

is made the *second*

day of

August One thousand

nine hundred and fifty-six B E T W E E N JOHN MAURICE SHEPHERD DAVIES and ELIZABETH ANN DAVIES his Wife both of "Lower Maenllwyd" Kerry in the County of Montgomery (hereinafter called "the Vendors") of the one part and DENISE MARY CATHERINE HATCHARD of 4, Thistle Grove, South Kensington in the County of London Widow (hereinafter called "the Purchaser") of the other part.

W H E R E A S :-

1. UNDER and by virtue of a Conveyance dated the Eighth day of December One thousand nine hundred and twenty-five and made between John Davies of the one part and the Vendors of the other part and by the effect of Section 36 of the Law of Property Act 1925 the property firstly hereinafter described which at the commencement of the said Act stood limited to the Vendors for an estate in fee simple in possession as joint tenants became vested in them upon the statutory trusts for sale and otherwise applicable to the said property by virtue of the said Act.

2. BY a Conveyance dated the Tenth day of June One thousand nine hundred and thirty and made between the said John Davies of the one part and the Vendors of the other part the property secondly hereinafter described was conveyed unto the Vendors in fee simple upon trust for sale.

3. THE Vendors in exercise of the said respective trusts for sale have agreed with the Purchaser for the sale and transfer to her for the sum of Five thousand pounds of the fee simple of the property hereby assured subject as hereinafter mentioned but otherwise free from incumbrances.

N O W in pursuance of the said agreement and in consideration of the sum of Five thousand pounds to the Vendors paid by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors do hereby acknowledge) THIS DEED W I T N E S S E T H as follows:-

1. THE Vendors as Trustees and in exercise of the aforesaid respective trusts for sale hereby grant and convey unto the Purchaser F I R S T A L L T H O S E pieces or parcels of land in the Parish of Kerry and County of Montgomery situate on the South-West side of and having a frontage to a road leading from Abermule to Kerry and being fields

