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Title Number YY51681

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SEQ201



His Conveyance



is made the *eightth*
day of *January*

One thousand nine hundred and fifty eight BETWEEN PERCY OLDRIDGE BROWN of 18 Gracewell Street Keighley in the County of York Fitter and HERBERT HENRY BROWN of "Den-Holme" 7 Long Lee Lane Keighley aforesaid Farmer (hereinafter together called "the Executors") of the first part the said PERCY OLDRIDGE BROWN HERBERT HENRY BROWN and FREDA BROOK of Sunny Mede Long Lee Keighley aforesaid Married Woman (hereinafter in that capacity called "the Beneficiaries") of the second part and the said PERCY OLDRIDGE BROWN (hereinafter in that capacity called "the Purchaser") of the third part _____

WHEREAS:-

- (1) Henry Oldridge Brown formerly of High Fold Farm Long Lee Keighley aforesaid Farmer (hereinafter called "the Testator") was at the date of his death seised of (inter alia) the property hereinafter described for an estate in fee simple in possession free from incumbrances
- (2) By his Will dated the eleventh day of April One thousand nine hundred and forty six the Testator appointed the Executors to be Executors and Trustees thereof and gave devised and bequeathed the whole of his real and personal property whatsoever and wheresoever to the Executors upon trust to sell call in and convert the same into money with power nevertheless in their absolute discretion to postpone such sale calling in and conversion without being responsible for loss and after payment thereof of his debts funeral and testamentary expenses to stand possessed of the residue thereof in trust for Maria Brown and the said Percy Oldridge Brown and Herbert Henry Brown in equal shares absolutely
- (3) The Testator died on the Eighteenth day of March One thousand nine hundred and fifty one and his said Will was on the sixth day of July One thousand nine hundred and fifty one proved by the Executors in the District Probate Registry at Wakefield
- (4) By her Will dated the Twenty third day of June One thousand nine hundred and fifty five the said Maria Brown appointed the Executors to be Executors and Trustees thereof and gave devised and bequeathed the whole of her real and personal property whatsoever and wheresoever to the Executors upon trust to sell call in and convert the same into money with power nevertheless in their absolute discretion to postpone such sale calling in and conversion without being responsible for loss and after payment thereof of her debts funeral and testamentary expenses to stand possessed of the residue upon trust as to one-quarter thereof for the Purchaser as to one quarter thereof to pay the income arising therefrom to the Purchaser for his life and after his death upon trust as to both capital and income for the said Fred Brook absolutely and as to the remaining one half thereof for the said Herbert Henry Brown absolutely
- (5) The said Maria Brown died on the Eighteenth day of November One thousand nine hundred and fifty five and her said Will was on the Fourth day of January One thousand nine hundred and fifty six in the District Probate Registry at Wakefield proved by the Executors
- (6) The Executors have not given or made any Assent or Conveyance in respect of a legal estate in or affecting the said property or any part thereof _____

*Entered a true copy
of the original
Shiloh Keighley 10/1/58*



(7) The Purchaser has made an offer to the Beneficiaries to purchase the said property at price of One thousand five hundred pounds _____

(8) The Beneficiaries have satisfied themselves that the said sum of One thousand five Hundred Pounds _____ is the highest price obtainable for and the market value of the said property and that the offer is in all respects advantageous to them and they have agreed to accept such offer and have authorised the Executors to sell the said property to the Purchaser at such price accordingly _____

(9) The Beneficiaries are fully aware of the legal objections to a purchase of trust property by an Executor from his Beneficiaries and they have agreed to waive all such objections and have requested the Executors to execute this Deed for the purpose of vesting the said property in the Purchaser in manner hereinafter appearing _____

