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Title Number HE53030

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26 OCT 1982

THIS CONVEYANCE is made the 26th day of October

one thousand nine hundred and eighty two BETWEEN EDMUND L

WILLIAMS of Cwm Madoc Farm in the Parish of Garway in the County

of Hereford and Worcester (hereinafter called "the Vendor

of the one part and RUTH PARTRIDGE Widow PHILIP JAMES CRAWSHAY

PARTRIDGE Farmer and CHARLOTTE LOUISE PARTRIDGE Spinster

of Caldicott Farm Broad Oak in the County of Hereford and Worcester

carrying on in partnership together the trade or business of

farmers at Caldicott Farm Broad Oak aforesaid under the style

or firm of R F J & R Partridge and Son (hereinafter called "the

Partners") of the other part.

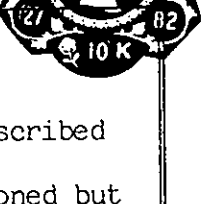
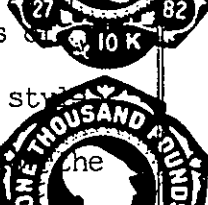
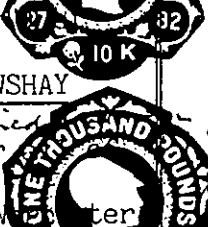
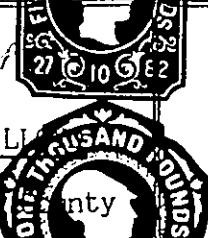
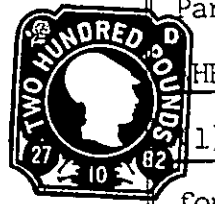
WHEREAS:-

1) The Vendor is seised of the property hereinafter described for an estate in fee simple subject as hereinafter mentioned but otherwise free from incumbrances and has agreed with the Partners for the sale thereof to them for a like estate at the price of Two hundred and ninety five thousand pounds.

(2) The said purchase is made by the Partners on account and for the purpose and for the purpose of their said partnership business and they are desirous that the said property shall be conveyed to them in manner hereinafter appearing.

NOW THIS DEED WITNESSETH as follows:-

1. IN CONSIDERATION of the sum of Two hundred and ninety five thousand pounds paid by the Partners out of monies forming part of their partnership assets to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner HEREBY CONVEYS unto the Partners ALL THAT farmhouse land and buildings known as Cwm Madoc in the Parish of Garway in the County of Hereford.



Examined with original this 23rd day of November 1982 at the office of Collins & Co Hereford. David Evans-Jones

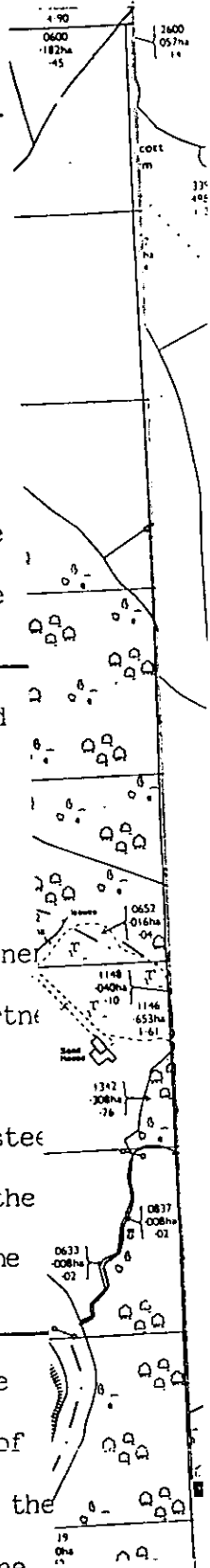
OAK, GARWAY
HEREFORD

and Worcester containing 154.61 acres or thereabouts and comprising the Ordnance Survey Enclosures specified in the schedule hereto and for the purpose of identification is delineated and coloured red on the plan annexed hereto TO HOLD unto the Partners in fee simple upon trust to sell the same and to stand possessed of the net proceeds of sale thereof and of the net rents and profits thereof until sale upon the trusts applicable thereto as part of the assets of the partnership SUBJECT TO (i) the provisions of a Deed of Grant of Easement dated the 11th day of September 1974 and made between the Vendor of the one part and Phillip Anthony Preece of the other part but with the benefit of the covenants on the part of the said Phillip Anthony Preece therein contained

