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This Conveyance

made the first day of April One thousand nine hundred and twenty six Between William Rayer Rayer of Holcombe Court in the Parish of Holcombe Rogus in the County of Devon Esquire (hereinafter called the Vendor) of the first part Barclays Bank Limited whose registered office is at 54 Lombard Street in the City of London (hereinafter called the Mortgagees) of the second part and William Richard Frank Pitt of Rix Farm Twerton in the County of Devon Farmer (hereinafter called the Purchaser) of the third part Whereas by a Memorandum dated the twenty ninth day of August One thousand nine hundred and twenty five under the seal of the said Vendor the Title Deeds referring to the freehold property hereby conveyed were deposited as security and the said property was charged with the payment of all moneys due by the Vendor to the said Bank And whereas under and by virtue of the Law of Property Act 1925 the Vendor is the estate owner in respect of the said

The Plan within referred to



Ashfords

Certified to be a true & complete copy of the original document

Ashfords

Solicitor

8.3.2016



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property subject to the charge in favor of the said Bank ^{And} whereas the Vendor has agreed with the Purchaser for the sale to him for the sum of Eight hundred and eighty five pounds ^{two shillings} of the fee simple of the said property hereby conveyed free from incumbrances ^{And} whereas it has been agreed that the said sum of Eight hundred and eighty five pounds ^{two shillings} shall be paid to the Mortgagees and that they shall concur herein in manner hereinafter appearing ^{Now this Deed witnesses} that in pursuance of the said Agreement and in consideration of the sum of Eight hundred and eighty five pounds ^{two shillings} now paid by the Purchaser by direction of the Vendor to the Mortgagees (the receipt and payment whereof the Mortgagees and the Vendor hereby respectively acknowledge) The Vendor as Beneficial Owner hereby conveys and the Mortgagees as Mortgagees by direction of the Vendor hereby surrender and release unto the Purchaser ^{That} that close of land known as the Lawn Together with the Lane and Withy Beds nearby being part of the former Tidcombe House Estate situate in the Parish of Tiverton in the County of Devon and as the same are more particularly described with the boundaries thereof in the First Part of the Schedule hereto and as delineated in the Map or Plan drawn hereon and thereon colored green ^{To Have} the same unto the Purchaser in fee simple discharged from all claims under the said Memorandum and charge and to the intent that all estate and interest of the Mortgagees subsisting therein shall merge and be extinguished and discharged but subject to the reservations hereinafter mentioned (that is to say) The full and free right and liberty for the owner and occupier of the Farm and premises known as Little Tidcombe his and their servants workpeople and incomers of passing and re-passing through over and along the pathway shown by the dotted lines upon the said plan over 'The Lawn' N^o 1060 on the said plan Together also and subject to the full and free right of way for all purposes and at all times for the said owner and occupier of Little Tidcombe and the owner and occupier of the Field N^o 1026 on the said plan their servants and workpeople with or without animals or vehicles of passing and re-passing over the strip of land known as The Lane N^o 1024 on the said plan and of watering cattle and beasts from the stream at the South West corner of the said Lane And also subject to the full and free right and liberty for the owner and his successors in title and occupier for the time being of the hereditaments known as Tidcombe to take water from the Spring at or near the point marked C on the said plan on the close of land N^o 1028 on the said plan known as The Willow Bed and to carry the same water by means of proper tanks iron pipes and filter beds under or over the land hereby conveyed and known as 'The Lawn' to the said hereditaments known as Tidcombe with due regard as to water supply for irrigation purposes and drinking water usually and always enjoyed with the right for the continuance of such



