

# NOTARIAL DEED OF CANCELLATION OF USUFRUCT

## EXAMPLE – NOT FOR OFFICIAL USE

IT IS RECORDED THAT:

1. On this the 24<sup>th</sup> October 2024, before me, Mary Jackson, of Cape Town, Province of Western Cape, a duly admitted and sworn [Notary Public](#) and in the presence of the undersigned witnesses, there appeared

1.1 Edith Enzaaier  
Identity Number 220798 2163 08 2  
MARRIED OUT OF COMMUNITY OF PROPERTY

("The usufructuary")

and

1.2.1 PAUL JACKSON  
Identity Number 771131 6253 08 1  
MARRIED OUT OF COMMUNITY OF PROPERTY

1.2.2 MARY FORD  
Identity Number 870311 5235 08 3  
[MARRIED IN COMMUNITY PROPERTY](#) TO RYAN FORD (which community of property is excluded by virtue of a Will condition)

(Herein collectively called the *bare dominium* owners)

2. The land described as

Erf 1555 Cape Town  
Province of Western Cape,  
In extent 5000 (Two Thousand) square metres

Is registered in the names of the *bare dominium* owners by virtue of [Deed of Transfer](#) No. T75200/2022 and is subject to a personal servitude of life usufruct in favour of the usufructuary as created by Notarial Deed of Cession of Usufruct No. K379/2022.

3. The Usufructuary did on 20<sup>th</sup> November 2022 agree with the owners to cancel the aforesaid [usufruct](#) against payment to her of a consideration of R99 000.00 (Ninety Nine Thousand Rand).

NOW THEREFORE the Appearer declared that:

- i) the personal servitude of life usufruct in the usufructuary's favour referred to above and held by her as aforesaid over said Erf 1460 Cape Town under Notarial Deed of Cession No. K...../2018 shall be and **is hereby cancelled**.
- ii) This deed shall be registered in the office of the Registrar of Deeds **against the title deeds** affected thereby and all costs of and incidental to its negotiations, preparation and registration, including any and all transfer duty and any other taxes, shall be paid by the *bare dominium* owners.
- iii) The consideration aforementioned shall be paid by the *bare dominium* owners to the usufructuary against registration of this deed and shall be secured by a guarantee acceptable to the usufructuary and issued by a bank or other financial institution.
- iv) The *bare dominium* owners hereby accept the benefits of the aforementioned cancellation subject to the aforesaid conditions.

SIGNED at Cape Town on the date in the presence of the undersigned witnesses:

AS WITNESSES TO ALL SIGNATURES

1. \_\_\_\_\_  
Edith Enzaaier

2. \_\_\_\_\_  
PAUL JACKSON

3. \_\_\_\_\_  
MARY FORD QUOD  
ATTESTOR

NOTARY PUBLIC