

These are the notes referred to on the following official copy

Title Number HE53030

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

**Transfer of part
of registered title(s)**

Land Registry
WE CERTIFY THIS TO BE A TRUE COPY OF
THE ORIGINAL

TP1

CONVEY JONES

Convey Jones

SOLICITORS 44 BRIDGE STREET HEREFORD

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Stamp Duty

DATE: 20/7/07

Place "X" in the appropriate box or boxes and complete the appropriate certificate.

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

£125,000

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 *Leave blank if not yet registered.*
HE 31159

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

4. Property transferred *Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor.*

Two parcels of land hitherto forming part of Cwm Maddoc Farm Broad Oak Hereford HR2 8QZ

The Property is defined: *Place "X" in the appropriate box.*

on the attached plan and shown *State reference e.g. "edged red".*
edged in red

on the Transferor's title plan and shown *State reference e.g. "edged and numbered 1 in blue".*

5. Date 22nd June 2007

6. Transferor *Give full name(s) and company's registered number, if any.*
COLIN ROBERT WILLIAMS

7. Transferee for entry on the register *Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

CWM MADDOC BARNS LIMITED (Co. Reg. No. 06204313)

Unless otherwise arranged with Land Registry headquarters, a certified copy of the Transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

8. Transferee's intended address(es) for service (including postcode) for entry on the register *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*

Registered Office: 16 Callowside Ewyas Harold Hereford HR2 OHX

9. The Transferor transfers the Property to the Transferee

10. Consideration Place "X" in the appropriate box. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.

The Transferor has received from the Transferee for the Property the sum of *In words and figures. Thirty Five Thousand Four Hundred and Eighty Pounds (£35,480)*

Insert other receipt as appropriate.

The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with Place "X" in the appropriate box and add any modifications.

full title guarantee limited title guarantee

12. Declaration of trust Where there is more than one Transferee, place "X" in the appropriate box.

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 *Complete as necessary.*

13. Additional provisions

Use this panel for:

- *definitions of terms not defined above*
- *rights granted or reserved*
- *restrictive covenants*
- *other covenants*
- *agreements and declarations*
- *other agreed provisions.*

The prescribed subheadings may be added to, amended, repositioned or omitted.

Definitions

13.1 "the Plan" means the plan annexed hereto.

13.2 "the Retained Land" means the land comprised in the above title after completion of this Transfer.

13.3 "the Driveway" means the Driveway in part coloured green and in part coloured black on the Plan.

13.4 "the Footpath" means the Footpath coloured pink on the Plan.

13.5 Where the context so admits : -

(a) Words importing the masculine gender import the feminine and neuter genders.

(b) Words importing the singular number import the plural and in such circumstances any covenants will be given jointly and severally.

(c) References to "the Transferor" and "the Transferee" shall include their successors in title the owners and occupiers respectively of the Retained Land and the Property.

13.6 "the Perpetuity Period" means the period of twenty-one years from the date of this Deed.

Rights granted for the benefit of the Property

1. The right of access at all times and for all purposes over the Driveway and over such parts of the verge to the Driveway as may be necessary to provide access to the gateways leading to the Property.

See Attached

~~2.1 The right within the Perpetuity Period to dig up and excavate such part of the Driveway and the verge to the Driveway as may be necessary for the purpose of laying water pipes under the Driveway and the Retained Land to the Property from the mains water supply in the adjacent public highway and to provide a supply of water to all parts of the Property.~~

CAV

2.2 The right thereof to use the said pipes and to take a supply of water through them.

2.3 The power at any time to enter the Retained Land for the purpose of inspecting maintaining and renewing the pipes causing no unnecessary damage to the Retained Land in the exercise of the said right and making good to the reasonable satisfaction of the Transferor as soon as possible thereafter any damage occasioned thereto.

3. The right within the Perpetuity Period to enter onto the Retained Land and to lay in under or over the Retained Land such wires and cables as may be necessary for connecting the property to the mains electricity supply from a pole the approximate location of which is marked by the letter X on the plan and likewise for the connection of telephone lines to the Property and thereafter to maintain and use the said wires and cables to pass electricity and telephonic signals through or along the same with the power at any time to enter the Retained Land for the purpose of repair renewal maintenance inspection and cleansing of the same the Transferee making good any damage caused in the exercise of the said rights to the reasonable satisfaction of the Transferor.

4. The right within the Perpetuity Period to dig up and excavate the Driveway and the Retained Land for the purposes of running a drainage pipe under the Driveway and the Retained Land in the approximate position shown by an orange line on the plan together with the power at any time to enter onto the Driveway and the Retained Land for the purposes of inspecting maintaining and renewing the said drainage pipe causing no unnecessary damage to the Driveway and the Retained Land in the exercise of the said right and make good to the reasonable satisfaction of the Transferor as soon as possible thereafter of any damage occasioned thereto together with the right of free and uninterrupted passage of running of water and soil in and through the said drainage pipe.

5. The right of free and uninterrupted passage and running of surface water in and through the pipe that is now laid upon through or under the Retained Land in the approximate position marked with a brown dotted line on the plan together with the right to enter the Retained land for the purpose of inspecting maintaining and renewing the said pipe causing no unnecessary damage to the Retained Land in the exercise of the said right and making good to the reasonable satisfaction of the Transferor as soon as possible thereafter of any damage occasioned thereto.

6. A right of way at all times by day or by night but on foot only to pass and repass over the Retained land along a route the approximate position of which is marked by a pink line on the plan.

14. The Transferor hereby covenants with the Transferee that he will maintain the Driveway in a similar condition as at present the surface of the Driveway subject to a fair contribution towards the cost thereof by the Transferee.

