

SHIRE OF YORK	
FILE: CCP-10	
OFFICER	INITIALS
RAY	
20 MAY 2011	
1119735	
REFERRED TO COUNCIL	
DATE	INITIALS
18/9/11	



Government of **Western Australia**  
Department of **Regional Development and Lands**

With Compliments

Ray, please find enclosed the copy  
of the transfer for execution of strands from York  
Racing to York Racing & Shire. Hard copy of email  
with explanation as well.

Regards.

*Deirdre Gray*

**Gray, Dennis**

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**From:** Gray, Dennis  
**Sent:** Wednesday, 18 May 2011 10:00 AM  
**To:** York Shire  
**Cc:** 'yorkracing@bigpond.com.au'; 'grant.arthur@wheatbelt.wa.gov.au'  
**Subject:** YORK RACING INC - YORK RACE TRACK

## Department of Regional Development and Lands

### State Land

Job No 100308 Correspondence No 01959-1883-03RO

Ray,

#### **RE: YORK RACING INC - YORK RACE TRACK**

As per our meeting last Friday morning, I am summarising the matters that need to be attended to finalise the transfer of the half share of the York Race Track.

- The Shire of York is an exempt body for the purposes of Stamp Duty as defined in Part 6 Clause 92.(1) of the Duties Act.
- The Transfer of Land Document is to be executed appropriately by both parties with their seals and authorised signatories and then be returned to Regional Development and Lands (RDL) for the Ministers execution.
- The Shire of York will submit a Transfer of Duty Statement (signed by both parties) to State Revenue as well as the Transfer of Land Document following its execution by all parties. The Minister for Lands will sign last (by delegation) and return the Transfer to you for lodgement.
- The Shire of York is to submit a certified copy of its minutes of 29<sup>th</sup> November 2010 to the State Revenue in support of the Duty Statement.
- Similarly, the York Racing Inc are to provide the Shire with a certified copy of its minutes of the 5<sup>th</sup> December 2010 for the Shire to submit at the same time its minutes, Transfer and Duty Statement.

The above actions should result in the assessment of the Transfer of Land (No duty payable) and the registration of the transfer in a timely manner.

A copy of the Duty Statement can be found on the Web site of the Department of Finance and Budget.

A copy of the Transfer of Land document appropriately filled in is being mailed to you as it is only available in a PDF format and not of suitable quality for registration.

18/05/2011

Please quote our references in your return email thankyou.

Regards

Dennis Gray  
Team Leader  
State Lands- Wheatbelt  
Lands Division  
Telephone: 08 93475169  
Facsimile: 08 93475002  
Email: [dennis.gray@rdl.wa.gov.au](mailto:dennis.gray@rdl.wa.gov.au)  
PO Box 1575, Midland WA 6936



18/05/2011



FORM T2

WESTERN AUSTRALIA  
TRANSFER OF LAND ACT 1893 AS AMENDED.

**TRANSFER OF LAND**

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lots S 90,S 91,S 97,S 98,S 99,S 100,S 101,S 102,S 103,S104, S105,S106,S109, and S110 on Deposited Plan 223250	Whole	1998	296

**ESTATE AND INTEREST (Note 2)**  
Fee Simple

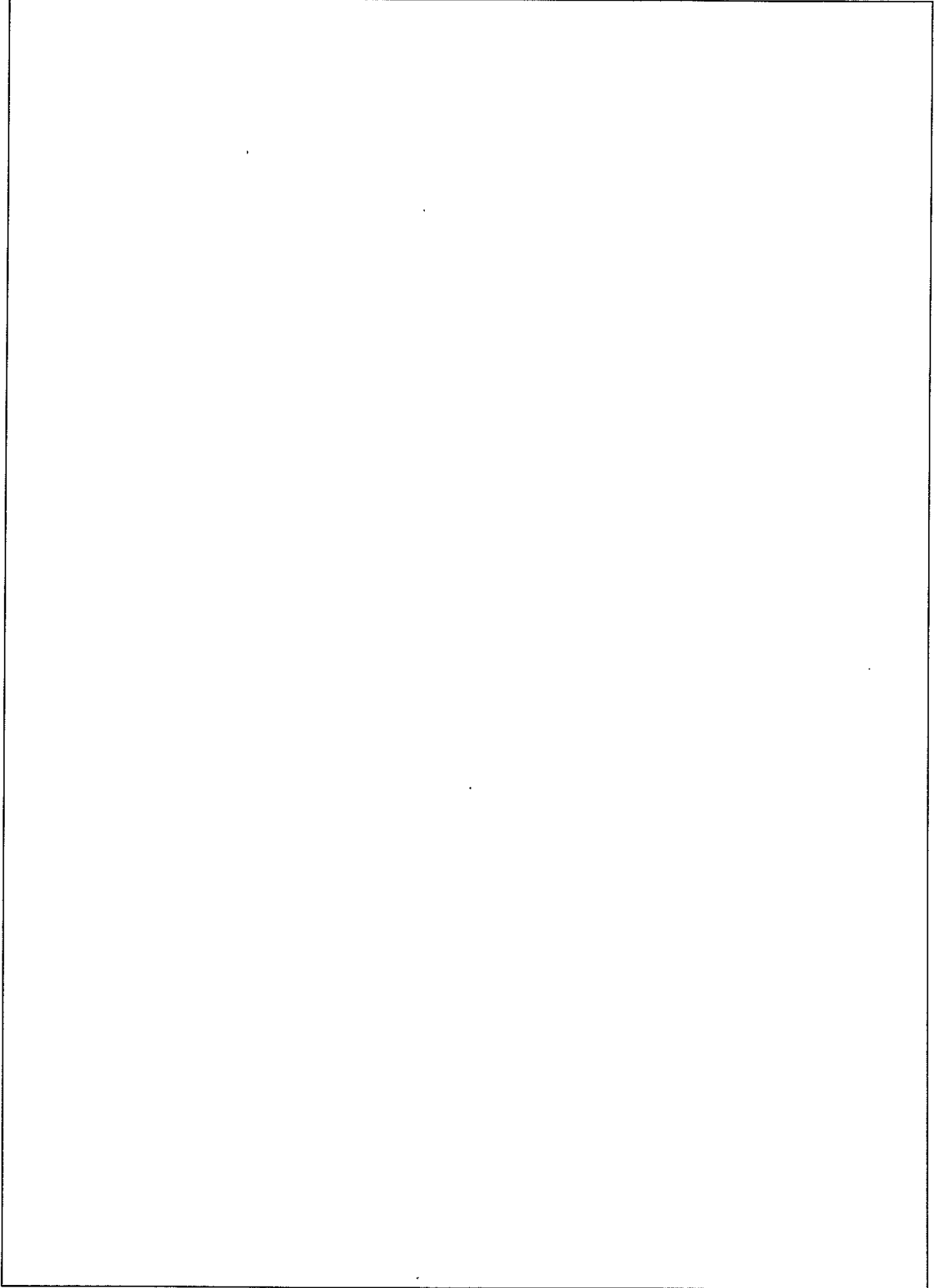
**LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)**  
Crown Grant in trust  
F049327 Mortgage to Wespac Banking Corporation  
J062737 Memorial. Heritage of Western Australia Act 1990