facilities for field hereby conveyed N^o 1060 the said owner or owners for the time being of the said hereditaments known as Tidecombe and the owner or owners for the time being of the said hereditaments hereby conveyed from time to time taking such steps as may be necessary and proper to prevent the said water system being interfered with by cattle or otherwise And also with full and free right and liberty for the said owner or owners for the time being of the said hereditaments known as Tidecombe to enter upon such of the said lands hereby conveyed and known as The Lawn and The Willow Plot as may properly be necessary in order to inspect lay repair and maintain such tanks pipes and filter beds comprising such water system whenever necessary making good all damage to the surface occasioned thereby, And the Purchaser for himself his executors administrators and assigns (and to the intent to bind the said land known as The Lawn and the owner or owners thereof for the time being but not so as to incur any personal liability after he has parted with the same) hereby covenants with the Vendor that he the Purchaser and his successors in title will not at any time hereafter erect or make any building or obstruction upon the close of land N^o 1060 without the permission in writing of the Vendor or other the owner or owners for the time being of the hereditaments known as Tidecombe first had and obtained The Vendor hereby acknowledges the right of the Purchaser to the production of the documents mentioned in the Schedule hereto (the possession of which is retained by the Vendor) and to delivery of copies thereof and hereby undertakes (as and when the same shall come into his actual control custody and possession) for the safe custody thereof In witness whereof the Vendor and the Purchaser have hereunto set their hands and seals and the Mortgagees have caused their common Seal to be hereunto affixed the day and year first above written

The Schedule before referred to

Part 1

Ordinance N ^o	Name	Cultivation	Area
In the Parish of Twickenham			
1060	Gulver Park otherwise The Lawn	Meadow	8.562
1029	Lane		.316
1028	Willow Plot		.744
Total A.			9.622

Part 2

Date	Parties	Instrument
9 th July 1896	Reverend Percy Scott first part The Right Honourable Dudley Francis Havart Earl of Harrowby, Reverend William Wynter	Conveyance



Date	Parties	Instrument
	Gibson Reverend William Hagger Barlow Laurence Gibson Reverend Alfred Peache second part The Ecclesiastical Commissioners for England third part Governors of India fourth part and Francis Harman fifth part.	
5 th October 1900	Writing under the hands of William Rayer Harman Charles P. Egly Harman George John Harman and Cecil Somers Clarke ^{Harman} agreeing to devise contained in General Residuary Deeds of Will of said Francis Harman to said William Rayer Harman.	Agreement
6 th March 1905	William Rayer Harman Charles P. Egly Harman George John Harman and Cecil Somers Clarke one part and William Rayer Harman other part.	Conveyance
1 st April 1915	William Rayer Harman one part and Richard Walmesley and Andrew Henry Withers other part.	Mortgage
7 th July 1918	Richard Walmesley and Andrew Henry Withers one part and George Morgan Thomas Jenkins and William Norman Lascelles Dawson other part.	Transfer of Mortgage
25 th October 1923	Royal Licence to said William Rayer Harman to use surname of Rayer in lieu of his own surname.	
28 th August 1925	George Morgan William Thomas Jenkins and William Norman Lascelles Dawson one part and William Rayer Rayer other part.	Reconveyance
29 th August 1926	Memorandum under the hand and seal of the said William Rayer Rayer directed to Barclays Bank Limited and charge of the said lands and hereditaments.	

Signed Sealed and Delivered
by the above named William
Rayer Rayer in the presence of
Edward Roope, gent.
H. W. W. Trull
Taunton

W. R. Rayer W R R

W R Frankish



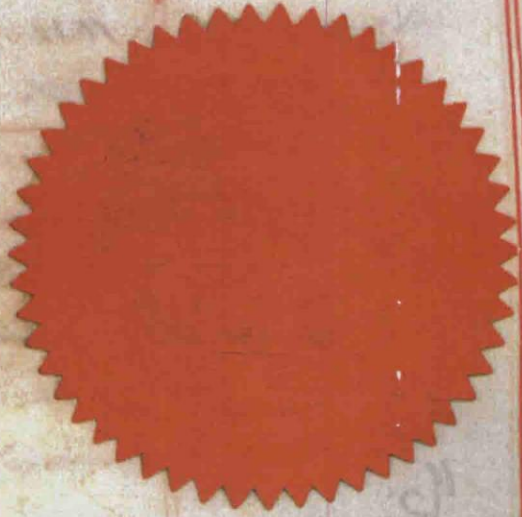
Signed Sealed and Delivered
by the above named William ^{Richard} Frankish
in the presence of

L. J. O. Cleave

The Common Seal of Barclay Bank
Limited was herunto affixed in the presence
of.

H. H. Clayton Director

W. J. W. Secretary
W. 50024



78 W. 1926

Dated 1st April 1926

A 2114

W. R. Rayer Esq^r
and Another

to

W. William R. Frankpitt

Conveyance

in fee of the Lawn and Wither
Bed part of the Tidecombe House
Estate situated in Tiverton Devon

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