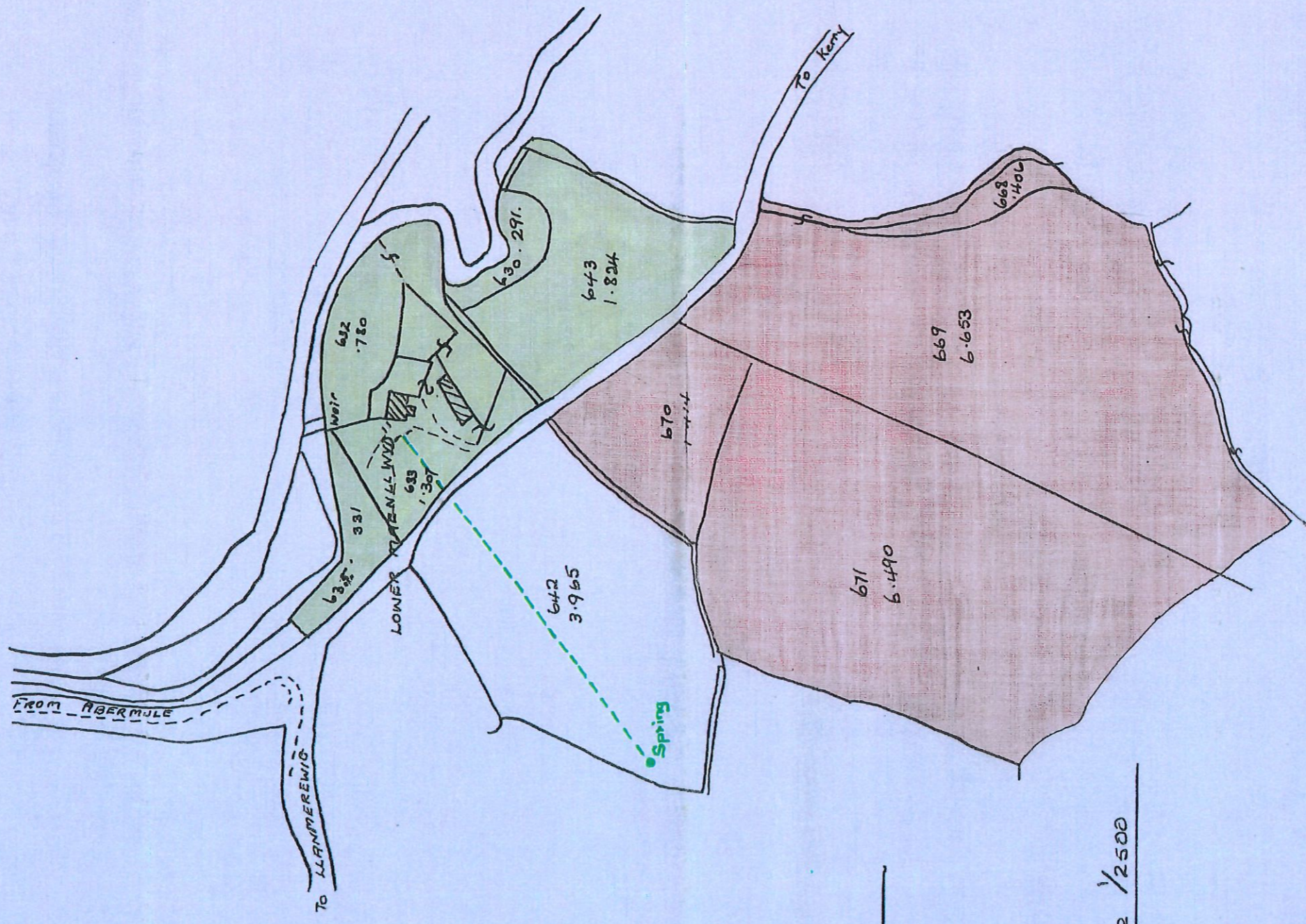
numbered 670, 671, 669 and 668 on the Second Edition (1903) of the Ordnance Survey Map for the said County and comprising in all 14.963 Acres or thereabouts AND SECONDLY A L L THAT message or dwelling-house farm buildings and pieces or parcels of land belonging thereto known as "Lower Maenllwyd" being fields numbered 635, 633, 632, 630 and 643 on the said Ordnance Survey Map and comprising in all 4.533 Acres or thereabouts and which said pieces or parcels of land firstly and secondly described are more particularly delineated on the Plan annexed hereto and thereon coloured pink and green respectively ^{Together with} the right for the Purchaser and her successors in title to take water for all purposes from a Spring situate on Field Number 642 forming part of Upper Maenllwyd Farm and piping it thence to Lower Maenllwyd Farm in a line approximately shown on the said plan by a dotted green line with a right of entry maintaining and repairing such Spring and pipeline but making good any damage occasioned thereby or paying fair and proper compensation for any such damage AND TOGETHER with such other rights of way water light drainage and other easements (if any) as the owners tenants or occupiers of the said hereditaments or any of them have been accustomed to use exercise or enjoy over the adjoining property now or formerly belonging to Christopher John Leyland/T O HOID the said premises unto the Purchaser in fee simple subject nevertheless to such Tithe Redemption Annuity and Land Tax as may be charged thereon and subject to the right of way over Field Number 669 from the main road to Maenllwyd Wood reserved to Christopher John Leyland in fee simple in a Conveyance dated the Twenty-fourth day of December One thousand nine hundred and nineteen made between the said Christopher John Leyland of the first part Magdalene Naylor, Rowland Edward Leyland Naylor and William Tod of the second part the said Rowland Edward Leyland Naylor and John Murray Naylor of the third part and John Davies of the fourth part.

2. THE Vendors hereby acknowledge the right of the Purchaser to the production and delivery of copies of the deeds and documents specified in the Schedule hereto and hereby undertake for the safe custody thereof.

I N WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

THE SCHEDULE before referred to

<u>Date</u>	<u>Description of Document</u>	<u>Parties</u>
8th. September, 1925.	CONVEYANCE	John Davies (1) The Vendors (2)



Scale 1/2500

THE SCHEDULE (Continued)

Date	Description of document	Parties.
10th. June, 1930.	CONVEYANCE.	John Davies (1) The Vendors (2)

SIGNED SEALED and DELIVERED by the said }
JOHN MAURICE SHEPHERD DAVIES in the presence of: - }

[Signature]
[Signature]
[Signature]

SIGNED SEALED and DELIVERED by the said }
ELIZABETH ANN DAVIES in the presence of: - }

[Signature]

J M S Davies

E A Davies

J M S Davies
E A Davies

IT IS HEREBY CERTIFICATE that the transaction hereby effected does not form part of any 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 pounds.