**TRANSFEROR (Note 4)**  
York Racing (Inc) of Post Office Box 162, York,Western Australia,6302.

**CONSIDERATION (Note 5)**  
In accordance with agreement as evidenced by the minutes of both the York Racing (Inc) meeting of 5 December 2010 and the York Shire Council meeting of 29 November 2010 and the Transfer Duty Statement dated 23 May 2011.

**TRANSFeree (Note 6)**  
York Racing (Inc) of Post Office Box 162 York Western Australia and Shire of York of 1 Joaquina Street York Western Australia as tenants in common in equal shares.

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)



ATTESTATION SHEET

Dated this DO NOT DATE day of DO NOT DATE Year —

TRANSFEROR/S SIGN HERE (Note 7)

Signed \_\_\_\_\_ Signed \_\_\_\_\_

In the presence of \_\_\_\_\_ In the presence of \_\_\_\_\_

**←**

YORK RACING INC TO EXECUTE HERE WITH SEAL & DESIGNATED SIGNATORIES.

HERE

REQUEST FOR ISSUE / NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I / WE THE TRANSFEREE REQUEST THE ISSUE / NON - ISSUE ( DELETE AS REQUIRED ) OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed \_\_\_\_\_ Signed \_\_\_\_\_

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORIZED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed \_\_\_\_\_ Signed \_\_\_\_\_

In the presence of \_\_\_\_\_ In the presence of \_\_\_\_\_

**←** **SIGN HERE** **→**

YORK RACING INC AND SHIRE  
TO EXECUTE HERE WITH SEALS &  
DESIGNATED SIGNATORIES.

HERE

RUB OUT PENCIL AND SIGNS

**INSTRUCTIONS**

- 1.1 Page 2 of this document may be used:
  - 1.1 If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page...."
  - 1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
- 2. If further space is required Additional Sheet form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
- 3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
- 4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. *If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.* Written consent of the First Mortgagee is also required if applicable

**NOTES**

- 1. **DESCRIPTION OF LAND**  
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.  
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.  
The Volume and Folio or Crown Lease number to be stated.
- 2. **ESTATE AND INTEREST**  
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
- 3. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**  
In this panel show (subject to the next paragraph) those limitations, interests, encumbrances and notifications affecting the land being transferred that are recorded on the certificate(s) of title:
  - a) In the Second Schedule;
  - b) If no Second Schedule, that are encumbrances.
 (Unless to be removed by action or document before registration hereof)  
Do not show any:
  - (a) Easement Benefits or Restrictive/Covenant Benefits; or
  - (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).
 The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as "interests on strata/survey-strata plan".  
If none show "nil".
- 4. **TRANSFEROR**  
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
- 5. **CONSIDERATION**  
If a sum of money only, to be expressed in figures and in every other case to be concisely stated in words.
- 6. **TRANSFeree**  
State full name of the Transferee/Transferees (Purchaser) and the address/addresses to which future notices can be sent. If a minor, state date of birth.  
If two or more state tenancy eg;
  - Joint Tenants, *(on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles),*
  - Tenants in Common, *(on the death of a tenant in common, their share is dealt with according to their will).*
 If Tenants in Common specify shares.
- 7. **TRANSFeree'S TRANSFEROR'S EXECUTION**  
Transferees and Transferors must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an **adult person**. The address and occupation of the witness **must** be stated.

EXAMINED

OFFICE USE ONLY

**TRANSFER**

LODGED BY York Racing Inc

ADDRESS PO Box 162 York WA 6302

PHONE No.

FAX No.

REFERENCE No. 01959-1883

ISSUING BOX No.

PREPARED BY RDL Wheatbelt Team

ADDRESS PO Box 1575 Midland 6936

PHONE No. 9347 5169 FAX No. 9347 5002

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	_____	Received Items
2.	_____	
3.	_____	Nos.
4.	_____	
5.	_____	Receiving Clerk
6.	_____	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.





