

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.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all the persons transferring the property.

Complete as appropriate where the transferor is a company.

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 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.

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.

| | |
|---|---|
| 1 | Title number(s) of the property: SYK514304 |
| 2 | Property: Land at Cross Smithfield, Sheffield |
| 3 | Date: <i>18 May</i> 2023 |
| 4 | <p>Transferor:</p> <p>Christopher Geoffrey Singleton (the First Transferor) and Union Pension Trustees Limited (acting by its Attorney FNZ (UK) Limited) and Paul Charles Singleton (as trustees of the IPS Pension Builder PC Singleton (S33325))</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 02634371</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p> |
| 5 | <p>Transferee for entry in the register:</p> <p>Christopher Geoffrey Singleton (the First Transferee) and Paul Charles Singleton and Susan Lucy Singleton (together as the Trustees of The Singleton Family SSAS) (the Second Transferees)</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p> |
| 6 | <p>Transferee's intended address(es) for service for entry in the register:</p> <p>475 Whirlowdale Road, Whirlow, Sheffield S11 9NH</p> |
| 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.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

8 Consideration

- ☐ The transferor has received from the transferee for the property the following sum (in words and figures):
- ☐ The transfer is not for money or anything that has a monetary value
- ☒ Insert other receipt as appropriate: The Transfer involves an in specie transfer of Freehold Land 50% interest in the Property from the Second Transferor to the Second Transferee.

9 The transferor transfers with

- ☐ full title guarantee
- ☒ limited title guarantee

but subject to:-

- (a) the covenants set out in Sections 2 and 3 of the 1994 Act shall not extend to matters to which the Property is sold subject under the terms of the Agreement for Sale and for the purpose of Section 6(2)(a) of the 1994 Act all matters recorded in registers open to public inspection or which would be revealed by an inspection or survey of the Property are to be considered within the actual knowledge of the Transferee (this Transfer being made subject to all of them); and
- (b) the covenant set out in Section 3(1) of the 1994 Act shall not extend to imply that there are no rights exercisable by third parties in respect of the Letting Document(s) or that the Property is transferred free from any charges, incumbrances or rights created by any person entitled to the benefit of any of the Letting Document(s).

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
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares

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 and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

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 and practice guide 24: private trusts of land for further guidance.

Remember to date this deed in panel 3.

☒ they are to hold the property on trust:

In accordance with a Deed of Trust ~~dated 10 May 2017~~
(~~establishing the Singleton Family SSAS~~) made between (1) ~~Paul C Singleton Limited~~ and (2) ~~Paul Charles Singleton and Susan Lucy Singleton~~.

deed made between (1) Christopher Geoffrey Singleton and (2) Paul Charles Singleton and Susan Lucy Singleton

11 Additional provisions

11.1 The Transferor and the Transferee agree that notwithstanding any provisions hereby contained, the liability of each of Union Pension Trustees Limited (Company number 02634371) and Paul Charles Singleton under this Deed shall not be personal but shall be limited to the assets of the IPS Pension Builder P C Singleton (S33325) Trust or the Consideration at any point in time any claims are made.

11.2 The liability of each of Paul Charles Singleton and Susan Lucy Singleton as Trustees of The Singleton Family SSAS shall not be personal but instead shall be limited at all times to the value of the assets of the arrangements of The Singleton Family SSAS ("The Scheme") and Paul Charles Singleton and Susan Lucy Singleton shall have no liability if they or any of them cease to be a Trustee of the Scheme.

12 Execution

EXECUTED as a Deed by *CHARLOTTE THOMPSON*

pursuant to a power of attorney dated 07 March 2023 in their capacity as attorney for FNZ (UK) Ltd who in turn is acting in its capacity as attorney for UNION PENSION TRUSTEES LIMITED pursuant to a power of attorney dated 24 February 2023 which power of attorney authorises or permits the delegation of the execution of this deed by FNZ (UK) Ltd to the duly authorised attorney,

Signature of attorney *[Signature]*

In the presence of

Signature of witness: *[Signature]*

Witness name: *SEAN BURKE*

Address: *C/O DUNNS HOUSE ST PAULS RD,
SALISBURY, SP2 7BF*

SIGNED as a Deed by
CHRISTOPHER GEOFFREY SINGLETON
in the presence of:-

Witness signature

Witness name

Witness address

Witness occupation

SIGNED as a Deed by
PAUL CHARLES SINGLETON
(as Transferor)
in the presence of:-



Witness signature

M. P. Milner

Witness name MARTIN PETER MILNER

Witness address TARA 13 BRINCLIFFE EDGE CLOSE
SHEFFIELD S11 9DG

Witness occupation

CHARTERED ACCOUNTANT

SIGNED as a Deed by
PAUL CHARLES SINGLETON
(as Transferee)
in the presence of:-



Witness signature

M. P. Milner

Witness name MARTIN PETER MILNER

Witness address TARA 13 BRINCLIFFE EDGE CLOSE
SHEFFIELD 11

Witness occupation

CHARTERED ACCOUNTANT

SIGNED as a Deed by
SUSAN LUCY SINGLETON
in the presence of:-



Witness signature

M. P. Milner

Witness name MARTIN PETER MILNER

Witness address TARA 13 BRINCLIFFE EDGE CLOSE
SHEFFIELD 11

Witness occupation CHARTERED ACCOUNTANT

WARNING

If 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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Complete as appropriate where the transferor is a company.

