

**These are the notes referred to on the following official copy**

Title Number ND120280

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Transfer of part of registered title(s)

HM Land Registry

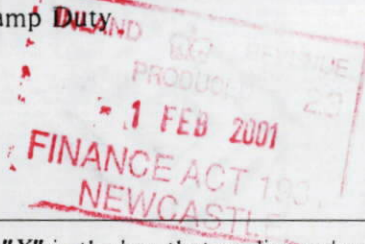
TP1

1450  
200  
112

3116

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

1. Stamp



Place "X" in the box that applies and complete the box in 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

£ £250,000.00



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

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



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 and by or on behalf of the transferee)

Unit 5 Craster South Farm  
Craster  
Alnwick  
Northumberland

The Property is defined: (Place "X" in the box that applies and complete the statement)

on the attached plan and shown (state reference e.g. "edged red")  
edged red

on the Transferor's filed plan and shown (state reference e.g. "edged and numbered 1 in blue")



5. Date 21 December 2000

6. Transferor (give full names and Company's Registered Number if any)

THE RIGHT HONOURABLE CHARLES EVELYN SECOND LORD HOWICK OF GLENDALE  
by the direction of Ralph Baker Cresswell

7. Transferee for entry on the register (Give full names and Company's Registered Number if any; for Scottish Co. Reg. Nos. use an SC prefix. For foreign companies give territory in which incorporated.)

Mr Stuart Dudley Guise and Mrs Nicola Suzanne Guise

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 in the U.K. (including postcode) for entry on the register

Unit 5, Craster South Farm, Craster, Northumberland.



9. The Transferor transfers the property to the Transferee.

10. Consideration (Place "X" in the box that applies. 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)

(insert other receipt as appropriate)

Mr Baker Cresswell has received for the Property the sum of £145,000.00 from the Transferee for the Property

The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with (place "X" in the box which applies and add any modifications)

full title guarantee  limited title guarantee

by the direction of Ralph Baker Cresswell

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

1 Use this panel for

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

2. The prescribed subheadings printed in the form as set out in Schedule 1 to the Land Registration Rules 1925 may be inserted, added to, amended, repositioned or omitted.

13.1

"Service Media" means all sewers drains soakaways watercourses gutters pipes wires cables conduits poles septic tank and cesspits and other service media for the removal of foul and surface waters and for the provision of public utility services (including electricity gas water telephone and telecommunications)

"Retained Land" means those parts of Craster South Farm which at the date of this Transfer are vested in the Transferor

"Craster South Farm" means the land conveyed by a Conveyance made on 18 March 1965 between Sir John Montagu Craster (1) The Rt-Hon Evelyn Baring Baron Howick of Glendale (2)

"the Craster Conveyance" means a Conveyance dated 18 March 1965 and made between Sir John Craster (1) The Rt Hon Evelyn Baring Baron Howick of Glendale (2)

"Deed of Release and Covenant" means a deed of release and covenant dated 30 June 2000 and made between the Transferor (1) Eveline Hilda Foster (2) Rosemary Maude Gibbs (3)

"the Craster Release" means a deed of release dated 30 June 2000 and made between the Oswin Craster (1) The Transferor (2)

"the Roadway" means the roadway coloured green on the plan attached to this Transfer

"Perpetuity Period" means the period of 80 years commencing on the date of this Transfer

"Common Parts Transfer" means the transfer of land at Craster South Farm transferred by the Transferor to Ralph Baker Cresswell by a transfer made on the 30 day of June 2000

"Common Parts" means the land transferred by the Common Parts Transfer

"Services" means inspecting maintaining repairing amending altering rebuilding renewing and reinstating:

- the Common Parts
- any Service Media serving the Property whether within the Common Parts or the Retained Land
- any road and footpath within the Common Parts
- any vision splays benefiting the Property and/or the Common Parts

"the Foster Transfer" means a transfer dated 30 June 2000 and made between the Rt. Hon Charles Evelyn Second Baron Howick of Glendale (1) Eveline Hilda Foster (2)

"the Gibbs Transfer" means a transfer dated 30 June 2000 and made between the Rt. Hon Charles Evelyn Second Baron Howick of Glendale (1) Rosemary Maud Gibbs (2)

