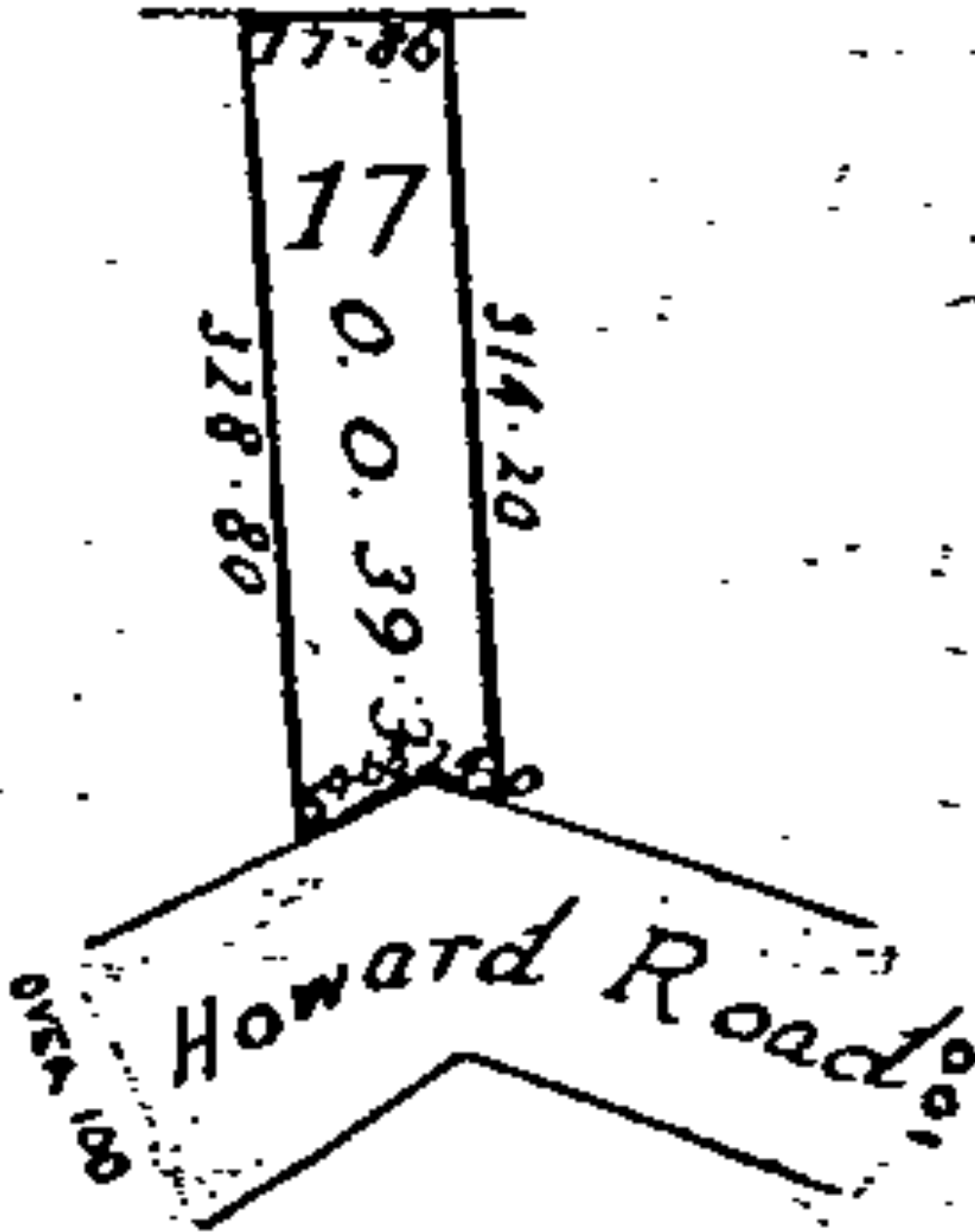
Estate Fee Simple
Area 994 square metres more or less
Legal Description Lot 17 Deposited Plan 34967

Registered Owners
Linda Rose Tyler

Interests

Fencing Agreement in Transfer 442763
Appurtenant hereto is a right of way created by Transfer 90898
10105448.2 Mortgage to Westpac New Zealand Limited - 26.6.2015 at 2:15 pm
13185701.2 Variation of Mortgage 10105448.2 - 20.12.2024 at 5:02 pm

