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THIS CONVEYANCE IS MADE THE Twentieth day of July

Thousand Nine Hundred and Eighty One BETWEEN OLIVER BARRINGHAM  
MARES PAINE of Dorchester in the County of Dorset Solicitor and  
JOHN LLOYD-EDWARDS of Weymouth in the said County of Dorset  
Solicitor DEREK BARDSLEY SPIERS of Weymouth aforesaid  
and GEORGE DACE MEGGESON of Weymouth aforesaid  
(hereinafter called "the First Vendors") of the first part  
NATIONAL BUILDING SOCIETY whose registered office is situated at  
Abbey House Baker Street in the City of London (hereinafter  
"the Society") of the second part the said OLIVER BARRINGHAM  
PAINE ALAN JOHN LLOYD-EDWARDS GEORGE DACE MEGGESON  
CLIFFORD THOMAS of 31 High West Street Dorchester in the County of  
Dorset Solicitor (hereinafter called "the Second Vendors")  
third part and RICARDO LIMITED whose registered office is  
at High East Street Dorchester in the said County of  
(hereinafter called "the Purchaser") of the fourth part.

WHEREAS:

- 1). By a Conveyance dated the Twentieth day of September One Thousand Nine Hundred and Seventy Three made between Donald Marrett and Katherine Mary Marrett of the one part and the First Vendors of the other part the property first hereinafter described was conveyed to the First Vendors together with other property in fee simple as Beneficial Tenants in Common in equal shares
- 2). By virtue of the Law of Property Act 1925 the legal estate in fee simple in the property first hereinafter described is held by the First Vendors upon the Statutory Trust as defined by that Act which includes a trust for sale

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by a Mortgage dated the Twenty Fourth day of April One Thousand Nine Hundred and Seventy Four and made between the First Vendors of the one part and The Society of the other part the said property was charged by the First Vendors by way of Legal Mortgage with the payment of all monies payable to the Society by the First Vendors under the Mortgage

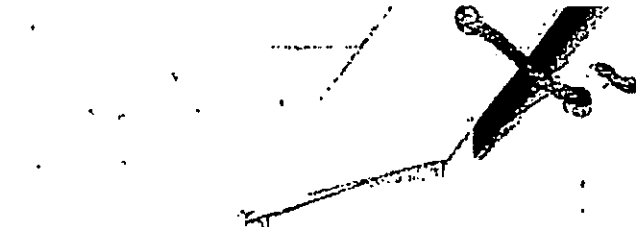
4). By a Conveyance dated the Thirty First day of October One Thousand Nine Hundred and Seventy Nine and made between Bellfruit Operations Limited of the one part and the Second Vendors of the other part the property secondly hereinafter described was conveyed to the Second Vendors in fee simple subject as therein mentioned but otherwise free from incumbrances upon trust for sale and to hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereon until sale upon trust for themselves as Joint Tenants beneficially

5). The First and Second Vendors in execution of the said trusts for sale have agreed with the Purchaser for the sale to it of the property first and secondly hereinafter described for an estate in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances at the price of FORTY THOUSAND POUNDS

6). The Society being satisfied that the other property comprised in the said Mortgage is a sufficient security for all monies thereby secured has agreed to join herein in manner hereinafter appearing

N O W T H I S D E E D W I T N E S S E T H as follows:-

1. IN CONSIDERATION of the sum of FORTY THOUSAND POUNDS paid to the First and Second Vendors by the Purchaser with the consent of



the Society (the receipt whereof the First and Second Vendors hereby acknowledge)

(a) the First Vendors as Trustees hereby convey and the Society as Mortgagees hereby surrenders and releases unto the Purchaser ALL THAT piece or parcel of land forming part of the garden and situate at the rear of the building premises known as 31 High West Street Dorchester in the County of Dorset and abutting on Princes Street Dorchester aforesaid TOGETHER WITH outbuildings erected and built upon the said garden on some part thereof ALL WHICH property is TOGETHER WITH the property referred to in sub-clause (b) hereof delineated on the plan annexed hereto and thereon edged red

