

These are the notes referred to on the following official copy

Title Number SK127049

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

Transfer of part
of registered title(s)

We hereby certify
this to be a true copy
of the original
Actual

Land Registry

TP1

1. Stamp Duty



SEQ92

Place "X" in the appropriate box or boxes and complete the appropriate certificate.

It is certified that this instrument falls within category in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of

£

It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred *Leave blank if not yet registered.*

SK127049 and SK1837

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

SK255891

4. Property transferred *Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor.*

78 High Street, Newmarket being all the land comprised in Title No. SK1837 and part of the land comprised in Title No. SK127049 and being coloured blue on the plan annexed hereto

The Property is defined: *Place "X" in the appropriate box.*

on the attached plan and shown *State reference e.g. "edged red".*
coloured blue

on the Transferor's title plan and shown *State reference e.g. "edged and numbered 1 in blue".*

5. Date *20th DECEMBER 2006*

6. Transferor *Give full name(s) and company's registered number, if any.*

Anthony Harry Ratcliffe and Malcolm Oliver Brown

7. Transferee for entry on the register *Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

Roger John Twidale

Unless otherwise arranged with Land Registry headquarters, a certified copy of the Transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

8. Transferee's intended address(es) for service (including postcode) for entry on the register *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*

Wolds Farm, Widmerpool Lane, Widmerpool, Nottingham NG12 5QE

9. The Transferor transfers the Property to the Transferee

10. Consideration Place "X" in the appropriate box. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.

- The Transferor has received from the Transferee for the Property the sum of *In words and figures.*
Nine Hundred and Twenty Thousand Pounds (£920,000)
- Insert other receipt as appropriate.
- The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with Place "X" in the appropriate box and add any modifications.

- full title guarantee limited title guarantee

12. Declaration of trust Where there is more than one Transferee, place "X" in the appropriate box.

- The Transferees are to hold the Property on trust for themselves as joint tenants
- The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares
- The Transferees are to hold the Property Complete as necessary.

13. Additional provisions

Use this panel for:

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

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

Definitions

"No. 80" means the property known as No. 80 High Street, Newmarket, registered at HM Land Registry under Title Nos. SK255891 and SK127049 (as to part) at the date hereof and edged green on the Plan.

"the Plan" means the plan annexed hereto.

"the Transferee" and "the Transferor" includes successors in title of both parties

"the Yard" means all that area shaded brown on the Plan and being part of the land comprised in Title No. SK255891

Rights Granted for the Benefit of the Property

The following rights are granted to the Transferee by the Transferor for the benefit of the Property:-

1. All matters referred to in the Title Nos.
2. The right of support and shelter from the Yard and No. 80.
3. The right to use any services passing through the Yard and No. 80, together with the right to enter onto the Yard and No. 80 for the purpose of repair, maintenance and replacement of such services.
4. The right referred to in a fire escape deed dated 24th June 2004 made between Halifax Plc (1) the Transferor (2) and Boots Opticians Limited (3) together with the right to pass on foot only over the Yard in order to exercise the said right.
5. In the event that the right referred to at Paragraph 4 cannot be exercised, the

right to pass through No. 80 for the purpose of escape in the case of emergency and the right to pass on foot only over the Yard to exercise the said right.

Rights reserved for the Benefit of the Land

The following rights are reserved for the benefit of No. 80.

1. The right of support and shelter from the Property.
2. In the event that the right referred to at Paragraph 4 of the rights granted above cannot be exercised by the owner/occupier of No. 80, the right for the Transferor and the owner/occupier from time to time of No. 80 to pass through the Property for the purpose of escape in case of emergency only.

14. Execution *The Transferor must execute this transfer as a deed using the space below. 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 (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).*

Signed as a deed by **ANTHONY HARRY RATCLIFFE** in the presence of:

Sign here



Signature of witness

Name (in BLOCK CAPITALS)

Address

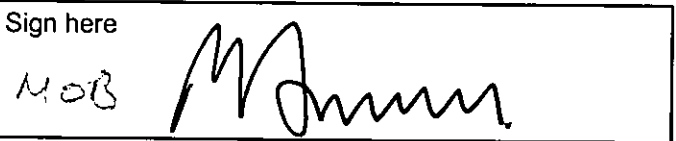


KAREN CHAPMAN

SAUSBURY HOUSE LONDON WAY LONDON

Signed as a deed by **MALCOLM OLIVER BROWN** in the presence of:

Sign here



Signature of witness

Name (in BLOCK CAPITALS)

Address



KAREN CHAPMAN

SAUSBURY HOUSE LONDON WAY LONDON

Signed as a deed by **ROGER JOHN TWIDALE** in the presence of:

Sign here



Signature of witness

Name (in BLOCK CAPITALS)

Address

1. Stamp Duty

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2. Title number(s) out of which the Property is transferred *Leave blank if not yet registered.*
SK127049 and SK1837

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SK255891

4. Property transferred *Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor.*

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on the attached plan and shown *State reference e.g. "edged red".*
coloured blue

on the Transferor's title plan and shown *State reference e.g. "edged and numbered 1 in blue".*

5. Date *20 December 2006*

6. Transferor *Give full name(s) and company's registered number, if any.*
Anthony Harry Ratcliffe and Malcolm Oliver Brown

7. Transferee for entry on the register *Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

Roger John Twidale

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Wolds Farm, Widmerpool Lane, Widmerpool, Nottingham NG12 5QE

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- The Transferees are to hold the Property *Complete as necessary.*

13. Additional provisions

Use this panel for:

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

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Rights reserved for the Benefit of the Land

The following rights are reserved for the benefit of No. 80.

