

Dated 17th October 1929

The Personal Representatives of John Tennant deceased
to

Mr J W Pearson and another

Conveyance

of a messuage or farmhouse together with 18 acres of land
known as Hoggerston Hill situate at Laverton in the County
of York

Edmundosn and Gowland, Ripon

This Conveyance is made the seventeenth day of October one thousand nine hundred and twenty nine Between Mary Emma Tennant of South Terrace, Ripon in the County of York Widow and Robert Percy Tennant of South Terrace aforesaid Commercial Traveller (hereafter called "the Vendors) of the one part and John William Pearson of Wakehill Grantley in the said County Farmer and Annie Elizabeth Pearson his Wife (hereafter called "the Purchasers") of the other part Whereas John Tennant late of South Terrace aforesaid died on the tenth day of July one thousand nine hundred and twenty nine having by his Will dated the eleventh day of June one thousand nine hundred and seventeen appointed the Vendors executors thereof and Probate of the said Will was on the twenty fourth day of September one thousand nine hundred and twenty nine granted by the Principal Probate Registry to the Vendors And whereas the said John Tennant was at the date of his death the estate owner in respect of the fee simple of the property hereby conveyed free from incumbrances And whereas the Vendors as such personal representatives as aforesaid have agreed with the Purchasers for the sale to them for the sum of Eight hundred pounds of the fee simple of the said property hereby conveyed free from incumbrances And whereas the Vendors have not given or made any assent or conveyance in respect of any legal estate in the said

property hereby conveyed Now in pursuance of the said agreement and in consideration of the sum of Eight hundred pounds now paid by the Purchasers to the Vendors out of monies belonging to them on a joint account (the receipt whereby the Vendors hereby acknowledge)

This Conveyance Witnesseth as follows:-

1. The Vendors as Personal Representatives of the said John Tennant deceased hereby convey unto the Purchasers All that messuage dwellinghouse or farmhouse together with the two closes or parcels of land commonly known as Hoggerston Hill situate in the Township of Laverton in the County of York and containing in the whole eighteen acres or thereabouts and now in the occupation of Fred Peacock as Tenant thereof All which said premises are more particularly described in the Schedule hereto To hold the same unto the Purchasers as joint tenants in fee simple

2. The Purchasers shall stand possessed of the property hereby assured upon trust to sell the same with power at discretion to postpone any such sale and shall stand possessed of the net proceeds of sale (after payment of expenses) and of the net rents and profits until sale (after payment of rates taxes costs of insurance repairs and outgoings) In trust for the Purchasers as joint tenants beneficially

3. All the powers which are by the Settled Land Act 1925 or section 66 of the Law of Property Act 1925 made exercisable with the leave of the Court shall for the purposes of these presents be exercisable at the discretion of the Trustees for sale without any order of the Court a Mortgage shall not be concerned to see for what purpose money is raised and any person dealing for money or money's worth may assume that all transactions not authorised under any statutory power shall have been duly authorised by the persons beneficially interested

4 The Vendors hereby acknowledge the right of the Purchasers to the production of the Probate of the Will of the said John Tennant dated the twenty fourth day of September one thousand nine hundred and twenty nine and to delivery of copies thereof and hereby undertake for the safe custody of the same

In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first herein written

The Schedule above referred to:-

All those two closes or parcels of land called or known by the name of Hog-za Hill laying on the West side of the Road leading from Kirkby Malzeard to Lofthouse containing by estimation ten acres one rood and twenty five perches be the same more or less being part of an allotment of land containing by estimation seventeen acres two roods and two perches allotted and awarded to Thomas Atkinson on the enclosure of Laverton Moor and Galphay Moor And all that allotment or parcel of land laying on the East side of the Road leading from a place called Lady Hill to Pateley Bridge and awarded to Thomas Ashby on the Inclosure and division of the said moors adjoining to Peter Atkinson's allotment on or towards the North to George Wood's allotment on or towards the East and to the said Road on or towards the South and West containing by estimation seven acres and two roods more or less And also all that dwellinghouse barn and stable erected and built by Joseph Atkinson on the said allotments All which said closes or parcels of land allotments and premises are situate lying and being in Laverton in the Parish of Kirkby Malzeard in the County of York

Signed sealed and delivered }

by the said Mary Emma }

Tennant in the presence of }

Fred S Metcalfe

Mary Emma Tennant (Seal)

Managing Clerk with

Robert Percy Tennant (Seal)

Mess'rs Edmundson and Gowland

Sol'rs Ripon

Signed sealed and delivered }

by the said Robert Percy }

Tennant in the presence of }

Fred S Metcalfe

John William Pearson (Seal)

Signed sealed and delivered }

(Seal)

by the said John William }

Pearson in the presence of }

R. W. F. Wilberforce

Articled Clerk with Mess'rs

Edmundson and Gowland Solicitors, Ripon

Signed sealed and delivered }

by the said Annie Elizabeth }

Pearson in the presence of }

Registered at the West Riding Registry of Deeds Wakefield

First of November 1929 at 10.0 am

in Volume 134 Page 531 Number 184

G E O Warrington? Registrar.