

These are the notes referred to on the following official copy

Title Number CYM354475

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.

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

1. Stamp Duty

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

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.*
CYM46924

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.*

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

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

on the Transferor's title plan and shown edged blue.

WE CERTIFY THIS TO BE A TRUE COPY

THE ORIGINAL Transfer

THIS 4 DAY OF 7 2007

SIGNED [Signature]

GILBERT DAVIES & PARTNERS
SOLICITORS, WELSHPOOL, POWYS

5. Date 1st June 2007

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

RICHARD CLIVE LEWIS and JUNE ANNE LEWIS

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.*

TONY EDWARD EVANS and SARAH ELIZABETH EVANS

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.*

Ochr, Cwmgolau, Welshpool, Powys SY21 9EZ

9. The Transferor transfers the Property to the Transferee

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

The Transferor has received from the Transferee for the Property the sum of one hundred and sixty two thousand pounds (£162,000)

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.

1. Definitions and Interpretation

In this transfer:

- 1.1 'the Fence' means the fence to be erected along the line indicated by a red line within the Property on the Plan
- 1.2 'the Plan' means the plan annexed to this transfer
- 1.3 'the Retained Land' means the land being that part of the land comprised in title number CYM46924 as is not comprised in the Property
- 1.4 words importing one gender shall be construed as importing any other gender
- 1.5 words importing the singular shall be construed as importing the plural and vice versa
- 1.6 words importing persons shall be construed as importing a corporate body and / or a partnership and vice versa
- 1.7 where any party comprises more than one person the obligations and liabilities of that party under this transfer shall be joint and several obligations and liabilities of those persons

granted for the benefit of the Property

The Property is transferred together with the following rights:

2.1.1 The right to use the water located at the point marked 'trough' on the Plan.

3. Rights reserved for the benefit of the Retained Land

3.1 There are reserved out of the Property for the benefit of each and every part of the Retained Land the following rights:

3.1.1 The right to the free passage of water from the well the approximate location of which is marked with an X on the Plan along with the water pipes already laid together with the right to enter onto the Property with reasonable notice (except in the case of emergency) to inspect, maintain, repair and renew the same subject to a contribution to the cost of maintenance of the same according to user.

3.1.2 The right to use the water located at the point marked 'trough' on the Plan.

3.2 There are reserved out of the property for the benefit of that part of the Retained Land shown on the attached Plan edged green and only that part of the Retained Land the following right:

3.2.1 The right for the Transferors and their successors in title and those authorised by them to pass and re-pass with or without vehicles over and along the route coloured yellow on the Plan

4. Restrictive covenants by the Transferee



4.1 The Transferee covenants with the Transferor to observe and perform the restrictions specified below and it is agreed and declared that:

4.1.1 the benefit of this covenant and the restrictions is to be attached to and enure for each and every part of the Retained Land

4.1.2 the burden of this covenant and the restrictions is intended to bind and binds each and every part of the Property into whomsoever's hands it may come

4.1.3 a restriction not to do any act or thing includes an obligation not to permit or suffer that act or thing to be done by another person

4.2 The restrictions mentioned in clause 4.1 are the following:

4.2.1 Not to do or allow to be done on the Property anything which may be or grow to be a nuisance or annoyance to the Transferor or its successors in title who are the owners for the time being of the Retained Land.

4.3 The Transferee covenants with the Transferors and will indemnify them against breach of any covenants contained or referred to in the Charges Register

covenants by the Transferor

Transferees covenant with the Transferors to construct the Fence at their own expense the maintenance which will thereafter be the responsibility of the Transferee.

6. Restrictive covenants by the Transferor

The Transferor covenants with the Transferees for themselves and their successors in Title the owners and occupiers of the Retained Land including for the avoidance of doubt the land edged green on the attached Plan not to use the right of way contained in Clause 3.2 for any land beyond the land described within Clause 3.2 and not to authorise or allow any third party to do so.

7. Agréements and Declarations

It is agreed and declared as followed:

7.1 This transfer does not include any easement other than those expressly granted in this transfer and shall not be construed or operate as implying the grant of any easement.

14. Execution *The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).*

**SIGNED as a Deed by the said
RICHARD CLIVE LEWIS and JUNE ANNE LEWIS
In the presence of:**

*M. McICRETT
6/79 The Esplanade
Golden Beach
4551 QLD
Australia*

**SIGNED as a Deed by the said
TONY EDWARD EVANS and SARAH ELIZABETH EVANS
In the presence of:**

title(s)

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

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

- on the attached plan and shown *State reference e.g. "edged red".*
- on the Transferor's title plan and shown edged blue.

5. Date 1ST JUNE 2007.

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

RICHARD CLIVE LEWIS and JUNE ANNE LEWIS

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.*

TONY EDWARD EVANS and SARAH ELIZABETH EVANS

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Ochr, Cwmgolau, Welshpool, Powys SY21 9EZ

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4.1.3 a restriction not to do any act or thing includes an obligation not to permit or suffer that act or thing to be done by another person

4.2 The restrictions mentioned in clause 4.1 are the following:

4.2.1 Not to do or allow to be done on the Property anything which may be or grow to be a nuisance or annoyance to the Transferor or its successors in title who are the owners for the time being of the Retained Land.

4.3 The Transferee covenants with the Transferors and will indemnify them against breach of any covenants contained or referred to in the Charges Register

6. Agreements and Declarations

It is agreed and declared as followed:

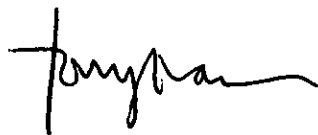
- 6.1 This transfer does not include any easement other than those expressly granted in this transfer and shall not be construed or operate as implying the grant of any easement.
- 6.2 The Transferors are to reimburse the Transferees the reasonable and proportionate costs of the construction of the Fence.

14. Execution *The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).*

**SIGNED as a Deed by the said
RICHARD CLIVE LEWIS
In the presence of:**

**SIGNED as a Deed by the said
JUNE ANNE LEWIS
In the presence of:**

**SIGNED as a Deed by the said
TONY EDWARD EVANS
In the presence of:**



*D & G Thomas
18 Seven Street
Welsford
Soulton*

**SIGNED as a Deed by the said
SARAH ELIZABETH EVANS
In the presence of:**

J. E. Evans.

*D & G Thomas
18 Seven Street
Welsford
Soulton*

LOST DOCUMENT PAGE

Title Number	CYM354475
Document Type	Transfer
Document Date	01.06.2007
Page Number	Plan

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