REGISTERED AT THE GREFFE, GUERNSEY.
29th December 1983 NO. B 1643

THIS CONVEYANCE made this twenty ninth day of December
= = = = = = = = = = = = = = = = One thousand nine hundred and eighty-three Between CYRIL NORTHCOTE PARKINSON, son of William Edward, of Anneville Manor, Anneville Road in the parish of Saint Sampson (hereinafter referred to as "the Vendor" which expression where the context so admits shall include his heirs) of the one part, and KEVIN HARRY JOHN LYCETT, son of Harry, of "Barranca", Rue Batee, Bordeaux in the parish of the Vale, and ROSAMUND ANNE DE VAUX LYCETT (nee Balbirnie), his wife, (hereinafter referred to as "the Purchasers" which expression where the context so admits shall include their successors in title) of the other part

WITNESSETH

THAT the Vendor hereby conveys for an estate of inheritance to the Purchasers accepting for themselves the survivor of them and the heirs of such survivor ALL THOSE PREMISES comprising A DWELLINGHOUSE known as "ANNEVILLE MANOR" (formerly the ancient "Manoir d'Anneville" and seat of the Court of Fief Anneville), COACH HOUSE incorporating A FLAT and GARAGE, A CHAPEL, GARDENS, DRIVEWAYS and LAND (formerly the site of a chapel and adjoining cemetery), the whole adjoining and situate at Rue des Annevilles partly in the parish of Saint Sampson and partly in the parish ("Vingtaine") of the Vale on Fiefs Rozel and Anneville;

THAT the premises hereby conveyed are BOUNDED

on or towards the North-east, South-east and North-east again by a field owned by Clarence Ambrose Falla, the walls in part between belonging to the premises hereby conveyed and the hedge for the remainder belonging to the said Falla;

on or towards the South-east and North-east by a dwellinghouse called "New Anneville", glasshouse, gardens and land owned by Olive Robin Robin (nee Falla) wife of Brian John Robin, the dry stone wall, dwellinghouse gable and row of shrubs for the major part between belonging to the said Robin and the boundary for the remainder being as shown on plan no. 4746 lodged at the Greffe;

on or towards the South-east by Rue des Annevilles;

on or towards the South-west by a dwellinghouse called "Welton", glasshouse, outbuildings and land owned by Peter Walter Falla, the wall between being party;

on or towards the South-east by the said premises owned by the said Peter Walter Falla, the chain link fence between belonging to the premises hereby

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ROYAL COURT GUERNSEY

conveyed;

on or towards the South-west by (1) for a small part a dwellinghouse called "Oakfield", garage, packing shed, store, glasshouses and land owned by the Heirs of the Late Herbert Paul Martel, and (2) a field owned by Lewis Mahy Dorey, the hedge the whole length between belonging to the premises hereby conveyed; and

on or towards the North-west by a field called "Le Grand Pre" owned by the said Dorey, the hedge between belonging to the premises hereby conveyed;

THAT as heretofore granted or reserved the Purchasers shall allow:-

(1) the said Dorey and his successors in title right of way on foot and with animals and vehicles over the driveway hereby conveyed in order to come and go at all times between his said premises and Rue des Annevilles on paying a fair proportion of the cost of upkeep and maintenance of the said driveway;

(2) the said Robin and her successors in title:-

(a) a right of access ("de tour d'echelle") with all necessary materials onto the driveway hereby conveyed in order to carry out any necessary works of repair to her boundary walls and her said gable;

(b) right of way as over a public road over the driveway hereby conveyed in order to come and go at all times between her said premises "New Anneville" and its appurtenances and Rue des Annevilles on paying a fair proportion of the cost of upkeep and maintenance of that part of the said driveway of which she makes use; and

(c) the right to have and to keep in the said driveway water and gas pipes and an electricity cable in the said driveway for the benefit of her said premises "New Anneville" and its appurtenances, together with the right to dig up, inspect, repair and replace such services when necessary, the whole on reinstating in a proper manner any land disturbed as a result of such works and on causing the least possible inconvenience to the Purchasers;

THAT the said conveyance comprises all right title and interest in the premises hereby conveyed vested in the Vendor as purchaser thereof from Melanie Gallienne Falla (nee Mahy), wife of Walter Gaudion Falla, by a conveyance registered on the 30th day of July, 1968;

THAT the said conveyance is made in consideration of the payment by the Purchasers of the sum of NINETY FIVE THOUSAND POUNDS (£95,000) the receipt whereof the Vendor hereby acknowledges;

THAT the Vendor hereby covenants to indemnify the Purchasers against all rentes and encumbrances except chefrentes and manorial dues and against all defects in title;

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THAT the Purchasers shall enter into possession of the premises hereby conveyed on this day.

IN WITNESS WHEREOF the said parties appeared before the undersigned Lieutenant Bailiff and Jurats of the Royal Court of this Island of Guernsey on the day and year first above written and confirmed and ratified this Conveyance, the Purchasers having produced two conges from Her Majesty's Receiver General, one in respect of Fief Rozel in the sum of £5,937.50 and one in respect of Fief Anneville in the sum of £89,062.50 in discharge of liabilty to pay Treizieme. AND also appeared the said PETER WALTER FALLA, as owner of the premises described above lying to the South-east of the premises hereby conveyed, who acknowledged and confirmed for himself and his successors in title that the boundary between the premises hereby conveyed and his said premises is as set out above, that is to say, a chain link fence belonging to the premises hereby conveyed and not as described in the above mentioned conveyance to the Vendor.

Lieutenant Bailiff

H.M. GREFFIER ROYAL COURT GUERNSEY