

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

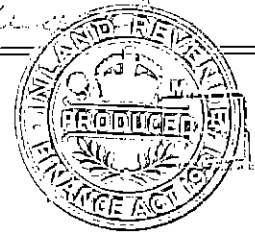
Title Number LA624150

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*William Sanderson*      *John Sanderson*      *PR 206*



JAMES JACKSON & SONS LTD  
LEGAL STATIONERS  
HALIFAX.

# This Conveyance

is made the *thirtieth*

day of *July*

*Stiles*  
*Stiles*  
*Stiles*  
*Stiles*  
*Stiles*  
*Stiles*

One thousand nine hundred and sixty three BETWEEN WILLIAM SANDERSON of "Lynwood" Kestor Lane Longridge near Preston in the County of Lancaster Retired Master Butcher and JOHN SANDERSON formerly of Bradbury Manor Chisledon near Swindon in the County of Wiltshire but now of Leylands Ham Road Warborough Swindon aforesaid (hereinafter called "the Vendors") of the one part and LAURENCE PYE of Well Brow Farm Longridge aforesaid Motor Mechanic (hereinafter called "the Purchaser") of the other part.....

*PR*  
*AGE*

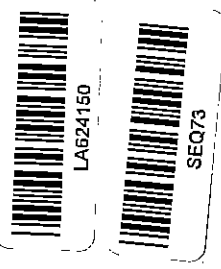
W H E R E A S :-

(1) The Vendors are seised of (inter alia) the property hereinafter described and intended to be hereby conveyed for an estate in fee simple in possession free from incumbrances upon trust to sell the same and to stand possessed of the net proceeds of sale in trust for the Vendors as tenants in common in equal shares.....

(2) The Vendors in execution of the said trust for sale have agreed with the Purchaser for the sale to the Purchaser of the said property for an estate in fee simple in possession free from incumbrances at the price of Seven hundred pounds.....

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of Seven hundred pounds on or before the execution of these presents paid by the Purchaser to the Vendors (the receipt of which sum the Vendors hereby acknowledge) the Vendors as Trustees for sale hereby convey unto the Purchaser ALL THAT cottage together with the land upon which the same is erected and built and appurtenant thereto known as number 59 Higher Road (formerly number 2 Cut Thorn) Longridge near Preston aforesaid which said cottage and land is more particularly shown edged red (for identification purposes only) on the plan hereto annexed Together with full right and liberty for the Purchaser and his successors in title and his tenants and others by his authority (in common with others entitled to the like right) to pass and repass for all purposes with or without vehicles over and



along the roadway shown coloured yellow on the said plan (such right of way having been reserved to the Vendors and their successors in title by a Conveyance dated the Second day of August One thousand nine hundred and sixty one and made between the Vendors of the one part and Pius A. Baines & Son (Preston) Limited of the other part) and Together Also with a right of way on foot only at all times and for all reasonable purposes over the strip of land coloured brown on the said plan Except and Reserving unto the Vendors and their successors in title or other the owners and occupiers for the time being of the adjoining cottage numbered 57 Higher Road Longridge aforesaid and the plot of land to the rear of the said cottage a similar right of way on foot only at all times and for all reasonable purposes over the strip of land coloured green on the said plan And Together With (so far as the Vendors can lawfully grant the same) the benefit of the covenant contained in Clause 4 of a Conveyance dated the Twenty eighth day of October One thousand nine hundred and sixty one and made between the Vendors of the one part and John Helm and Jane Helm of the other part so far as the same affects the property hereby conveyed and is still subsisting and capable of taking effect TO HOLD the same unto the Purchaser in fee simple.....

2. IT IS HEREBY AGREED AND DECLARED that all walls (both interior and exterior) and fences dividing the property hereby conveyed from the adjoining properties numbered 57 and 61 Higher Road aforesaid now or formerly of the Vendors shall be deemed to be party walls and fences and used enjoyed maintained and repaired as such accordingly and that as between the property hereby conveyed and the said adjoining properties all rights to light air flow of water drainage and other easements or quasi-easements shall remain as the same have hitherto existed under one ownership.....

3. THE Vendors hereby acknowledge the right of the Purchaser to production and delivery of copies of the documents of title specified in the Schedule hereto and hereby undertakes for the safe custody thereof.....

4. IT IS HEREBY CERTIFIED that the transaction hereby 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 Three thousand five hundred pounds.

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written....

THE SCHEDULE BEFORE REFERRED TO.

20th October 1875.

INDENTURE of this date made between William Strickland the Younger of the first part John Banks of the second part and Robert Green Watson of the third part.....

28th June 1906.

PROBATE OF THE WILL of the said John Banks deceased granted out of the Lancaster District Probate Registry to Jane Banks and Jane Seed.....

19th January 1907.

MORTGAGE of this date made between the said Jane Banks and Jane Seed of the one part and James Elton of the other part with Vacating receipt dated the Twentieth day of November One thousand nine hundred and forty seven endorsed.....

19th December 1912.

FURTHER CHARGE of this date made between the said Jane Banks and Jane Seed of the one part and the said James Elton of the other part.....

1st February 1918.

TRANSFER OF MORTGAGE and Further Charge of this date made between the said James Elton of the first part the said Jane Marsh of the second part and John Seed and William Seed of the third part.

25th October 1921.

APPOINTMENT of New Trustees of this date made between the said Jane Marsh of the one part and Richard Noblett of the other part.

15th December 1941.

TRANSFER OF MORTGAGE of this date made between Mary Ann Seed of the one part and the said Mary Ann Seed Ivy Seed and John James Ward of the other part.....