13.2 The Property is transferred subject to and (in common with others) with the benefit of the covenants conditions rights and exceptions and reservations and other matters contained or referred to in:

13.2.1 the Craster Conveyance so far as the terms are still subsisting and capable of taking effect and affect the Property

13.2.2 the Deed of Release and Covenant

13.2.3 the Craster Release

13.2.4 the Gibbs Transfer

13.2.5 the Foster Transfer

13.2.6 the Common Parts Transfer

13.3 The Transferee hereby covenants with the Transferor to observe and perform the obligations on the part of the Transferor contained in the Gibbs Transfer and the Foster Transfer in so far as they relate to the Property and remain to be observed and performed and to keep the Transferor his estate and effects indemnified against all costs claims actions demands liabilities and proceedings arising under or in connection with any breach or non-performance or non-observance of such obligations in so far as the aforesaid occurring after the date of this Transfer

13.4 The Property is transferred together with the rights of the Transferee for the benefit of the Property and each and every part of it its successors in title thereto their respective lessees licensees visitors agents invitees and all others authorised by either of them (in common with all others so entitled to the like rights) to use any Service Media now or at any time within the Perpetuity Period in on over or under the Retained Land and to lay make and thereafter use connections into any of them PROVIDED THAT when exercising such rights of laying and/or making connections the Transferee shall make good all damage thereby occasioned to the Retained Land as expeditiously as possible in all of the circumstances and to the reasonable satisfaction of the owner or owners for an estate in fee simple of the relevant part or parts of the Retained Land PROVIDED THAT the owner for an estate in fee simple from time to time of the relevant part of the Retained Land shall have the right to specify a reasonable route for such connections and laying of Service Media within its own property and any such relevant owner may at any time within the next 80 years vary the routes thereof at its own expense subject to any new route being not materially less convenient to the Transferee and to all appropriate rights being granted for the benefit of the Transferee and all others as set out at the beginning of this clause over any new route prior to extinguishment of the rights in respect of the previous route and to no material interruption being caused to the Service Media during the variation process

13.5 There is excepted and reserved to the Transferor for the benefit of the Retained Land and each and every part of it his successors in title thereto and their respective lessees licensees visitors agents invitees and all others authorised by them (in common with all others so entitled to the like rights) the right to use any Service Media now or at any time within the Perpetuity Period in on over or under the Property and to lay make and thereafter use

connections into any of them and the right at any time within the Perpetuity Period to lay and use any Service Media in on over or under the Property PROVIDED THAT the person exercising such rights of laying and/or making connections shall make good all damage thereby occasioned to the Property as expeditiously as possible in all of the circumstances and to the reasonable satisfaction of the Transferee and PROVIDED ALWAYS the Transferee shall have the right to specify a reasonable route for such connections and laying of Service Media and the Transferee may within the Perpetuity Period vary the route thereof within the Property at its own expense subject to any new route being not materially less convenient to all those entitled to exercise such rights and to all appropriate rights being granted to them over any new route prior to extinguishment of the rights in respect of the previous route and to no material interruption being caused to the Service Media during the variation process

13.6 The Transferee covenants with the Transferor for the benefit of the Retained Land and each and every part of it as follows:

13.6.1 not to use the Property other than for and as a private dwellinghouse (with ancillary use as offices) for the occupation of the family at a time and in particular not to permit the use thereof for the provision of holiday lettings of less than 6 months nor for bed and breakfast accommodation

13.6.2 not to park on the Property any caravan or mobile home or any commercial vehicle with a weight in excess of 800kg weight carrying capacity

13.7 The Transferee covenants with Ralph Baker Cresswell for the benefit of the Common Parts and each and every one of them as follows:

Continued ...

