

DATED

24th December

1986

MR. TOM JAMES

to

MISS JULIA ELIZABETH MIRANDA JAMES

DEED OF GIFT

relating to freehold property situate
and known as Stable Cottage Rudchester
Heddon on the Wall in the County of
Northumberland

Davies Bell & Reed
Solicitors
Newcastle upon Tyne

50p

THIS DEED OF GIFT is made this 24th day of December
One thousand nine hundred and eighty- BETWEEN: TOM JAMES of



Rudchester Manor Heddon on the Wall Northumberland (hereinafter called
"the Grantor") of the one part and JULIA ELIZABETH MIRANDA JAMES of
Stable Cottage Rudchester aforesaid (hereinafter called "the Donee")
the Daughter of the Grantor of the other part



WHEREAS:

(1) The Grantor is the estate owner in respect of the fee simple
absolute in possession of the property hereinafter described free
from incumbrances

(2) The Grantor is desirous of conveying the said property to the
Donee by way of Gift

NOW THIS DEED WITNESSETH as follows:

1. IN consideration of his natural love and affection for the
Donee the Grantor hereby conveys unto the Donee ALL THAT the
freehold property described in the Schedule hereto and delineated
for the purposes of identification only on the plan annexed hereto
and thereon coloured round with red and known as Stable Cottage
Rudchester Heddon on the Wall in the County of Northumberland
TOGETHER WITH the easements specified in the First Schedule hereto
but except and reserving the easements and other rights specified
in the Second Schedule hereto and the Donee hereby covenants with
the Grantor for the benefit of the remainder of the land now owned by
the Grantor and known as Rudchester Manor Heddon on The Wall
aforesaid and any and every part thereof to observe and perform the
restrictions and stipulations specified in the Third Schedule hereto

IN WITNESS whereof the persons parties hereto have hereunto set
their hands and seals the day and year first hereinbefore written

THE FIRST SCHEDULE above referred to:

The land edged with red on the plan annexed hereto is hereby conveyed together with the following rights as a pertinent thereto

(i) A right of way in common with the Grantor and all other persons who may have or who hereafter may have a like right at all times and for all purposes in connection with the use of the land hereby conveyed over along the road and courtyard coloured brown on the said plan subject to the payment of a fair proportion of the expense of maintaining and keeping such road and courtyard in good repair ———

(ii) A right to use all sewers drains watercourses septic tanks wires cables and other services laid on passing over through or under the remainder of the land owned by the Grantor subject to the payment by the Donee of one quarter of the cost of maintaining and repairing the septic tanks ———

THE SECOND SCHEDULE above referred to

The following easements and rights are hereby excepted and reserved

(i) A right is hereby reserved for the benefit of the Grantor and his successors in title the owner or owners for the time being of the remainder of the land now owned by the Grantor to use all sewers drains septic tanks watercourses wires cables and other services laid or passing over through or under the land hereby conveyed ———

(ii) Any rights of light or air which would prejudicially affect the user by the Grantor and his successors in title of his or their adjoining or neighbouring land for building purposes are hereby expressly excepted from the effect of this Conveyance and it is hereby declared that the Donee and her successors in title shall not become entitled to any such rights for the benefit of the land hereby conveyed ———

Rudchester Farm



H 137

H.M. LAND REGISTRY

TITLE No. NO 47975

PHOTOGRAPHIC COPY
(liable to distortion in scale)

