

Caveat against dealings with land under the Land Transfer Act 2017

(Section 138 Land Transfer Act 2017)



Land registration district

Auckland

Record of Title (unique identifier)

LOT 26 DP 20214 - NA668/285

All/part

All

Area/description of part

677sqm land with 161sqm building at 155 Blockhouse Bay Road, Avondale, Auckland

Caveator

Surname(s) must be underlined.

Janine

Of the House of Walters as the trading entity copyrighted and owned by the Caveator
And as the chosen representative of the current owner Fred Percival Akarana-Rewi

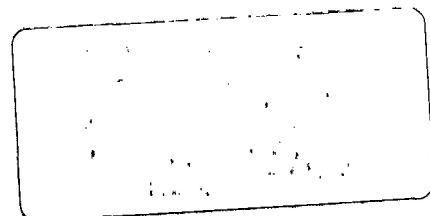
Description of the nature of the estate or interest claimed, including details of how the estate or interest claimed is derived from the registered owner(s).¹

Fred Percival Akarana-Rewi declares he is a living sentient being not a corporation or dead entity and has given the caveator permission in writing to act on his behalf. Property Funding Trustees Limited placed a mortgage instrument over the property title of 155 Blockhouse Bay Road, Avondale Auckland 0600 where the loan agreement instrument was signed on 14th day of December 2022 by the owner Fred Percival Akarana-Rewi with his wet ink signature in the capacity of trustee and trustee Director for the Percival Family Trust plus as guarantor for a loan to the amount of \$1,080,000 plus fees of \$27,000 loan establishment fees with the full loan being at 9.75% interest per annum with default interest being 19.75% interest with total amount standing on 16th of October 2024 being \$1,193,180.40 with evidence of this attached. Firstly the loan agreement was not co-signed by the lender which makes this document null and void and secondly there has been no proof given that this money existed prior to Fred Percival Akarana-Rewi placing his wet ink signature on this document, where it has been unrebutted in the High Court of New Zealand that money is created from the wet ink signatures from the borrower on all mortgage documents in New Zealand. As the money did not exist prior to his signing the evidence demonstrates that Fred Percival Akarana-Rewi is the creditor and therefore secured party over this property for the full amount of the loan plus charges of harm for one million for causing loss by harm and deceit with charges related to **UCC1-301 and UCC1-308**. This is an immediate cease and desist towards Property Funding Trustees Limited trying to sell this property and Fred Percival Akarana-Rewi issues a no trespass order towards them and any agent acting on their behalf to enter or try and sell this property and the debt is now made null and void due to fraud and deceit found within the contract, and Janine as his acting representative and as Commander and Chief over the Crown Corporations makes Fred Percival

¹ For a caveat under s138(1)(d)(ii) LTA 2017, include the matters that establish there is a risk the estate or interest may be lost through fraud.

JRW

Akarana-Rewi the Secured Party Creditor over this property for the value of 2.4 million dollars with the lawful right to continue charging ten percent accruing interest per week to Property Funding Trustees Limited plus one million dollars charge of harm for any further correspondence per document sent with false and fraudulent claims or for any trespass of any agent acting on behalf of Property Funding Trustees Limited of any other Crown corporations with the lawful right to plan a commercial lien over the finance company Property Funding Trustees Limited.



Notice

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat, **except as stated below**, until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017. The exceptions are:

Address for service of Caveator

Att Tim Adams Level 1, Australis Nathan Building, 37 Galway Street, Takutai Square, Auckland 1011 or PO Box 5326, Wellesley Street, Auckland

Address for service of Registered Owner

155 Blockhouse bay Road, Avondale, Auckland 0600

Dated this 12th day of November 2024

Attestation

Delete inapplicable descriptions in [].

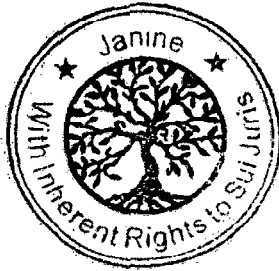
Signed in my presence by the Caveator

Signature of witness one *[Handwritten Signature]*

Witness to complete in BLOCK letters (unless legibly printed)



Witness name *Tanop Rom the house of*
of Dale.
Occupation *Home Executive*
Address *23A Enderkey Ave*
Hamilton



Janine on behalf Fred.

Signature(s) and seal of Caveator

Signature of witness two

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

[Handwritten mark]