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| As trus |   |
| **Any parts of the form that are not typed should be completed in black ink and in block capitals.**If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](https://www.gov.uk/government/organisations/land-registry/about/personal-information-charter). |
| Leave blank if not yet registered. | 1 | Title number(s) of the property: GR213169  |
| Insert address including postcode (if any) or other description of the property, for example ‘land adjoining 2 Acacia Avenue’. | 2 | Property:18/19 George Street, Stroud, GL5 3DP |
| Remember to date this deed with the day of completion, but not before it has been signed and witnessed. | 3 | Date: |
| Give full name(s) of **all** the persons transferring the property. Complete as appropriate where the transferor is a company.  | 4 | Transferor:John Frederick Mould and Susan Melanie Mould as trustees of The Whisperglen Ltd Retirement Benefit SchemeFor UK incorporated companies/LLPsRegistered number of company or limited liability partnership including any prefix:For overseas companies(a) Territory of incorporation:(b) Registered number in the United Kingdom including any prefix: |
| Give full name(s) of **all** the persons to be shown as registered proprietors. Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003. | 5 | Transferee for entry in the register:Matthew David Norris and Sarah Elizabeth Victoria Norris as Trustees of the MDN Property Pension Scheme and Paul Cunningham, Tansy Cunningham and Kim Warburton-Presland as trustees of the Cunningham Family SSAS For UK incorporated companies/LLPsRegistered number of company or limited liability partnership including any prefix:For overseas companies(a) Territory of incorporation:(b) Registered number in the United Kingdom including any prefix: |
| Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address. | 6 | Transferee’s intended address(es) for service for entry in the register:25 Long Grove, Seer Green, Buckinghamshire, HP9 2YNBrooklands, Warren Lane, Wokingham RG40 4HS |
|  | 7 | The transferor transfers the property to the transferee |
| Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11. | 8 | Consideration |
|  | [x]  The transferor has received from the transferee for the property the following sum (in words and figures):Five Hundred and Fifty Five Thousand Pounds (£555,000.00) |
|  | [ ]  The transfer is not for money or anything that has a monetary value |
|
|  |  | [ ]  Insert other receipt as appropriate: |
|
| Place 'X' in any box that applies. Add any modifications. | 9 | The transferor transfers with |
| [x]  full title guarantee |
| [ ]  limited title guarantee |
| Where the transferee is more than one person, place 'X' in the appropriate box.Complete as necessary.The registrar will enter a Form A restriction in the register *unless*:* an ‘X’ is placed:
* in the first box, or
* in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
* it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [*Joint property ownership*](https://www.gov.uk/joint-property-ownership) and [practice guide *24: private trusts of land*](https://www.gov.uk/government/publications/private-trusts-of-land) for further guidance. These are both available on the GOV.UK website. | 10 | Declaration of trust. The transferee is more than one person and  |
| [ ]  they are to hold the property on trust for themselves as joint tenants |
| [x]  they are to hold the property on trust for themselves as tenants in common in equal shares |
| [ ]  they are to hold the property on trust: |
| Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on. | 11 | Additional provisions11.1 The disposition effected by this transfer is subject to:(a) any matters discoverable by inspection of the Property before 2023(b) any matters which the Transferor does not and could not reasonably know about;(c) any matters, other than financial charges created by the Transferor, disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into a contract for the purchase of the Property;(d) any notice, order or proposal given or made by a body acting on statutory authority; and(e) any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002.11.2 All matters recorded at the date of this transfer in registers open to public inspection, are deemed to be within the actual knowledge of the Transferee for the purposes of section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 (“LPMPA 1994”), notwithstanding section 6(3) of the LPMPA 1994.11.3 The Transferee covenants, by way of indemnity only, on the Transferee's behalf and on behalf of the Transferee's successors in title, to observe and perform the charges, incumbrances, covenants and restrictions contained or referred to in the property and charges registers of GR213169 in so far as they are subsisting and capable of taking effect and keep the Transferor indemnified against all proceedings, costs, claims and expenses arising from any failure to do so. |
| The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee’s covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [*Joint property ownership*](https://www.gov.uk/joint-property-ownership) and [practice guide *24: private trusts of land*](https://www.gov.uk/government/publications/private-trusts-of-land)for further guidance.Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](https://www.gov.uk/government/publications/execution-of-deeds). Execution as a deed usually means that a witness must also sign, and add their name and address.Remember to date this deed in panel 3. | 12 | ExecutionSigned as a Deed by John Frederick Mould In the presence of: Witness Signature: ……………………………….Witness Name: ……………………………………Witness Address: …………………………………………………………………………………………Signed as a Deed by Susan Melanie MouldIn the presence of: Witness Signature: ……………………………….Witness Name: ……………………………………Witness Address: …………………………………………………………………………………………Signed as a Deed by Paul Cunningham as a trustee of the Cunningham Family SASS  …………………………………….In the presence of: Witness Signature: ……………………………….Witness Name: ……………………………………Witness Address: …………………………………………………………………………………………Signed as a Deed by Tansy Cunningham as a trustee of the Cunningham Family SASS  …………………………………….In the presence of: Witness Signature: ……………………………….Witness Name: ……………………………………Witness Address: …………………………………………………………………………………………Signed as a Deed by Kim Warburton-Presland as a trustee of theCunnigham Family SASS …………………………………….In the presence of: Witness Signature: ……………………………….Witness Name: ……………………………………Witness Address: …………………………………………………………………………………………Signed as a Deed by Matthew David NorrisAs trustee of MDN Property Pension Scheme …………………………………………….In the presence of: Witness Signature: ……………………………….Witness Name: ……………………………………Witness Address: …………………………………………………………………………………………Signed as a Deed by Sarah Elizabeth Victoria NorrisAs trustee of MDN Property Pension Scheme ………………………………………………In the presence of: Witness Signature: ……………………………….Witness Name: ……………………………………Witness Address: ………………………………………………………………………………………… |
| WARNINGIf you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years’ imprisonment or an unlimited fine, or both. |
| Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register. |
| Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003. |

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