

These are the notes referred to on the following official copy

Title Number SL175966

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Please note that this is the only official copy we will issue. We will not issue a paper official copy.

THIS DEED OF GRANT is made the *Twenty Third* day of *December* One
Thousand Nine Hundred and Ninety-*Six* BETWEEN ROSEMARY VERA
SADLER of Coveridge Fields Farm Wheathill Near Bridgnorth Shropshire
("the Owner") and COLIN PHILIP EDWARDS of The Orchard Bradleys
Farm Wheathill Burwarton Shropshire ("the Grantee").

WHEREAS:

1. The Owner is seised in possession of the freehold interest in the land ("the Owner's Land") described in Schedule One below and shown for the purpose of identification only edged red on the plan numbered one annexed to this Deed ("the Plan No. 1") subject as mentioned in a Conveyance dated the Twenty-Eighth day of September One Thousand Nine Hundred and Seventy-Three and made between John Emmanuel Lykke Dahn and Shirley Dahn of the one part and Denis Rupert Sadler of the other part ("the Conveyance") but otherwise free from incumbrances.
2. The Owner has agreed to grant to the Grantee out of the Owner's Land for the benefit of the land in the freehold ownership of the Grantee described in Schedule Two below ("the Grantee's Land") the rights details of which are set out in Schedule Three below ("the Rights").

NOW THIS DEED WITNESSES as follows:



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1. INTERPRETATION

In this Deed:

1.1. "The Owner's Land" means each and every part of the Owner's Land.

1.2. "The Grantee's Land" means each and every part of the Grantee's Land.

1.3. "The Owner" and "the Grantee" include the successors in title of the Owner and the Grantee respectively and in the case of an individual or individuals their respective estates and effects and the last survivor of them and that survivor's estate and effects as the case may be and persons deriving title under the Owner and the Grantee respectively.

2. GRANT

2.1. The Owner grants the Rights to the Grantee with full title guarantee to hold unto the Grantee in fee simple.

3. THE GRANTEE'S OBLIGATIONS

The Grantee for himself and his successors in title covenants with the Owner so as to bind the Grantee's Land into whosoever hands it may come and for

the benefit and protection of the Owner's Land to observe and perform at all times after the date of this Deed the following stipulations and restrictions in relation to the Rights:

- (a) To maintain and repair the said pipeline and any apparatus associated therewith and to prevent the escape of water therefrom causing as little damage as possible in the exercise of the rights hereinbefore granted and to make good any damage so caused and to pay compensation in respect of any damage.

4. INDEMNITY

The Grantee covenants with the Owner to keep the Owner indemnified from and against any act loss damage or liability suffered by the Owner in the exercise of the Rights.

5. PERPETUITIES

It is agreed and declared that the Rights shall be execrable only if they and their subject matter come into existence within a period of Eighty years from the date of this Deed which period is to be the perpetuity period applicable to this Deed.

6. ACKNOWLEDGEMENT FOR PRODUCTION

The Owner acknowledges the right of the Grantee to production of the documents specified in Schedule Four below and to delivery of copies of them subject to the Grantee paying the Owner's reasonable copying charges in respect of them and undertakes with the Grantee for their safe custody.

7. NOTING AT H.M. LAND REGISTRY

The Owner agrees to use his best endeavours to assist in any application to the Chief Land Registrar for the noting of the Rights on the title benefited by them.

8. CERTIFICATE OF VALUE

It is hereby certified that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Sixty Thousand Pounds (£60,000.00).

9. HEADINGS

The clause headings do not form part of this Deed and are not to be taken into account in its construction or interpretation.

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

SCHEDULE ONE

The Owner's Land

ALL THAT farm known as Coveridge Farm or Coveridge Fields with the land and buildings thereto belonging situate in the Parish of Wheathill Near Bridgnorth in the County of Shropshire and containing in the whole 62.32 acres or thereabouts as the same is more particularly described in the Conveyance.

SCHEDULE TWO

The Grantee's Land

The Site of a new dwelling house at Bradleys Farm Wheathill aforesaid shown as edged red on the plan numbered two annexed hereto ("Plan No. 2").

SCHEDULE THREE

The Rights

1. The right to use and maintain repair and relay if necessary the water pipe in the approximate position shown by a blue line under the Owner's Land in

order to connect to the water main in the approximate position shown by an X
on Plan No. 1 annexed hereto.

2. The right to enter onto the Owner's Land with or without workman and
machinery in order to maintain repair and relay if necessary the said water
pipeline.

SCHEDULE FOUR

The Documents

28.9.1973	CONVEYANCE	John Emmanuel Lykke Dahn and Shirley Dahn (1) Denis Rupert Sadler (2)
15.5.1995	GRANT OF PROBATE	Estate of Denis Rupert Sadler
1.6.1995	ASSENT	Rosemary Vera Sadler

SIGNED AS A DEED by the said)
ROSEMARY VERA SADLER in)
the presence of:)

Rosemary V. Sadler

R. Selday

A. Corn SR

William

Shirley Clark

SIGNED AS A DEED by the said)
COLIN PHILIP EDWARDS in)
the presence of:)

Colin Edwards

Clair (at
Glen St
Hill
Solicitors Clerk

DATED THIS 23.1 DAY OF December 1976

BETWEEN:

ROSEMARY VERA SADLER (1)

- AND -

COLIN PHILIP EDWARDS (2)

