

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.

Leave blank if not yet registered.

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

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with 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.

1	Title number(s) out of which the property is transferred: ST284909
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any: ST175192 and ST281886
3	<p>Property: All the freehold property known as Nethercote Byre, West Nethercote Farm, Winsford, Minehead, TA24 7HZ</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red on Plan 1</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date: <i>30th August 2017</i>
5	<p>Transferor: Stanley Patrick Johnson</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register: Alexander Boris De Pfeffel Johnson MP, Leo Fenton Johnson, Joseph Edmund Johnson and Julia Lois Gray</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>

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 apply, insert an appropriate memorandum in panel 12.

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.

Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance. These guides are available on our website [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<b>7</b>	<b>Transferee's intended address(es) for service for entry in the register:</b> Alexander Boris De Pfeffel Johnson MP - 20 Colebrooke Row, London, N1 8AP; Leo Fenton Johnson – 101 Harvist Road, London, NW6 6HA Joseph Edmund Johnson – 26 Mornington Crescent, London, NW1 7RE; Julia Lois Gray – 9A Bravington Road, London, W9 3AB
<b>8</b>	<b>The transferor transfers the property to the transferee</b>
<b>9</b>	<b>Consideration</b>  <input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures):  <input checked="" type="checkbox"/> The transfer is not for money or anything that has a monetary value  <input type="checkbox"/> Insert other receipt as appropriate:
<b>10</b>	<b>The transferor transfers with</b> <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee For the purpose only of Section 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 the following matters will be considered to be within the actual knowledge of the Transferee:- <ul style="list-style-type: none"> <li>- all matters now recorded in registers open to public inspection;</li> <li>- all matters apparent on inspection or rights acquired though long use;</li> <li>- overriding or disclosable interest whether or not apparent on inspection;</li> <li>- all matters contained or referred to in the Property Proprietorship and Charges Register of the Title to the Property.</li> </ul>
<b>11</b>	<b>Declaration of trust. The transferee is more than one person and</b>  <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants  <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares  <input checked="" type="checkbox"/> they are to hold the property on trust:  In accordance with the terms of a Declaration of Trust of even date



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.

## 12 Additional provisions

### 1. Definitions

1.1 In this transfer the following expressions have the following meanings:

<b>the Access</b>	means the access coloured brown on Plan 1 and Plan 2;
<b>Plan 1 and Plan 2</b>	means those plans attached to this Transfer and marked accordingly;
<b>the Retained Land</b>	means West Nethercote Farm, Winsford, Minehead, TA24 7HZ comprised in Land Registry title number ST284909 excluding the Property, land adjoining Nethercote Cottage, Winsford, TA24 7HZ comprised in Land Registry title number ST281886 ("East Nethercote Land") and Land at Nethercote Bridge, Winsford, Minehead comprised in Land Registry title number ST175192;
<b>the Services</b>	means water from the private water supply on the Retained Land, soil, drainage from the septic tank, effluent, gas, fuel, oil, electricity, telephone, telephonic signals, television, visual, audio, fax, electronic mail, data, information, communications and other services.
<b>the Service Apparatus</b>	means sewers, drains, channels, pipes including pipes draining from the septic tank and soakaways, watercourses, gutters, wires, cables, flues, conduits and other associated equipment for supplying and providing the Services;
<b>the Transferee</b>	means the Transferee and its successors in title to the Property;
<b>the Transferor</b>	means the Transferor and its successors in title to the Retained Land;

1.2 words importing one gender shall be construed as importing any other gender;

1.3 words importing the singular shall be construed as importing the plural and vice versa;

1.4 words importing persons shall be construed as importing a corporate body and/or a partnership and vice versa;

1.5 where any party comprises more than one person the

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

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Include words of covenant.

obligations and liabilities of that party under this transfer shall be joint and several obligations and liabilities of those persons;

1.6 the panel and paragraph headings do not form part of this transfer and shall not be taken into account in its construction or interpretation;

1.7 any reference to a paragraph is to one so numbered in this panel 12 unless otherwise stated;

1.8 reference to a colour or letter is to one on the Plan.

## **2. Rights granted for the benefit of the property**

2.1 The Transferor grants to the Transferee for the benefit of the Property

2.1.1 the right to pass at all times with or without vehicles over and along the Access for all purposes excluding commercial purposes although use of the Property for holiday lets will be permitted;

2.1.2 the right to the free and uninterrupted passage and running of Services through the Service Apparatus which are now on or under the Retained Land;

2.1.3 the right for the Transferee to enter the Retained Land for the purposes of inspecting, cleaning, repairing, renewing, relaying and maintaining the Service Apparatus (if any) which are now in on or under the Retained Land and supply the Property subject to the Transferee or those persons exercising such right making good to the reasonable satisfaction of the Transferor all damage caused;

2.1.4 the right of support for the Property from such parts of the Retained Land as now provide it.