11th July 1947.

STATUTORY DECLARATION of the said Jane Marsh.....

11th July 1947.

DEED OF APPOINTMENT of this date made between Jane Marsh of the one part and Harry Hodgkinson Sanderson of the other part.....

25th October 1949.

DEED OF APPOINTMENT of this date made between Jane Marsh of the one part and William Sanderson of the other part.....

16th March 1954.

DEED OF APPOINTMENT of this date made between the said William Sanderson of the one part and Albert Sanderson of the other part.

26th August 1954.

DECLARATION of this date by the said William Sanderson and Albert Sanderson of the other part.....

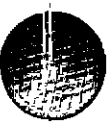
28th April 1961.

DEED OF APPOINTMENT of this date made between the said William Sanderson of the one part and the said John Sanderson of the other part.

SIGNED SEALED AND DELIVERED by the said William Sanderson in the presence of :- )

Natalie Jones (widow)  
28 Kestel Lane  
Rongwidge  
Accountant.

*William Sanderson*



SIGNED SEALED AND DELIVERED by the said John Sanderson in the presence of :- )

Norman Dowden  
The Hollow  
Upper Warborough,  
Swindon  
Chartered Surveyor

*John Sanderson*



SIGNED SEALED AND DELIVERED by the said Laurence Pye in the presence of :- )

*Laurence Pye*  
Solicitor,  
*Pyel*

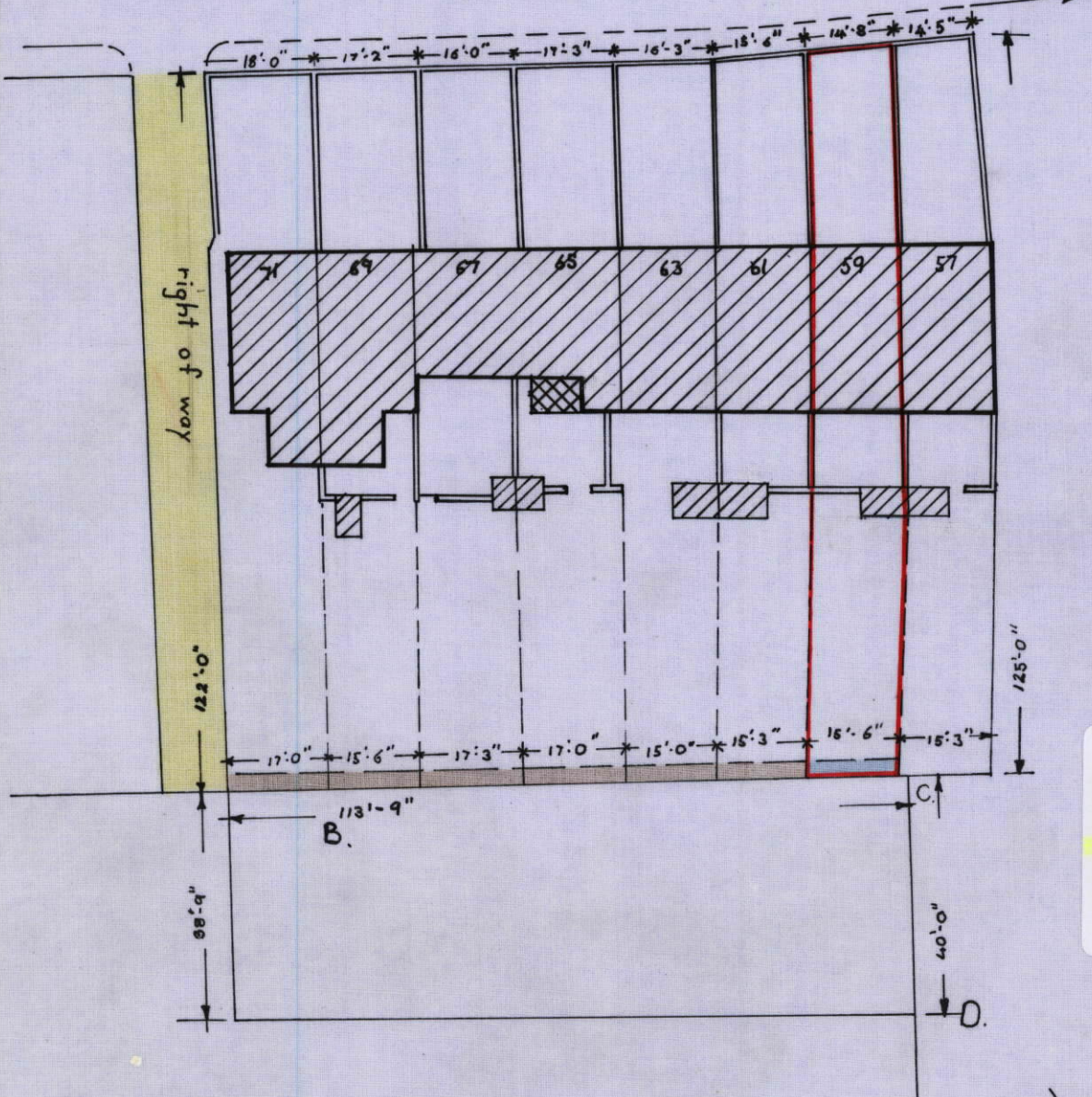
*Laurence Pye*



PLAN REFERRED TO

HIGHER ROAD

50 yards  
to Green Lane



Contents edged rod 225 sq yds or thereabouts

SCALE 30'-0" to an inch