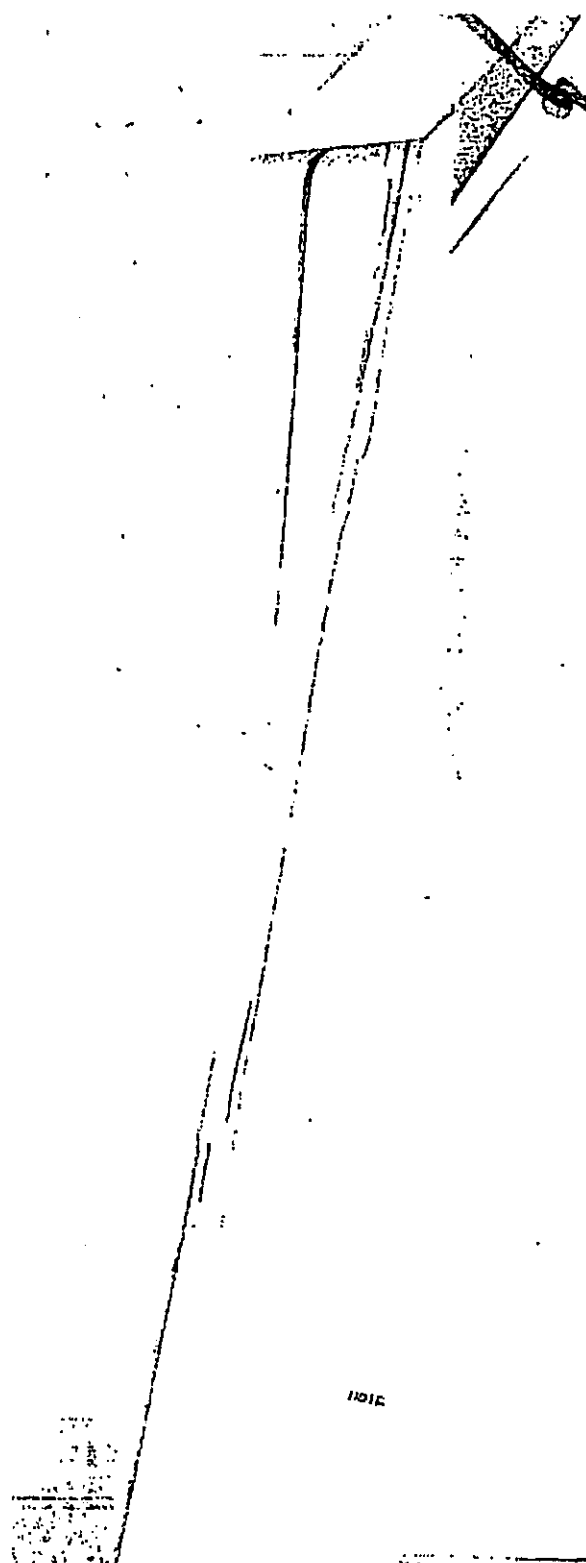
(b) the Second Vendors as Trustees hereby convey unto the Purchaser ALL THAT Piece or parcel of land having a frontage to the North side of Princes Street Dorchester in the County of Dorset with the garages and other buildings erected thereon ALL WHICH said premises were for the purpose of identification only delineated on the plan drawn on a Conveyance dated the Ninth day of August One Thousand Nine Hundred and Fifty Eight and made between Clarice Violet Phillips of the one part and Dorchester Taxi Service Limited of the other part and thereon coloured pink and are TOGETHER WITH the property described in sub-clause a hereof delineated on the plan annexed hereto and thereon edged red TO HOLD the same unto the Purchaser in fee simple subject to the exceptions reservations easements quasi-easements party rights and declarations contained or referred to in the said

Conveyance dated the Thirty First day of October One Thousand Nine Hundred and Seventy Nine

2. There is included in the Conveyance to the Purchaser such rights over the retained land as would have been implied had the First and Second Vendors conveyed both the property hereby conveyed and the retained land by simultaneous conveyances to different purchasers provided that the Purchaser shall not acquire such rights as would restrict the free use of the retained land for building or any other purpose unless the Purchaser would otherwise be prevented from completing the development of the property hereby conveyed