14. The Transferors and all other necessary parties (including the proprietors of all the titles listed in panel 3) should execute this transfer as a deed using the space below and sign the plan. Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees

Signed as a deed by the Transferor in the presence of:

Signature of witness *D Spark*  
Name *D. SPARK*  
Address *6 Peep O' Sea, Howick*

Signed as a deed by Ralph Baker Cresswell in the presence of:

Signature of witness *J Coates*  
Name *J Coates*  
Address *Buddle Hall  
Bamburgh  
Northumberland NE69 7AJ*

Signed as a deed by the Transferee in the presence of:

Signature of witness *Louise Finn*  
Name *LOUISE FINN*  
Address *1 Quorn Avenue, Melton Mowbray, Leics LE13 0TE*

1. Continued from Form

TP1

Title number(s)

2. Before each continuation, state panel to be continued, e.g. "Panel 12 continued".

Panel 13 continued:

13.7.1 not to use the Property other than for and as a private dwellinghouse (with ancillary use as offices) for the occupation of the family at a time and in particular not to permit the use thereof for the provision of holiday lettings of less than 6 months nor for bed and breakfast accommodation

13.7.2 not to park or otherwise instruct any right of way hereby granted or reserved or park on the Property any caravan or mobile home or any commercial vehicle in excess of 800 kg weight carrying capacity

13.7.3 to inspect repair maintain reinstate and (where applicable) clean all Service Media which are within the boundary of the Property

13.7.4 to join with the owner for the time being of the premises adjoining the Property and repairing maintaining and if necessary reinstating those party fences marked "H" on the attached plan

13.7.5 to maintain repair and if necessary reinstate those fences hedges or walls on the boundary or boundaries of the Properties marked with an inwards "T" on the attached plan

13.7.6 not to erect or suffer to be erected any building or other structure whether of a permanent or a temporary nature on any part of the Property nor to make or to suffer to be made any alteration or addition in or to any building for the time being standing on the Property unless such erection alteration or addition shall be made in accordance with the requirements of the local planning authority under the Town and Country Planning Acts and Building Regulations for the time being in force and in accordance with plans elevations and specifications of the materials previously approved in writing by Ralph Baker Cresswell whose fee for the consideration of such matters shall be paid by the Transferee

13.7.7 not to display any advertisement sign or notice on the Property so as to be visible from any road or footpath onto which the same abuts (except for notices relating to the sale or letting of the Property and the house name and house number)

13.7.8 not to keep any pigs poultry or pigeons or to board or breed dogs or cats in or upon the Property

13.7.9 not to erect or permit to be erected any building or structure on any part of the Service Media nor to obstruct access to any Service Media by foot or vehicle nor to do or suffer to be done anything whereby the cover of soil over or the support for the Service Media may be altered

Continuation sheet 1 of 2

(Insert sheet number and total number of continuation sheets e.g. "sheet 1 of 3")

1. Continued from Form

TPI

Title number(s)

2. Before each continuation, state panel to be continued, e.g. "Panel 12 continued".

Panel 13 continued:

13.7.10 not to transfer the fee simple of the Property or any part of it without on or prior to the completion of such a transfer procuring that the transferee of such interest shall execute and deliver to the owner or owners for the time being of an estate in fee simple of the Common Parts and any part thereof a deed of covenant covenanting with such owner/owners in like manner to that set out in this clause 13.7 to observe and perform all the covenants set out in this clause 13.7 and to use all reasonable endeavours to procure the registration of the deed of covenant at HM Land Registry in the Charges Register of the title to the servient tenement

13.7.11 to pay to the owner or owners from time to time of an estate in fee simple in the Common Parts and any part thereof one-fifth of the costs that such persons shall from time to time incur in providing the Services

13.8 It is hereby declared that the Transferor is a party to this Transfer for the purposes of transferring his interest in the Property to the Transferee as hereinbefore provided at the direction of Ralph Baker Cresswell and the parties agree and acknowledge that the Transferor has no liability or responsibility whatsoever in respect of the construction or condition of any buildings erected thereon

Howick7

Continuation sheet 2 of 2

(Insert sheet number and total number of continuation sheets eg. "sheet 1 of 3")



