**Today** twenty seventh (27th) of September two thousand and twenty (2020)

Arkivre Arkivre

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, married to Josephine nee Muscat, 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 Franġ Zerafa**, 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**, 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 attached to a deed in my records of the eleventh (11th) of December two thousand and twenty (2020) – jointly and in solidum hereinafter referred to as 'the Vendors'.

Arkivre Arkivre

Of the second part:

Julian Cefai, unmarried, son of Anthony and Josephine nee' Bonnici, born in Victoria, Gozo on the twenty ninth (29th) of May one thousand nine hundred and ninety four (1994) and residing in Xewkija, Gozo: Identity card number 25894G 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 a board resolution attached to a deed in my records of today – hereinafter referred to as 'the Assignor' and/or 'the Purchaser Company';

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Of the third part:

The aforesaid Julian Cefai is also appearing hereon for and on behalf of:

- **Brian Magro**, 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 and his wife **Karen Magro**, 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;

ENZO REFALO Notary Public and Commissioner for Oaths

- **Melvin Hili**, son of Francis Hili and Maria nee Cauchi, born in Attard, Malta on the first (1st) of August one thousand nine hundred and seventy [illegible] (1970) and residing in Nadur, Gozo: Identity card number 36517?M and his wife **Antonella Garzia Hili**, 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 virtue of power of attorney marked document "A" - together hereinafter referred to as 'Spouses Magro and Hili'.

Parties do hereby declare and premise that:

That by a deed in my records of the eleventh (11th) of December two thousand and twenty (2020), the Vendors sold immovable property to the other parties, all forming part 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 on the plans attached to the said deed.

That it transpired that the plan attached to the deed was not correct, in fact this plan included in it also a portion of the land which did not belong to the Vendors, and which therefore was not included in the transfer.

That parties wish to correct the aforesaid deed so that the said deed and plans attached to it correctly indicate the property being sold.

Now therefore by virtue of this deed, the parties are hereby correcting the deed of sale in my records of the eleventh (11th) of December two thousand and twenty (2020) and this in the sense that the site plan attached to said deed, and marked document "O" is to be substituted by the plan attached to this correctory deed and marked document "X".

Furthermore the parties correct the deed in the sense that the total area of the land transferred is of approximately eight hundred and eighty seven square metres (887 sq.m.) and not nine hundred and eighty seven square metres (987 sq.m.) as previously indicated.

Saving the above, parties are hereby confirming and ratifying the said deed of sale in its entirety.

Done, read and published after due explanation by me to appearers hereto at Victoria, Gozo, Republic Street, number one hundred and nine (109).

GIZO REFALO Notary Public and Commissioner for Oaths

Notary Public