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of ONE THOUSAND FIVE HUNDRED POUNDS _____ now paid by the Purchaser to the Executors with the sanction (hereby testified) of the Beneficiaries (the payment and receipt whereof the Beneficiaries and the Executors hereby respectively acknowledge) the Executors as Personal Representatives of the Testator and in exercise of their statutory powers hereby convey unto the Purchaser ALL THAT farmhouse with the cottage and outbuildings and the several closes of land thereto belonging situate at Lower Long Lee Keighley aforesaid and known as High Fold Farm Long Lee Keighley aforesaid (Which said property hereby conveyed was conveyed (inter alia) to the Testator by a Conveyance dated the Thirtieth day of May One thousand nine hundred and eighteen and made between William Weatherhead Seed of the one part and the Testator of the other part) ALL which said property hereby conveyed is more particularly delineated on plan "A" annexed hereto and thereon coloured pink and brown and surrounded by a red boundary line AND ALSO a right of way at all times to be used on foot only in common with the Executors and their successors in title and all other persons entitled to the like or similar right over and along so much of the path or footway known as High Fold coloured brown on plan "B" annexed hereto as is not hereby conveyed AND ALSO the right at all times hereafter and in common as aforesaid to use and make connections with the drains and sewers and gas and water pipes and electric wires and cables situate over or under the adjoining property formerly of the Testator and now used jointly in connection with the said property hereby conveyed and such adjoining property AND ALSO all rights of way and drainage and other easements quasi-easements rights and privileges now or heretofore occupied and enjoyed in connection with the said property hereby conveyed or which would be implied against the Executors on severance EXCEPTING AND RESERVING OUT of the Conveyance hereby made the ashesplace and the site thereof coloured and edged blue on the said plan "B" annexed hereto AND RESERVING ALSO unto the Executors and their successors in title a right of way at all times but on foot only in common with the Purchaser and his successors in title and all other persons entitled to the like or similar rights over and along so much of the yard path and footway known as High Fold aforesaid coloured brown on the said plan "B" annexed hereto as is hereby conveyed AND ALSO the right at all times hereafter and in common as last aforesaid to use and make connections with the drains and sewers and gas and water pipes



and electric wires and cables situate over or under the said property hereby conveyed and now used jointly in connection with the said property hereby conveyed and the adjoining property formerly of the Testator AND ALSO full and free rights of ingress to and egress from such of the waterclosets and ashesplaces erected in a passageway situate on the North side of and adjoining the dwellinghouse Numbered 145 High Fold aforesaid as are not hereby conveyed AND ALSO all rights of way and drainage and other easements quasi-easements rights and privileges now or heretofore occupied and enjoyed in connection with the adjoining property formerly of the Testator over under or in relation to the said property hereby conveyed TO HOLD the same INTO the Purchaser in fee simple for his own absolute benefit discharged from the trusts and provisions of the said Will BUT SUBJECT NEVERTHELESS to the reservations aforesaid

2. THE Executors hereby acknowledge the right of the Purchaser to production of the documents specified in the Schedule hereto to delivery of copies thereof

3. IT IS HEREBY CERTIFIED and DECLARED 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 or the consideration exceeds the sum of Three Thousand Five Hundred Pounds

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

1909 July 21st THE SCHEDULE above referred to
CONVEYANCE of this date made between Percy Bailey Whitaker of the one part and the said William Weatherhead Seed of the other part

1916 May 30th The said CONVEYANCE of this date
1918 May 31st MORTGAGE of this date made between the Testator of the one part and the Halifax Permanent Benefit Building Society of the other part with VOUCHING RECEIPT endorsed dated the Nineteenth day of January One thousand nine hundred and twenty three

1951 July 6th PROBATE of the said WILL of the Testator of this date
1956 January 4th PROBATE of the said WILL of the said Maria Brown of this date

SIGNED SEALED AND DELIVERED by the said Herbert)
Henry Brown in the presence of,)

Herbert H. Brown

*J. Schindler
Keizer*

SIGNED SEALED AND DELIVERED by the said Percy)
Oldridge Brown in the presence of,)

P. O. Brown

SIGNED SEALED AND DELIVERED by the said Freda)
Brook in the presence of,)

