

These are the notes referred to on the following official copy

Title Number CYM46924

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HM Land Registry

Transfer of part of registered title(s)

TP1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: WA710288 and CYM46924
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Bryn Heulwen, Bettws Cedewain, Newtown, Powys, SY16 3DX comprising all of the property within title number WA710288 and part of the property within title number CYM46924 all of which property is shown on the attached plan edged red</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: Edged Red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date: 4 th October 2019
5	<p>Transferor: Richard Clive Lewis and June Anne Lewis</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register: David John Needham and Gaynor Elizabeth Margaret Needham</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>

Prepared using LEAP Legal Software

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

7	Transferee's intended address(es) for service for entry in the register: Bryn Heulwen, Bettws Cedewain, Newtown, Powys, SY16 3DX
8	The transferor transfers the property to the transferee
9	Consideration <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): three hundred and seventy five thousand pounds (£375,000.00) <input type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
10	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

11 Declaration of trust. The transferee is more than one person and

- they are to hold the property on trust for themselves as joint tenants
- they are to hold the property on trust for themselves as tenants in common in equal shares
- they are to hold the property on trust:

12 Additional provisions

Definitions

"the Access" shall mean that area shown blue and yellow on the Plan

"the Plan" shall mean the plan attached to this transfer

"the Retained Land" shall mean the land in title number CYM46924 excluding the Property

Rights granted for the benefit of the property

The right to cross and a right of way over the Access within the boundaries of the Retained Land with or without vehicles at all times of the day or night for all purposes in connection with the Property subject to the Transferee and their successors in title and the owners and occupiers of the Property contributing one half of the cost of the repair and maintenance of the same shared with the Transferors and their successors in title to the Retained Land

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of the Retained Land

The right to cross and a right of way over the Access within the boundaries of the Property with or without vehicles at all times of the day or night for all purposes in connection with the Retained Land subject to the Transferor and their successors in title and the owners and occupiers of the Retained Land contributing one half of the cost of the repair and maintenance of the same shared with the Transferee and their successors in title to the Property

Include words of covenant.

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

The transferor must execute this transfer as a deed using the space opposite. 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 (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 4.

13 Execution

Signed as a deed by
Richard Clive Lewis
in the presence of

R.C. Lewis

Witness Signature:.....

[Signature]

Full Name: EDWARD JOHN PERRY

Address: 3 MONTSERRAT CRESCENT,
CALOUNDRA WEST, QLD 4551.

Signed as a deed by
June Anne Lewis
in the presence of

June Anne Lewis

Witness Signature:.....

[Signature]

Full Name: EDWARD JOHN PERRY

Address: 3 MONTSERRAT CRESCENT
CALOUNDRA WEST, QLD 4551

Signed as a deed by
David John Needham
in the presence of

Witness Signature:.....

Full Name:.....

Address:.....

Signed as a deed by
Gaynor Elizabeth Margaret Needham
in the presence of

Witness Signature:.....

Full Name:.....

Address:.....

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

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10	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

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 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
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Restrictive covenants by the transferee

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Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 4.

13 Execution

Signed as a deed by
Richard Clive Lewis
in the presence of

Witness Signature:.....

Full Name:.....

Address:.....

Signed as a deed by
June Anne Lewis
in the presence of

Witness Signature:.....

Full Name:.....

Address:.....

Signed as a deed by
David John Needham
in the presence of



Witness Signature:.....

Full Name: ROBIN PHILIP SMITH

Address: PLEASANTON, CHURCH STREET
GESTINGTHORPE
ESSEX CO9 3AZ

Signed as a deed by
Gaynor Elizabeth Margaret Needham
in the presence of

Witness Signature:.....

