

These are the notes referred to on the following official copy

Title Number HE53030

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Transfer of part
of registered title(s)

£1700
a

3

HM Land Registry

TP1

54/2

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

I/We hereby certify 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

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

4. Property transferred

ORCHARD BARN CALDICOTT FARM BROAD OAK HEREFORDSHIRE

The property is defined:

on the attached plan and shown edged red

on the Transferor's filed plan(s) and shown

5. Date 16th June 2003

6. Transferor
RUTH PARTRIDGE PHILLIP JAMES CRAWSHAY PARTRIDGE AND CHARLOTTE LOUISE SHEPPARD

7. Transferee for entry on the register
NICHOLAS ROBERT CHILDS and REBECCA TOLIN CHILDS

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

9. The Transferor transfers the Property to the Transferee.



INLAND REVENUE
PRODUCED
JUL 2003
FINANCE ACT 1931
BIRMINGHAM STAMP OFFICE 12



10. Consideration

The Transferor has received from the Transferee for the Property the sum of
ONE HUNDRED AND SEVENTY THOUSAND POUNDS (£170,000 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 Provision(s)

Definitions

Rights granted for the benefit of the Property

1. To pass and repass with or without vehicles or on foot for all reasonable purposes over and along the track coloured yellow and blue on the plan annexed hereto subject to the Transferees paying 50% of the cost of the maintenance of that part of the said track coloured yellow between the points marked "L" and "M" and the whole of the cost of the maintenance of the track coloured blue

2. The right to lay a water pipe at a minimum depth of 3ft between the points marked "A" & "B" on the said plan within 80 years from the date hereof together with a right thereafter to use and maintain the said water pipe together with a right to enter upon the retained property of the Transferors in order to inspect and maintain the water pipe causing as little damage as possible and making good any damage which may be caused

3. Subject to the Transferee paying one half of the cost of installing the same a right to use and maintain an underground electricity supply pipe between the points marked "C" & "D" on the said plan the Transferee contributing one-half of the cost of the maintenance of the said electricity supply together with the owners for the time being of the Crux Barn shown on the attached plan

4. The right to lay drainage pipes in the adjoining field retained by the vendors

edged green on the attached plan within 80 years from the date hereof together with a right thereafter to use and maintain the said drainage pipes together with a right to enter in order to inspect and maintain the water pipe causing as little damage as possible and making good any damage which may be caused

5. A right to pump out the Bio disc system/septic tank to a vehicle parked on the parking area adjoining Crux Barn the Transferee causing as little disturbance as possible in so doing and making good any damage so caused.

Rights reserved for the benefit of other land

Except and reserved unto the Transferors or their successors in title the owners for the time being of Caldicott Farm aforesaid the right to cross any part of the track coloured yellow with or without animals and in particular the right to set up temporary electric fencing across the said track to control the passage of animals the Transferees or their successors in title causing as little disruption as possible for the use of the right of way

Restrictive covenants by the Transferee

The Transferee to the intent and so that this covenant shall be binding on the property into whosoever hands the same may come covenants with the Transferors for the benefit of the land retained by the Transferors being the remainder of Caldicott Farm Broad Oak Herefordshire to observe and perform the following restrictions stipulations and conditions:-

1. Within 6 months from the date hereof to erect stockproof fencing along all boundaries of the property and forever thereafter maintain the same in a stockproof condition
2. Within 6 months of the date hereof to increase the height of the stone wall between the points marked "G", "F" & "K" on the plan annexed hereto up to a minimum height of 2.2 metres and within the same period to maintain or reduce the height of the stone wall between the points marked "E" & "K" on the said plan to the minimum height of 3.2 metres and forever thereafter to maintain the stone wall between the points marked "E"- "K"- "F"- "G" at the said height and in a satisfactory condition provided always that the Transferees may install a gate in the wall between the points "K" and "F"
3. Within 6 months of the date hereof to erect and forever after maintain a stone faced retaining wall between the points marked "D" and "H" on the plan annexed hereto at a height to match the adjoining stock proof fencing to be erected in accordance with Clause 1 above and to build a matching stone faced wall of the same height and forever thereafter maintain the same between the point marked "D" and "J".
4. Not to use the property at any time for any purpose other than that of a single private dwelling house with a home office and studio provided the same are not open to the general public and so that no commercial manufacture shall be carried thereon
5. Not to plant or allow to grow within 2 metres of any of the boundaries of the property any plant tree or shrub which may be dangerous to animals
6. Not to do or permit or suffer to be done on or about the property anything which may reasonably be considered to be or become a damage disturbance nuisance or annoyance to the Transferors or the owners lessees or occupiers for the time

being of any of the parts of the retained land

7. Not at any time to make any complaint or take any proceedings against the Transferors or any tenant or licensees of the Transferors about the proper use of the retained property as a farm save that nothing in this clause excludes the Transferors liability in respect of negligence or breach of statutory duty

Restrictive covenants by the Transferor

The Transferors to the intent and so that this covenant shall be binding on the land retained by the Transferors being the remainder of Caldicott Farm Broad Oak Herefordshire covenant with the Transferees for the benefit of the land hereby transferred as follows:-

1. Subject to the Transferees paying one-half of the cost thereof within 3 months from the date hereof to install an underground electricity supply pipe between the points marked "C" & "D" on the plan
2. Not to erect any agricultural building on nor permanently park vehicles on nor to store plastic wrapped silage bales or dung heaps or silage or vehicle parts on the land hatched black on the plan