(ii) The right of way as at present enjoyed by the owners and occupiers of Coxheath Farm to pass and repass through the property hereby conveyed with or without vehicles and animals as the means of access to and egress from Coxheath Farm

2(i) It is hereby agreed that it shall be lawful for the partner or after any one or more of them shall have ceased to be a partner or partners in the said firm for the surviving or continuing partners or partner at any time or times to appoint a new trustee or new trustees in the place of any trustee who shall not at the time of such appointment be a partner in the said firm as if he were dead

(ii) A statement in a deed purporting to appoint a new trustee or new trustees of this deed in the place of any trustee hereof who is not then a partner in the said firm to the effect that the trustee who is being replaced has ceased to be a partner in the said firm shall be conclusive evidence thereof in favour of any person dealing with the trustee for the time being of this deed



3. IT IS FURTHER AGREED that the partners or other the trustees for the time being of this deed shall have full power (until the expiration of a period of eighty years from the date hereof (which period shall be the perpetuity period applicable hereto)) to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner _____

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written

THE SCHEDULE before referred to

<u>Ordinance Survey Number</u>	<u>Area</u>
7600 /	11.80
0004 /	8.38
0078 /	5.47
0047 X	22.70
0071 /	2.56
6482 /	14.52
5469 /	1.63
6871 /	3.15
4650 X	4.79
4335 X	12.53
6344 X	9.76
7554 /	7.97
6461 /	0.54
8467 /	10.91
7523 X	10.29
4100 X	27.61
	<hr/>
	154.61 acres

SIGNED SEALED AND DELIVERED

by the said EDMUND LLOYD WILLIAMS in the presence of:

Edo Williams

Thomas L. Williams
Maxwell Boyd
W. W. ...
Seal ...

SIGNED SEALED AND DELIVERED

by the said RUTH PARTRIDGE in the presence of:

Ruth Partridge

J. L. Evans
...
...

SIGNED SEALED AND DELIVERED

by the said PHILIP JAMES CRAWSHAY PARTRIDGE in the presence of:

P. Partridge

J. L. Evans

SIGNED SEALED AND DELIVERED

by the said CHARLOTTE LOUISE PARTRIDGE in the presence of:

C. L. Sheppard

SHEPPARD
J. L. Evans

MEMORANDUM by a Conveyance dated the 30 day of November 1982 the within named Ruth Partridge, Philip James Crawshaw Partridge and Charlotte Louise Sheppard conveyed to Michael Robert Williams, Marjorie Rhoda Williams and Nigel Philip Williams part of the within described property namely Ordnance Survey numbers 0078, 0071, 0004, 0071, 7600, 6482, 5469, 6871, 6461, 7554 and 8467 comprising 66.92 acres subject as therein mentioned and acknowledged their right to production of (inter alia) the within written Conveyance and to delivery of copies thereof.

DATED 4th October 1982

MR. E. L. WILLIAMS

- to -

MRS. R. PARTRIDGE

MR. P.J.C. PARTRIDGE

- and -

Mrs C.L. SHEPPARD

MISS. C.L. PARTRIDGE

CONVEYANCE

- of -

Cum Madoc Farm in the Parish of Garwa
in the County of Hereford and Worcester

Gabb & Co
25 King Street
HEREFORD.

MEMORANDUM :- By a Conveyance dated the 30th day of November 1982 the within named Ruth Partridge, Philip James Crawshay Partridge and Charlotte Louise Sheppard conveyed to Michael Robert Williams, Majorie Rhoda Williams and Nigel Philip Williams part of the within described property namely Ordnance Survey numbers 0078, 0071, 0004, 0071, 7600, 6482, 5469, 6871, 6461, 7554, 8467 comprising 66.92 acres subject as therein mentioned and acknowledged their right to production of (inter alia) the within written conveyance and to delivery of copies thereof.



PLAN

PARTICULARS AND PLAN OF
CWM MADDOC
BROAD OAK, GARWAY
HEREFORD

Auctioneers:
F. H. Sunderland & Co.
 Offa House, St. Peter's Square
 Hereford
 Tel. 56161

Reduced Scale
1/2500

