

**These are the notes referred to on the following official copy**

Title Number HS132159

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

# HM Land Registry

## Transfer of portfolio of titles (whole or part)

# TR5

**Any parts of the form that are not typed should be completed in black ink and in block capitals.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form. This form should only be used where the same transferor transfers **all the titles** to the same transferee.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Enter 'U' in column 1 if the land is unregistered.

In column 2 enter 'W' for a transfer of whole of a registered title, or 'P' for a transfer of part of a registered title. Leave blank if the land is unregistered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 3. For transfers of part you must either attach a plan and state the reference used to identify the land transferred, for example 'edged red' or refer to an existing reference on the transferor's title plan. Any attached plan must be signed by the transferor.

In column 4 include information that cannot conveniently be included in another panel, such as whether the title is freehold or leasehold, apportioned consideration, differing title guarantees.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

1	Title number of the property	(W) or (P)	Property	Other information
	HS188657	W	40 High Street, Crowle, North Lincolnshire, DN17 4LD	Identified on the Plan edged red <i>but excluding Jhm</i> <i>title number</i> HS283706
	HS228513	W		
	HS403715	W		
	HS132159	P		
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:			
3	Date: <i>27<sup>th</sup> September 2021</i>			
4	Transferor: Anthony Chapman <i>S+B</i>  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:			

Give full name(s) of all of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
  - in the first box, or
  - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

5 Transferee for entry in the register:

Dean Leanne  
Steven Machen and Rebecca Watson

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

6 Transferee's intended address(es) for service for entry in the register:

40 High Street, Crowle, North Lincolnshire, DN17 4LD

7 The transferor transfers the property in panel 1 to the transferee

8 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures):  
Three hundred and twenty thousand pounds (£320,000.00)

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

9 The transferor transfers with

full title guarantee

limited title guarantee

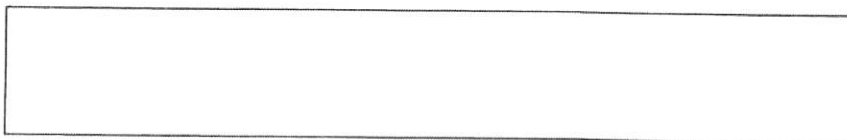
10 Declaration of trust. The transferee is more than one person and

they are to hold the Property on trust for themselves as joint tenants

they are to hold the Property on trust for themselves as tenants in common in equal shares

they are to hold the Property on trust:

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.



Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

## 11 Additional provisions

### Definitions:

In this transfer:

**Plan** means the plan annexed to this Transfer;

**Retained Land** means the remainder of the land in the Title Number; *HS132159*

**Service Media** means the conduits and equipment used for the reception, generation, passage and/or storage of Utilities;

**Utilities** means electricity, gas, water, foul water and surface drainage, signals, electronic communications and all other utilities.

**Access Way** means that access shown coloured orange on the Plan

### 1. Interpretation

2.1 In this Transfer and unless the context otherwise so requires:-

2.1.1 the clause headings are for reference purposes only and shall not affect interpretation

2.1.2 words importing one gender include the other genders and words importing the singular include the plural and vice versa

2.1.3 the expression 'the Transferor' and 'the Transferee' include their respective successors in title

2.1.4 where for the time being there are two or more persons within the meaning of the expression 'the Transferor' or 'the Transferee' obligations expressed or implied and made or to be made by or with that party are made by or with those persons jointly and severally

2.1.5 for the purpose of Section 6 (2) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters now recorded in the registers open to public inspection are to be considered within the actual knowledge of the Transferee

2.1.6 rights granted and reserved in this Transfer are granted and reserved to the Transferee and Transferor respectively and their respective agents and servants and all persons authorised by them and are granted and reserved for the benefit of the Property and the Retained Land respectively and each and every part thereof

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

#### Rights granted for the benefit of the property

1. The Transferor transfer the Property together with the following rights and easements, which are granted to the Transferee and the owners and occupiers of each and every part of the Property

1.1 The right of passage of Utilities through the Service Media serving the Property which are installed in over or under the Retained land

1.2 the right of support and protection for the Property from the Retained Land

1.3 the right with or without employees and workmen at all reasonable times and on reasonable notice to enter the Retained Land for the purposes of:

- a) repairing, cleaning, maintaining and constructing or renewing any part of the Property where those works cannot otherwise be conveniently or effectively carried out
- b) repairing and maintaining the Service media serving the property;
- c) reading any meters relevant to the supply of Utilities to the property;
- d) the person or persons exercising any of these rights causing as little inconvenience and damage as possible and making good any damage caused as soon as reasonably practicable

#### Rights reserved for the benefit of the Retained Land

2. The Transferee excepts and reserves to the Transferor and the owners and occupiers of each and every part of the Retained Land all persons properly authorised by them the following rights:

2.1 the right of passage of Utilities through the Service Media serving the Retained land which are now installed on in over or under the Property

2.2 the right of support and protection for the Retained Land from the Property

2.3 A right of way with or without vehicles at all times and for all purposes over the Accessway

2.4 the right to build on develop and/or alter all or any part of the Retained Land even if that building or development reduces the access of light or air to the Property.