D. P. 24229





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




R. W. Muir
Registrar-General
of Land

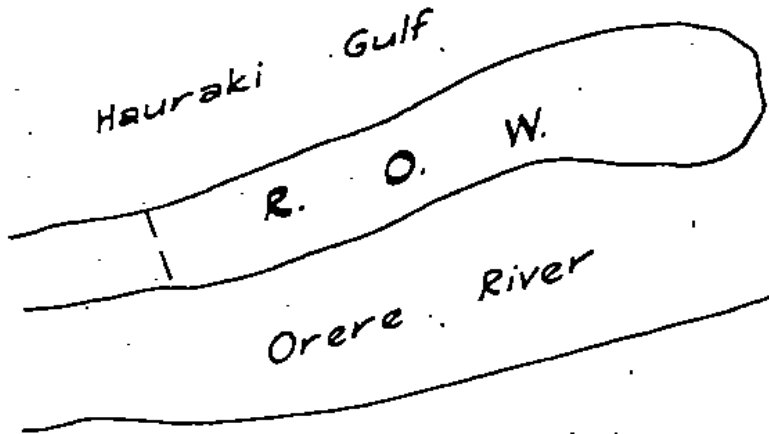
Identifier NA21B/312
Land Registration District North Auckland
Date Issued 11 August 1971

Prior References
NA1941/89 NA1945/14

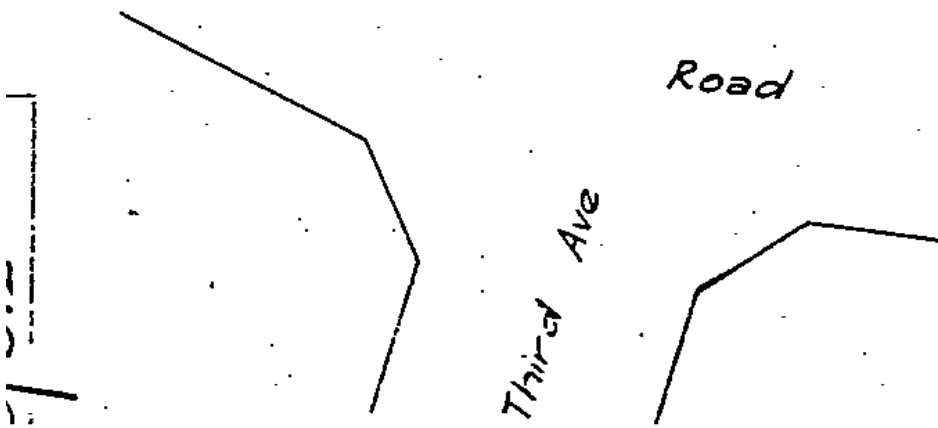
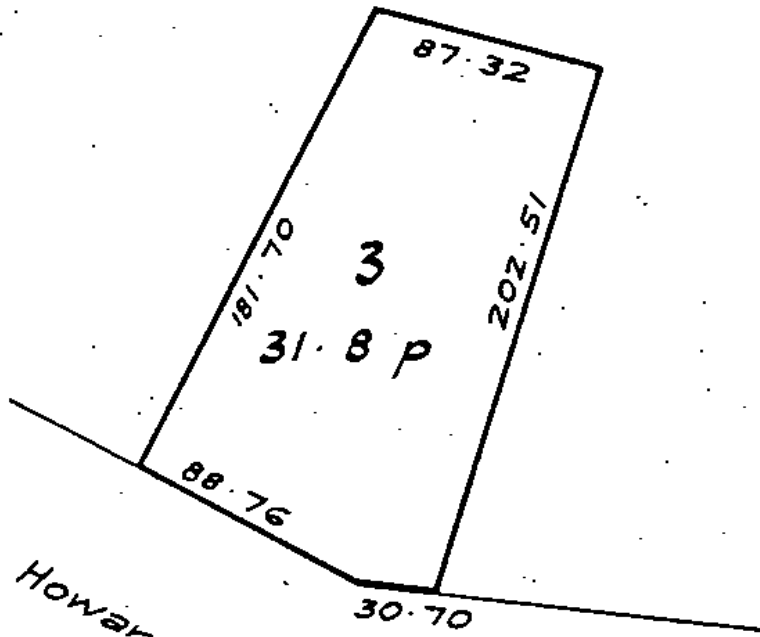
Estate Fee Simple
Area 804 square metres more or less
Legal Description Lot 3 Deposited Plan 54724
Registered Owners
Linda Rose Tyler

Interests
Appurtenant hereto is a right of way created by Transfer 90898

Manukau City



Scale :- 1 inch = 3 chains





View Instrument Details

Instrument Type	Variation of Mortgage
Instrument No	13185701.2
Status	Registered
Date & Time Lodged	20 December 2024 17:02
Lodged By	Dunn, Nathan Jared

Affected Records of Title	Land District
NA1963/73	North Auckland

Affected Instruments
Mortgage 10105448.2

Mortgagors
Linda Rose Tyler

Mortgagees
Westpac New Zealand Limited

Mortgage 10105448.2 is varied as follows:

New Priority Amount \$ 1,000,000.00 plus interest
Change with effect from 20/12/2024

The above mortgage is hereby varied to incorporate the new details set out above.

Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Fiona Robyn Meadows-Flower as Mortgagor Representative on 10/12/2024 05:15 PM

Mortgagee Certifications

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply



View Instrument Details

Mortgagee Certifications

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Fiona Robyn Meadows-Flower as Mortgagee Representative on 10/12/2024 05:15 PM

***** End of Report *****