3. THERE ARE EXCEPTED AND RESERVED in fee simple to the First and Second Vendors and their successors in title the owners and occupiers for the time being of all or any part of the adjoining premises known as Number 31 High West Street aforesaid and the land to the South thereof retained by them or some of them in their respective servance and licences

- (a) The right of way from time to time and at all times hereafter by day or night and for all purposes connected with the use and enjoyment of the said premises and land and as a means of access to and egress from the said premises and land on foot and with the maximum of four private motor vehicles from and to the public highway known as Princes Street aforesaid from completion of construction over and across the way to be constructed over the land coloured brown on the said plan the person or persons exercising such rights paying a fair proportion of the costs of maintaining the said access
- (b) A right for such of the owner and occupiers from time to



of 30 High West Street Dorchester in the County of Dorset their Partners and employees to whom written consent shall have been granted by the First or Second Vendors to pass and re-pass on foot or with a maximum of two private motor cars over and along the access shown coloured brown on the said plan for the purpose only of access to and egress from 30 High West Street aforesaid between the hours of 8 a.m. and 8 p.m. from Monday to Saturday inclusive in any week and not for the purpose of reversing turning or parking motor vehicles on the said access the person or persons exercising such rights paying a fair proportion of the costs of maintaining the said access provided that such rights shall not become exercisable until the said access has been constructed

(c) All such rights as would have been implied had the First and Second Vendors conveyed both the property hereby conveyed and the land retained by them by simultaneous Conveyances to different Purchasers provided that the First and Second Vendors or their successors in title shall not acquire any rights or easements over the land hereby conveyed which would prevent the Purchaser or its successors in title from completing the development of the land hereby conveyed

4. THE PURCHASER hereby covenants with the First and Second Vendors and their successors in title that the Purchaser or its successors in title will for ever after maintain the screen wall between the points marked A and B on the said plan

5. THE FIRST AND SECOND VENDORS hereby jointly and severally covenant with the Purchaser for themselves and the persons

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deriving title under them for the protection and benefit of all or any part of the land hereby conveyed and so as to bind their adjoining or retained property in to whosoever hands the same way come that they will not use the way to be constructed over the land coloured brown on the said plan or any part of the property hereby conveyed for the purpose of reversing turning or parking motor vehicles

6. THE SOCIETY hereby acknowledge the right of the Purchaser to production of the several documents specified in the Schedule hereto and to delivery of copies thereof

7. THE FIRST VENDORS as to the aforementioned documents hereby jointly and severally covenant with the Purchaser that as and when any of the said documents shall come into the possession of the First Vendors or their successors in title they will when requested and at the cost of the Purchaser or its successors in title execute a statutory undertaking for the safe custody of such documents and that in the meantime and until the execution of such undertaking every person having for the time being possession of the said documents will keep them safe whole uncancelled and undefaced unless prevented from so doing by fire or other inevitable accident

IN WITNESS whereof the First and Second Vendors have hereunto set their hands and seals and the common seals of the Society and of the Purchaser have been affixed the day and year first before written

THE SCHEDULE ABOVE REFERRED TO

DATE

DOCUMENT

PARTIES

20th April 1895	Mortgage	H.J. Gundry to B.C. DeGex
8th July 1898	Conveyance	F. Beddow and others to Mrs. E. Dennis
21st April 1902	Transfer of Mortgage	Mrs. F. DeGex and Another to Miss H.H. Fulman
26th February 1906	Conveyance	Mrs. E. Dennis to A.H. Evans
31st August 1912	Conveyance	A.H. Evans to G.J. Dennis
22nd December 1920	Conveyance	G.J. Dennis to Mrs R.H. Bull and Another
31st October 1929	Transfer of Mortgage	Miss H.H. Fulman to Mrs. R.F. Clarke
1st April 1959	Transfer of Mortgage	Mrs. S.L. Clarke and C.E. Priddle to Mrs. S.L. Clarke
19th September 1968	Conveyance	Mrs. S.L. Clarke and others to Mr. and Mrs. D. Marrett
19th September 1968	Acknowledgement	Mrs. S.L. Clarke and other to Mr. and Mrs. D. Marrett
16th October 1968	Legal Charge	Mr. and Mrs. D. Marrett to Barclays Bank Limited
1968	Mortgage	Mr. and Mrs. D. Marrett to Mrs. D.K. Noble
20th September 1973	Conveyance	Mr. and Mrs. D. Marrett to O.B.N. Paine and others
24th April 1974	Legal Charge	D.B. Spiers and Others to Abbey National Building Society