15. The Transferee hereby covenants with the Transferor that they will erect and hereafter maintain a good and sufficient stockproof fence along the boundaries marked with an inside "T" on the plan.

16. There is excepted and reserved unto the Transferor a right within the Perpetuity Period to enter onto the Property for the purpose of inspecting maintaining renewing and using the water pipe the approximate position of which is shown by a blue line on the plan the Transferor causing no unnecessary damage to the Property in the exercise of the said right and making good to the reasonable satisfaction of the Transferee as soon as possible thereafter any damage caused thereto.

17. The Property is transferred so far as the same is affected thereby by the provisions of a Deed of Grant of Easement dated 11th September 1974 and made between (1) Edmund Lloyd Williams and (2) Philip Anthony Preece but with the benefit of the covenants on the part of the said Philip Anthony Preece therein contained.

18. Execution

Signed as a Deed by the said COLIN)
ROBERT WILLIAMS in the presence of:) *C.R. Williams*
.....
Colin Robert Williams

Witness Sign *Keith Shawcross*
.....

Full Name **KEITH SHAWCROSS**
SOLICITOR/NOTARY PUBLIC
Address **6 HIGH STREET**
ROSS-ON-WYE HR9 5HL
.....

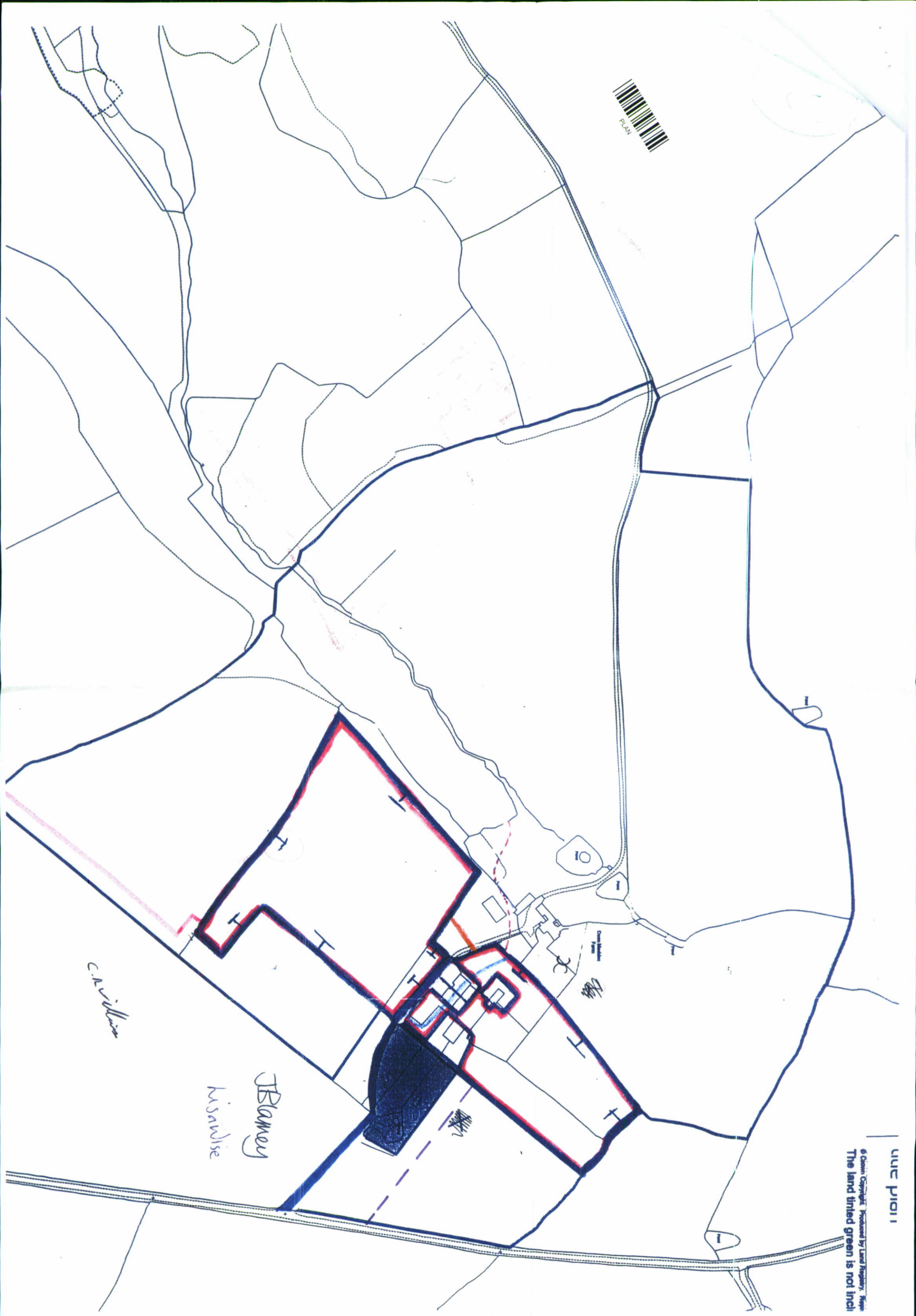
Occupation

Signed as a Deed by CWM MADDOC
BARNES LIMITED acting by a
director and its secretary

Director *J Blamey*

Secretary *hsawise*

2.1 The right within the Perpetuity Period to enter onto the Retained Land and to dig up and excavate such part of the Retained Land as may be necessary for the purpose of laying a water pipe in the approximate position shown by a purple dotted line on the Plan from the mains water supply in the adjacent public highway.



PLAN

C. Williams

JBlaaney
Kisawise

uuc pion 1
The land tinted green is not incli