DUPLICATE

DEED OF
GRANT

MESSRS GREENS
SOLICITORS
18 BROAD STREET
LUDLOW
SHROPSHIRE
SY8 1NG

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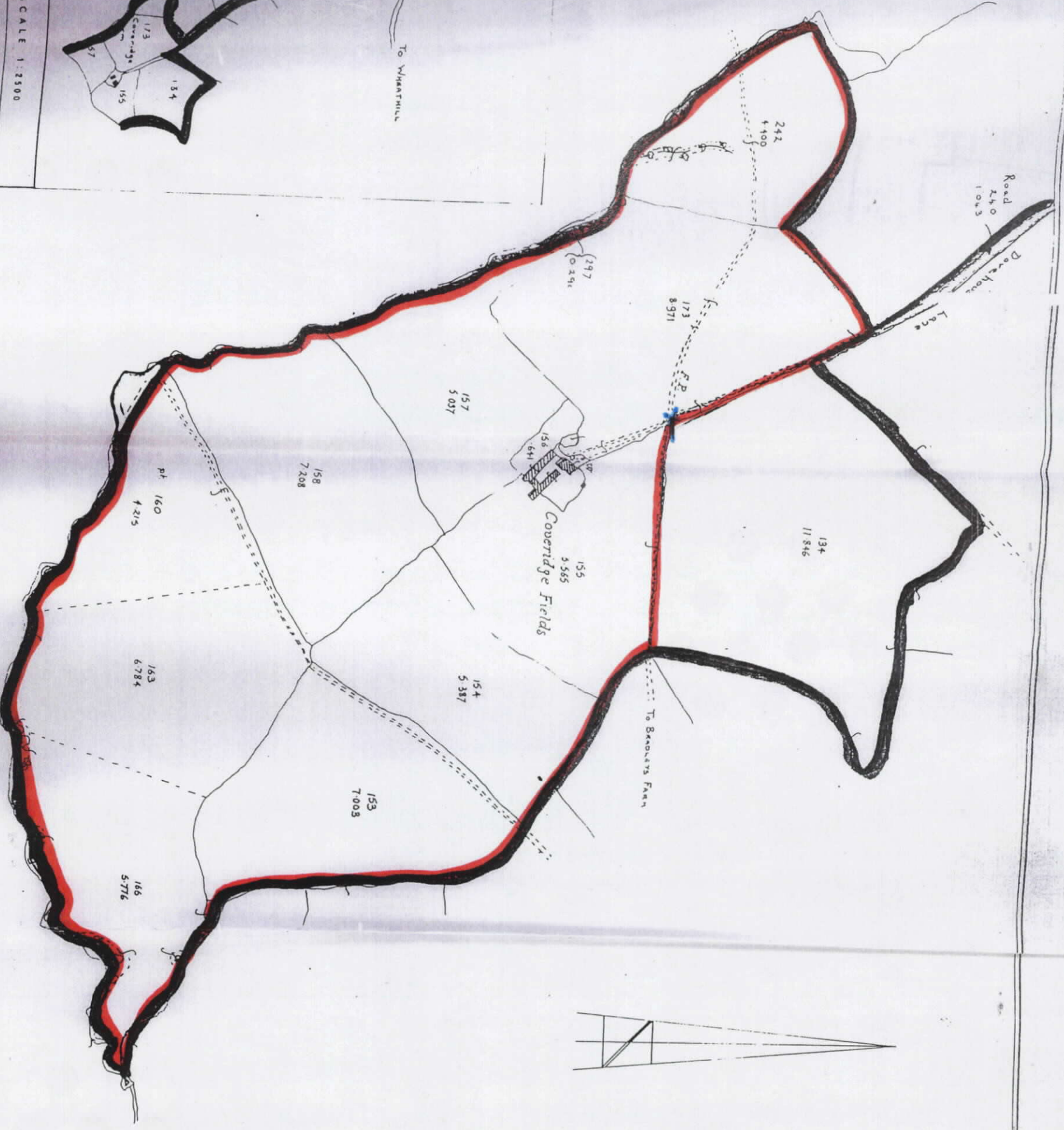
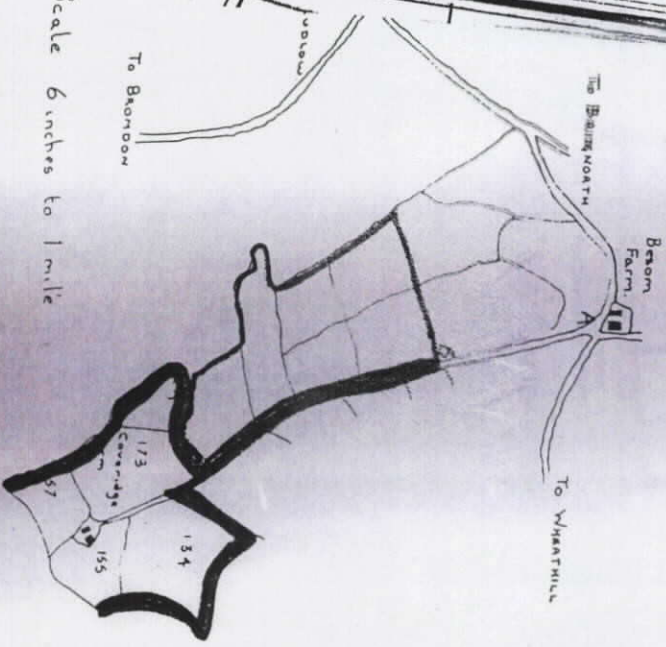
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Scale 6 inches to 1 mile



COVERIDGE FARM, WHEATHILL,
BRIDGNORTH.



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