

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09735 FOLIO 225

Security no : 124130452348X
Produced 03/12/2025 02:49 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 206281H.
PARENT TITLE Volume 08692 Folio 221
Created by instrument LP206281H 19/06/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MCLEAN FARMS AUSTRALIA PTY LTD of 385 FELTON ROAD PITTSWORTH QLD 4356
AZ324062G 27/06/2025

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ324068T 27/06/2025
NATIONAL AUSTRALIA BANK LTD

CAVEAT AL797817G 07/04/2015
Caveator
NBN CO LTD
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
23/02/2015
Estate or Interest
LEASEHOLD ESTATE
Prohibition
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
Lodged by
CLAYTON UTZ
Notices to
CLAYTON UTZ of LEVEL 18 333 COLLINS STREET MELBOURNE VIC 3000

ADVERTISED PLAN

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP206281H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ324060L (E)	DISCHARGE OF MORTGAGE	Registered	13/08/2025
AZ324062G (E)	TRANSFER	Registered	13/08/2025
AZ324068T (E)	MORTGAGE	Registered	13/08/2025
AZ506528W (E)	TRANSFER CONTROL OF ECT	Completed	20/08/2025

-----END OF REGISTER SEARCH STATEMENT-----

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 2 of 2

Additional information: (not part of the Register Search Statement)

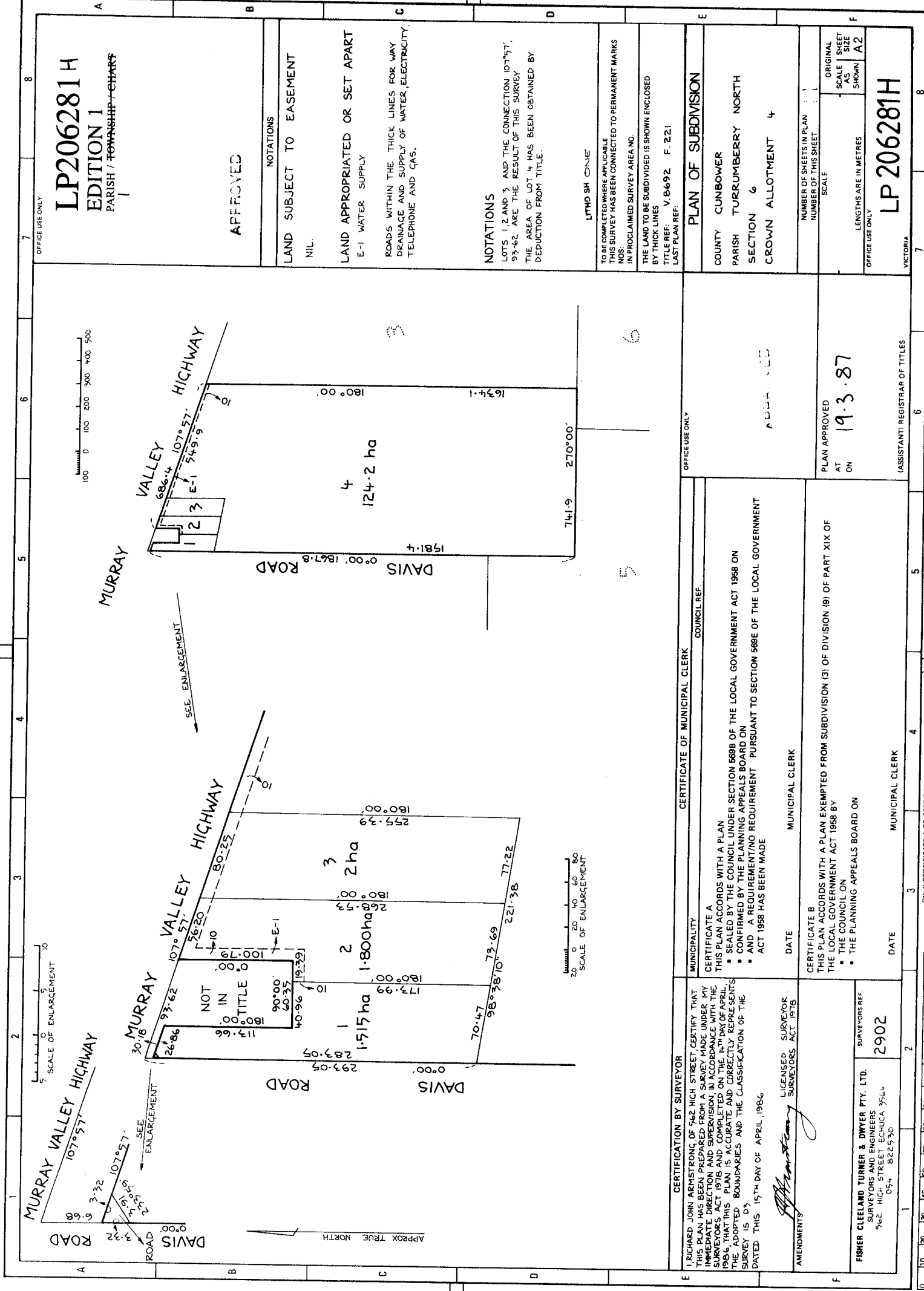
Street Address: MURRAY VALLEY HIGHWAY PATHO VIC 3564