2.2 The Transferor and Jennifer Arnell Johnson grant to the Transferee from the East Nethercote Land for the benefit of the Property the right to pass at all times with or without vehicles over and along the Access for all purposes excluding commercial purposes although use of the Property for holiday lets will be permitted.

## **3. Rights reserved for the benefit of the Retained Land**

There is reserved out of the Property for the benefit of each and every part of the Retained Land the right of support for the Retained Land from such parts of the Property as now provide it

## **4. Restrictive covenants by the transferee**

4.1 The Transferee covenants with the Transferor and Jennifer



Arnell Johnson to observe and perform the restrictions contained in clause 4.2 and it is agreed and declared that:

4.1.1 the benefit of this covenant is to be attached to and enure for each and every part of the Retained Land that remains unsold by the Transferor;

4.1.2 the burden of this covenant is intended to bind each and every part of the Property into whosoever hands it may come but not so as to render the Transferee personally liable for any breach of this covenant arising after the Transferee has parted with all interest in the Property or the part of the Property on which such breach is committed;

4.1.3 an obligation not to do any act or things includes an obligation not to permit or suffer that act or thing to be done by another person.

4.2 The restrictions are the following:

4.2.1 not to do on the Property anything which may be or become a public or private nuisance to the Transferor or the tenants or occupiers of the Retained Land;

4.2.2 not to block or obstruct or allow to be blocked or obstructed the Service Apparatus;

4.2.3 not to block or obstruct or allow to be blocked or obstructed the Access;

4.2.4 not to change the use of the Property without the consent of the Transferor.

## **5. Positive covenants by the Transferee**

The Transferee covenants with the Transferor and Jennifer Arnell Johnson for the benefit of the Retained Land:

5.1 to contribute one quarter of the cost of the Transferor and Jennifer Arnell Johnson maintaining, renewing, repairing, replacing and keeping the Access in a good and usable condition;

5.2 to pay one quarter of the cost of the Transferor and Jennifer Arnell Johnson maintaining, renewing, repairing and replacing the Service Apparatus associated with the private water supply supplying water from the Retained Land to the Property;

5.3 to pay one quarter of the cost of laying, maintaining, renewing, repairing and replacing the Service Apparatus commonly used by the Retained Land and the Property, otherwise the Transferee shall be solely responsible for the

repair and maintenance of any Service Apparatus.

## **6. Agreements and Declarations**

It is agreed and declared as follows:

6.1 Any right of entry granted or reserved in this Transfer is subject to the person so entering complying with the following requirements:

6.1.1 entry will only be allowed at reasonable times on reasonable prior notice (except in an emergency when no notice is required) but can be together with workmen, plant and equipment.

6.1.2 the person entering must cause no unnecessary damage to the land entered in exercising the right.

6.1.3 the person entering must make good any damage caused as soon as reasonably practicable.

6.1.4 before commencing work the person entering must produce to the owner of the land entered copies of all necessary consents from statutory undertakers or local authorities or as the case may be.

6.1.5 all work must be carried out expeditiously and diligently so as to cause as little disruption as possible to the occupier of the land entered and in a good and workmanlike manner using good quality material.

6.2 The Transferee shall not be entitled to any right of light or air which would in any manner diminish or interfere with the free and unrestricted use of the Retained Land for building or for any other purpose;

6.3 The Transferee shall not be entitled to the continuance of nor shall it by virtue of this transfer or of section 62 of the Law of Property Act 1925 acquire any easement or right or privilege or advantage over or in respect of the Retained Land save in so far as is specifically granted in this transfer.

6.4 All the boundaries of the Property shall belong to the Transferor and will be the Transferor's responsibility to maintain and repair.

6.5 The parties agree to the entry of the following restriction against the title to the Property at the Land Registry following the registration of this Transfer:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Maximilian Edward Johnson of 169 Chevening Road, London, NW6 6DT or their personal



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 (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee may 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 Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance.

