

DATED 19th October 1954

MR & Mrs J. HOWELL

— to —

MR & MRS L. BURRILL

C O N V E Y A N C E

of property known as Hoggerston Hill,
Laverton near Ripon in the County of

York.

Hutchinson & Buchanan
Ripon

THIS CONVEYANCE is made the Nineteenth day of October One thousand nine hundred and fifty four BETWEEN NELLIE HOWELL the wife of James Howell and the said JAMES HOWELL Farmer both of Mill Farm, Azerley near Ripon in the County of York (hereinafter called "the Vendors") of the one part and LEWIS BURRILL of Lady Hill Farm, Dallowgill, Kirkby Malzeard near Ripon aforesaid Farmer and WINIFRED HANNAH BURRILL Wife of the said Lewis Burrill (hereinafter together called "the Purchasers") of the other Part...

WHEREAS:-

1. By an Assent dated the Twenty seventh day of January One thousand nine hundred and forty nine and made between Herbert Wells and the said James Howell of the one part and the Vendors of the other part the property hereinafter described was vested in the Vendors in fee simple Upon Trust to sell the same and to stand possessed of the net proceeds of sale and of the net rents and profits until sale upon the trusts therein declared...

2. The Vendors in execution of the said trust for sale have agreed with the Purchasers for the sale to them of the said property hereinafter described for an estate in fee simple in possession free from incumbrances at the price of ONE THOUSAND EIGHT HUNDRED AND SEVENTY FIVE POUNDS...

3. The said purchase price of ONE THOUSAND EIGHT HUNDRED AND SEVENTY FIVE POUNDS has been provided by the Purchasers in equal shares and proportions...

NOW in pursuance of the said agreement and in consideration of the sum of ONE THOUSAND EIGHT HUNDRED AND SEVENTY FIVE POUNDS now paid by the Purchasers to the Vendors as such Trustees as aforesaid (the receipt of which sum the Vendors hereby acknowledge) THIS CONVEYANCE WITNESSETH as follows:-

1. The Vendors as Trustees hereby convey unto the Purchasers ALL THAT the hereditaments and premises described in the Schedule hereto TO HOLD the same Unto the Purchasers in fee simple as joint tenants...

2. As between the Purchasers It is HEREBY AGREED AND DECLARED as follows:-

(i) The Purchasers shall hold the premises hereby conveyed Upon trust to sell the same and shall stand possessed of the net moneys to arise from any such sale and the net rents and profits thereof until sale or of the unsold part thereof for the time being Upon trust for the Purchasers as joint tenants beneficially...

(ii) Pending a sale of the premises hereby conveyed pursuant to the trust for sale hereinbefore declared the Purchasers or other the trustees or trustee for the time being hereof shall during the lives of the purchasers and the life of the survivor of them and the period of Twenty one years after the death of such survivor have the same full and unrestricted powers to mortgage lease or otherwise dispose of the premises hereby conveyed or any part thereof as if they were the absolute owners thereof...

(3) It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds

THREE THOUSAND POUNDS...

IN WITNESS whereof the said parties hereto have hereunto set their hands and seals the day and year first herein written.....

THE SCHEDULE BEFORE REFERRED TO.

ALL THOSE two closes or parcels of land known by the name of Hogza Hill lying 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 Inclosure of Laverton Moor and Galphay Moor And all that allotment or parcel of land lying 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 two roods more or less AND ALSO ALL that dwellinghouse barn and stable erected and built by Peter Atkinson on the said allotment 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 } *Nellie Howell*

NELLIE HOWELL and JAMES HOWELL in the } *James Howell*

presence of:- } }

Gilbert Greensit
The Grange. Farmer.
Azerley Ripon.

SIGNED SEALED AND DELIVERED by the said } *L. Burrill*

LEWIS BURRILL and WINIFRED HANNAH } *Winifred H. Burrill*

BURRILL in the presence of:- } }

T. J. Pringle
77 North Street, Ripon
Solicitors' Clerk

WEST RIDING OF YORKSHIRE, REGISTER OF DEEDS, WAKEFIELD

Registered 29 OCTOBER 1954 at 10.00 a. m. Volume 181

Page 680 No.298

Bernard Kenyon, Registrar.