

This Conveyance

is made the

Twenty Fifth

day of *June* One thousand nine hundred and seventy four

B E T W E E N DENISE MARY CATHERINE HATCHARD formerly of 4 Thistle Grove South Kensington in the City of London but now of Maenllwyd Isaf Abermule in the County of Montgomery (hereinafter called "the Vendor") of the one part and GRAHAM EDWARD HARPER and MARGARET JANET HARPER (his Wife) both of Beechwood Packington Lane Hopwas Tamworth in the County of Stafford (hereinafter called "the Purchasers") of the other part _____

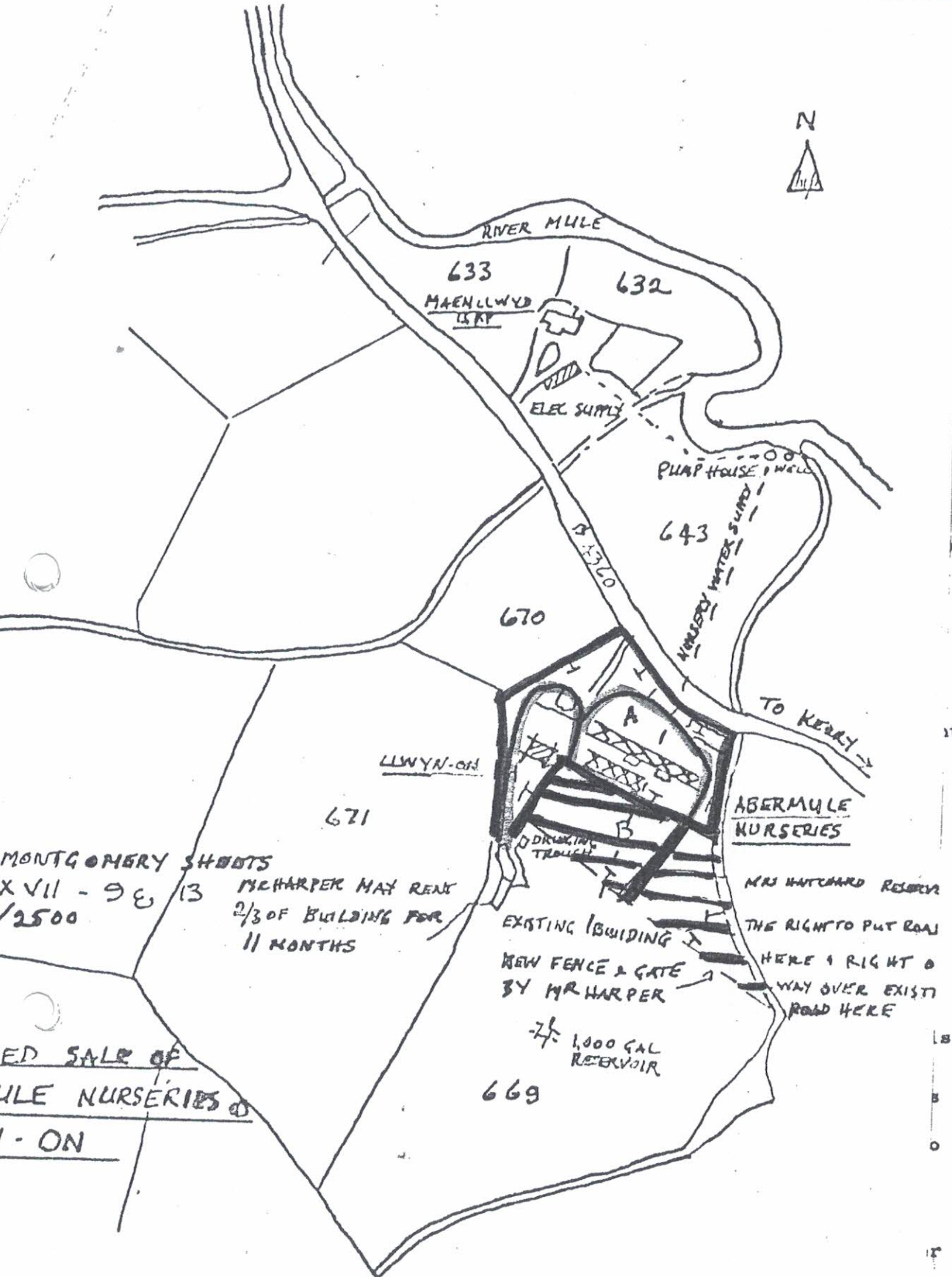
W H E R E A S the Vendor is seised in fee simple in possession free from incumbrances of the property hereinafter assured and has agreed to sell the same to the Purchasers for a like estate in possession free from incumbrances at the price of Seventeen thousand six hundred pounds and it has been agreed that the same shall be vested in the Purchasers as joint tenants in manner hereinafter appearing _____

N O W THIS DEED W I T N E S S E T H as follows :-

1. In pursuance of the said agreement and in consideration of the sum of SEVENTEEN THOUSAND SIX HUNDRED POUNDS out of moneys belonging to them upon a joint account paid by the Purchasers to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchasers FIRST ALL THAT piece and parcel of land forming part of fields being Part of Ordnance