MEMORANDUM that by a Conveyance dated the 25th day of June One Thousand Nine Hundred and Seventy Four and made between the within named Denise Mary Catherine Hatchard of the one part and Graham Edward Harper and Margaret Janet Harper of Beech wood, Peckington Lane, Hopwaf, ~~Stemworth~~ in the County of Stafford of the other part therewas conveyed to the said Graham Edward Harper, and Margaret Janet Harper for an estate in fee simple first all that piece or parcel of land forming part of fields being part of Ordnance Survey Number 670 and Part of Ordnance Survey Number 671 and part 669 and 668. (Second Edition 1903) of the Ordnance Survey Map for the County of Montgomery which said piece or parcel of land was for the purpose of identification delineated and edged red on the map or plan annexed thereto and thereon identified by the letter "A" Together with the bungalow, greenhouse and all buildings erected thereon or on some part thereof and Secondly all that piece or parcel of land forming part of Ordnance Survey Number 669 and Part of 668 as indicated on the said plan and hatched red and identified by the letter 'B' thereon and Thirdly all that Pump House Well situate on part of Ordnance Survey Number 642 on the said plan all which said property Firstly. Secondly and Thirdly hereinbefore described formed part of the within described property together with the benefit of the right but subject to exceptions and reservations and covenants therein contained (a copy of which Conveyance has been left with the Deeds remaining in the possession of the said Denise Mary Catherine Hatchard and further the said Conveyance contained an acknowledgement of the right of the said Graham Edward Harper and Margaret Janet Harper to production and delivery of copies thereof and undertaking for the safe custody thereof.

MEMORANDUM that by a Conveyance dated 13th November 1984 the within named Denise Mary Catherine Hatchard conveyed to David Parry Bates and Joan Anne Bates part of the property described herein namely The Barn and a portion of the garden All which property is more particularly described in the said Conveyance (a copy of which is retained by the Vendor) and the said David Parry Bates and Joan Anne Bates are entitled to production of the within-written Deed and to copies of the same

MEMORANDUM that by a Conveyance dated 3rd April 1986 the within named Denise Mary Catherine Hatchard conveyed to David Parry Bates and Joan Anne Bates part of the property described herein namely the site of a Porch built on The Barn and the said David Parry Bates and Joan Anne Bates are entitled to production of the within-written conveyance and to copies of the same

MEMORANDUM that by a Conveyance dated the 25th day of June One Thousand Nine Hundred and Seventy four and made between the within named DENISE MARY CATHERINE HATCHARD of the one part and GRAHAM EDWARD HARPER and MARGARET JANET HARPER both of Beechwood Peckington Lane, Hopwaf, Tamworth in the County of Stafford therewas conveyed to the said GRAHAM EDWARD HARPER AND MARGARET JANET HARPER for an estate in fee simple First all that piece and parcel of land forming part of the fields being Part of Ordnance Survey Number 670 and Part of Ordnance Survey Number 671 and part of 669 and 668 on the Second Edition (1903) of the Ordnance Survey Map for the County of Montgomery which said piece or parcel of land for the purpose of identification delineated and edged red on the map or plan annexed hereto and thereon identified by a letter 'A' of the other part Subject as therein mentioned and to the Covenants therein contained a copy of which Conveyance has been left with the Deeds remain in the possession of the said Denise Mary Catherine Hatchard and further in the said Conveyance acknowledge right for the said GRAHAM EDWARD HARPER and MARGARET JANET HARPER to conduct thereof and undertook for the safe custody thereof.

DATED 2nd August 1956.

J.M.S. DAVIES ESQ. and ANOTHER.

- to -

MRS. D.M. HATCHARD.

Conveyance

- of -

Freehold Premises known as "LOWER MAENLLWYD" KERRY in the County of Montgomery.

HUNT & HUNT,
98, Hatton Garden,
London, E.C.1.

MEMORANDUM that by an Conveyance dated the 13th day of August 1993 the within named DENISE MARY CATHERINE HATCHARD conveyed in fee simple to DAVID PARRY BATES and JOAN ANNE BATES all that piece or parcel of land adjoining the barn and forming part of the within described property subject to exceptions and reservations and subject to the covenants on the part of the said DAVID PARRY BATES and JOAN ANNE BATES but with the benefit of the reservation from DAVID PARRY BATES and JOAN ANNE BATES and with the benefit of the rights granted by the said DENISE MARY CATHERINE HATCHARD and subject to the agreements declarations and covenants more particularly contained therein and the right of the said DAVID PARRY BATES and JOAN ANNE BATES to production of the within written Deed was thereby acknowledged.

MEMORANDUM by a Conveyance dated the 1st day of October 1997 the within named Denise Mary Catherine Hatchard conveyed in fee simple to Graham Edward Harper Margaret Janet Harper and Martin James Edward Harper all those pieces or parcels of land situate at Maenllwyd Isaf Abermule Powys being situate on the opposite side of the road to the said dwellinghouse subject as therein mentioned but together with the rights therein contained or referred to and the right of the said Harpers to production inter alia the within written deed was thereby acknowledged