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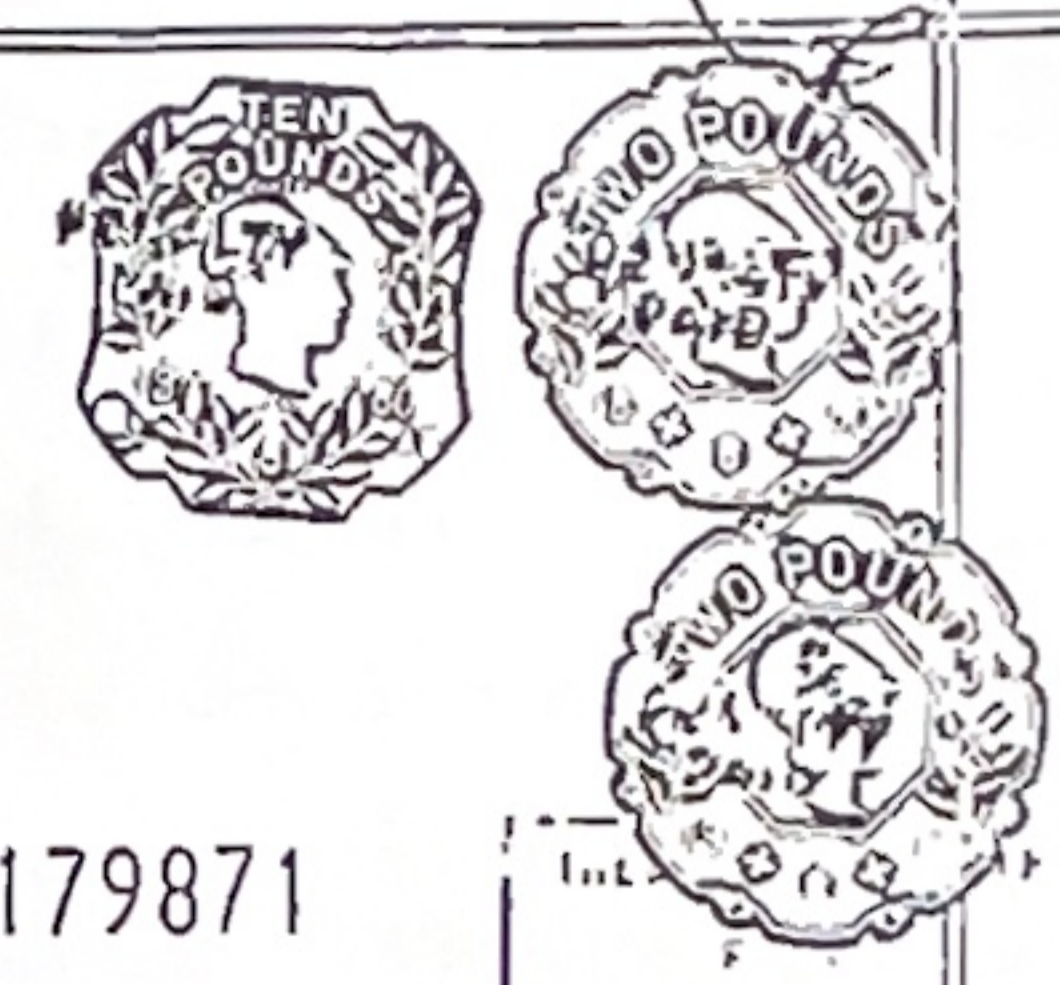
Title Number BK179871

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H.M. LAND REGISTRY
LAND REGISTRATION ACTS 1925-1966

County: Berkshire
Wokingham
Title Number: BK 111367 BK179871
Property: Land at Charwood Road
Dated: 28th May 1980

13 AUG 1980
FINANCE ACT 1931

IN CONSIDERATION of THIRTY FOUR THOUSAND FIVE HUNDRED POUNDS (£34,500) paid to J.F. INGRAM LIMITED whose registered office is situate at 61a High Street, Chobham in the County of Surrey (hereinafter called 'the Company')

the receipt of which sum the Company hereby acknowledges the Company as Beneficial Owner HEREBY TRANSFERS to ROBIN ANDREW MASON and MARY ANN MASON of 19 Salisbury Avenue Slough in the County of Berks (hereinafter called 'the Purchasers') the land edged red on the plan annexed hereto and known or intended to be known as No. ⁴² Charwood Road Wokingham in the County of Berks being part of the land comprised in the Title above referred to TOGETHER WITH the rights set out in the First Schedule hereto EXCEPT AND RESERVED the rights set out in the Second Schedule hereto