Survey Number 670 and Part of Ordnance Survey Number 671 and
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 is
for the purpose of identification delineated and edged red on the
map or plan annexed hereto and thereon identified by the letter "A"
TOGETHER with the bungalow greenhouses and all buildings erected
thereon or on some part thereof 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 and well situate
on part of Ordnance Survey Number 642 on the said plan All which
said property first secondly and thirdly hereinbefore described was
(together with other property) conveyed to the Vendor by a Conveyance
dated the Second day of August One thousand nine hundred and fifty
six made between John Maurice Shepherd Davies and Elizabeth Ann
Davies of the one part and the Vendor of the other part TOGETHER with
and SUBJECT to the rights contained mentioned or referred to in the
said Conveyance dated the Second day of August One thousand nine
hundred and fifty six TOGETHER ALSO with the right of the Purchaser
and their successors in title (i) to obtain water by and through
the pipe laid between the well hereinbefore referred to and the
reservoir situate on Ordnance Survey Number 669 together with the
right to enter upon the Vendor's retained land for the purpose of
repairing renewing and maintaining such pump house well pipes and
reservoir the Purchasers making good all damage occasioned by the
exercise of such rights and (ii) to take an electricity supply
from Maenllwyd Isaf to the Pump House along the route indicated on

of N
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le Y
OPOSE
ERMU
VYN



633

MAENLLWYD
LKRY

632

ELEC SUPPLY

PHAP HOUSE & WELLS

643

MINISTRY WATER SUPPLY

670

LLWYN-ON

671

ABERMULE
NURSERIES

MRS WATKINS RESERVE

EXISTING BUILDING
NEW FENCE & GATE
BY MR HARPER

THE RIGHT TO PUT ROAD
HERE & RIGHT OF
WAY OVER EXISTING
ROAD HERE

1,000 GAL
RESERVOIR

669

MONTGOMERY SHOOT

XVII - 9 & 13
1/2500

MR HARPER MAY RENT
2/3 OF BUILDING FOR
11 MONTHS

ED SALE OF
NURSERIES

LLWYN-ON

st

1st

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1

said plan annexed hereto subject to the Purchasers at their own expense supplying a separate meter in respect of such supply together with such right as may be necessary to maintain such supply the Purchasers making good any damage occasioned to the Vendor's retained property by the exercise of the said right EXCEPT AND RESERVED unto the Vendor and her successors in title (i) a right of way at all times and for all purposes over the roadways coloured yellow and blue and hatched black on the said plan annexed hereto in common with the Purchasers and their successors in title and (ii) the right to connect to the electricity supply now serving the Cedarworth bungalow to enable the Vendor and her successors in title to obtain an electricity supply to the buildings situate on Ordnance Survey Number 669 as indicated on the said plan annexed hereto subject to the Vendor and her successors in title maintaining such supply and making good all damage occasioned by the exercise thereof together also with the right to maintain such supply line and to maintain a separate meter in respect of such supply at her expense TO HOLD the same (subject and except and reserved as aforesaid) UNTO the Purchasers in fee simple

2. The Purchasers for themselves and their successors in title hereby covenant with the Vendor as follows :-

(i) to maintain in stockproof condition the fences as now exist

(ii) forthwith to erect and forever thereafter maintain fences and gates along the boundaries of the property hereby conveyed as do not now exist _____

(iii) to erect one dwelling only on Part Ordnance Survey Number 669 as secondly hereinbefore described _____

3. The Purchasers hereby declare as follows :-

(a) The Purchasers shall hold the said property 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 joint tenants _____

(b) Until the expiration of Twenty one years from the death of the survivor of the Purchasers the trustees for the time being of this deed shall have power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner _____

4. The Vendor hereby acknowledges the right of the Purchasers to production and delivery of copies of the documents of title specified in the Schedule hereto and hereby undertakes for the safe custody of the same _____

5. 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 Twenty thousand pounds _____

I N W I T N E S S whereof the said parties to these presents have herunto set their hands and seals the day and year first before written _____

THE SCHEDULE before referred to _____

2nd August 1956

1st August 1972

THE said Conveyance of this date

LEGAL CHARGE of this date made between the Vendor(1) and Lloyds Bank Ltd.(2) with RECEIPT endorsed dated the day of _____ 1974

SEALED AND DELIVERED by the)
DENISE MARY CATHERINE HARPER)
the presence of :-

[Handwritten signature]
Solely

Denise Harper

Maid, etc.

SIGNED SEALED AND DELIVERED by the)
said GRAHAM EDWARD HARPER in the)
presence of :-

G. E. Harper

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SIGNED SEALED AND DELIVERED by the)
said MARGARET JANET HARPER in the)
presence of :-

M. J. Harper

[Handwritten signature]

DATED

25

1974

MRS. D.M.C. HATCHARD

— to —

MR. G.E. HARPER and
MRS. M.J. HARPER

Not Rec'd

Conveyance

— of —

premises situate and known as Lower
Maenllwyd Kerry in the County of
Montgomery _____

_____ *leds*