

Gillian Fazan & Co Solicitors

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Our ref: TB/GM/Clay

18th March 2009

TO OUR PROFESSIONAL CHARGES

In connection with acting on the transfer of 1 Ruston Road Grantham NG31 9SW to you as trustees of the Argile Private Pension Scheme.

OUR CHARGE	£	150.00
VAT @ 15%	£	22.50
TOTAL	£	<u>172.50</u>

Disbursements-

Registration of title.	£	40.00
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BALANCE TO PAY

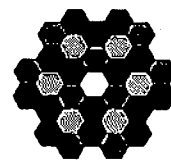
212.50

With compliments

Yours faithfully


Gillian Fazan & Co

VAT REG No: 899 6626 38



Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Land Registry
Kingston upon Hull Office
Earle House
Colonial Street
Hull HU2 8JN

DX 26700 Hull 4

Tel 01482 223244
Fax 01482 224278
kingstonuponhull.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

Important information about the address for service

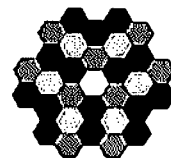
If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

service. To update an address you need to write to the Land Registry office where the property is registered quoting the title number. You can look on our website or contact any Land Registry office to find out which office to write to.

Public Guide 2 – *Keeping your address for service up to date* contains additional information. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Land Registry office.



Official copy of register of title

Title number LL159007

Edition date 16.03.2009

- This official copy shows the entries in the register of title on 16 March 2009 at 15:18:27.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 March 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Kingston upon Hull Office.

A: Property register

This register describes the land and estate comprised in the title.

LINCOLNSHIRE : SOUTH KESTEVEN

- 1 (23.09.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Ruston Road, Grantham (NG31 9SW) .
- 2 (23.09.1998) The land tinted yellow on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 17 September 1973 referred to in the Charges Register:-

"TOGETHER with a right of way (both pedestrian and vehicular) over that part of the road delineated on the said plan as is hatched blue for all usual purposes connected with the use and enjoyment of the property hereby conveyed EXCEPT AND RESERVING nevertheless unto the Corporation in fee simple (a) the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings now standing or hereafter to be erected on any part of its adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is now or may hereafter be erected on the land hereby conveyed (b) the free passage of electricity and water from and to any adjoining or neighbouring land of the Corporation through the cables wires and pipes (if any) which are now in over or under the land hereby conveyed with all necessary easements rights and privileges proper for the repairing maintaining and re-instating of the same Provided that the Corporation shall cause no unnecessary damage in so doing and shall forthwith and to the reasonable satisfaction of the Purchasers make good all damage which may be caused to the surface of the said land or any buildings or erections thereon and (c) the right to sell any other part of its adjoining or neighbouring land for any purpose free from any conditions or subject to the foregoing or any other conditions

SUBJECT nevertheless to all chief and other rents tithe redemption annuity

A: Property register continued

tenantright and all other payments or outgoings charged on or payable in respect thereof and to all rights of way light water electric cables telegraph and telephone lines and other easements and rights (if any) now affecting the same"

NOTE: The road hatched blue referred to now forms Ruston Road and part of Alma Park Road.

- 3 (23.09.1998) The Conveyance dated 17 September 1973 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED THAT the Purchasers shall not be or become entitled to any right of light or air over the Corporation's adjoining or neighbouring land and any such rights enjoyed shall be deemed to be enjoyed by licence consent granted by the Corporation and not as of right."

- 4 (23.09.1998) The Conveyance dated 25 May 1978 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that any right of light or air enjoyed by the Purchasers in respect of the land hereby conveyed over the Council's adjoining or neighbouring land shall be deemed to be enjoyed by the licence or consent of the Council and not as of right."

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (16.03.2009) PROPRIETOR: HARRY CLAY and KATHLEEN MARY CLAY as Trustees of the Argile Private Pension Scheme of 1 Ruston Road, Grantham, Lincolnshire NG31 9SW.
- 2 (16.03.2009) A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (09.08.2004) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (16.03.2009) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the disposition is in accordance with the Trust Deed relating to the Argile Private Pension Scheme dated 30 October 2008 or some variation thereof referred to in the declaration, statement or certificate.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (23.09.1998) A Conveyance of the land tinted yellow on the filed plan dated 17 September 1973 made between (1) The Mayor Aldermen and Burgesses of the Borough of Grantham (Corporation) and (2) John Housley and Hazel Housley (Purchasers) contains the following covenants:-

"The Purchasers hereby jointly and severally covenant with the Corporation:-

(a) Not to erect or cause to be erected on the land hereby conveyed any building or structure until plans for the building or structure have been submitted to and approved by the Corporation in writing under the hand of the Borough Surveyor for the time being of the Corporation or some other officer nominated by the Corporation

(b) Not to do or suffer to be done on the land or any part thereof nor any buildings erected thereon anything which shall be or may become a nuisance or annoyance to the owner or occupiers of adjacent property or to the Corporation or its tenants

(c) To erect and thereafter maintain in good and substantial condition suitable and sufficient walls or fences on the said land to the reasonable satisfaction of the Corporation on the western southern and eastern boundaries of the said land which are not to be used for the erection of buildings or structures thereon to suitably landscape grass and plant trees thereon in such positions as shall be specified by the Borough Surveyor for the time being or some other officer appointed by the Corporation and to keep such areas in a clean and tidy state."

- 2 (23.09.1998) A Conveyance of the land tinted blue on the filed plan dated 25 May 1978 made between (1) South Kesteven District Council (Council) and (2) John Housley and Hazel Housley (Purchasers) contains the following covenants:-

"The Purchasers hereby jointly and severally covenant with the Council that they will

(a) Within 6 months from the date hereof to the satisfaction of the District Council erect on the boundaries of the land shown by a black dotted line on the plan annexed hereto suitable and sufficient walls or fences and forever thereafter maintain same to the District Council's satisfaction

(b) Within 6 months from the date hereof effect a scheme of landscaping to the land to the satisfaction of the District Council and thereafter forever maintain same to the satisfaction of the District Council

(c) Other than the development permitted by (a) and (b) above not to carry out or suffer allow or permit to be carried out on the land hereby conveyed or any part thereof any form of development whatsoever."

NOTE: The black dotted line referred to is the Southern and Western boundaries of the land tinted blue on the filed plan.

- 3 (23.09.1998) The land tinted blue on the filed plan is subject to the following rights reserved by the Conveyance dated 25 May 1978 referred to above:-

"EXCEPTING AND RESERVING nevertheless to the Council in fee simple

(a) The free passage of electricity water and soil from and to any

C: Charges register continued

adjoining or neighbouring land of the Council through the cables wires and pipes (if any) which are now in over or under the land hereby conveyed with all necessary easements rights and privileges proper from the repairing maintaining and reinstating of the same PROVIDED THAT the Council shall cause no unnecessary damage in so doing and shall forthwith and to the reasonable satisfaction of the Purchasers make good all damage which may be caused to the surface of the said land

(b) The right to dispose of any other part of its adjoining or neighbouring land for any purpose either free from any conditions or SUBJECT TO the foregoing or any other conditions SUBJECT TO all chief and other rents tithe redemption and annuity tenant right and all other payments or outgoings charged on or payable in respect thereof and to all rights of way light water electricity cables telegraph and telephone lines and other easements restrictions and rights (if any)."

- 4 (23.09.1998) Lease dated 24 July 1998 to Grantham Woodmill Limited for 99 years from 24 July 1998.

NOTE: The Lessee's title is registered under LL159009.

End of register