1. THE Purchasers HEREBY COVENANT with the Company and its successors in title for the benefit and protection of the remainder of the land comprised in the Title above referred to or any part or parts thereof and so as to bind the property hereby transferred into whosoever hands the same may come that the Purchasers and the persons deriving title under them will at all times hereafter observe and perform the restrictions and stipulations set out in the Third Schedule hereto PROVIDED ALWAYS that nothing herein contained shall prevent the Company or its successors in title from selling leasing or holding free from any restrictions or stipulations any part or parts of the Company's estate (which estate shall in this Transfer mean all the land now or formerly comprised in the Title above referred to) other than the property hereby transferred or from waiving compliance with or agreeing to vary any restrictions or stipulations now or hereafter affecting any part of the said Estate

2. THE Company HEREBY COVENANTS with the Purchasers and their successors in title that the Company will cause the part of the road and footpaths upon which the property hereby transferred abuts (but not any paths within the boundary of the land hereby transferred nor any path leading to the rear of the garden of the property hereby transferred or to the rear gardens of any neighbouring properties on the said Estate

nor any road or path hatched black on the said plan) to be made up to the standards required by the Local Authority and will keep the Purchasers and their successors in title indemnified against all charges in respect of the making up and adoption as a public highway of the said roads and footpaths

3. IT IS hereby agreed and declared that the walls and parts of the buildings on the land hereby transferred between such building and any contiguous building on the said estate are party walls and structures and shall be maintained at the joint expense of the respective party owners

4. 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

5. IT IS hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions whereof the amount or value or the aggregate amount or value of the consideration exceeds Thirty five thousand Pounds

THE FIRST SCHEDULE above referred to

1. The right for the Purchasers and other the owners and occupiers for the time being of the property hereby transferred to use for all reasonable purposes connected with the property hereby transferred in common with all other persons entitled to the like right the roads paths drains sewers watercourses pipes cables and wires on over or under the remainder of the said Estate or to be constructed or laid therein within the Perpetuity Period of eighty (80) years from the first day of January One thousand Nine hundred and Seventy nine subject to the payment by the Purchasers and their successors in title of a fair proportion according to user of the cost of repair and maintenance of the said drains sewers watercourses pipes cables and wires

2. The rights for the Purchasers with servants workmen and others at all reasonable times (on notice except in the case of emergency) to enter into and upon the adjoining land and building included in the said

Estate for the purpose of repairing cleansing maintaining or renewing the building on the land hereby transferred the Purchasers causing as little disturbance as possible and making good any damage caused but without making any compensation for any temporary damage or inconvenience

THE SECOND SCHEDULE above referred to

1. Any right of light or air now subsisting or which might (but for this exception) be acquired over any adjoining or neighbouring land of the Company to the intent the Company or its successors in title may build or rebuild on any such land in such manner as the Company or its successors in title may think fit notwithstanding any interference with the access of light or air to the property hereby transferred occasioned and so that the Purchaser shall be deemed to enjoy such access of light or air in the meantime by the consent of the Company hereby given and not as of right

2. The right for the Company and all persons authorised by it or its successors in title and the owners or occupiers for the time being of all lands forming part of the said Estate (other than the land hereby transferred) to use all drains sewers watercourses pipes cables and wires on over or under the property hereby transferred or to be constructed or laid therein within the Perpetuity Period of eighty (80) years from the first day of January One thousand Nine hundred and seventy nine

3. The right for the Company and the owners or occupiers for the time being of the adjoining land and buildings included in the said Estate with servants workmen and others at all reasonable times (on notice except in the case of emergency) to enter into and upon the land hereby transferred for the purpose of repairing cleansing maintaining or renewing the said adjoining buildings the Company or the said owners or occupiers for the time being causing as little disturbance as possible and making good any damage caused but without making any compensation for any temporary damage or inconvenience