2.5 the right with or without employees and workmen at all reasonable times and on reasonable notice to enter the Property for the purpose of:

- a) repairing, cleaning, maintain and constructing or renewing any part of the Retained Land where those works cannot otherwise be conveniently or effectively carried out;

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

- b) repairing and maintaining the Service Media serving the Retained Land;
- c) reading any meters relevant to the supply of Utilities to the Retained Land;
- d) The person or persons exercising any of these rights causing as little inconvenience and damage as possible and making good any damage caused as soon as reasonably practicable.

Include words of covenant.

#### Restrictive covenants by the transferee

3. The Transferee so as to bind the Property and each and every part of it (but not so as to be personally liable for breach of a restrictive covenant arising after the Transferee has parted with all interest in the Property) covenants with the Transferor to benefit the Retained Land that the Transferee will at all times observe and perform the following restrictive covenants:

- 3.1 not to do or permit any act or thing on the Property which will be or might grow to be an annoyance or nuisance or cause damage or disturbance to the Transferor and/or any owner or occupier for the time being of the Retained Land;
- 3.2 not to do or permit to be done on the Property anything likely to cause damage or injury to or to prevent access to any Service Media and to take all reasonable precautions to prevent any such damage or injury;
- 3.3 Not to obstruct the Access Way or place anything upon it that would impede the Transferors use of the Access Way and not to park a vehicle or allow a vehicle to be parked on the Access Way so as to prevent or restrict access

#### Positive covenants by the Transferee

4. The Transferee covenants with the Transferor that the Transferee and its successors in title will observe and perform the following covenants:

- 4.1 to pay a fair proportion of the expense of repairing maintaining and cleansing all Service Media and other facilities used or to be used in common by the occupiers of the Property and the occupiers of the Retained Land;
- 4.2 to keep in good repair and condition maintain and where necessary renew those parts of the Service Media included in the Property and to keep them clean and unobstructed at all times.
- 4.3 to keep in good repair and condition, maintain and where necessary renew the Accessway and keep it clear and unobstructed at all times.

5. The Transferee covenants:

- 5.1 that if it wishes to dispose of its interest in the Property or any part of it the Transferee will procure that each and every

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disponee shall, at the same time as it takes such disposition, enter into covenants with the Transferor: to observe and perform (whilst the Property or any part of it is vested in it) the covenants set out in clauses 3, 4 and 5 of a transfer dated 27<sup>th</sup> September 2021 made between Anthony Chapman (1) and Steven Machen and Rebecca Watson (2) so far as they relate to the property being disposed of;

5.2 in like form mutatis mutandis as this clause 4.2;

5.3 deliver those covenants to the Transferor.

Include words of covenant.

Restrictive covenants by the transferor:

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other  
6. Section 62

Section 62 of the Law of Property Act 1925 does not apply and except as expressly granted the Transferee is not entitled to any right of light or air or any other easement right or privilege which would restrict or interfere with the free use of the Retained Land or any part of it for building or other purposes.

7. Third parties

The parties to this Transfer do not intend that any term of this Transfer shall be enforceable solely by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person who is not a party.

Agreements and Declarations

8. The walls and fences separating the properties are party walls. These are to be used and repaired accordingly and the spouts falls pipes gutters chimney stacks water closets ashes places and other structures thereto being used jointly by the properties and to continue to be so used and to be maintained and repaired accordingly and the cost of such maintenance and repair to be borne jointly by the owners of such properties

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (e.g. for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12 Execution

Signed as a deed by

<sup>s+b</sup> Anthony Chapman ..... *Anthony Chapman*

in the presence of

Witness Signature:..... *Lucy Fox*

Full Name: *Lucy Fox*

Address: *2 Park Square*

*Laneham street*

*Southam*

*North Lincolnshire DN15 6JH*

Signed as a deed by

Dean  
Steven Machen .....

in the presence of

Witness Signature:.....

