



# COUNTRY LANE CONVEYANCING

LICENCED PROPERTY CONVEYANCERS

ABN 90 454 455 076

Venessa Holgate, C.P.S. III

Licence No 1544712

Our Ref: VH: 13/0460

Your Ref:

18<sup>th</sup> July 2013

Mr A Baker and Miss J Adams  
8 Afternoon Court  
ST CLAIR NSW 2759

Dear Ashley and Jessica,

Your purchase from Crownland Developments (Caddens) Pty Limited  
Property: Lot 11 Grey Oaks Estate, Kingswood

We refer to the above matter and confirm that settlement of your purchase took place on 11<sup>th</sup> July 2013.

The Land Titles Office will notify the Council, Water Board and Valuer General of the sale upon lodgement of the Transfer for registration and in future rates notices and Notice of Valuation should be sent directly to you.

We now enclose herewith settlement statements for your perusal. You will note from the Settlement Adjustment sheet that Council rates were adjusted and paid by the Vendor at settlement for the current year (1<sup>st</sup> July 2013 to 30<sup>th</sup> September 2013). Your next instalment of Council rates will not be due until the end of November 2013 for the next rating year and you should make a diary note to chase Council if you do not receive a rate notice by mid November 2013 so as to avoid being charged interest.

We enclose herewith copies of the following for your records:-

1. Front page of the Contract for Sale;
2. Deposited Plan 1166546;
3. Drainage Diagram;
4. Title Search;
5. Letter from Crownland Developments regarding the National Broadband Network.

We also enclose herewith Statement of Account and note that this was fully paid at settlement.

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[www.countrylaneconvey.com.au](http://www.countrylaneconvey.com.au)