

Muestra nota simple 3 traducida

LAND REGISTRY NUMBER TWO. MIJAS  
INFORMATION EXTRACT

DATE OF ISSUE: OCTOBER 24, 2014

PROPERTY DESCRIPTION

PROPERTY OF MIJAS NUMBER: XXX  
IDUFIR: XXX

URBAN REAL ESTATE.- SINGLE-FAMILY HOUSE built on a plot of land located in the municipality of Mijas, in the Housing Estate called Riviera del Sol, where it is designated as parcel number XXX, first phase.- It occupies an area of ONE THOUSAND TWO-HUNDRED AND NINE SQUARE METRES.- The house built inside consists of the following floors: lower ground floor, distributed in hall, lounge-dining room, kitchen, three bedrooms, bathroom, two toilets, dressing area, garage, installations room, lobby, storage room and uncovered terrace, occupying a built area of THREE-HUNDRED AND FIVE SQUARE METRES, the house, and FORTY-FIVE POINT FIFTY SQUARE METRES, the uncovered terrace.- Ground floor, distributed in hall, lounge, dining room, kitchen, three bedrooms, two bathrooms, toilet, porch and uncovered terrace, occupying a built area of ONE-HUNDRED AND NINETY-FIVE POINT FORTY SQUARE METRES, the house, of SIXTY-SIX POINT TWENTY-SEVEN SQUARE METRES, the porches, of SIXTY POINT SIXTEEN SQUARE METRES, the uncovered terraces.- Upper floor, distributed in gallery, two bedrooms, two bathrooms and uncovered terrace, occupying a built area of SEVENTY-SIX POINT SEVENTY-SIX SQUARE METRES, the house, and of THIRTEEN POINT TEN SQUARE METRES, the uncovered terrace.- Boundaries (on all four sides): the parcel where it is located; the boundaries of this parcel are as follows: front, in 31.70 metres, open street of the housing estate; right, at the entrance, in 39.50 metres, parcel number 20; left, in 35.65 metres, parcel number 22; back, in 32.2 metres, parcel number 8 and, partly, green area of the housing estate.

OWNERSHIP

NAME OF OWNER T.I.N. (N.I.F.) VOLUME BOOK SHEET ENTRY

MR XXX YYY ZZZ AAA BBB CCC

MRS XXX YYY ZZZ AAA BBB CCC

100.000000% of full ownership (pleno dominio) under a telematic agreement of Purchase and Subrogation, subject to their matrimonial property regime.

The new construction was declared by means of a public deed granted in Fuengirola before the notary Mr XXX, with protocol number XXX, on February 29, 2012, according to the XXX entry dated March 26, 2012, in sheet XXX, book XXX, volume XXX of the File.

CHARGES

MORTGAGE in favour of bank XXX, by which this property responds for 200,000 Euros as capital; ordinary interest for 18 months at an annual rate of 5.312% up to a maximum annual rate of 12%, for a total of 36,000 Euros; late payment interest at a maximum annual rate of 15%, for a total of 60,000 Euros; court-related costs and expenses of 20,000 Euros; repayment period of 132 months and due date on January 31, 2020; value assessed for auction in 800,700 Euros. The following domicile will be used for summons and notifications to the borrower: THE ADDRESS OF THE PROPERTY OF THIS NUMBER.-

Note: this mortgage has been MODIFIED by the XXX entry (that follows), consisting in the extension of the capital amount of the loan, the modification of the interest rate and the change in the repayment period of the alluded mortgage loan, all of which will be effective from the date on which the public deed motivating the XXX entry is signed, therefore, this property will respond for the concepts and amounts specified in said deed.

Formalised in a public deed authorised by the notary of MARBELLA Mr XXX, on January 19, 2007, and set up in the XXX entry dated March 2, 2007.

This property or right is subject, for a period of five years, as of today's date, to the payment of the discharges that may be issued regarding the Property Transfer and Stamp Duty Tax (Impuesto sobre Transmisiones Patrimoniales y Actos Jurídicos Documentados); however, this property is released from this tax after paying 2,640 Euros by self-assessment, of which a copy is filed. Mijas, March

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26, 2012. According to marginal annotation number XXX made next to XXX entry/annotation dated March 26, 2012.

The construction extension has been declared as SELF-PROMOTION; as such, the guarantees referred to by article 19 of Building Planning Law (Ley de Ordenación de la Edificación) must be complied with if this property is transferred (sold) within TEN YEARS from the end of the construction, without any reservation, and without express renunciation of the acquiring party. Mijas, March 26, 2012.- According to marginal annotation number XXX made next to XXX entry/annotation dated March 26, 2012.

This property or right is subject, for a period of five years, as of today's date, to the payment of the discharges that may be issued regarding the Property Transfer and Stamp Duty Tax (Impuesto sobre Transmisiones Patrimoniales y Actos Jurídicos Documentados); however, this property is released from this tax after paying 6,240 Euros by self-assessment, of which a copy is filed. Mijas, June 4, 2012.- According to marginal annotation number XXX made next to XXX entry/annotation dated June 4, 2012.

This property is subject, for a period of five years, as of today's date, to the deposit of a maximum amount of 22,500 Euros; in accordance with article 14 of Royal Decree 1776/2004 dated July 30. Mijas, June 4, 2012. According to marginal annotation number XXX made next to XXX entry/annotation dated June 4, 2012.

MORTGAGE NOVATION in favour of bank XXX, by which this property responds for 481,329.73 Euros as capital; ordinary interest for 18 months at an annual rate of 3.5% up to a maximum annual rate of 12%, for a total of 86,639.35 Euros; late payment interest at a maximum annual rate of 15%, for a total of 144,398.91 Euros; court-related costs and expenses of 48,132.97 Euros; repayment period of 359 months and due date on January 31, 2042; value assessed for auction in 800,700 Euros; the property responds now for a total of 760,500.97 Euros. The following domicile will be used for summons and notifications to the borrower: the address of the mortgaged property. Formalised in public deed authorised by the notary of FUENGIROLA Mr XXX, on March 15, 2012, and set up in the XXX entry dated June 4, 2012.

This property or right is subject, for a period of five years, as of today's date, to the payment of the discharges that may be issued regarding the Property Transfer and Stamp Duty Tax (Impuesto sobre Transmisiones Patrimoniales y Actos Jurídicos Documentados); however, this property is released from this tax after paying 5,334.01 Euros by self-assessment, of which a copy is filed. Mijas, June 4, 2012.- According to marginal annotation number XXX made next to XXX entry/annotation dated June 4, 2012.

Documentation concerning the property, presented for registration and pending of entry at the closing time of the Day List (Diario) on the date specified in this information extract:

NO pending documents

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WARNING: The data specified in the current information extract refer to OCTOBER 23, 2014, before the closing of the Day List (Diario).

--- END OF THE INFORMATION EXTRACT ---