Today the eleventh (11th) of December two thousand and twenty (2020)

Before me Doctor of Laws Enzo Refalo a Notary Public duly admitted and sworn have personally come and appeared after due identification according to law:

Of the one part:

Anton Mizzi, a pensioner, son of Carmel Mizzi and Lucia nee Gauci, born in Kercem, Gozo on the fourth (4th) of December one thousand nine hundred and fifty (1950) and residing in Kercem, Gozo: Identity card number 86850G, who appears hereon for and on behalf of **Francis sive Frank Zerafa**, a pensioner, son of Pawlu Zerafa and Marianna nee' Grima, both deceased, born in Ghajnsielem, Gozo, on the fourth (4th) of February one thousand nine hundred and fifty (1950) and residing in Florida, United States of America: Identity card number 16150G and his wife **Margaret Rose Zerafa**, a pensioner, daughter of Anthony Portelli and Angela nee' Grima, both deceased, born in Ghajnsielem, Gozo on the thirteenth (13th) of April one thousand nine hundred and forty nine (1949) and residing in Florida, United States of America: Identity card number 34649G, as duly authorised by the power of attorney, copy of which is being attached and marked document "P" – jointly and in solidum hereinafter referred to as 'the Vendors'.

Of the second part:

Francesco Grima, a company director, son of Teddie Grima and Pauline nee' Mizzi, born in Victoria, Gozo on the eighth (8th) of May one thousand nine hundred and eighty four (1984) and residing in Ghajnsielem, Gozo: Identity card number 19984G who appears hereon for and on behalf of the company **Elzan Properties Limited**, registration number C86669, and having its registered address at Elzan, Triq l-Arcisqof Pietru Pace, Victoria, Gozo, as duly authorised by virtue of the Memorandum and Articles of Association of the said company – hereinafter referred to as 'the Assignor' and/or 'the Purchaser Company';

Of the third part:

Brian Magro, self-employed, son of Carmel Magro and Josephine nee Buttigieg, born in Victoria, Gozo on the twenty eighth (28th) of September one thousand nine hundred and seventy nine (1979) and residing in Xewkija, Gozo: Identity card number 26179G who appears hereon in his own name as well as for and on behalf of his wife **Karen Magro**, self-employed, daughter of Joseph Cauchi and the late Josephine nee Attard, born in Victoria, Gozo on the sixth (6th) of December one thousand nine hundred and seventy nine (1979) and residing in Xewkija,

Gozo: Identity card number 1180G, as duly authorised by power of attorney marked document "R";

and

Melvin Hili, self-employed, son of Francis Hili and Maria nee Cauchi, born in Attard, Malta on the first (1st) of August one thousand nine hundred and seventy nine (1979) and residing in Nadur, Gozo: Identity card number 365179M who appears hereon in his own name as well as for and on behalf of his wife **Antonella Garzia Hili**, a physiotherapist, daughter of Joseph Mary Garzia and Rita nee Muscat, born in Victoria, Gozo on the seventh (7th) of July one thousand nine hundred and eighty five (1985) and residing in Nadur, Gozo: Identity card number 27885G, as duly authorised by power of attorney marked document "S";

together hereinafter referred to as 'Spouses Migro-Hili'.

In the first part of this deed:

Parties do hereby declare and premise that:

Vendors and Assignors signed between them on the first (1st) of July two thousand and nineteen (2019), a promise of sale in connection with the transfer of the plot of land known as Tal-Gudja in Ghajnsielem, Gozo, measuring approximately nine hundred and eighty seven square metres (987 sq.m.) and bounded on west in part with property of Toni Grech and in part with property of Terry Debrincat and Godwin Grech, south with the family Galea and on the east with other property of the Vendors, in part with property of Eugene Caruana and in part with Kemmuna Street, as better shown with letters A, B and C on the site plan attached and marked document "O" – hereinafter on this deed referred to as 'the Site'.

That the said promise of sale was duly registered with the Commissioner for Revenue with number PS two zero one nine one two five five seven (PS201912557).

That the Assignors have also entered into another promise of sale agreement with the Vendors for the transfer of another adjacent immovable property.

That the Assignors intend to develop the said property and build thereon a development to be named 'Ville del Mar' and this in terms of the plans attached to this deed and marked "A" to "K".

That on said promise of sale agreement, the Assignor retained the right of substitution, in toto or in parte, of the said promise of sale.

That in fact by two (2) deeds signed today, one in the records of Notary Doctor Malcolm Mangion, and one in the records of Notary Doctor Jean Karl Debono the Assignors assigned, and the Vendor transferred to said third parties various divided parts from the site, consisting of the air-