14. The Transferors and all other necessary parties (including the proprietors of all the titles listed in panel 3) should execute this transfer as a deed using the space below and sign the plan. Forms of execution are given in Schedule 3 to the Land Registration Rules 1925 If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees

SIGNED by RUTH PARTRIDGE as her Deed in the presence of:-

Witness Name *PAUL NICHOLAS WALKER* *Ruth Partridge* X
 Address *1, Lonsay Road, Baldock, Hertfordshire*
 Occupation *Architect* *Paul Walker* X

SIGNED by PHILLIP JAMES CRAWSHAY PARTRIDGE as his Deed in the presence of:-

Witness Name *PAUL NICHOLAS WALKER* *Phillip James Crawshay Partridge* X
 Address *1, Lonsay Road, Baldock, Hertfordshire*
 Occupation *Architect* *Paul Walker* X

SIGNED by CHARLOTTE LOUISE SHEPPARD
as her Deed in the presence of:-

Witness Name: *Paul Nicholas Wadsworth*
Address: *1, Perry P.O. Rd., Basingstoke, Hants, RG24 0JL*
Occupation: *Architect*

X C L Sheppard X

SIGNED by NICHOLAS ROBERT CHILDS
as his Deed in the presence of:-

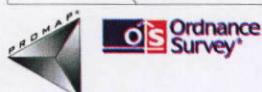
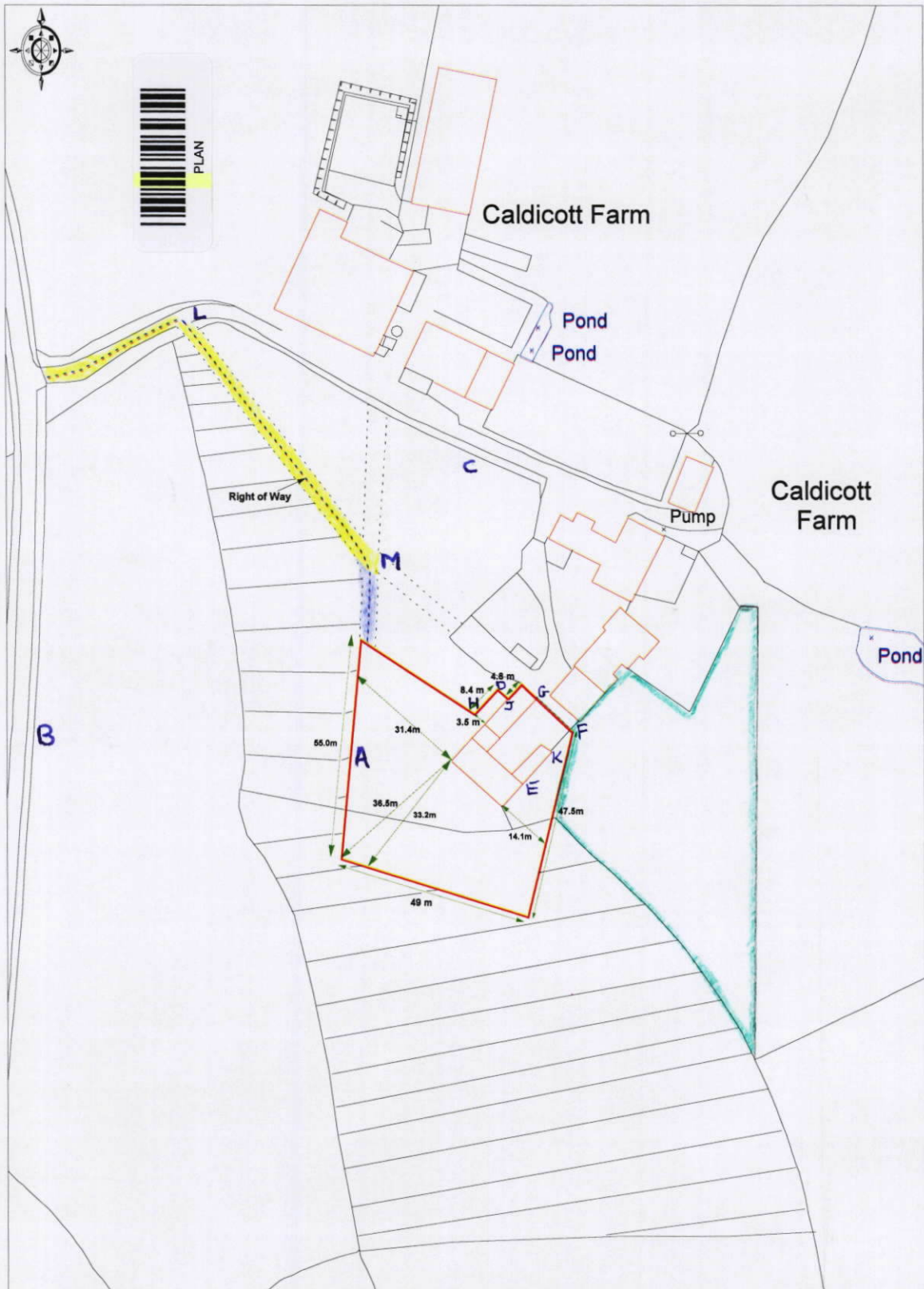
[Signature]
Witness Name: *[Signature]*

SIGNED by REBECCA TOLIN CHILDS
as her Deed in the presence of:-

[Signature]
Witness Name: *Rebecca Childs*
Church Rev.
Low-on-dye,
Southern.

The Orchard Barn

Handwritten notes:
x ~~Plot 1 and 2~~ x
x ~~Plot 3~~ x
x ~~Plot 4~~ x



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