

Title Number : NYK362011

This title is dealt with by Land Registry Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 2009-02-17 at 10:18:46 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NYK362011
Address of Property	: Land on the east side of Maynard House, Crayke, York
Price Stated	: £75,000
Registered Owner(s)	: ROBERT WILLIAM DAWSON of Mount Pleasant Farm, Crayke, York, North Yorkshire YO61 4TR.
Lender(s)	: None

Title number NYK362011

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 2009-02-17 at 10:18:46. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE : HAMBLETON

- 1 (15.04.1999) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the east side of Maynard House, Crayke, York.
- 2 (15.04.1999) The land tinted pink on the title plan was formerly copyhold of the Manor of Crayke and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.
- 3 (15.04.1999) The Conveyance dated 1 September 1976 referred to in the Charges Register contains the following provision:-

"IT is agreed and declared that there are excluded from the Property any rights or easements which might otherwise be implied to be granted in over or under the adjoining property of the Vendor shown edged blue on the said plan."

NOTE: The land edged blue referred to is Maynard House.
- 4 (14.02.2007) The Transfer dated 23 January 2007 referred to in the Charges Register contains a provision as to boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (13.10.2008) PROPRIETOR: ROBERT WILLIAM DAWSON of Mount Pleasant Farm, Crayke, York, North Yorkshire YO61 4TR.
- 2 (13.10.2008) The price stated to have been paid on 12 September 2008 was £75,000.
- 3 (13.10.2008) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (15.04.1999) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 1 September 1976 made between (1) John Robert Garbutt (Vendor) and (2) Thomas Hillary Hodgson and Doris Hodgson (Purchasers):-

"THERE is excepted and reserved out of this Conveyance in favour of the Vendor and his successors in title owners and occupiers for the time being

C: Charges Register continued

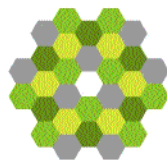
of the adjoining property known as Maynard House the right to use the existing soakaway from the septic tank serving Maynard House aforesaid where such soakaway runs beneath the Property together with (by way of further exception and reservation) the right to enter upon the Property for the purpose of inspecting maintaining repairing and renewing the said soakaway the person exercising such rights of access doing no unnecessary damage and making good all damage done."

- 2 (14.02.2007) A Transfer of the land on the north west side of the land in this title dated 23 January 2007 made between (1) Thomas Hillary Hodgson and Christopher James Hodgson and (2) Jonathan Fraser Wright and Judith Anne Wright contains restrictive covenants by the transferor.

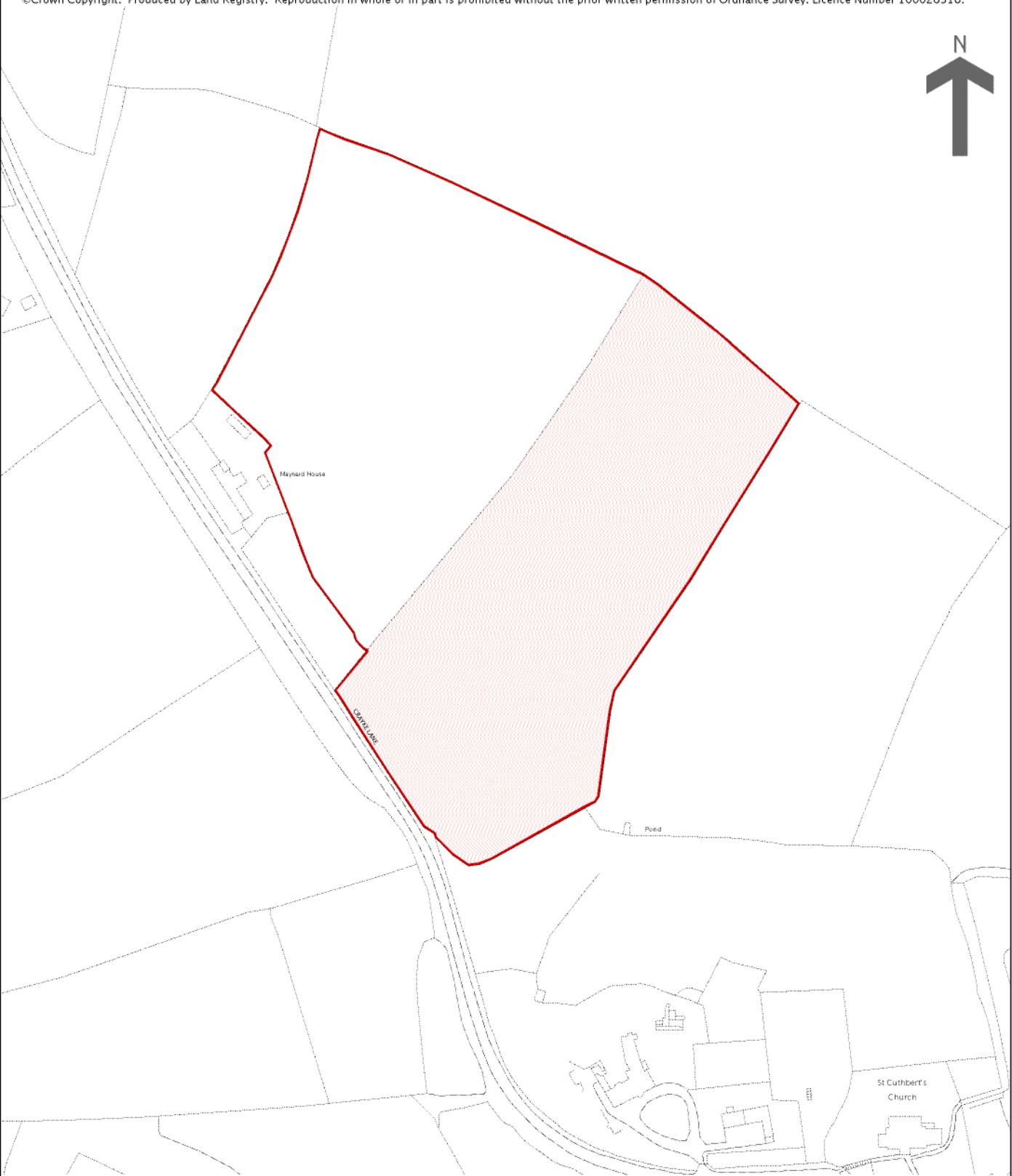
NOTE: Copy filed under NYK332887.

- 3 (14.02.2007) The land is subject to the rights granted by the Transfer dated 23 January 2007 referred to above.

End of register



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This is a copy of the title plan on 17 FEB 2009 at 10:18:48. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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This title is dealt with by Land Registry, Durham Office.