

These are the notes referred to on the following official copy

Title Number HE33084

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Please note that this is the only official copy we will issue. We will not issue a paper official copy.

1. Stamp Duty

- It is certified that this instrument falls within category in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of £
- It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred

HW150282

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

4. Property transferred

The Wheelwright Arms, Pencombe, Bromyard, Herefordshire

The Property is defined:

- on the attached plan and shown
- on the Transferor's title plan and shown edged in red



SEQ63

5. Date *30th January 2007*

6. Transferor

COLIN JOHN CLARK and SUSAN JANE CLARK

WE HEREBY CERTIFY THIS TO BE A
TRUE AND ACCURATE COPY
OF THE ORIGINAL

GABBS
GABBS, CONYERS
14 BROAD STREET, HEREFORD

7. Transferee for entry on the register

CRAMAR LEISURE LIMITED (Company Registration Number 03683781)

8. Transferee's intended address(es) for service (including postcode) for entry on the register

Little Burley, Stonehouse Lane, Bringsty, Worcester, Worcestershire, WR6 5TG

9. The Transferor transfers the Property to the Transferee

10. Consideration

- The Transferor has received from the Transferee for the Property the sum of
Three Hundred and Thirty Thousand Pounds (£330,000.00)
-
- The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with

- full title guarantee limited title guarantee

12. Declaration of trust

- The Transferees are to hold the Property on trust for themselves as joint tenants
- The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares
- The Transferees are to hold the Property

13. Additional provisions

Definitions and Interpretation

13. In this Transfer:-

13.1 "the Perpetuity Period" means the period of 80 years commencing on the date of this Transfer

13.2 "Plan 1" means the plan attached to this Transfer marked Plan 1

13.3 "Plan 2" means the plan attached to this Transfer marked Plan 2

13.4 "the Retained Land" means the remainder of the property (excluding the Property) comprised within registered title number HW150282

13.5 "Services" means water soil effluent gas fuel oil electricity telephone telephonic signals television visual audio fax electronic mail data information communications and other services

13.6 "Service Apparatus" means sewers drains channels pipes watercourses gutters wires cables ducts flues conduits laser optic fibre electronic data or impulse communication transmission or reception systems and other conducting media and associated equipment

Rights granted for the benefit of the Property

There are included in this Transfer the following rights:-

14.1 The right for the Transferee and his successors in title the owners and occupiers for the time being of the Property to use the free and uninterrupted passage and running of services to and from the Property through over and along the Service Apparatus that are now laid or will be laid within the Perpetuity Period in over or under the Retained Land for the use and enjoyment of the Property together with the right at any time on giving at least 48 hours notice (except in case of emergency) to enter the Retained Land to inspect clean maintain or renew the Service Apparatus subject to making good all damage done and paying a fair proportion of the costs of repairing, maintaining, inspecting, replacing any Service Apparatus which

serve the Property in common with the Retained Land

Rights reserved for the benefit of other land

There are reserved out of the Property for the benefit of the Retained Land the following rights:-

15.1 To take Services to and through the Service Apparatus now laid or at any time during the Perpetuity Period to be laid in under or through the Property

15.2 To enter the Property on at least 48 hours notice save in emergency for the purpose of laying maintaining replacing and inspecting any Service Apparatus serving the Retained Land subject to making good all damage which may be done in the exercise of such powers specified in this Sub-Clause at his own expense and without any unnecessary delay and paying a fair proportion of the costs of repairing, maintaining, inspecting, replacing any Service Apparatus which serve the Retained Land in common with the Property

15.3 A right of access to and from the Retained Land over and along the car park over the accessway shown by a black dotted line on Plan 2 subject to paying a fair proportion of the repairing, maintaining, cleansing and renewing the said accessway

~~Restrictive covenants by the Transferor~~

~~Restrictive covenants by the Transferee~~

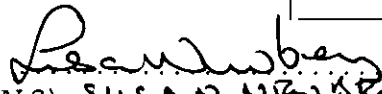
INDEMNITY COVENANT

18. The Transferee with the object of affording to the Transferor full indemnity but not further or otherwise hereby covenants with the Transferor that the Transferee and the persons deriving title under him will at all times hereafter observe and perform the covenants and conditions referred to in the said registered title number HW9300 so far as the same are subsisting and affect the Property and are capable of taking effect

14. Execution

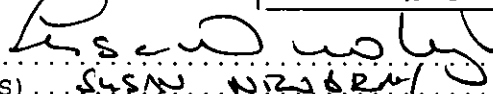
Signed as a deed by
COLIN JOHN CLARK
in the presence of:

Sign here 

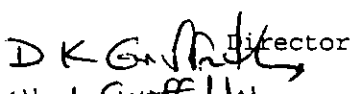
Signature of witness 
Name (in BLOCK CAPITALS) SUSAN JANE CLARK
Address 38 High St Bromsgrove Herefordshire

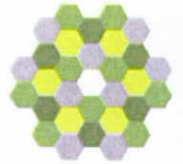
Signed as a deed by
SUSAN JANE CLARK
in the presence of:

Sign here 

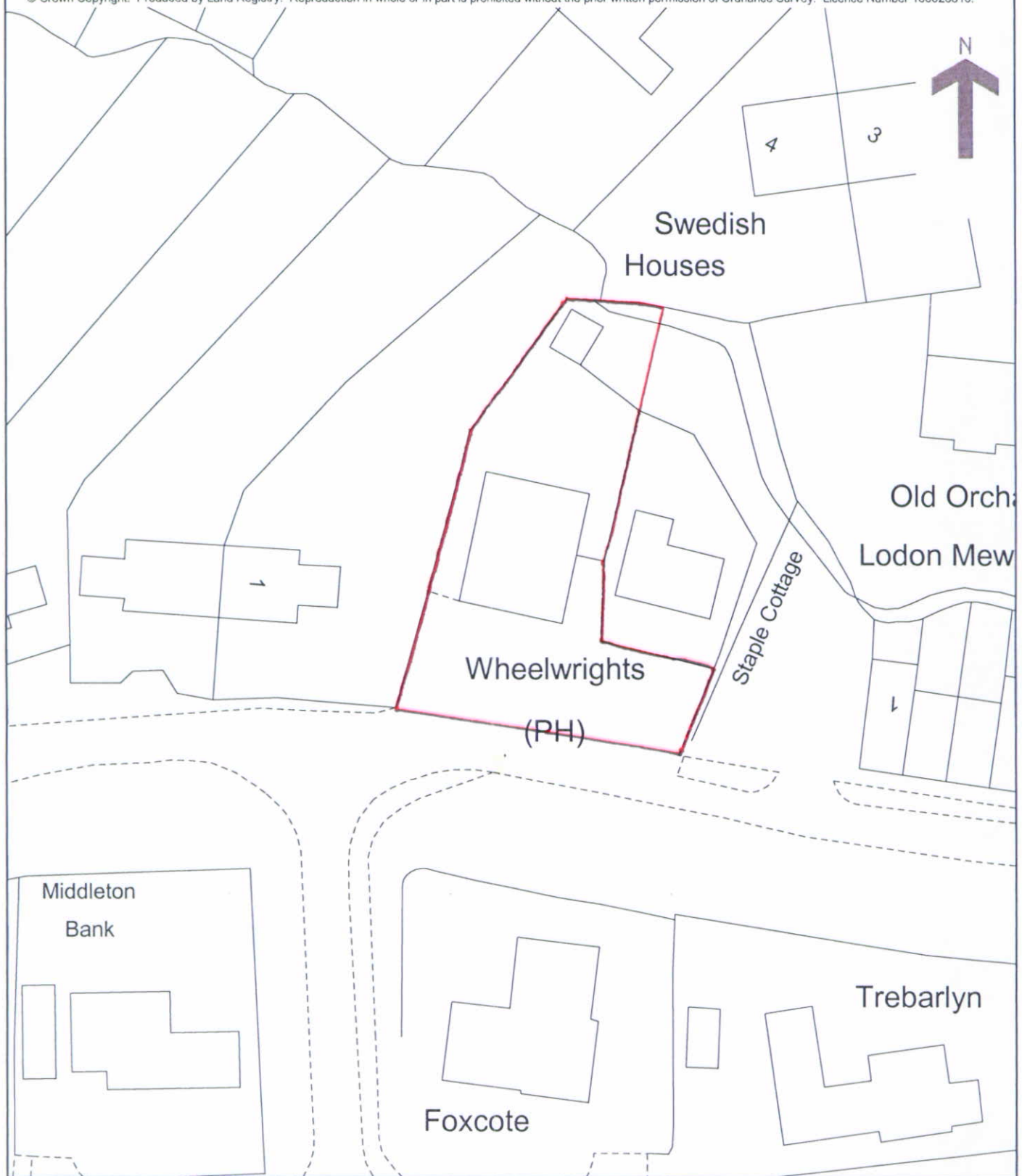
Signature of witness 
Name (in BLOCK CAPITALS) SUSAN JANE CLARK
Address 38 High St Bromsgrove Herefordshire

Signed as a deed by
CRAMAR LEISURE LIMITED
acting by a director
and its secretary (or two
directors)

Sign here
 Director
W. I. Cuffley
Secretary (or Director)



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PLAN 2