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Title Number WK245005

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WK245005



THIS DEED OF MUTUAL GRANT is made the *fourteenth* day of *July* 1984
BETWEEN JOHNSON GROUP CLEANERS PROPERTIES PLC of Mildmay Road Bootle
Merseyside L20 5EW ("Johnson") of the one part and ANGLIA BUILDING SOCIETY
of Moulton Park Northampton NN3 1NL ("Anglia") of the other part

WHEREAS:-

- A. Johnson is the estate owner in respect of the fee simple in possession free from incumbrances of the property known as 36/37 High Street Rugby Warwickshire which is bounded on the south side by land of which Anglia is the estate owner in respect of the fee simple in possession free from incumbrances known as 35/35A High Street Rugby Warwickshire
- B. Anglia has erected a building on its said property and part of the footings or foundations thereof are laid upon the said property of Johnson
- C. Johnson has erected a building on its said property and has used the said footings and foundations in connection therewith
- D. Johnson and Anglia have agreed to grant and confirm to each other such mutual rights as are hereinafter granted

NOW THIS DEED WITNESSES as follows:-

- 1. Johnson as beneficial owner hereby grants and confirms unto Anglia full right and liberty forever hereafter to keep laid and maintained all such footings and foundations as have been laid as part of the foundation of Anglia's said building and to have the said building supported laterally by the subsoil of and minerals in and under Johnson's said property TO HOLD the said rights and liberties hereby granted unto Anglia in fee simple
- 2. Anglia as beneficial owner hereby grants and confirms unto Johnson full right and liberty for ever hereafter to keep laid and maintained all such footings and foundations as have been laid as part of the foundations of Johnsons said building and to have the said building supported laterally by the subsoil of and minerals in and under Anglia's said property TO HOLD the said rights and liberties hereby granted unto Johnson in fee simple
- 3. Nothing herein contained shall be construed to prevent Johnson or Anglia from making excavations on their respective properties for the purpose of laying foundations for any buildings which either of them may hereafter erect (and which excavations might but for this provision be a derogation from the grants hereby made) if Johnson or Anglia (as the case may be) shall provide sufficient artificial means of support to the building

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for the time being erected on the adjoining property both during the progress and after the completion of any building which Johnson or Anglia (as the case may be) may so erect on its said property

IN WITNESS whereof these presents have been duly executed the day and year first before written

THE COMMON SEAL of JOHNSON)
GROUP CLEANERS PROPERTIES PLC)
was affixed hereto in the)
presence of:-)

Director *J. Johnson*

Secretary *M. A. Sutton*

THE SEAL of ANGLIA BUILDING)
SOCIETY was affixed hereto in)
the presence of:-)

[Signature]
..... Authorised Officer
By Authority of the Board of Directors
05/07/11

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