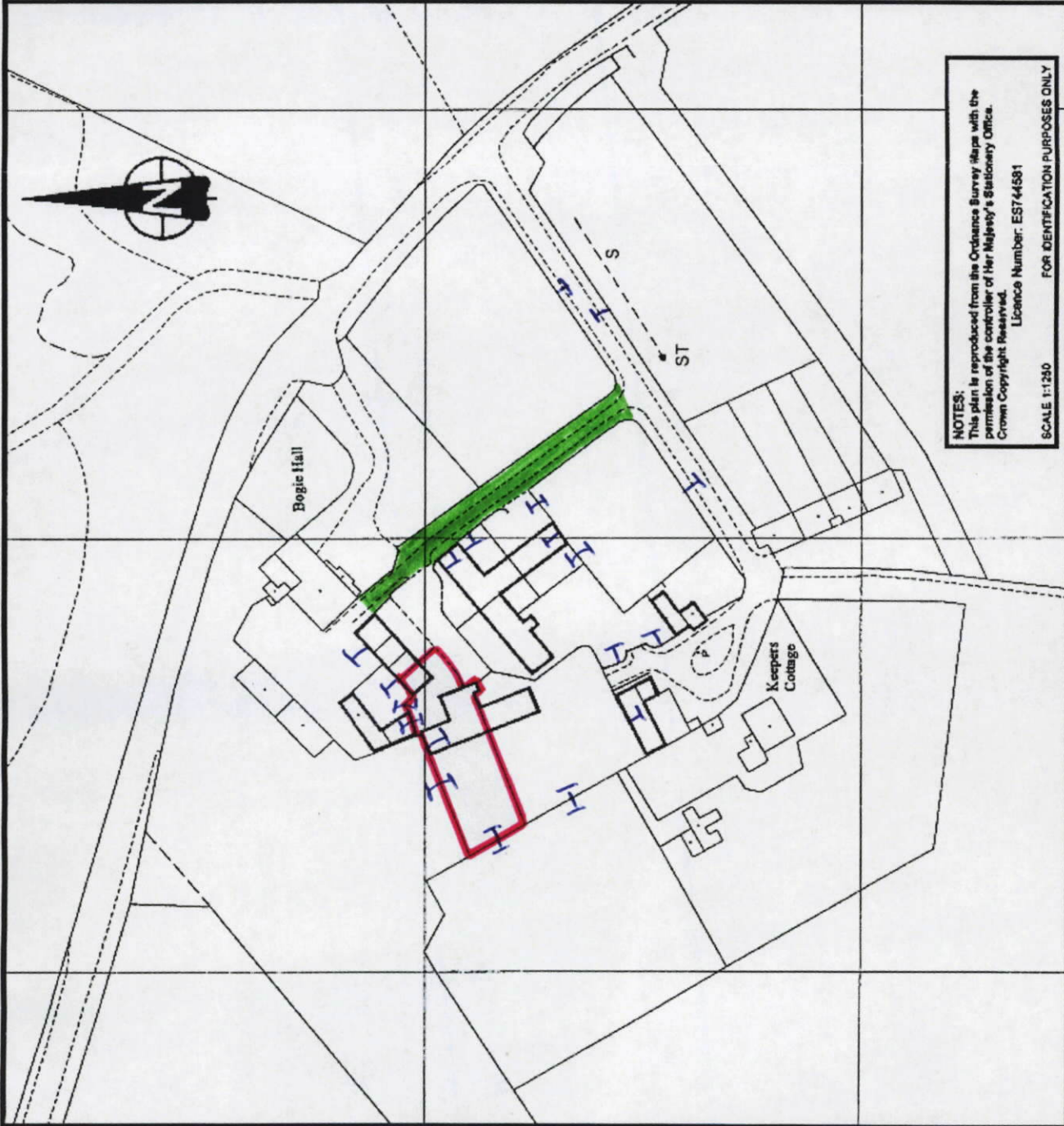
*H + PLS inserted*

**Dovecot House  
Craster South Farm  
Craster, Alnwick  
Northumberland**

- KEY**
- ST Septic Tank
  - S Soakaway
  - P Steel Marker Peg

*Nicol Christ  
Huntly & Partners*

**GEORGE F. WATTE**  
 6 Market Street, Alnwick  
 Northumberland NE66 1TL  
 Tel: (01665) 603231/603581  
 Fax: (01665) 510872



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