

These are the notes referred to on the following official copy

Title Number HP665229

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

Land Registry Transfer of part of registered title(s)



SEQ163



COPY

TP1

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.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

WE CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL
GRAEME QUAR AND CO SOLICITORS
ORCHARD HOUSE, FURZEHALL FARM
WICKHAM ROAD, FAREHAM, HAMPSHIRE
DATED:

Give full name(s).

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) out of which the property is transferred: HP673826
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property:</p> <p>Land on the south side of The Lakes, Swanmore, Hampshire</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date: 19 th DECEMBER 2012
5	<p>Transferor: Arthur Easen and Diane Easen</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 for entry in the register: Albert James Kempster and Dala Marie Rogers</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>
7	<p>Transferee's intended address(es) for service for entry in the register: 5 Victoria Mews Knowle Avenue Knowle FAREHAM Hampshire PO17 5JX</p>

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 12.

Place 'X' in any box that applies

Add any modifications.

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 Land Registry's Public Guide 18 - *Joint property ownership* and Practice Guide 24 - *Private trusts of land* for further guidance. These guides are available on our website www.landregistry.gov.uk

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

8 The transferor transfers the property to the transferee

9 Consideration

- The transferor has received from the transferee for the property the following sum (in words and figures):
£40,000 (forty thousand pounds only)
- The transfer is not for money or anything that has a monetary value
- Insert other receipt as appropriate:

10 The transferor transfers with

- full title guarantee
- limited title guarantee

11 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
- they are to hold the property on trust:

12 Additional provisions

Definitions

Plan - means the annexed plan.

Access Road - means the area coloured brown on the Plan.

Retained Land - the land edged blue on the Plan and any part thereof.

Service Way - the line coloured green.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights granted for the benefit of the property

The Transferor grants to the Transferee for the benefit of the Property:-

- 12.1 The right of way over and along the Access Road at all times and with or without vehicles for any purpose connected with the use and occupation of the Property.
- 12.2 A right on giving reasonable prior written notice to the owner of the Retained Land to enter on the Retained Land to break up the surface of the Retained Land to lay and construct an electricity cable and water pipe along the route of the Service Way and thereafter to maintain repair and renew such electricity cable and water pipe provided that any person so entering the Retained Land shall carry out such work as quickly as is reasonably possible and reinstate the Retained Land and the surface thereof to the reasonable satisfaction of the owner of the Retained Land.
- 12.3 The right to the free and uninterrupted passage and running of services through the said electricity cable and water pipe laid under the Retained Land along the route of the Service Way.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

There is reserved out of the Property for the benefit of the Retained Land the owners and occupiers from time to time thereof and those authorised by them the right at any time hereafter (and from time to time) to erect or alter any building or structure on the Retained Land (or permit or suffer the same to be done) as the Transferor shall think fit notwithstanding that this may diminish the access of light or air to the Property.

The Transferee shall not be entitled to any rights of light or air or otherwise which might restrict or interfere with the use by the Transferor of the retained property.

Include words of covenant.

Restrictive covenants by the transferee

The Transferee jointly and severally covenants with the Transferor and their successors in title for the benefit of the Retained Land that the Transferee and their successors in title:-

- 12.3 Shall erect and at all times thereafter maintain a feathered edged lap board fence of at least 1.8 metres in height between points A, B and C on the Plan.
- 12.4 Pay within 14 days of written demand a fair and reasonable proportion of the

Include words of covenant.

reasonable and proper costs incurred by or on behalf of the Transferor from time to time in maintaining and repairing the Access Road.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

There shall be excluded from this Transfer and all privileges easements rights or advantages heretofore enjoyed or as appurtenant to or used in connection with the ownership or occupation of the Property hereby transferred as contained in or implied by Section 62 of the Law of Property Act 1925.

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 11 has been completed, each transferee may 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 Land Registry's Public Guide 18 - *Joint property ownership* and Practice Guide 24 - *Private trusts of land* for further guidance.

13 Execution

Signed as a deed by:
Arthur Easen

Signature *A. Easen*

in the presence of:

Signature of witness *S. Over*

Name (in BLOCK CAPITALS) *S. Over*

Address *Orchard House,
Furzehall farm,
Fareham,
PO16 7JH.*



TITLE NUMBER



HAMPSHIRE : WINCHESTER

ORDNANCE SURVEY MAP REFERENCE:

SU5715NW

SCALE 1:1250 Enlarged from 1/2500

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 16 June 2006 at 14:02:05. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 16 June 2006.

This title is dealt with by the Weymouth District Land Registry.



PLAN

Signed as a deed by:

Diane Easen

Signature D Easen

in the presence of:

Signature of witness S. QUAR

Name (in BLOCK CAPITALS) S. QUAR

Address Orchard House, Furzehall Farm,
Fareham PO16 7JH.

Signed as a deed by:

Albert James Kempster

Signature A Kempster

in the presence of:

Signature of witness C Mobey

Name (in BLOCK CAPITALS)

CHARLOTTE MOBEY

Address

WEST FORK FARM
BUNNS LANE, HIPLEY
PORTSMOUTH PO7 4QY

Signed as a deed by:

Dala Marie Rogers

Signature DRog

in the presence of:

Signature of witness C Mobey

Name (in BLOCK CAPITALS)

CHARLOTTE MOBEY

Address

WEST FORK FARM
BUNNS LANE, HIPLEY
PORTSMOUTH PO7 4QY

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.