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SEQ61

PRESENTED

27 AUG 1981

No. 81220

WITHERBY & CO LTD.  
5, PLANTAIN PLACE,  
LONDON S.E.1

# This Conveyance

is made the

*twentieth* day of *August* One thousand nine hundred and eighty one B E T W E E N THOMAS ELLIS ROBERTS of Plas y Bryn Chwillog in the County of Gwynedd Retired Farmer (hereinafter called "the Grantor") of the one part and ROBERT WYNNE ROBERTS of Bryn Hyfryd Chwillog aforesaid Farmer and ELIZABETH ELLEN ROBERTS of the same place wife of the said Robert Wynne Roberts (hereinafter collectively referred to as "the Donees") of the other part W H E R E A S the Grantor is seised of the properties hereinafter described for an estate in fee simple free from incumbrances AND WHEREAS the Grantor is desirous of conveying the said properties to the Donees by way of gift and the Donees have agreed that the same be vested in them as hereinafter appears

N O W THIS DEED WITNESSETH as follows:-

1. In consideration of his love and affection for the Donees the Grantor as settlor to the intent that he may be bound by the same covenants as would be implied against him if this conveyance were a conveyance by way of settlement HEREBY CONVEYS unto the Donees FIRST ALL THAT farm and lands known as Bryn Hyfryd Chwillog in the said County of Gwynedd containing by admeasurement (Fifty seven acres or thereabouts including the holding formerly known as

CHANGED TO 55 ACRES.  
2. [unclear] 50 [unclear]

Brynhelig Mawr Cae'r Winllan and Cefn Hafod more particularly delineated for the purpose of assisting identification only in the map or plan attached to an Assent dated the twentieth day of May One thousand nine hundred and seventy by Ann Ellen Roberts and the said Thomas Ellis Roberts and thereon edged red TOGETHER WITH the farm house and farm buildings thereon or on some part thereof AND SECONDLY ALL THOSE fields pieces or parcels of land called or known as Drws Deucoed fields situate at Chwilog in the parish of Llanarmon in the said County of Gwynedd (formerly in the County of Caernarfon) and containing by admeasurement eight acres and thirty three perches or thereabouts and which said premises are for the purpose of identification only and not by way of limitation delineated and described in a map or plan annexed to a Conveyance dated the thirty first day of July One thousand nine hundred and forty six and made between John Meredith Jones Evans of the one part and Thomas John Jones and Elizabeth Mary Jones of the other part and thereon edged red and all which said properties first and secondly described are now in the occupation of the said Robert Wynne Roberts as yearly tenant TO HOLD the same unto the Donees in fee simple SUBJECT as to the property secondly described to all chief or quit rents and other incidents of tenure and all other outgoings and also subject as to the property secondly described to but with the benefit of all rights of way light air drainage support and all other rights privileges easements and quasi easements now or

heretofore usually exercised or enjoyed by or over the property secondly described by or in respect of any other properties whether adjoining or not now or lately belonging to the said John Meredith Jones Evans of Broomhall in the said County of Gwynedd or to which any person or persons is or are entitled over in and under the same and in particular to a right for the owner for the time being of any property receiving water supply from any other property to enter upon the property secondly described to inspect and do all necessary works for cleansing repairing renewing and replacing any existing tanks and pipes and also subject to all liabilities in respect of the construction maintenance and repair of roads sewers drains party walls and fences and other liabilities of a like nature affecting the same so far as the same affect the property secondly described and are still subsisting and capable of taking effect.

2. The Donees hereby declare as follows:-

- (a) That the Donees shall hold the said properties first and secondly described upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as tenants in common in equal shares and
- (b) That until the expiration of twenty one years from the death of the survivor of the Donees the trustees for the time being of this deed shall have full power to sell

mortgage charge lease or otherwise dispose of all or any part of the said properties first and secondly described with all the powers in that behalf of an absolute owner.

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 property conveyed or transferred exceeds Twenty thousand pounds.

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

SIGNED SEALED AND DELIVERED by the )  
said THOMAS ELLIS ROBERTS in the )  
presence of :-

*T. E. Roberts*

*B. Roberts*  
*Paralel*  
*Solicitor*

SIGNED SEALED AND DELIVERED by the )  
said ROBERT WYNNE ROBERTS in the )  
presence of :-

*R. W. Roberts*

*B. Roberts*  
*Paralel*  
*Solicitor*

SIGNED SEALED AND DELIVERED by the )  
said ELIZABETH ELLEN ROBERTS in )  
the presence of :-

*E. E. Roberts*

*B. Roberts*  
*Paralel*  
*Solicitor*

MEMORANDUM - By a Conveyance dated the 15<sup>th</sup> day of ~~July~~ 1982 Robert Wynne Roberts and Elizabeth Ellen Roberts conveyed unto British Telecommunications a piece of land containing approximately 910 square yards or thereabouts forming part of the farm and lands known as Brynhyfryd Chwillog in the County of Gwynedd fronting the B435 road and which is more particularly shown on the plan annexed to the said Conveyance which land being part of the within described land for an estate in fee simple and the usual acknowledgement and undertaking was given.

MEMORANDUM THAT by a Deed of Grant dated the 21<sup>st</sup> day of ~~September~~ 1984 and made between ROBERT WYNNE ROBERTS and ELIZABETH ELLEN ROBERTS - The Grantor (1) MIDLAND BANK PLC - the Mortgagee (2) and ~~WELSH WATER~~ AUTHORITY (3) - the Authority the Grantor with the consent of the Mortgagee granted to the Authority an easement in fee simple to lay a water main in the location identified on the plan annexed thereto.

DATED the 20<sup>th</sup> day of August 1981.

MR. THOMAS ELLIS ROBERTS

- to -

MR. & MRS. ROBERT WYNNE ROBERTS

# Conveyance

- of -

freehold properties situate at  
Chwillog in the County of Gwynedd  
and known as Brynhyfryd and Drws  
Deucoed fields.

Roberts & Robyns,  
PWILLHELI.