Freda Brook

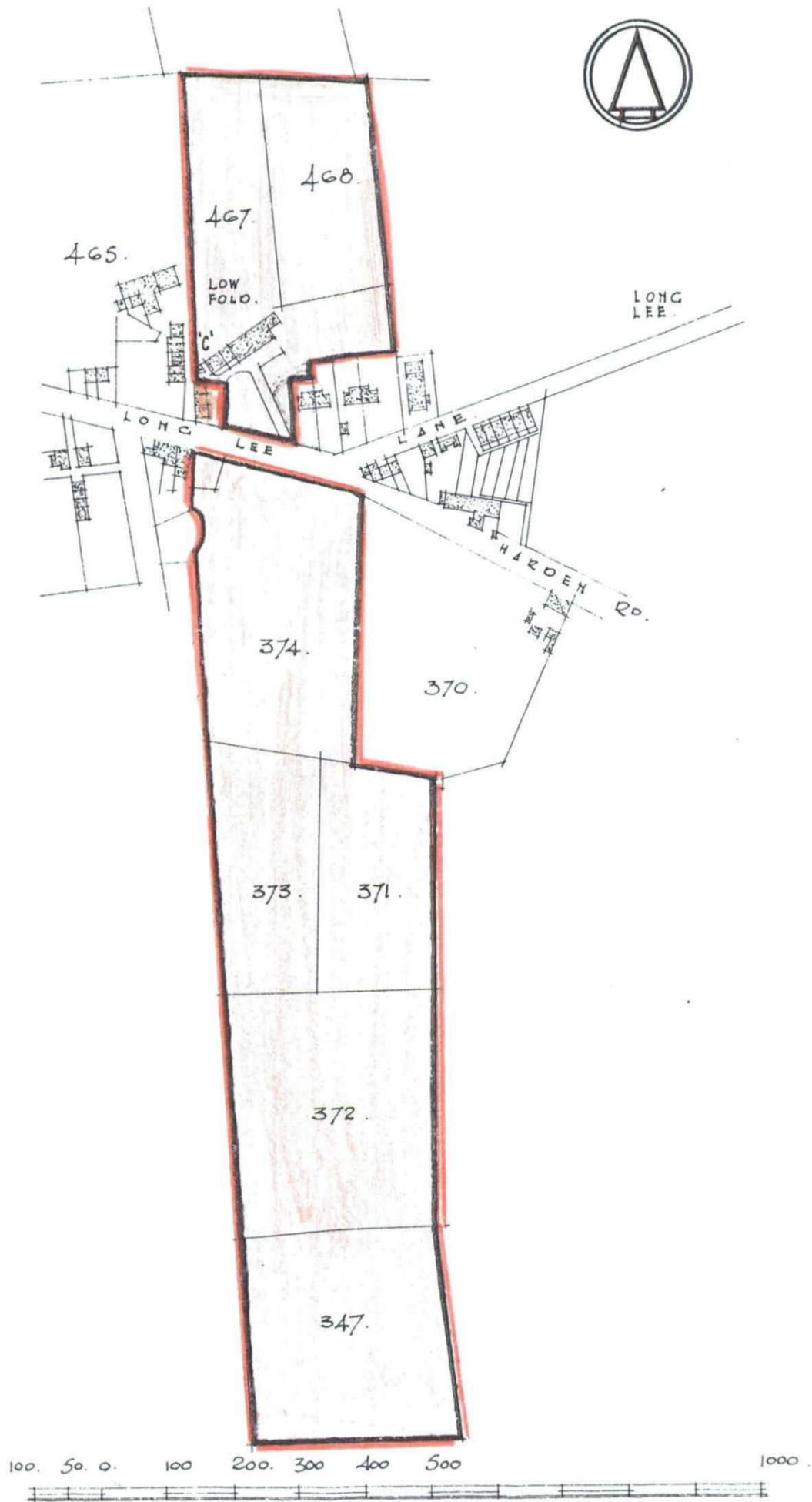
J. Schindler

WEST RIDING OF YORKSHIRE
REGISTRY OF DEEDS, WAKEFIELD
Registered 31 JANUARY 1958
at 10-00a.m. Volume 22
Page 792 No 366



PLAN REFERRED TO:

'A'

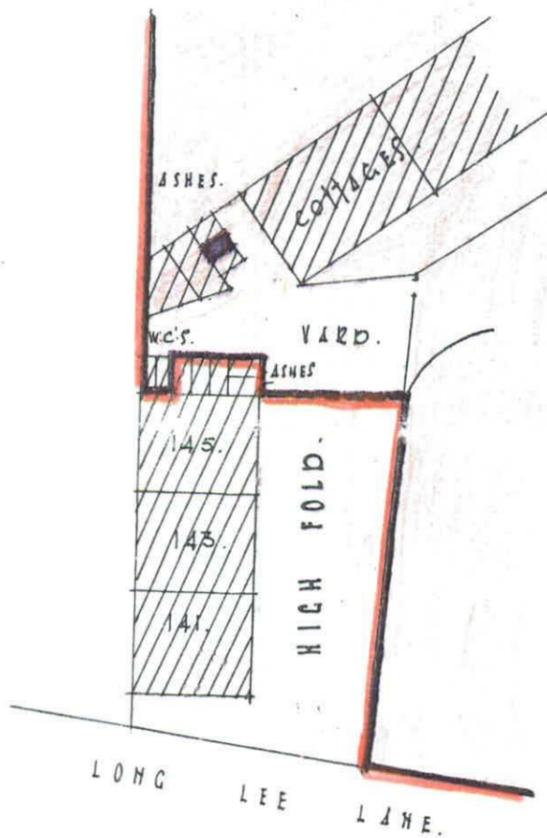


J. B. BAILEY & SON. ARCHITECTS. REV. DEC. 1957.

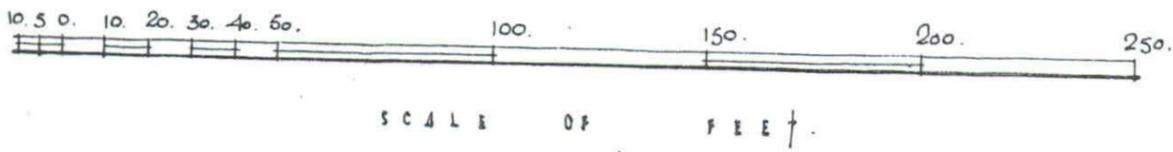


PLAN REFERRED TO.