Full Name:.....

Address:.....

Signed as a deed by

Leanne  
Rebecca Watson.....

in the presence of

Witness Signature:.....

Full Name:.....

Address:.....

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road, Ealand Scunthorpe DN17 4JN	<b>Proposal</b> 40 High Street & Adj land on High Street, Crowle, Scunthorpe, DN17 4U	
	<b>Drawing</b> Title Plan	
	Tel 01724 711068 Mob 07947 226577	<b>Client</b> Mr A Chapman
	<b>Date</b> 18/5/21	<b>Dwg No</b> 1 of 1
<b>Revision</b>	njwroot@gmail.com	<b>Scale</b> 1:500

HM Land Registry  
 Transfer of portfolio of titles  
 (whole or part)

TR5

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form. This form should only be used where the same transferor transfers **all the titles** to the same transferee.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Enter 'U' in column 1 if the land is unregistered.

In column 2 enter 'W' for a transfer of whole of a registered title, or 'P' for a transfer of part of a registered title. Leave blank if the land is unregistered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 3. For transfers of part you must either attach a plan and state the reference used to identify the land transferred, for example 'edged red' or refer to an existing reference on the transferor's title plan. Any attached plan must be signed by the transferor.

In column 4 include information that cannot conveniently be included in another panel, such as whether the title is freehold or leasehold, apportioned consideration, differing title guarantees.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

1	(W) or (P)	Property	Other information
HS188657	W	40 High Street, Crowle, North Lincolnshire, DN17 4LD	Identified on the Plan edged red but excluding title number HS283706
HS228513	W		
HS403715	W		
HS132159	P		
2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:			
3 Date: 27th September 2021			
4 Transferor:  Anthony Chapman S+B  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:			

S+B

Give full name(s) of all of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
  - in the first box, or
  - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

5 Transferee for entry in the register:

Dean Leanne  
Steven Machen and Rebecca Watson

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

6 Transferee's intended address(es) for service for entry in the register:

40 High Street, Crowle, North Lincolnshire, DN17 4LD

7 The transferor transfers the property in panel 1 to the transferee

8 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures):  
Three hundred and twenty thousand pounds (£320,000.00)

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

9 The transferor transfers with

full title guarantee

limited title guarantee

10 Declaration of trust. The transferee is more than one person and

they are to hold the Property on trust for themselves as joint tenants

they are to hold the Property on trust for themselves as tenants in common in equal shares

they are to hold the Property on trust:

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.



Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

## 11 Additional provisions

Definitions:

In this transfer:

**Plan** means the plan annexed to this Transfer;

**Retained Land** means the remainder of the land in the Title Number; *HS132159*

**Service Media** means the conduits and equipment used for the reception, generation, passage and/or storage of Utilities;

**Utilities** means electricity, gas, water, foul water and surface drainage, signals, electronic communications and all other utilities.

**Access Way** means that access shown coloured orange on the Plan

### 1. Interpretation

2.1 In this Transfer and unless the context otherwise so requires:-

2.1.1 the clause headings are for reference purposes only and shall not affect interpretation

2.1.2 words importing one gender include the other genders and words importing the singular include the plural and vice versa

2.1.3 the expression 'the Transferor' and 'the Transferee' include their respective successors in title

2.1.4 where for the time being there are two or more persons within the meaning of the expression 'the Transferor' or 'the Transferee' obligations expressed or implied and made or to be made by or with that party are made by or with those persons jointly and severally

2.1.5 for the purpose of Section 6 (2) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters now recorded in the registers open to public inspection are to be considered within the actual knowledge of the Transferee

2.1.6 rights granted and reserved in this Transfer are granted and reserved to the Transferee and Transferor respectively and their respective agents and servants and all persons authorised by them and are granted and reserved for the benefit of the Property and the Retained Land respectively and each and every part thereof

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

#### Rights granted for the benefit of the property

1. The Transferor transfer the Property together with the following rights and easements, which are granted to the Transferee and the owners and occupiers of each and every part of the Property

1.1 The right of passage of Utilities through the Service Media serving the Property which are installed in over or under the Retained land

1.2 the right of support and protection for the Property from the Retained Land

1.3 the right with or without employees and workmen at all reasonable times and on reasonable notice to enter the Retained Land for the purposes of:

- a) repairing, cleaning, maintaining and constructing or renewing any part of the Property where those works cannot otherwise be conveniently or effectively carried out
- b) repairing and maintaining the Service media serving the property;
- c) reading any meters relevant to the supply of Utilities to the property;
- d) the person or persons exercising any of these rights causing as little inconvenience and damage as possible and making good any damage caused as soon as reasonably practicable

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

#### Rights reserved for the benefit of the Retained Land

2. The Transferee excepts and reserves to the Transferor and the owners and occupiers of each and every part of the Retained Land all persons properly authorised by them the following rights:

2.1 the right of passage of Utilities through the Service Media serving the Retained land which are now installed on in over or under the Property

2.2 the right of support and protection for the Retained Land from the Property

2.3 A right of way with or without vehicles at all times and for all purposes over the Accessway

2.4 the right to build on develop and/or alter all or any part of the Retained Land even if that building or development reduces the access of light or air to the Property.

