

These are the notes referred to on the following official copy

Title Number NYK332012

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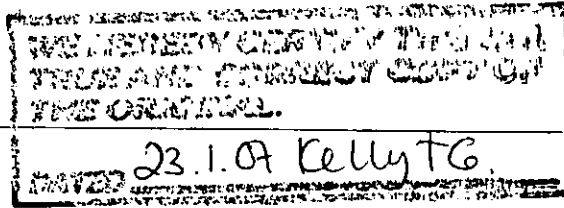
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Transfer of part
of registered title(s)

H M Land Registry

TP1



1. Stamp Duty

Place "X" in the box that applies and complete the box in the appropriate certificate

I/We hereby certify that this instrument falls within category in the Schedule to Stamp Duty (Exempt Instruments) Regulations 1987

It is certified that the transaction effected does not form part of a larger transaction or 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

£250,000.00

Title Number(s) out of which the Property is transferred (leave blank if not yet registered) NYK54038

3. Other Title Number(s) against which matters contained in this Transfer are to be registered

4. Property transferred

East Cottage, The Yorkshire Dales Field Centre, Giggleswick, North Yorkshire

The property is defined; (Place "X" in the box that applies and complete the statement)

On the attached plan and shown edged red and on Plan A (e.g. Edged Red)

On the Transferor's plan and shown (e.g. Edged Red)

5. Date 14 December 2006

6. Transferor (give full names and Company's Registered Number if any)

WHITE KNIGHT DEVELOPMENTS LIMITED (Company Registration Number 05321054) of The Yorkshire Dales Field Centre Giggleswick North Yorkshire BD24 0BE

7. Transferee for entry on the register (Give full names and Company's Registered Number if any; for Scottish Co. Reg. Nos. use an SC prefix. For foreign companies give territory in which incorporated)

TREVOR JOHN FLETCHER and BARBARA ANNE FLETCHER

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 in the U.K. (including postcode) for entry on the Register

East Cottage, The Yorkshire Dales Field Centre, Giggleswick, North Yorkshire

9. The Transferor transfers the property to the Transferee.

10. Consideration (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes apply, 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)
Two Hundred and Twenty Thousand Pounds (£220,000.00)

(Insert other receipt as appropriate)

The Transfer is not for money or anything that has monetary value

11. The Transferor transfers with (place "X" in the box which applies 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 with equal shares

The transferees are to hold the property (complete as necessary)

13. Additional Provision(s) Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations, etc.

13.1 Definitions

In this Transfer the following expressions shall have the following meanings:

"the Access" that part of the roadway shown coloured brown on Plan A (as is unbuilt upon) leading to the public highway.

"the Conduits" means drains sewers soakaways wires pipes cables flues gutters fallpipes meters and other conducting media

"the Development" means the development of the Property and West Cottage into two residential units in accordance with the provisions of the Planning Permission and the relevant planning permission in relation to West Cottage and any amendments thereof

"West Cottage" the adjoining cottage known as West Cottage, The Yorkshire Dales Field Centre aforesaid

"the Permission" a planning permission dated 7th July 2003 (reference 31/2003/3165) or any amendment thereof

"the Perpetuity Period" means the period of eighty years from the date hereof

"the Plan" means the plan annexed hereto

"Plan A" means Plan A annexed hereto

"the Property" means the Property described in clause 4 hereof

"the Retained Land" means the land now or formerly comprised in title number NYK54038 but excludes the Property and includes West Cottage

"the Services" means gas electricity water drainage (surface and foul) telecommunications and other services

Rights granted for the benefit of the Property

1. The right to the free passage of the Services through the Conduits now or within the Perpetuity Period laid in on over under or through the Retained Land

2. The right, so far as the Transferor can grant the same, of way with or without vehicles at all times and for all purposes over and along the Access subject to contributing one half of the joint liability of the Property and West Cottage towards the future cost of maintenance and repair thereof

3. The right to enter upon so much of the Retained Land as is unbuilt upon for the purpose of laying making connections with repairing maintaining cleansing emptying renewing or replacing the Conduits serving the Property or any boundary walls structures and fences separating the Property from the Retained Land

4. The right for the foundations of the Property to underlie and the eaves gutters and fallpipes serving the Property to overhang West Cottage

5. The right of support for the benefit of the Property from West Cottage

Reservations for the benefit of the Retained Land

1. the right to the free passage of the Services through the Conduits now or within the Perpetuity Period laid in on over under or through the Property

2. the right to enter upon so much of the Property as is unbuilt upon for the purpose of laying making connections with repairing maintaining cleansing emptying renewing or replacing Conduits serving the Retained Land or any boundary structures walls and fences separating the Property from the Retained Land and maintaining and repairing the Access

3. the right for the foundations of West Cottage to underlie and the eaves gutters and fallpipes to overhang the Property

4. the right of support for the benefit of West Cottage from the Property

Mutual Covenants by the Transferor and the Transfer

1. To contribute equally towards the cost of maintaining repairing cleansing emptying renewing and replacing those Conduits used in common by the Property and East Cottage and towards their joint liability in relation to the future maintenance and repair of the Access.