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 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.

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| | |
|---|---|
| 1 | Title number(s) of the property: SYK514304 |
| 2 | Property: Land at Cross Smithfield, Sheffield |
| 3 | Date: 18 May 2023 |
| 4 | <p>Transferor:</p> <p>Christopher Geoffrey Singleton (the First Transferor) and Union Pension Trustees Limited (acting by its Attorney FNZ (UK) Limited) and Paul Charles Singleton (as trustees of the IPS Pension Builder PC Singleton (S33325))</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 02634371</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p> |
| 5 | <p>Transferee for entry in the register:</p> <p>Christopher Geoffrey Singleton (the First Transferee) and Paul Charles Singleton and Susan Lucy Singleton (together as the Trustees of The Singleton Family SSAS) (the Second Transferees)</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p> |
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| 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.

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Add any modifications.

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- ☒ Insert other receipt as appropriate: The Transfer involves an in specie transfer of Freehold Land 50% interest in the Property from the Second Transferor to the Second Transferee.

9 The transferor transfers with

- ☐ full title guarantee
- ☒ limited title guarantee

but subject to:-

- (a) the covenants set out in Sections 2 and 3 of the 1994 Act shall not extend to matters to which the Property is sold subject under the terms of the Agreement for Sale and for the purpose of Section 6(2)(a) of the 1994 Act all matters recorded in registers open to public inspection or which would be revealed by an inspection or survey of the Property are to be considered within the actual knowledge of the Transferee (this Transfer being made subject to all of them); and
- (b) the covenant set out in Section 3(1) of the 1994 Act shall not extend to imply that there are no rights exercisable by third parties in respect of the Letting Document(s) or that the Property is transferred free from any charges, incumbrances or rights created by any person entitled to the benefit of any of the Letting Document(s).

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
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares

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 and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

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 and practice guide 24: private trusts of land for further guidance.

Remember to date this deed in panel 3.

☒ they are to hold the property on trust:

In accordance with a Deed of Trust dated ~~19 May 2017~~
(~~establishing the Singleton Family SSAS~~) made between (1) ~~Paul C Singleton Limited~~ and (2) ~~Paul Charles Singleton and Susan Lucy Singleton~~.

deed date made between (1) Christopher Beuthay Singleton and (2) Paul Charles Singleton and Susan Lucy Singleton.

11 Additional provisions

11.1 The Transferor and the Transferee agree that notwithstanding any provisions hereby contained, the liability of each of Union Pension Trustees Limited (Company number 02634371) and Paul Charles Singleton under this Deed shall not be personal but shall be limited to the assets of the IPS Pension Builder P C Singleton (S33325) Trust or the Consideration at any point in time any claims are made.

11.2 The liability of each of Paul Charles Singleton and Susan Lucy Singleton as Trustees of The Singleton Family SSAS shall not be personal but instead shall be limited at all times to the value of the assets of the arrangements of The Singleton Family SSAS ("The Scheme") and Paul Charles Singleton and Susan Lucy Singleton shall have no liability if they or any of them cease to be a Trustee of the Scheme.

12 Execution

EXECUTED as a Deed by

pursuant to a power of attorney dated 07 March 2023 in their capacity as attorney for FNZ (UK) Ltd who in turn is acting in its capacity as attorney for UNION PENSION TRUSTEES LIMITED pursuant to a power of attorney dated 24 February 2023 which power of attorney authorises or permits the delegation of the execution of this deed by FNZ (UK) Ltd to the duly authorised attorney,

Signature of attorney

In the presence of

Signature of witness:

Witness name:

Address:

..... Authorised signatory

Witness signature

Witness name

Witness address

Witness occupation

SIGNED as a Deed by
CHRISTOPHER GEOFFREY SINGLETON
in the presence of:-

Witness signature

Witness name

Witness address

Witness occupation

SIGNED as a Deed by
PAUL CHARLES SINGLETON
(as Transferor)
in the presence of:-

Witness signature

Witness name

Witness address

Witness occupation

SIGNED as a Deed by
PAUL CHARLES SINGLETON
(as Transferee)
in the presence of:-

Witness signature

Witness name

Witness address

Witness occupation

**SIGNED as a Deed by
SUSAN LUCY SINGLETON**
in the presence of:-

Witness signature

Witness name

Witness address

Witness occupation

WARNING

If 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.

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