

DATED 25th November 1970.

MRS. H. M. LEWIS AND
ANOTHER.

— to —

MR. & MRS. R. I. BROWN.

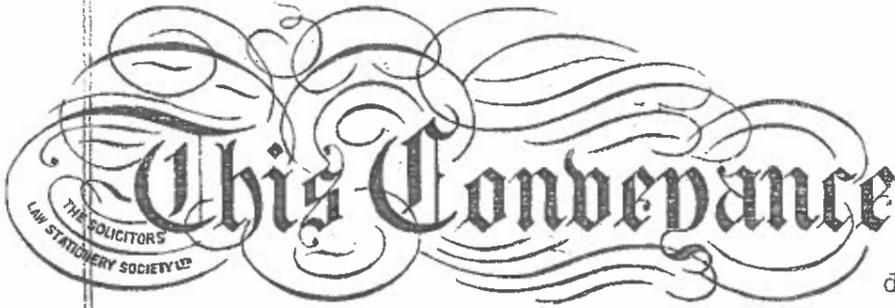
Conveyance

of —

freehold land situate in the
Parish of Llanfair Caereinion in
the County of Montgomery and
being part of Ordnance Survey
Number 527.

ES

Gilbert Davies & Roberts
WEISHPOOL.



PRODUCED  FINANCE ACT. 1931

25-11-71 P.C. 62678

INLAND REVENUE

is made the *twenty-fifth* day of *November*

One thousand nine hundred and seventy BETWEEN HILDA MARY LEWIS of "Fir Bank" Llanfair Caereinion in the County of Montgomery Widow (hereinafter called "the Vendor") of the first part JAMES ELLIS JONES of "The White House" Buttington in the County of Montgomery Farmer (hereinafter called "the Mortgagee") of the second part and RICHARD IVOR BROWN of "Forest Lodge" Llanfair Caereinion aforesaid Forestry Worker and EVELYN BROWN his wife (hereinafter called "the Purchasers") of the third part _____

WHEREAS the Vendor is seised of the property hereinafter described for an estate in fee simple in possession subject to the Legal Charge next hereinafter recited and subject also as hereinafter mentioned AND WHEREAS by a Legal Charge (hereinafter called "the Legal Charge") dated the Second day of August One thousand nine hundred and fifty-seven and made between the Vendor of the one part and the Mortgagee of the other part the said property together with other property was charged by way of legal mortgage in favour of the Mortgagee to secure the payment to the Mortgagee of the principal sum of Seven hundred and fifty pounds and interest thereon as therein mentioned AND WHEREAS the said principal sum of Seven hundred and fifty pounds is now owing on the security of the Legal Charge but all interest thereon has been paid up to the date hereof AND WHEREAS the Vendor has agreed with the Purchasers for the sale to them of the said property in fee simple in possession subject only as hereinafter mentioned but otherwise free from incumbrances at the price of One thousand pounds AND WHEREAS it was a term of the said agreement for sale that the sum of Two hundred and fifty pounds part of the said purchase money should be paid to the Mortgagee in part discharge of the principal money and interest so owing on the Legal Charge as aforesaid and that the sum of Seven hundred and fifty pounds residue of the said purchase money should be paid to the Vendor and in consideration of such payment as aforesaid being made to the Mortgagee he has agreed to join herein in manner hereinafter appearing _____

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and, in consideration of the sum of TWO HUNDRED AND FIFTY POUNDS part of the said purchase money of ONE THOUSAND POUNDS paid by the Purchasers out of monies belonging to them on a joint account and by the direction of the Vendor to the Mortgagee (the

receipt of which said sum the Mortgagee hereby acknowledges) and of the sum of SEVEN HUNDRED AND FIFTY POUNDS the residue thereof paid by the Purchasers out of monies belonging to them on a joint account as aforesaid and with the consent of the Mortgagee to the Vendor (the receipt of which said sum of Seven hundred and fifty pounds and the payment in manner aforesaid of the said sum of Two hundred and fifty pounds the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby CONVEYS and the Mortgagee as Mortgagee hereby SURRENDERS AND RELEASES unto the Purchasers ALL THAT field piece or parcel of land forming part of the property known as "Red Lion Fields" situate in the Parish of Llanfair Caereinion in the County of Montgomery having an area of .596 acres or thereabouts and comprising part of Enclosure numbered 527 on the Ordnance Survey Map for the said Parish which said field piece or parcel of land is for the purpose of identification only delineated and edged pink on the plan hereto annexed Together with the right for the Purchasers and their successors in title owners and occupiers for the time being of the premises hereby conveyed to pass at all times with or without vehicles of any description over and along the adjoining property coloured yellow on the said plan being the remainder of the said Ordnance Survey Enclosure numbered 527 for the purpose of obtaining ~~access to and egress from the premises hereby conveyed~~ which said right was excepted and reserved unto the Vendor and her successors in title as aforesaid by a Conveyance of the said adjoining property dated the Twenty-eighth day of March One thousand nine hundred and sixty-nine and made between the Vendor of the first part the Mortgagee of the second part and Winifred Mary Roberts-Malpass of the third part EXCEPT NEVERTHELESS AND RESERVING unto the Vendor and her successors in title the owners and occupiers for the time being of the adjoining property being the remainder of the "Red Lion Fields" delineated and edged blue on the said plan the right to pass at all times and with and without vehicles of any description over along and across that part of the premises hereby conveyed coloured green on the said plan for the purpose of obtaining access to and egress from the said adjoining property delineated and edged blue on the said plan TO HOLD the same (Except and Reserved as aforesaid) unto the Purchasers in fee simple as joint tenants discharged from the Legal Charge and all principal monies and interest thereby secured and all claims and demands thereunder but Subject to such rights of way over the premises hereby conveyed as have hitherto been enjoyed by the owners of adjoining property and Subject Also to but with the benefit of a Deed of Grant dated the First day of October One thousand nine hundred and sixty-six and made between the