'B'



DETAIL 'C'

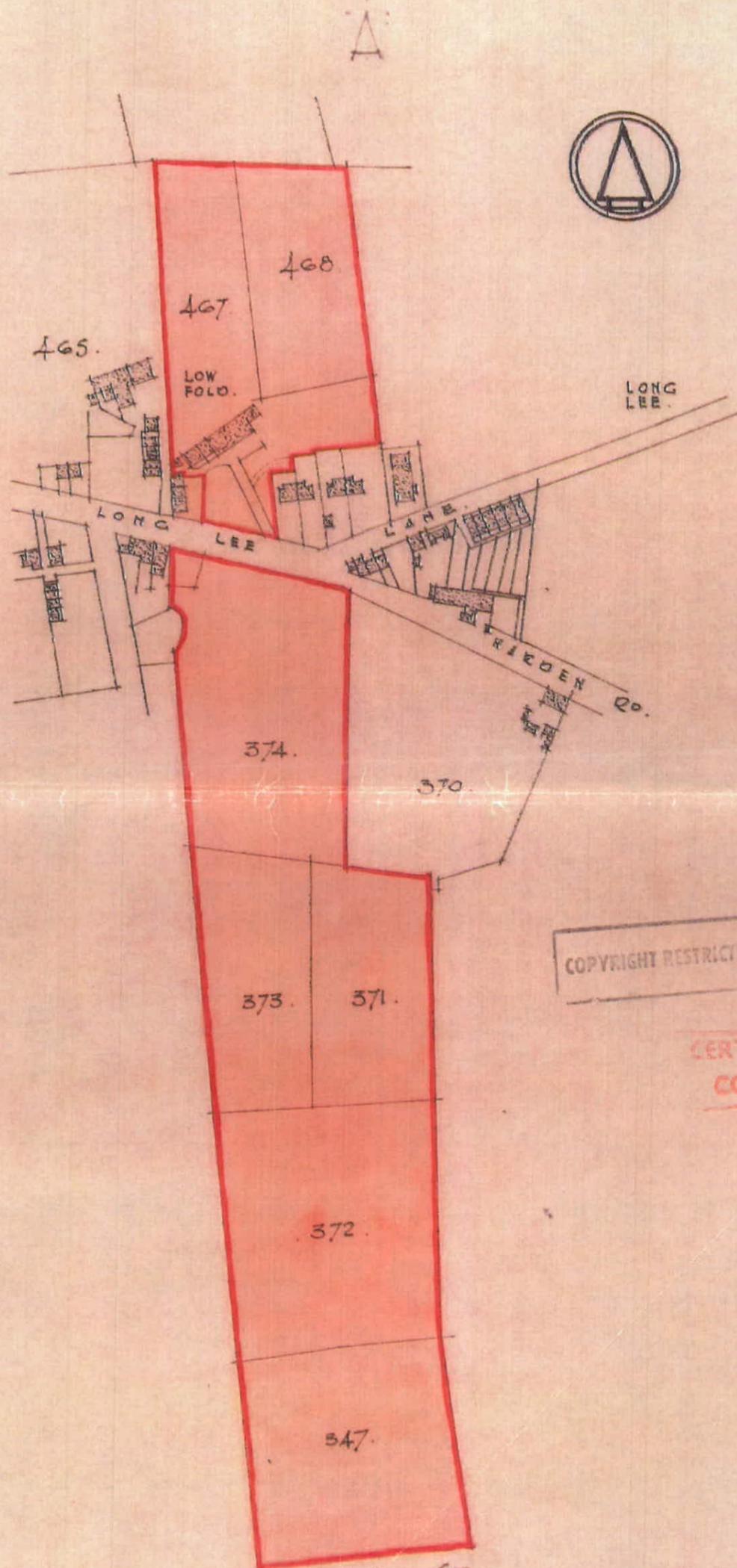


FOR IDENTIFICATION ONLY.

J. B. BAILEY & SON ARCHITECTS.
KLY. DEC. 1957.

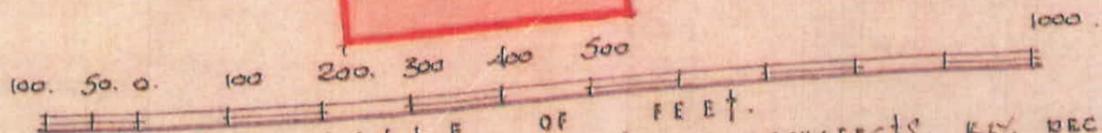


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SCALE OF FEET. J.B. BAILEY & SON, ARCHITECTS. REV. DEC. 1957.