

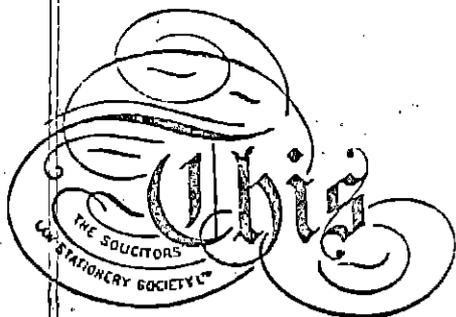
These are the notes referred to on the following official copy

Title Number DN84696

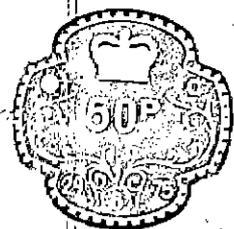
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part 4



DEED OF GRANT is made the twenty-second
day of May One thousand nine hundred and
Seventy Four BETWEEN PHILIP DONALD ROWSELL of

"Red-a-Ven" Topsham Road in the County of the City of Exeter and PHYLLIS FLORENCE WALKER of "Kersell" Sedley Taylor Road Cambridge in the County of Cambridge wife of George Walker (hereinafter called "the Owners") of the one part and PERRETTS (PAIGNTON) LIMITED whose Registered Office is at 21 Torbay Road Paignton in the County Borough of Torbay (hereinafter called "the Grantee") of the other part

WHEREAS :-

1. The Owners own number 35 Fore Street Brixham in the County Borough of Torbay and which adjoins the Grantee's premises
2. The Grantee is the estate owner in respect of the fee simple of premises known collectively as 33 Fore Street Brixham
3. The wall separating numbers 35 and 33 Fore Street Brixham is understood to be a party wall severed vertically and owned in moieties by the Owners and the Grantee
4. The Owners have agreed to grant to the Grantee the right hereinafter mentioned

NOW THIS DEED WITNESSETH as follows:-

1. In pursuance of the said agreement and in consideration of the said sum of TWENTY FIVE POUNDS paid by the Grantee to the Owners (the receipt whereof the Owners hereby acknowledge) the Owners hereby grant unto the Grantee full right and liberty to construct within eighty years of the date hereof and thereafter to maintain a wall upon the top of the said party wall between the two premises Numbers 33 and 35 Fore Street Brixham aforesaid and such new wall to be in the position shown by the colour red on the plan annexed hereto and ALSO full right and liberty at all times hereafter to construct within eighty years from the date hereof a walk way or pathway between the lines marked X1 and Y1 and X2 and Y2 on the said plan and to use the pathway and steps shown on the said plan between the points marked Y1 and Z on the said plan and from the point marked Z across the Owners land by the shortest possible path to the public highway TO HOLD the same unto the Grantee in fee simple
2. The Grantee hereby covenants with the Owners to complete the said new wall in good and workmanlike manner and to maintain the same in good order and condition
3. The Owners hereby jointly and severally covenant with the Grantee to keep their moiety of the said party wall in repair as far as may be necessary to secure the due exercise of the rights and liberties hereby granted and to support the said new wall Subject to the payment by the Grantee of four fifths of the cost of repairs

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Photo Copy

to any part of the existing wall upon which the new wall has been built.

4. The Owners hereby acknowledge the right of the Grantee to the production of the documents specified in the schedule hereto and to delivery of copies thereof and undertake with the Grantee for the safe custody of the same.

5. 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 Ten thousand pounds.

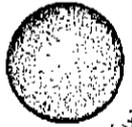
T H W I T N E S S whereof the parties hereto have hereunto set their hands and seals the day and year first before written.

THE SCHEDULE before referred to

29th July 1909	<u>CONVEYANCE</u>	1. Mrs. M. P. Scoble 2. Philip Foale Rowsell
25th March 1910	<u>MORTGAGE</u>	1. Philip Foale Rowsell 2. Mrs. Ellen Matthews Wheaton
22nd November 1924	<u>TRANSFER OF MORTGAGE</u> (Endorsed)	1. Mrs. Clara Ellen Horley William Henry Stone 2. Philip Foale Rowsell 3. Arthur Cornish Knapman
31st December 1932	<u>TRANSFER OF MORTGAGE</u>	1. Arthur Cornish Knapman 2. Philip Foale Rowsell 3. Mrs. Annie Louisa Strong
4th September 1946	<u>PROBATE OF THE WILL</u> of Philip Foale Rowsell deceased	
18th March 1963	<u>TRANSFER OF MORTGAGE</u> (Endorsed)	1. William John Tuckett Albert Leslie Salter (executors of the Will of Annie Louisa Strong) 2. Olivia Margareta Justine Dexter

SIGNED SEALED AND DELIVERED by the said PHILIP DONALD ROWSELL in the presence of:-

P. D. Rowsell



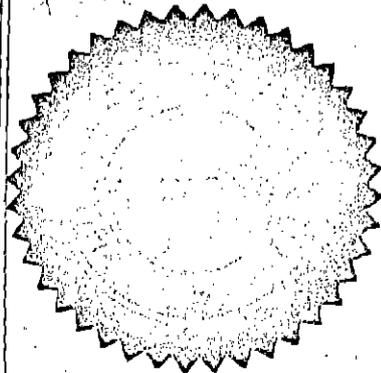
Arthur Cornish Knapman
Solicitor
Executors

SIGNED SEALED AND DELIVERED by the said PHYLLIS FLORENCE WALKER in the presence of:-

Phyllis Florence Walker

Witness name *Josephine E. Hay*
Address *14 Sedley Court Rd. Cambridge*
Occupation *Housewife*

The Common Seal of PERRETT'S (PAIGNTON) LIMITED has been hereunto affixed in the presence of:



Director: *J. C. Foster*

Secretary: *W. J. Tuckett*