2.5 the right with or without employees and workmen at all reasonable times and on reasonable notice to enter the Property for the purpose of:

- a) repairing, cleaning, maintain and constructing or renewing any part of the Retained Land where those works cannot otherwise be conveniently or effectively carried out;

- b) repairing and maintaining the Service Media serving the Retained Land;
- c) reading any meters relevant to the supply of Utilities to the Retained Land;
- d) The person or persons exercising any of these rights causing as little inconvenience and damage as possible and making good any damage caused as soon as reasonably practicable.

Include words of covenant.

#### Restrictive covenants by the transferee

3. The Transferee so as to bind the Property and each and every part of it (but not so as to be personally liable for breach of a restrictive covenant arising after the Transferee has parted with all interest in the Property) covenants with the Transferor to benefit the Retained Land that the Transferee will at all times observe and perform the following restrictive covenants:

- 3.1 not to do or permit any act or thing on the Property which will be or might grow to be an annoyance or nuisance or cause damage or disturbance to the Transferor and/or any owner or occupier for the time being of the Retained Land;
- 3.2 not to do or permit to be done on the Property anything likely to cause damage or injury to or to prevent access to any Service Media and to take all reasonable precautions to prevent any such damage or injury;
- 3.3 Not to obstruct the Access Way or place anything upon it that would impede the Transferors use of the Access Way and not to park a vehicle or allow a vehicle to be parked on the Access Way so as to prevent or restrict access

#### Positive covenants by the Transferee

4. The Transferee covenants with the Transferor that the Transferee and its successors in title will observe and perform the following covenants:

- 4.1 to pay a fair proportion of the expense of repairing maintaining and cleansing all Service Media and other facilities used or to be used in common by the occupiers of the Property and the occupiers of the Retained Land;
- 4.2 to keep in good repair and condition maintain and where necessary renew those parts of the Service Media included in the Property and to keep them clean and unobstructed at all times.
- 4.3 to keep in good repair and condition, maintain and where necessary renew the Accessway and keep it clear and unobstructed at all times.

5. The Transferee covenants:

- 5.1 that if it wishes to dispose of its interest in the Property or any part of it the Transferee will procure that each and every

S+B

disponee shall, at the same time as it takes such disposition, enter into covenants with the Transferor: to observe and perform (whilst the Property or any part of it is vested in it) the covenants set out in clauses 3, 4 and 5 of a transfer dated 27 SEPTEMBER 2021 made between Anthony Chapman (1) and Steven Machen and Rebecca Watson (2) so far as they relate to the property being disposed of;

5.2 in like form mutatis mutandis as this clause 4.2;

5.3 deliver those covenants to the Transferor.

Include words of covenant.

Restrictive covenants by the transferor:

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other  
6. Section 62

Section 62 of the Law of Property Act 1925 does not apply and except as expressly granted the Transferee is not entitled to any right of light or air or any other easement right or privilege which would restrict or interfere with the free use of the Retained Land or any part of it for building or other purposes.

7. Third parties

The parties to this Transfer do not intend that any term of this Transfer shall be enforceable solely by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person who is not a party.

Agreements and Declarations

8. The walls and fences separating the properties are party walls. These are to be used and repaired accordingly and the spouts falls pipes gutters chimney stacks water closets ashes places and other structures thereto being used jointly by the properties and to continue to be so used and to be maintained and repaired accordingly and the cost of such maintenance and repair to be borne jointly by the owners of such properties

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (e.g. for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

## 12 Execution

Signed as a deed by

Anthony Chapman .....

in the presence of

Witness Signature:.....

Full Name:.....

Address:.....  
.....  
.....

Signed as a deed by

<sup>Dean</sup>  
Steven Machen *S Machen* .....

in the presence of

Witness Signature: *Z. Labourne* .....

Full Name: *ZOE LOUISE LABOURNE* .....

