

H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 TO 2002

County : Powys
Title Numbers : CYM65147 and WA699297
Property : Maenllwyd Isaf and The Barn Maenllwyd Isaf
Abermule Montgomery

THIS DEED OF RELEASE AND COVENANT is made the *5th* day of *June* Two Thousand and Seven **BETWEEN GILLIAN MARY MESA BANDRES** of Maenllwyd Isaf Abermule Montgomery in the County of Powys (hereinafter called "the Releasor") of the one part and **DONALD MILLS** and **MARGARET HELEN MILLS** both of The Barn Maenllwyd Isaf Abermule Montgomery aforesaid (hereinafter called "the Grantors") of the other part

BACKGROUND:-

- 0.1 The Releasor is the registered proprietor with title absolute of freehold property situate and known as Maenllwyd Isaf Abermule Montgomery aforesaid (hereinafter called "the Dominant Tenement") the title of which is registered at H.M. Land Registry under Title Number CYM65147
- 0.2 The Grantors are the registered proprietors with title absolute of freehold property situate and known as The Barn Maenllwyd Isaf

Abermule Montgomery aforesaid (hereinafter called "the Servient Tenement") the title of which is registered at H.M. Land Registry under Title Number WA699297

0.3 The Dominant Tenement has inter alia rights of way over the Servient Tenement pursuant to the terms of two Conveyances respectively dated the 13th November 1984 and the 13th day of August 1993 both made between Denise Mary Catherine Hatchard of the one part and David Parry Bates and Joan Anne Bates of the other part details of which are set out in the Schedule hereto

0.4 The Releasor has agreed with the Grantors as hereinafter appears

N O W THIS DEED WITNESSETH as follows:-

1. **IN** consideration of the grant hereinafter contained the Releasor for herself and her successors in title the owner or owners from time to time of the Dominant Land with Full Title Guarantee **HEREBY RELEASES** unto the Grantors **ALL THAT** the rights of way details of which are set out in the Schedule hereto **TO HOLD** the same unto the Grantors in fee simple to the intent that the Servient Land shall stand freed and discharged from the said rights of way

2. **IN** consideration of the release hereinbefore contained the Grantors with full title guarantee **HEREBY GRANT** unto the Releasor for the benefit of the Dominant Land the right in common with the Grantors to pass and repass over that part of the Servient Tenement the position of which is shown edged in red on the Location Plan annexed hereto and edged in red and hatched in red on the Layout Plan annexed hereto the dimensions of which are set out in detail on the Layout Plan with and without animals and

vehicles for all purposes **TO HOLD** the same unto the Releasor in fee simple as appurtenant to the Dominant Tenement

3. **THE** parties to this Deed **JOINTLY REQUEST** that the Chief Land Registrar note the contents of this Deed on the respective titles of the Dominant Tenement and the Servient Tenement

4. **IT IS HEREBY CERTIFIED** that this Instrument falls within Category J in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

IN WITNESS whereof the parties hereto have executed this Deed as a Deed the day and year first before written

THE SCHEDULE

(Extract from the said Conveyance dated the 13th November 1984)

RESERVING to the Vendor and her successors in title owners or occupiers from time to time of Maenllwyd Isaf a right of way over and along the land hatched green on the said plan

(Extract from the said Conveyance dated the 13th August 1993)

EXCEPTING AND RESERVING unto the Vendor and her successors in title together as owners from time to time of the adjoining property shown edged in green on plan A appended hereto the right in common with the Purchasers to pass and repass over the land hatched red on plan B appended hereto from the Kerry Road to the gates O-P and Q-R on the said plan with and without animals and vehicles for agricultural purposes only

SIGNED as a Deed by the said **GILLIAN MARY MESA BANDRES** in the presence of:-

Witness A. Evans

name ANN EVANS

address 8, PARKSIDE
ABERNHULE
MONTGOMERY
POWYS SY15 6WJ
occupation Shop Assistant.