Vendor of the first part Samuel James Stewart of the second part the Mortgagee of the third part Thomas Victor Griffiths of the fourth part and May Roberts of the fifth part _____

2. THE Purchasers hereby DECLARE as follows:-

(a) The Purchasers shall stand possessed of the premises hereby conveyed upon trust to sell the same with power at discretion to postpone any sale And shall stand possessed of the net proceeds of sale (after payment of rates taxes costs of insurance repairs and other outgoings) IN TRUST for the Purchasers as joint tenants beneficially _____

(b) All the powers which are by the Settled Land Act 1925 or section sixty-six of the Law of Property Act 1925 made exercisable with the leave of the court shall for the purposes of these presents be exercisable at the discretion of the trustees for sale without any order of the court; a mortgagee shall not be concerned to see for what purpose money is raised and any person dealing for money or money's worth may assume that all transactions not authorised under any statutory power have been duly authorised by the persons beneficially interested _____

(c) That they the Purchasers are entitled to the premises hereby conveyed for their own benefit and that the survivor of them can give a valid receipt for the capital moneys arising on a disposition thereof _____

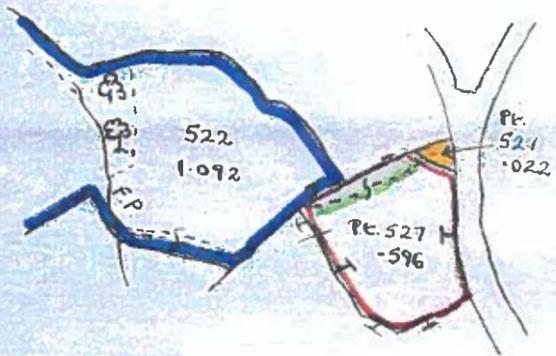
(d) That notice of any severance of the beneficial joint tenancy created by this deed shall be endorsed hereon or otherwise permanently annexed hereto and in the absence thereof any purchaser from the survivor of the Purchasers shall be entitled and required to assume that no such severance has been effected and accordingly such survivor shall as sole beneficial owner convey the premises hereby conveyed to any purchaser thereof pursuant to the Law of Property (Joint Tenants) Act 1964 _____

3. THE Mortgagee hereby ACKNOWLEDGES the right of the Purchasers to production of the documents specified in the Schedule hereto and to delivery of copies thereof _____

4. THE Vendor as to the before mentioned documents COVENANTS with the Purchasers that as and when any of the said documents shall come into the possession of the Vendor or her successors in title she or they will when requested and at the cost of the Purchasers or their successors in title execute a statutory acknowledgment for production and undertaking for the safe custody of such documents and that in the meantime and until the execution of such undertaking every person having for the time

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being possession of the said documents will keep them safe whole uncanceled and undefaced unless prevented from so doing by fire or other inevitable accident

6. 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 consideration exceeds the sum of Five thousand five hundred pounds

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

THE SCHEDULE before referred to

<u>Date.</u>	<u>Document.</u>	<u>Parties.</u>
1930 November 25.	<u>CONVEYANCE</u>	Eleanor Mary Hughes (1) Elizabeth Morris and David Jehu (2)
1948 November 25.	<u>DEED OF APPOINTMENT</u>	Eleanor Mary Hughes (1) Elizabeth Morris and Edward Llewelyn Jehu (2).
1951 December 1.	<u>CONVEYANCE</u>	Elizabeth Morris and Edward Llewelyn Jehu (1) Robert Meyrick Morris (2).
1951 December 6.	<u>LEGAL CHARGE</u>	Robert Meyrick Morris (1) Wythen Thomas Andrews and David Andrews (2) (with STATUTORY RECEIPT dated 30th July 1957 endorsed).
1957 August 1.	<u>CONVEYANCE</u>	Robert Meyrick Morris (1) the Vendor (2).
1957 August 2.	<u>THE LEGAL CHARGE</u>	

SIGNED SEALED AND DELIVERED by the said) Hilda Mary Lewis in the presence of:-) *H M Lewis*

E B Pratta
Assistant
Welney

SIGNED SEALED AND DELIVERED by the said) James Ellis Jones in the presence of:-) *J. E. Jones*

E B Pratta

SIGNED SEALED AND DELIVERED by the said) Richard Ivor Brown and Evelyn Brown in the presence of:-)

E B Pratta

R I Brown
E Brown.