Restrictive covenants by the Transferee so as to bind themselves and their successors in title owners and occupiers for the time being of the Property (and each and every part thereof) for the benefit of the owners for the time being of West Cottage

1. Not to use the Property for any purpose which could be reasonably deemed to cause a nuisance or annoyance to the owners for the time being of West Cottage

2. Not to use the Property for the purpose of a trade or business open to the public

3. Not to keep pigs pigeons or poultry on the Property or keep any other animals thereon other than domestic pets (not used for breeding purposes)

Restrictive covenants by the Transferor so as to bind itself and its successors in title owners and occupiers for the time being of West Cottage (and each and every part thereof) for the benefit of the owners for the time being of the Property

1. Not to use West Cottage for any purpose which could be reasonably deemed to cause a nuisance or annoyance to the owners for the time being of the Property

2. Not to use the West Cottage for the purpose of a trade or business open to the public

3. Not to keep pigs pigeons or poultry on West Cottage or keep any other animals thereon other than domestic pets (not used for breeding purposes)

Agreements and Declarations

1. All rights of entry onto the Property and/or West Cottage herein granted/reserved shall only be carried out upon the giving of reasonable notice (except in the case of emergency) and causing the minimum interference to the enjoyment and user of the party of whose land is so entered that all reasonable steps are taken to avoid damage to the land so entered and that any damage so caused is made good without delay to the reasonable satisfaction of the party of whose land is so entered

2. Save where otherwise specifically indicated all boundary walls fences and other boundary structures shall be maintained and repaired at the joint and equal expense of the parties of whose properties are divided by such structures

3. Save where specifically mentioned no rights easements quasi easements or benefits shall pass for the benefit of the Property or ensure for the benefit of the Retained Land by virtue of this Transfer Section 62 Law of Property Act 1925 the Rule in Wheeldon -v- Burrows or otherwise and no right to light is either granted or reserved which would interfere with or impede the future development of either the Property or the Retained Land

14. The Transferors and all other necessary parties should execute this transfer as a deed using the space below. 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 as a Deed by the said
WHITE KNIGHT DEVELOPMENTS LIMITED
in the presence of:

Director B. Reynolds
Director/Secretary A. Reynolds

Signature of Witness [Handwritten Signature]

Name (in BLOCK CAPITALS) R. J. HAUXWELL

Witness Address 6 NEW STREET LANGCHIFFER SETTLE BRADFORD

Witness Occupation RETIRED

SIGNED as a Deed by the said
FLETCHER
in the presence of

Signature of Witness _____

Name (in BLOCK CAPITALS) _____

Witness Address _____

Witness Occupation _____

SIGNED as a Deed by the said
FLETCHER
in the presence of

Signature of Witness _____

Name (in BLOCK CAPITALS) _____

Witness Address _____

Witness Occupation _____

14. The Transferors and all other necessary parties should execute this transfer as a deed using the space below. 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 as a Deed by the said
WHITE KNIGHT DEVELOPMENTS LIMITED
in the presence of:

Director
Director/Secretary


Signature of Witness _____

Name (in BLOCK CAPITALS) _____

Witness Address _____

Witness Occupation _____

SIGNED as a Deed by the said
TREVOR JOHN FLETCHER
in the presence of



Signature of Witness F. W. Fox

Name (in BLOCK CAPITALS) FREDERICK WILLIAM FOX

Witness Address 16 THE GREEN. LEEDS LS17 6QL

Witness Occupation HEAD GREEN KEEPER

SIGNED as a Deed by the said
BARBARA ANN FLETCHER
in the presence of

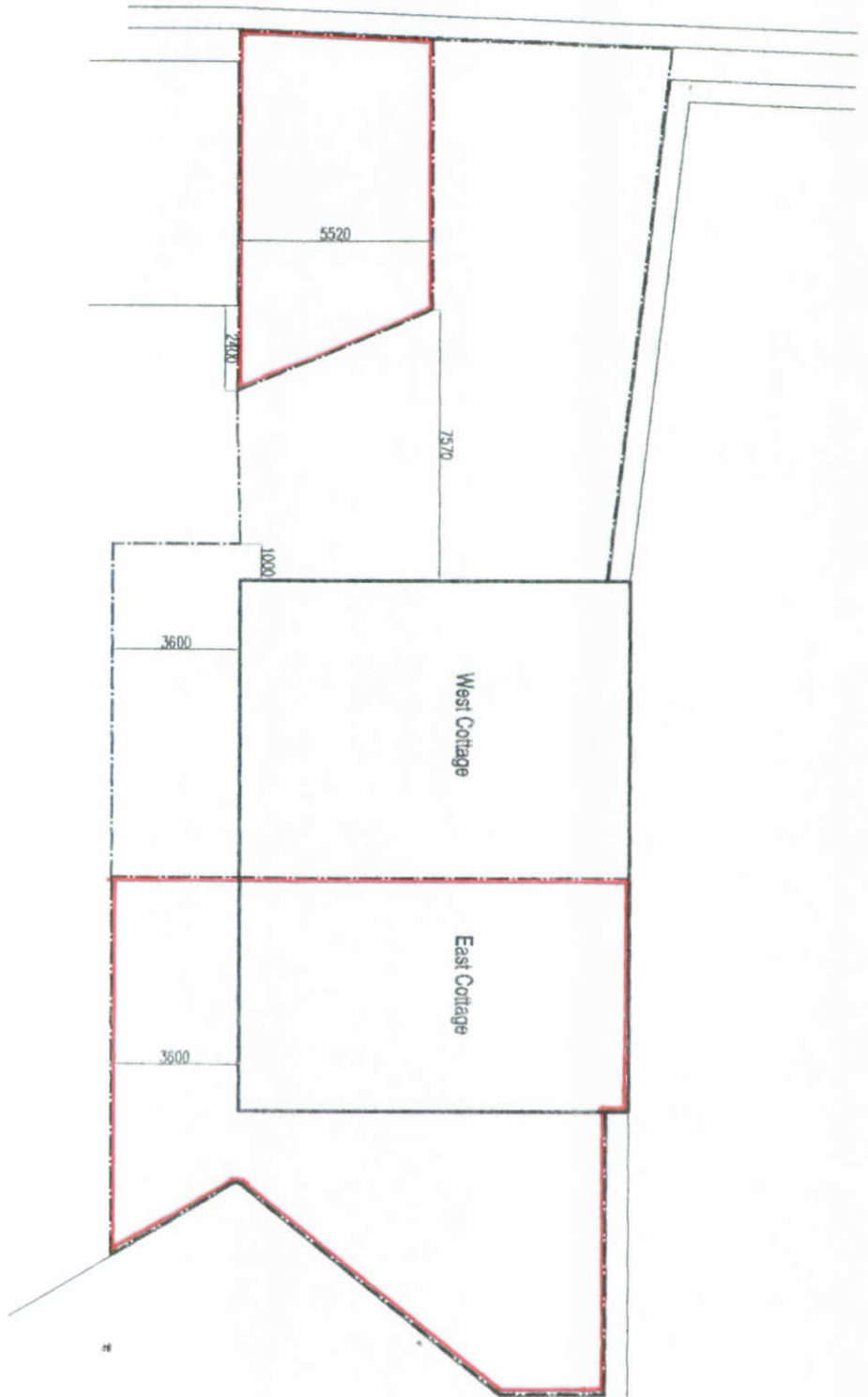


Signature of Witness F. W. Fox

Name (in BLOCK CAPITALS) FREDERICK WILLIAM FOX

Witness Address 16 THE GREEN. LEEDS LS17 6QL

Witness Occupation HEAD GREEN KEEPER



Plan Referred to:
East Cottage
Church Street
Giggleswick

Scale 1:200

E. Reynolds
S. Reynolds



TITLE NUMBER
NYK54038



NORTH YORKSHIRE : CRAVEN

ORDNANCE SURVEY MAP REFERENCE: SD8164SW

SCALE: 1:1250

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Pavilion

Hill Croft

Mains Rigg

Croft Co



PLAN

Swallows

Haymeads

Royd Hill

Westway

Rowan House

Pendle View

Black Horse Hotel

Harr's Head Hotel

Mainsfoot

St Alkelda's Church

14-16

Garstang Cottage

Ivy Fold

Lych Gate

CHURCH STREET

PO

The Figgis

BELLE HILL
Smthy Cottage

El Sub Sta

Fold

Clarks

Rose Cottage

Well House

Holly Bank

Bell Orchard

Bell Orchard

Well House

L. Reynolds
B. Reynolds



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