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 20/08/2025

DOCUMENT END



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LP206281H
EDITION 1
 PARISH / ~~POWANGHPP~~ / ~~CHARTS~~

NOTATIONS
APPROVED

LAND SUBJECT TO EASEMENT
 NIL.

LAND APPROPRIATED OR SET APART
 E-1 WATER SUPPLY

ROADS WITHIN THE THICK LINES FOR WAY
 DRAINAGE AND SUPPLY OF WATER, ELECTRICITY,
 TELEPHONE AND GAS.

NOTATIONS
 LOTS 1, 2 AND 3 AND THE CONNECTION 107°57',
 93°62' ARE THE RESULT OF THIS SURVEY.
 THE AREA OF LOT 4 HAS BEEN OBTAINED BY
 DEDUCTION FROM TITLE.

LITMO SH ONE

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS
 NOS:
 IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
 BY THICK LINES
 TITLE REF: V.8692 F.221
 LAST PLAN REF:

PLAN OF SUBDIVISION

COUNTY CUNBOWER
 PARISH TURRUMBERRY NORTH
 SECTION 6
 CROWN ALLOTMENT 4

NUMBER OF SHEETS IN PLAN 1
 NUMBER OF THIS SHEET 1

SCALE
 ORIGINAL SCALE AS SHOWN A2
 LENGTHS ARE IN METRES

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 VICTORIA

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CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY

CERTIFICATION BY SURVEYOR

COUNCIL REF.
 THIS PLAN ACCORDS WITH A PLAN
 SEALED BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1958 ON
 CONFIRMED BY THE PLANNING APPEALS BOARD ON
 AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 568E OF THE LOCAL GOVERNMENT
 ACT 1958 HAS BEEN MADE

I, RICHARD JOHN ARMSTRONG OF 542 HIGH STREET, CERTIFY THAT
 THIS PLAN HAS BEEN PREPARED FROM SURVEYS MADE UNDER MY
 IMMEDIATE DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE
 SURVEYORS ACT 1978 AND COMPLETED ON THE 15TH DAY OF APRIL
 1986, THAT THIS PLAN IS ACCURATE AND CORRECTLY REPRESENTS
 THE ADOPTED BOUNDARIES AND THE CLASSIFICATION OF THE
 SURVEY IS D3
 DATED THIS 15TH DAY OF APRIL, 1986

DATE

DATE

LICENSED SURVEYOR
 SURVEYORS ACT 1978

CERTIFICATE B
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF
 THE LOCAL GOVERNMENT ACT 1958 BY
 THE COUNCIL ON
 THE PLANNING APPEALS BOARD ON

