

These are the notes referred to on the following official copy

Title Number HE34003

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This Conveyance

is made the twelfth day of January One

thousand Nine hundred and Seventy One. B E T W E E N BENJAMIN JOHN HAINES of New House Farm Lingen in the County of Hereford Farmer (hereinafter called "the Vendor") of the one part and GEORGE BILFORD of Mill Farm Lingen in the said County of Hereford (hereinafter called "the Purchaser") of the other part

W H E R E A S the Vendor is seised of the property hereinafter described together with other property in fee simple in possession subject as hereinafter mentioned but otherwise free from encumbrances and has agreed to sell the same to the Purchaser for a like estate in possession subject as hereinafter mentioned but otherwise free from encumbrances at the price of ONE THOUSAND SEVEN HUNDRED POUNDS

N O W T H I S D E E D W I T N E S S E T H as follows:-

1. I N pursuance of the said agreement and in consideration of the sum of One thousand Seven hundred pounds paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchaser ALL THOSE pieces or parcels of land situate at Lingen aforesaid being O.S. Numbers 405 566 and 567 containing 7.654 acres or thereabouts and being for the purpose of identification only and not of warranty more particularly delineated and edged red on the plan annexed hereto TOGETHER WITH a right of way for the Purchaser and his successors in title the owners or occupiers for the time being of the property hereby conveyed and their tenants servants and agents in common with all other persons having the like right at all times and for all purposes with or without cattle sheep and other animals and tractors farm machinery and other vehicles over the roadway along the western boundary of O.S. 276 between the points marked "A" and "B" on the said plan for the purpose of access to the field gate of O.S. 405 at the approximate position marked "X" on the said plan from the lane hereinbefore mentioned TOGETHER ALSO WITH a right for the Purchaser and his successors in title to use the drinking place for cattle in the north-eastern corner of O.S. 405 at the point marked "C" on the said plan together with a supply of water at all times thereto though such supply is not guaranteed TO HOLD the same unto the Purchaser in fee simple SUBJECT TO but with the benefit of all rights privileges and advantages whether as regards way support water drainage light or of laying or maintaining sewers drains water and other pipes cables of mains of any nature whatsoever for the benefit of any property now or formerly forming part of the Shrewsbury (Lingen) estate as the owners tenants or occupiers of such property are now or have been accustomed to enjoy by way of easement quasi easement or profit à prendre and SUBJECT ALSO TO the rights of fishing and other rights more particularly reserved in a Conveyance dated the Seventeenth day of October One thousand Nine hundred and Fifty Eight and made between The Right Honourable John George Charles Henry Alton Alexander Chetwynd Earl of

Shrewsbury and Earl Talbot of the first part and The Right Honourable John Csmael Baron Howard de Walden and Guy Johnson German of the second part and Joan Elaine Allen of the third part and the Vendor of the fourth part and SUBJECT ALSO TO but with the benefit of all such easements and quasi easements and accommodations as have previously been enjoyed by the Vendor as owner of the adjoining land over the property hereby conveyed and such easements quasi easements and accommodations shall continue to be so used and enjoyed though not strictly easements due to unity of seisin

2. THE Vendor hereby acknowledges the right of the Purchaser to production and delivery of copies of the deeds and documents more particularly contained in the Schedule hereto and undertakes for the safe custody thereof

3. IT is hereby certified that the transaction hereby 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 FIVE THOUSAND FIVE HUNDRED POUNDS

I N W I T N E S S whereof the Vendor has hereunto set his hand and seal the day and year first before written

THE SCHEDULE hereinbefore referred to --

17th October 1958
18th October 1958

THE hereinbefore mentioned Conveyance of this date
LEGAL CHARGE The Vendor (1) Thomas Mountford Wilding (2) (with Vacating Receipt endorsed dated 2nd November 1970)

SIGNED SEALED and DELIVERED by the said BENJAMIN JOHN HAINES in the presence of:-

B. J. Haines

D. Woodhouse
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Indles
S. Smith

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