

These are the notes referred to on the following official copy

Title Number LA957510

The electronic official copy of the document follows this message.

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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 whole of registered title(s)

TR1



SEQ67

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'.

Give full name(s).

Complete as appropriate where the transferor is a company.

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.

	<p>1 Title number(s) of the property: LA957510</p>
	<p>2 Property: Melbourne House, 57 Slyne Road, Lancaster, LA1 2JH</p>
	<p>3 Date: 22 July 2013</p>
	<p>4 Transferor: Melbourne Social Club and Institute Limited acting by Philip Michael Lyon LPA Receiver <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:</p>
	<p>5 Transferee for entry in the register: Andrew Seaton <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:</p>
	<p>6 Transferee's intended address(es) for service for entry in the register: The Limes 59 Slyne Road Lancaster LA1 2JH</p>
	<p>7 The transferor transfers the property to the transferee</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 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.

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

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

8 Consideration

- The transferor has received from the transferee for the property the following sum (in words and figures):
Ninety Thousand Pounds £90,000.00
- The transfer is not for money or anything that has a monetary value
- Insert other receipt as appropriate:

9 The transferor transfers with

- full title guarantee
- limited title guarantee
- No title guarantee

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
- they are to hold the property on trust:

11 Additional provisions

11.1 The Transferor gives no covenants of title.

11.2 The Transferee covenants to observe and perform all covenants conditions and matters affecting the Property including those referred to in the Register Title Number LA957510 so far as the same are still subsisting and capable of enforcement and to indemnify the Transferor and the Receiver (as defined in clause 11.3 hereof) from and against all proceedings costs claims liabilities demands expenses whatsoever in respect thereof.

11.3 In this transfer the "Receiver" means Philip Michael Lyon of Mazars LLP of Cartwright House, Tottle Road, Nottingham, NG2 1RT who is the receiver of the Transferor appointed by Carlsberg UK Limited on 25 June 2012 under a Legal Charge dated 07 April

2004 made between Melbourne Social Club and Institute Limited(1) and Carlsberg UK Limited (2).

11.4 This transfer is made by the Transferor acting by the Receiver.

11.5 The parties agree that the Receiver is acting as agent of the Transferor and that neither the Receiver nor their firm nor any person acting on their behalf shall have any personal liability whatsoever whether arising directly or indirectly under this transfer and whether such liability would arise under the Insolvency Act section 44 otherwise.

11.6 The Property is transferred subject to all those matters set out in clause 10.1 of an Agreement dated 24 June 2013 between the Transferor acting by the Receiver (1) and the Transferee ("the Agreement") (2).

11.7 For the purposes of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 ("the 1994 Act ") all matters now recorded in registers open to public inspection are to be considered within the actual knowledge of the Transferee notwithstanding Section 6(3) of the 1994 Act.

11.8 The Transferee shall not be entitled by virtue of Section 62 of the Law of Property Act 1925 to any legal or other rights or the benefit of other matters over land retained by the registered proprietor, the Receiver or the Transferor except for those matters (if any) expressly granted by this Transfer.

11.9 Neither the Transferor nor the Receiver shall be liable under the covenants implied by virtue of Section 2(1)(a) or Section 3 of the 1994 Act in any respect of matters which are referred to in the Agreement or are matters of public record or in respect of instruments or matters of which the Transferee is deemed to have actual notice by Section 198 of the Law of Property Act 1925 or by those matters referred to in clause 11.6 above.

11.10 This document is intended to take effect as a deed notwithstanding that it has been signed by the Receiver only.

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.

12 Execution

Signed as a deed by Melbourne Social Club and Institute Limited by the receiver in the presence of

[Handwritten Signature]

Signature of witness *[Handwritten Signature]*

Name (in BLOCK CAPITALS) LEE JIMS

Address CARTWRIGHT HOUSE, TOTILE ROAD, NOTTINGHAM, NG2 1RT

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

Signature *[Handwritten Signature]*

Signature of witness *[Handwritten Signature]*

Name (in BLOCK CAPITALS) LEE JIMS

Address CARTWRIGHT HOUSE, TOTILE ROAD, NOTTINGHAM, NG2 1RT

Signed as a deed by Andrew Seaton in the presence of:

Signature

Signature of witness

Name (in BLOCK CAPITALS)

Address

If there is more than one transferee and panel 10 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.

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.