The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

HM Land Registry

Official copy of register of title

Title number DN406525

Edition date 01.08.2014

- This official copy shows the entries on the register of title on 12 MAR 2018 at 14:30:08.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Mar 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Plymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

TORBAY

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Higher Ridge, Totnes Road, Collaton St Mary, Paignton, (TQ4 7PW).

2 The mines and minerals are excepted.

3 The land has the benefit of the following rights granted by the Transfer dated 25 March 1927 referred to in the Charges Register:-

Together also with the right for the Purchaser or other the owners or occupiers of the land in this title for all purposes to pass and repass with or without horses cattle and other animals carts carriages and other vehicles over and along the road tinted brown on the filed plan the Purchaser paying one sixth part of the cost of repairing and maintaining such road Together also with a right for the same persons to enter into and upon the adjoining land Nod.1080 on the filed plan for the purpose of inspecting renewing repairing and cleansing the water pipe thereunder as indicated on the said filed plan by the blue broken line the Purchaser making good all damage caused thereby to the surface.

4 The Transfer dated 25 March 1927 referred to in the Charges Register contains the following provision:-

Together with a moiety of the fence on the west side thereof which should be a party fence and maintained and repaired at the joint expense of the respective owners for the time being of the properties separated thereby and the entirety of the other fences surrounding the said land in this Title.

5 (01.07.1998) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the eastern and southern boundaries of the land in this title dated 9 April 1998 made between (1) Westward Investment Management Services (UK) Limited and (2) Julie Margaret Mallory.

NOTE: Original filed under DN399405.

6 (07.12.1998) The land has the benefit of the following rights granted by a Transfer of the land in this title dated 9 April 1998 made between (1) Westward Investment Management Services (UK) Limited and (2) Henry

A: Property Register continued

Mallory:-

"TOGETHER WITH the benefits so far as the Transferor can assign the same right of way over the land coloured green on the plan numbered 1 annexed hereto"

NOTE: The right of way coloured green referred to above is tinted yellow on the filed plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (23.10.2002) PROPRIETOR: GEOFFREY PETER MELSOME and TINA AUDREY MELSOME of Higher Ridge, Totnes Road, Paignton, Devon TQ4 7PW.

2 (23.10.2002) The price stated to have been paid on 20 June 2002 for the land in this title and in title DN399405 was £400,000.

3 (23.10.2002) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

4 (23.10.2002) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered or noted without the consent of the proprietor of the Charge dated 20 June 2002 in favour of HSBC Bank PLC referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 The land with other land is subject to the annual sum of 3/6 being the apportioned part of the yearly or chief rent of 13/4 payable to the Lord of the Manor and Borough of Paignton referred to in a Deed dated 24 March 1921.

NOTE: Copy filed under Z2275Z.

2 A Transfer dated 25 March 1927 made between (1) The County Council of the Administrative County of Devon (Council) and (2) Thomas Evan Griffiths contains the following covenants:-

"(1) To erect to the satisfaction of the Council a fence between marked "A" and "B" on the said Plan the Council providing the necessary materials for same And will thereafter pay one moiety of the expense of repairing and maintaining the said fence.

(2) To pay one-sixth part of the cost of repairing and maintaining the road coloured Brown on the said Plan.

(3) To maintain and repair the water pipe under the land hereby transferred and also under the adjoining field Ordnance Survey Number 1080 the position of such pipe being indicated on the said Plan by the dotted red lines between the letters "C" and "D".

NOTE 1: The points A and B referred to in Clause (1) above are reproduced on the filed plan

NOTE 2: The road coloured brown referred to in Clause (2) above is tinted brown on the filed plan

NOTE 3: The water pipe referred to in Clause (3) above is shown on the filed plan by a blue broken line.

3 (23.10.2002) REGISTERED CHARGE dated 20 June 2002 affecting also title DN399405 to secure the moneys including the further advances therein

C: Charges Register continued

mentioned.

4 (23.10.2002) Proprietor: HSBC BANK PLC (Co. Regn. No. 14259) 40-41-42 of Mortgage Service Centre, P.O. Box 6308, Coventry CV3 9LB.

5 (23.10.2002) The Charge Certificate relating to the charge dated 20 June 2002 in favour of HSBC Bank PLC is retained in Land Registry (Section 63 of the Land Registration Act 1925)

End of register