FISHER CLEELAND TURNER & DWYER PTY. LTD.
 SURVEYORS AND ENGINEERS
 2902
 26-2 HIGH STREET ECHUCA 3564
 054 822530

PLAN APPROVED
 AT 19.3.87
 ON

(ASSISTANT) REGISTRAR OF TITLES

Caveat

Section 89 Transfer of Land Act 1958

AL797817G

07/04/2015 \$76.90 89



REGISTRATION

Lodged by

Name: Clayton Utz
 Phone: (03) 9286 6347
 Address: Level 18, 333 Collins Street, Melbourne, Victoria 3000
 Reference: 16256/80143353
 Customer Code: 1416K

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: *(volume and folio, and if applicable mortgage, charge or lease)*

Volume 9735 Folio 225

Caveator: *(full name)*

NBN Co Limited

Estate or Interest claimed:

Equitable interest as Lessee

Grounds of claim:

Pursuant to a Lease between the Caveator as Lessee and Sally Dene Mitchell and Barry James Francis Ashwin as Lessors dated 23 February 2015

Extent of prohibition: *(if not ABSOLUTELY delete and insert desired text)*

Any dealing affecting the claim of the Caveator under the Lease

Address in Victoria for service of notice: *(full name and address include postcode)*

Clayton Utz, Level 18, 333 Collins Street, Melbourne, Victoria 3000

Dated: 7 April 2015

Signature of caveator

or

Signature of agent being an Australian Legal Practitioner under the Legal Profession Act 2004

or

Signature of agent

Caroline Christina van Grieken
Level 18, 333 Collins Street,
Melbourne VIC 3000

An Australian Legal Practitioner within the meaning of the Legal Profession Act 2004

16561302A

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Page 1 of 1

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



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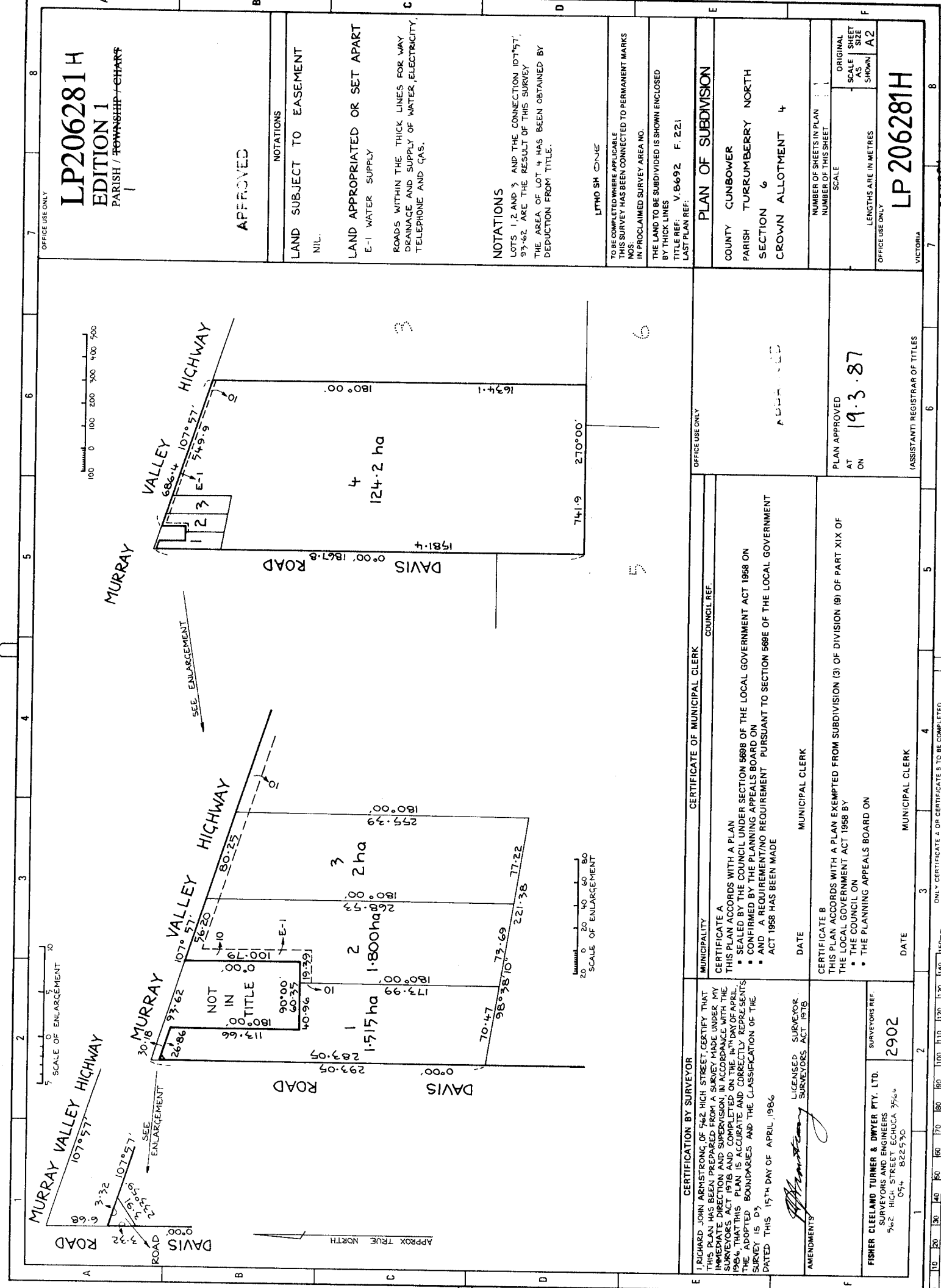
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NOTATIONS