SIGNED SEALED AND DELIVERED )  
 by the said OLIVER BARRINGTON )  
 HARES PAINE in the presence )  
 of: *L. A. Longrove* )  
*31 High West Street*  
*Dorchester*  
*Dorset*

*OLIVER BARRINGTON*

SIGNED SEALED AND DELIVERED )  
by the said ALAN JOHN LLOYD- )  
EDWARDS in the presence of: )

M. P. F. Clough  
Solicitor with Messrs  
Hickman Lloyd Edwards  
Weymouth

SIGNED SEALED AND DELIVERED )  
by the said DEREK BARDLEY )  
SPIERS in the presence of: )

M. P. F. Clough  
Solicitor with Messrs.  
Hickman Lloyd Edwards  
Weymouth

SIGNED SEALED AND DELIVERED )  
by the said GEORGE DACRE )  
MEGGESON in the presence of: )

M. P. F. Clough  
as above.

G. D. Meggeson  
by his Attorney A. J. Lloyd Edwards

THE COMMON SEAL OF ARSEY )  
NATIONAL BUILDING SOCIETY )  
was hereunto affixed by )  
order of the Board of )  
Directors in the presence )  
of:

ANNE THERESA LOVEY

By authority of the Board of Directors  
ARSEY NATIONAL BUILDING SOCIETY

SIGNED SEALED AND DELIVERED )  
by the said OLIVER BARRINGTON )  
NARES PAINE in the presence )  
of: )

W. A. Longacre  
31 High West Street  
Dorchester  
Dorset

SIGNED SEALED AND DELIVERED )  
by the said ALAN JOHN LLOYD- )  
EDWARDS in the presence of: )

M. P. F. de la  
as above

A. J. Lloyd Edwards

SIGNED SEALED AND DELIVERED )  
by the said GEORGE DACRE )  
MEGGESON in the presence of: )

M. P. F. de la  
as above

C. D. Meggeson  
by his Attorney A. J. Lloyd Edwards

SIGNED SEALED AND DELIVERED )  
by the said PAUL CLIFFORD )  
THOMAS in the presence of: )

M. P. F. de la  
as above

Paul C. Thomas

THE COMMON SEAL OF RICARDO )  
LIMITED was hereunto affixed )  
in the presence of: )

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H. P. M.

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by Leases made the dates shown in the First Column hereunder the properties described in the Second Column hereunder were set to the parties set out in the Third Column hereunder for a term of Ninety Nine Years from the First day of August One Thousand Nine Hundred and Eighty Two

Date of Lease	Address of Property	Name of Tenant
3th February 1983	3 Garland Court	Edna Dorothy Essex
18th March 1983	5 Garland Court	Lena Leese
24th August 1983	4 Garland Court	Cladya Kathleen Sutcliffe
14th December 1983	2 Garland Court	Nancy "Swann"

by a Conveyance dated the Fifteenth day of July 1983 made between Ricardo Limited (1) and Iris Hannah MacKinnon (2) ALL THAT freehold dwellinghouse known as 2 Garland Court Princess Street Dorchester Dorset was conveyed to the said Iris Hannah MacKinnon and her right to production of the within written Conveyance and to delivery of copies thereof was thereby acknowledged.

by a Conveyance dated the Twelfth day of August 1983 made between Ricardo Limited (1) and Archibald James Cameron and Patricia Mary Cameron (2) ALL THAT freehold dwellinghouse known as 1 Garland Court Princess Street Dorchester Dorset was conveyed to the said Archibald James Cameron and Patricia Mary Cameron and their right to production of the within written Conveyance and to delivery of copies thereof was thereby acknowledged.

