MG-A01 — title

Fictional educational document. This independent document is newly authored for MoreGage teaching. It is not an official council LIM, LINZ title, registered valuation, building inspection, insurance decision, or lender approval.

Property: 14 Kauri Rise, Harbourview

Legal description: Lot 12 DP 900101

Evidence date: 2026-08-27

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1. Record of title — synthetic teaching version

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Field	Recorded value
Title reference	NA-FIC-900101
Legal description	Lot 12 DP 900101
Estate	fee simple
Registered proprietor	Fictional owner withheld from public teaching view
Registered interests	Fictional mortgage and ordinary utility/access interests; exact instruments require legal review
Plan	Synthetic deposited-plan diagram reserved for the visual appendix
Search date	27 August 2026

Teaching question: Does the title match the seller, tenure, boundaries, easements, covenants, and mortgagee requirements?

Independent-review boundary: Review this document alongside the other property evidence and obtain appropriate professional advice. It must not be read as an official record or approval.

FICTIONAL EDUCATIONAL DOCUMENT · NOT AN OFFICIAL RECORD