Full Name: ROBIN PHILIP SMITH

Address: PLEASANTON, CHURCH STREET
GESTINGTHORPE
ESSEX CO9 3AZ

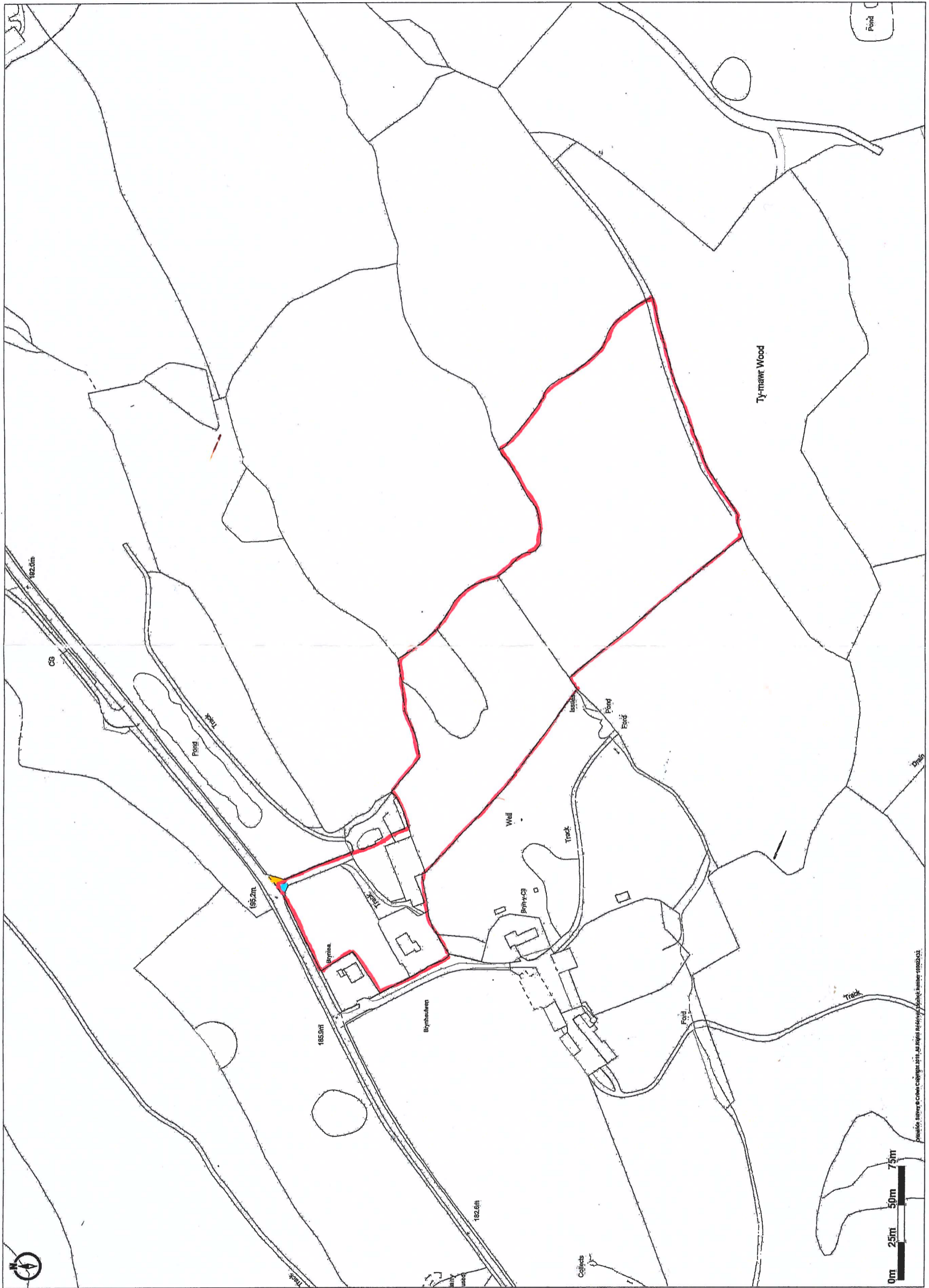
WARNING

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*Gilbert Davies & Partners
On behalf of both
Transferor & transferee.*

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