SIGNED as a Deed by the said **DONALD MILLS** in the presence of:-

Witness
Signature S. R. Smith
Name SHIRLEY ROSE SMITH

Address 11, Clos-y-Felin
ABERNHULE
POWYS
SY15 6WF

SIGNED as a Deed by the said **MARGARET HELEN MILLS** in the presence of:-

Witness
Signature S. R. Smith
Name SHIRLEY ROSE SMITH

Address 11, Clos-y-Felin
ABERNHULE
POWYS
SY15 6WF

SYNE
X
M. Mesa Bandres

X Donald Mills

Margaret H. Mills

Land Registry
Official copy of
title plan

Title number **CYM65147**
Ordnance Survey map reference **SO1692NE**
Scale **1:2500**
Administrative area **Powys**



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This official copy issued on 12 April 2007 shows the state of this title plan on 12 April 2007 at 09:14:53. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

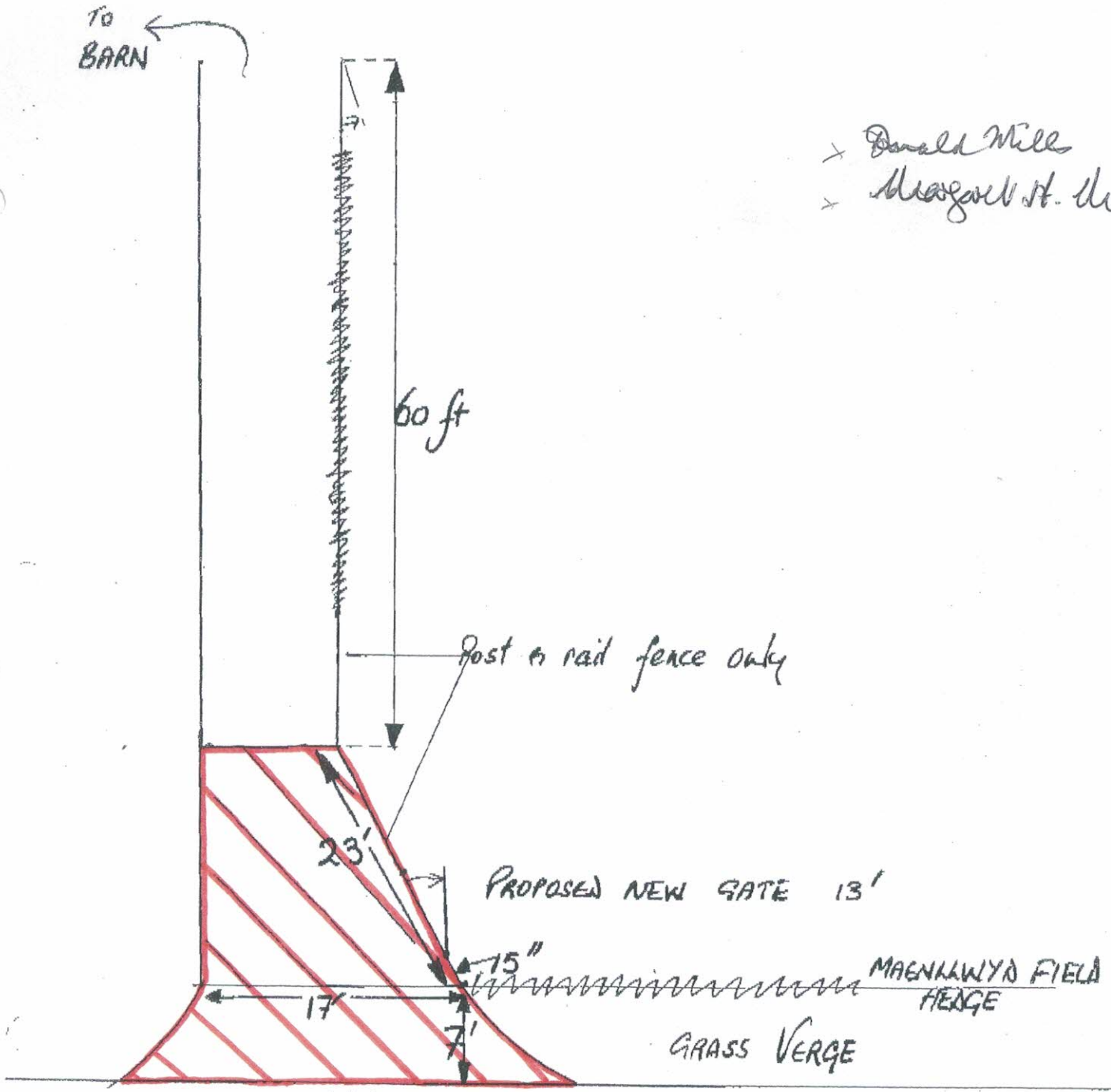
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

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



1 0 0 5 0 0 1 0 0 4

LAYOUT PLAN



- x Donald Mill
- x Margaret St. Hill

LANE TARMAC

→ KERRY

M. Mosa