### 13 Execution

Signed as a Deed by  
STANLEY PATRICK JOHNSON

*Stanley Johnson*

In the presence of:

Witness signature

*Ivo Dawney*

Witness name

*Ivo DAWNAY*

Witness address

*1 ROSEMEAD ROAD  
LONDON W11 2J4*

Signed as a Deed by  
ALEXANDER BORIS DE PFEFFEL  
JOHNSON

*Alexander Johnson*

In the presence of:

Witness signature

*Ivo Dawney*

Witness name

*as above*

Witness address

Signed as a Deed by  
LEO FENTON JOHNSON

*Leo Fenton Johnson*

In the presence of:

Witness signature

*Ivo Dawney*

Witness name

*as above*

Witness address

Signed as a Deed by  
JOSEPH EDMUND JOHNSON

*Joseph Edmund Johnson*

In the presence of:

Witness signature

*Ivo Dawney*

Witness name

*as above*

Witness address

Signed as a Deed by  
JULIA LOIS GRAY  
In the presence of:

*Julia Gray*

Witness signature

*W. D. ...*

Witness name

*as above*

Witness address

Signed as a Deed by  
JENNIFER ARNELL JOHNSON  
In the presence of:

*Jennifer Johnson*

Witness signature

*W. D. ...*

Witness name

*as above*

Witness 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.

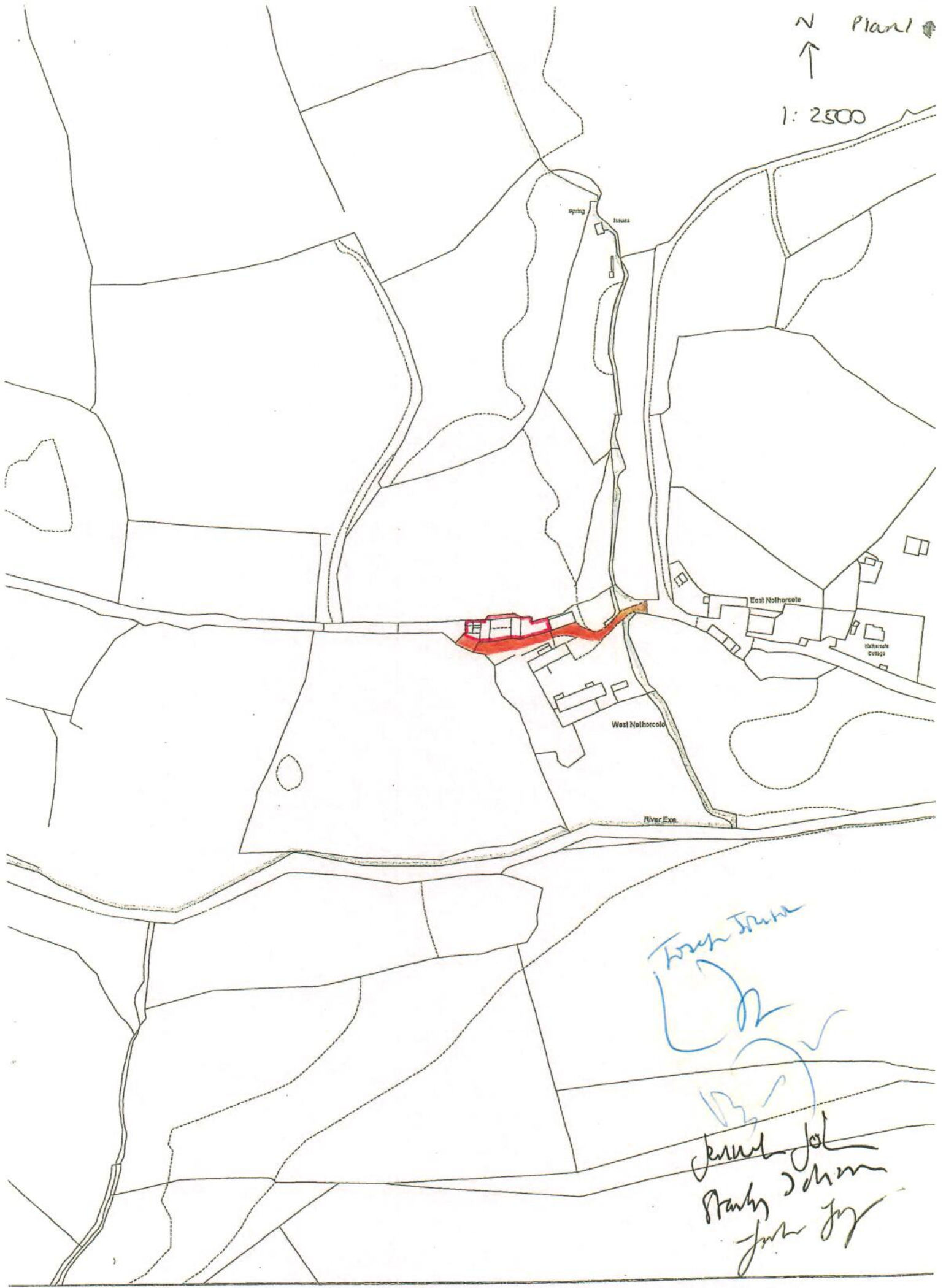
Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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.