Address: *181 MESSINGHAM ROAD,*  
*SCUNTHORPE, NORTH*  
*LINCOLNSHIRE, DN17 2GX*  
.....  
.....

Signed as a deed by

<sup>Leanne</sup>  
Rebecca Watson *R Watson* .....

in the presence of

Witness Signature: *Z. Labourne* .....

Full Name: *ZOE LOUISE LABOURNE* .....

Address: *181 MESSINGHAM ROAD,*  
*SCUNTHORPE, NORTH*  
*LINCOLNSHIRE, DN17*  
*2GX*  
.....  
.....

### WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

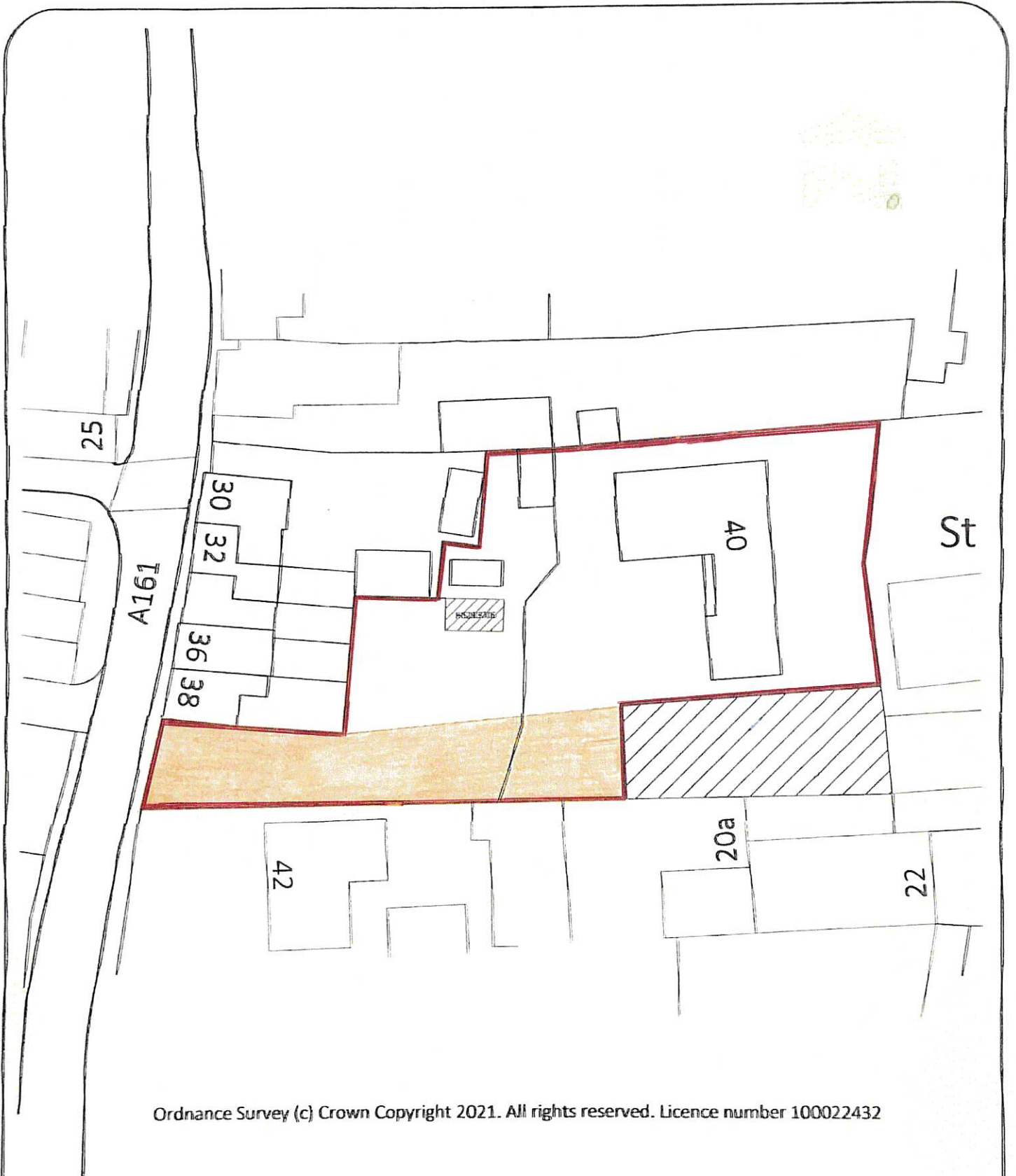
Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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			Scale	1:500		HJW d1