of PLAN to Deed
dated 24.12.1956

Rudchester Farm Cottage

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20.12.12

NEW BOUNDARY

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2640

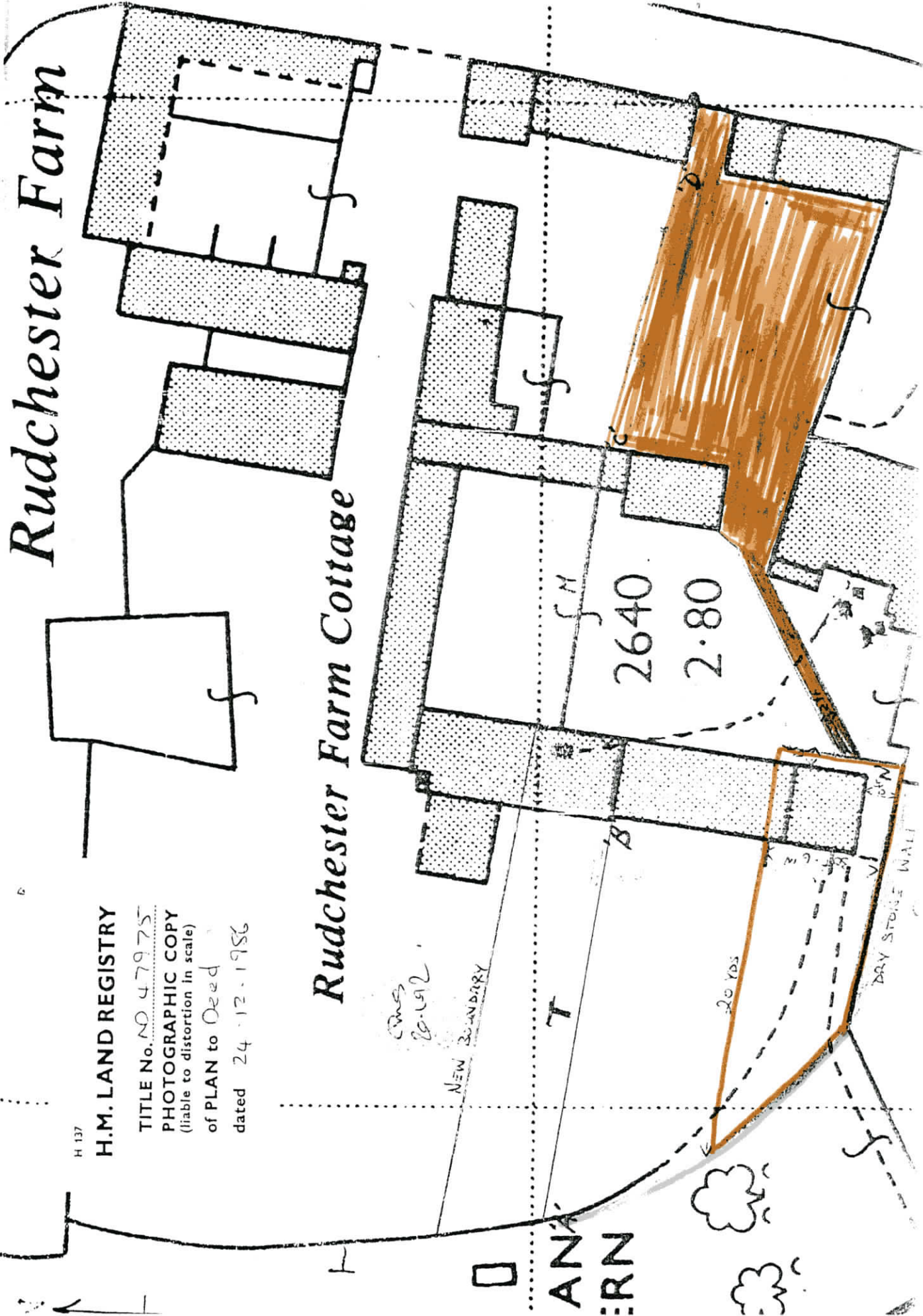
2.80

20 Yds

DRY STONE WALL



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THE THIRD SCHEDULE above referred to

Nothing shall be done or permitted on the land hereby conveyed that shall be a nuisance to the owners or occupiers of the remainder of the land now owned by the Grantor _____

SIGNED SEALED AND DELIVERED)

by the said TOM JAMES)

in the presence of:)

(Gutter)

*Edith
Newcastle upon Tyne*

[Handwritten signature]

SIGNED SEALED AND DELIVERED)

by the said JULIA ELIZABETH)

MIRANDA JAMES)

in the presence of:)

(Gutter)

[Handwritten signature]