THE THIRD SCHEDULE above referred to

1. The Purchasers will keep the fences on the sides of the property hereby transferred marked 'T' within the boundary on the plan annexed hereto in good and substantial repair and condition and will maintain any shrubs and trees planted on the land hereby transferred in accordance with any landscaping scheme approved by the Planning Authority under the conditions imposed by the Planning Permission under which the dwellinghouse hereby transferred has been erected and will from time to time replace such shrubs and trees which may die

2. The Purchasers will not without the previous licence of the Company use the property hereby transferred or permit the same to be used for the purposes of any manufacture trade or business of any description or for any purpose other than as a private dwellinghouse and a private garage or place or allow to be placed on any part of the property hereby transferred any showboard placard or name plate (other than the name or number of the house)

3. The Purchasers will not do or permit to be done any act or thing on or about the property hereby transferred which shall or may be or become an annoyance nuisance damage or disturbance to the Company or the owner or occupier of any part of the said Estate

4. The Purchasers will not erect any fence hedge or wall on the frontage of the property hereby transferred not on the sides thereof between the walls of the house now erected intended to be erected or in course of erection thereon and the road or roads shown on the said plan nor any other fence hedge or wall apart from those shown on the said plan

5. No building shall be erected on the land hereby transferred except such as shall be in accordance with plans and elevations which shall have been approved in writing by the Company and whose fee of Five pounds and Fifty pence (£5.50p) shall be paid by the person submitting such plans and elevations for approval

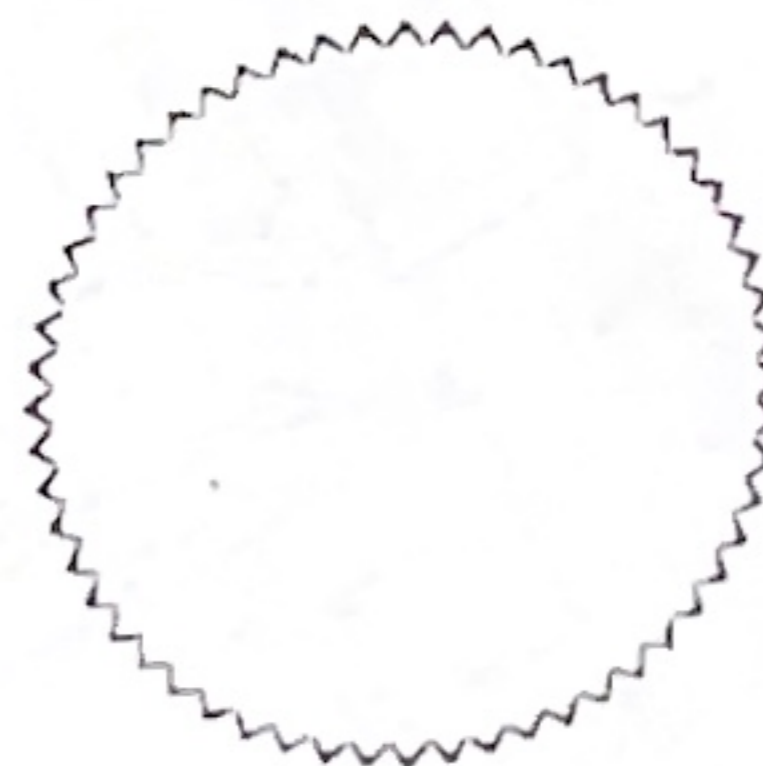
THE COMMON SEAL of the Company
was hereunto affixed in the
presence of:-

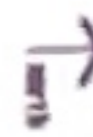
Director:

Secretary:

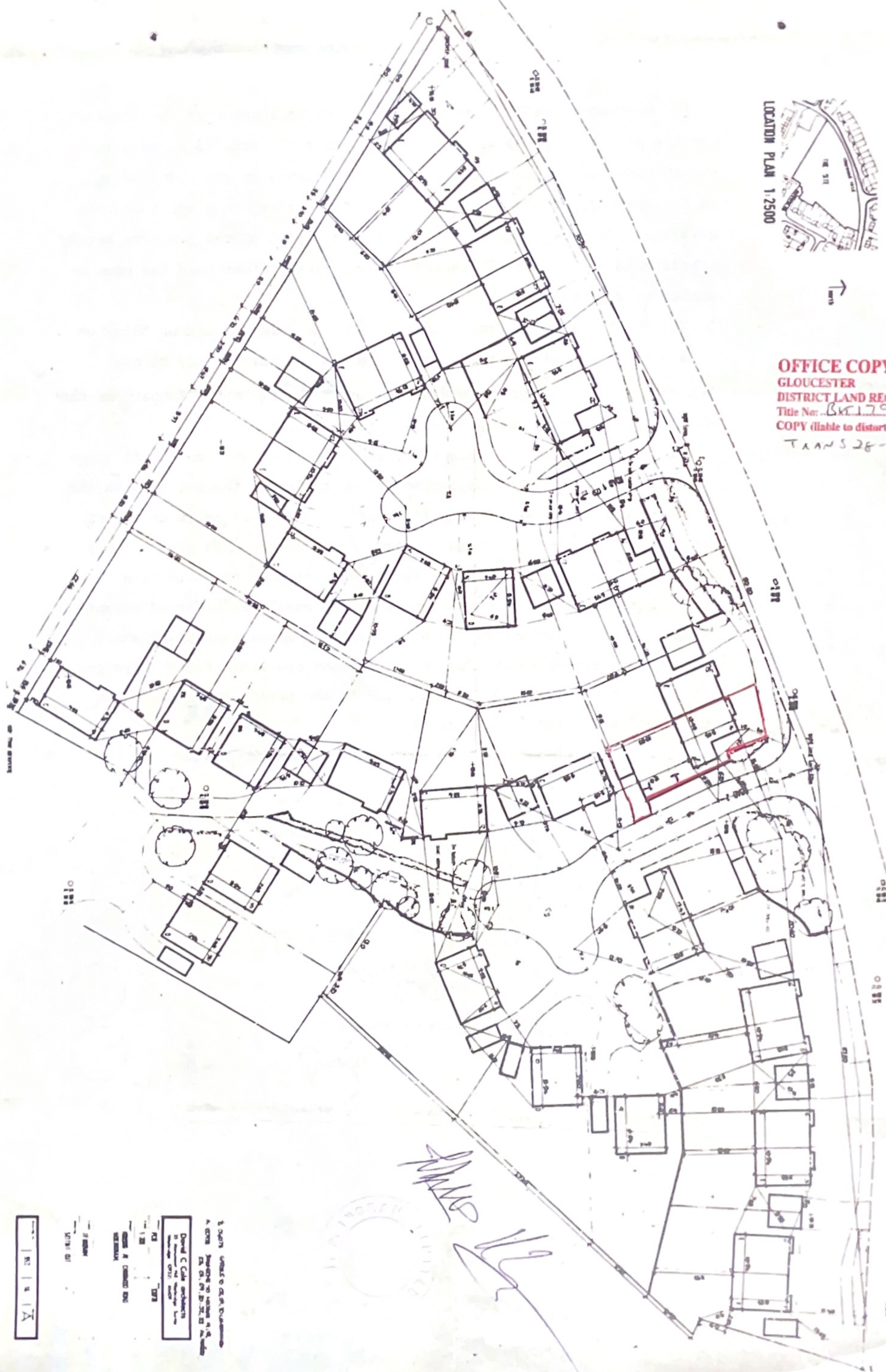
SIGNED SEALED AND DELIVERED by
the said ROBIN ANDREW MASON &
MARY ANN MASON in the presence of:

R.A. Mason
M.A. Mason.





OFFICE COPY issued by
GLOUCESTER
DISTRICT LAND REGISTRY
 Title No: BK179871
 COPY (liable to distortion)
 T.A.M.S 28-5-80



[Handwritten signatures and initials in blue ink]



1. SCALE: UNITS TO O.S. PLAN ENLARGED
 2. SCALE: UNITS TO O.S. PLAN ENLARGED
 3. SCALE: UNITS TO O.S. PLAN ENLARGED
 4. SCALE: UNITS TO O.S. PLAN ENLARGED
 David C. Cole Architects
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