LAND SUBJECT TO EASEMENT
NIL.

LAND APPROPRIATED OR SET APART
E-1 WATER SUPPLY

ROADS WITHIN THE THICK LINES FOR WAY DRAINAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE AND GAS.

NOTATIONS
LOTS 1, 2 AND 3 AND THE CONNECTION 107°57', 93°62' ARE THE RESULT OF THIS SURVEY. THE AREA OF LOT 4 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.

PLAN OF SUBDIVISION

COUNTY CUNBOWER
PARISH TURRUMBERRY NORTH
SECTION 6
CROWN ALLOTMENT 4

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1

SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE AS SHOWN A2

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VICTORIA

LP206281H

CERTIFICATION BY SURVEYOR

I, RICHARD JOHN ARMSTRONG OF 542 HIGH STREET, CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM SURVEYS MADE UNDER MY IMMEDIATE DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE SURVEYORS ACT 1978 AND COMPLETED ON THE 15TH DAY OF APRIL 1986. THAT THIS PLAN IS ACCURATE AND CORRECTLY REPRESENTS THE ADOPTED BOUNDARIES AND THE CLASSIFICATION OF THE SURVEY IS D3 DATED THIS 15TH DAY OF APRIL, 1986

[Signature]
RICHARD JOHN ARMSTRONG
LICENSED SURVEYOR
SURVEYORS ACT 1978

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY COUNCIL REF.

CERTIFICATE A

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- SEALING BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 568E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B

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- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

FISHER CLEELAND TURNER & DWYER PTY. LTD.
SURVEYORS AND ENGINEERS
76-2 HIGH STREET ECHUCA 3564
054 822530

SURVEYORS REF. 2902

PLAN APPROVED AT 19.3.87 ON

(ASSISTANT) REGISTRAR OF TITLES

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PLAN APPROVED AT 19.3.87 ON

(ASSISTANT) REGISTRAR OF TITLES

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LP206281H
EDITION 1
PARISH / TOWNSHIP / CHARTERS

NOTATIONS

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ORIGINAL SCALE AS SHOWN A2

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Caveat

Section 89 Transfer of Land Act 1958

AL797817G

07/04/2015 \$76.90 89



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Volume 9735 Folio 225

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Dated: 7 April 2015

Signature of caveator

or

Signature of agent being an Australian Legal Practitioner under the Legal Profession Act 2004

or

Signature of agent

Caroline Christina van Grieken
Level 18, 333 Collins Street,
Melbourne VIC 3000

An Australian Legal Practitioner within the meaning of the Legal Profession Act 2004

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Caveat

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