N Plan 1  
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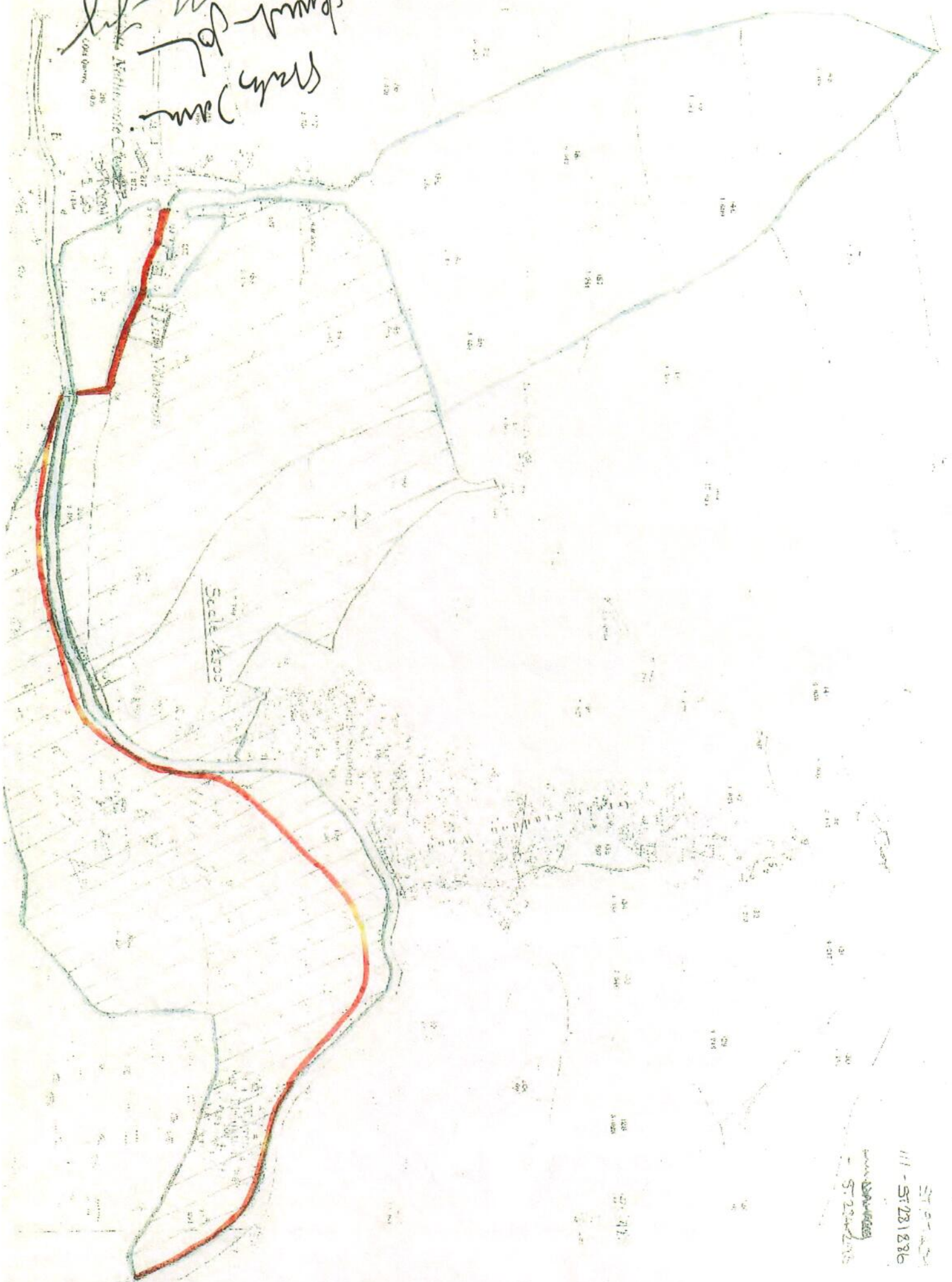
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Tough Terrain

Jenny Jol  
Marky Schum  
John Jay

South Dam  
down lot  
for



ST 10-100  
111 - ST 1281286  
ST 2242005