1. The right of support and shelter from the Property.
2. In the event that the right referred to at Paragraph 4 of the rights granted above cannot be exercised by the owner/occupier of No. 80, the right for the Transferor and the owner/occupier from time to time of No. 80 to pass through the Property for the purpose of escape in case of emergency only.

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Signed as a deed by **ANTHONY HARRY RATCLIFFE** in the presence of:

Sign here

Signature of witness
Name (in BLOCK CAPITALS)
Address

Signed as a deed by **MALCOLM OLIVER BROWN** in the presence of:

Sign here

Signature of witness
Name (in BLOCK CAPITALS)
Address

Signed as a deed by **ROGER JOHN TWIDALE** in the presence of:

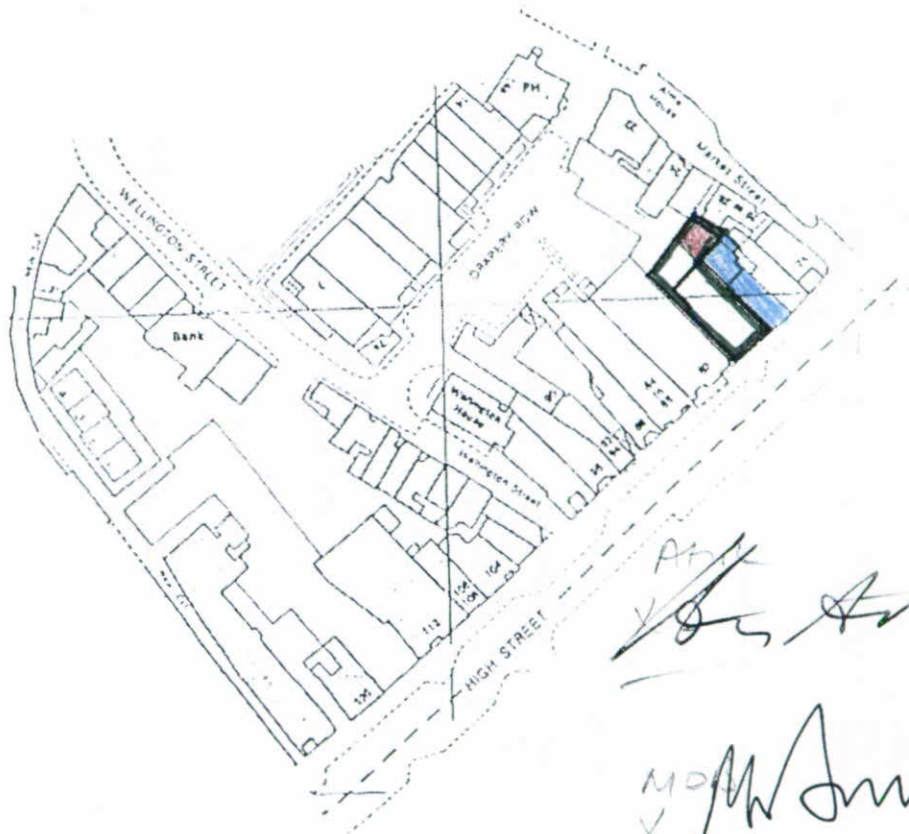
Sign here

Signature of witness *Cl Gordon*
Name (in BLOCK CAPITALS) *AMANDA GOLDON*
Address *16 ALBERT ST NORTHAMPTON SOUTHAMPTON*

H.M. LAND REGISTRY		TITLE NUMBER
		SK 127049
ORDNANCE SURVEY PLAN REFERENCE	TLG463 C	Scale 1/1250
COUNTY SUFFOLK	DISTRICT FOREST HEATH	© Crown copyright



The boundaries shown by dotted lines have been plotted from the 1974 Ordnance Survey map. The plan may be updated from other survey information.



AS
John Ashford
11/12
M.D. [Signature]

No witness needed here



H.M. LAND REGISTRY		TITLE NUMBER
		SK 127049
ORDNANCE SURVEY PLAN REFERENCE	TLG463 C	Scale 1:1250
COUNTY SUFFOLK	DISTRICT FOREST HEATH	© Crown copyright



PLAN



The boundaries shown by dotted lines have been plotted from the original plan and the plan may be subject to future survey revision.

