Date: 16th October 1987

G. H. COLE, ESQ.

TO

C. W. BENN, ESQ.

COVENEY

- of -

Land containing approximately 26.45 acres at High Browning Calbeck Cumbria

WAUGH & HUSGRAVE
Solicitors
COCKERMOUTH
THIS CONVEYANCE dated the 16th day of October 1987
made between:—

(1) the Vendor Mr. Geoffrey Heron Cole of Bramley Moss
cockermouth

(2) the Purchaser Colin William Benn of Brownrigg Farm Caldbeck
Cumbria

1. THE Vendor acknowledges the receipt from the Purchaser of (£21,715)
the purchase price of the land at High Brownrigg Caldbeck Nigton
Cumbria containing approximately 26.45 acres which is for the
purpose of identification only edged green on the attached plan and
is described by reference to the Ordnance Survey Map in the First
Schedule.

2. THE Vendor as beneficial owner conveys to the Purchaser the freehold
estate in the Property
THE Property is conveyed with the benefit of the following
THE Property is conveyed with the benefit of the following
rights:

- The right to graze 250 sheep (adult) and 12 cattle on Calbeck
  Common (Cumbria County Council Register CL.20)

3. THE Vendor acknowledges the right of the Purchaser to the
production of the documents listed in the Second Schedule and to
the supply of copies and undertakes with the Purchaser to keep the
original documents safe.

THE FIRST SCHEDULE

<table>
<thead>
<tr>
<th>Enclosure Number on</th>
<th>Acreage</th>
<th>Enclosure on Ordnance Survey Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordnance Survey Map</td>
<td>(Second Edition)</td>
<td>Acreage</td>
</tr>
<tr>
<td>(National Grid Edition)</td>
<td></td>
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</tr>
<tr>
<td>Part 1402</td>
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<td>(0442) 1.86</td>
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<td>(1436)</td>
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<td>1403</td>
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<td>2316 5.59</td>
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<tr>
<td>1406</td>
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<td>4243 1.24</td>
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<tr>
<td>26.45</td>
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</tbody>
</table>
THE SECOND SCHEDULE

1st September 1919  CONVEYANCE  made between George (1) and Sidney Herl Cole (2)

1st September 1919  MORTGAGE  made between Sidney Cole (1) and James Jane Wilson Cole (2) Re-conveyance ended 22nd February 1921.

25th June 1973  DEED OF GIFT  made between Sidney Cole (1) and the V

SIGNED SEALED AND DELIVERED by GEOFFREY HERON COLE in the presence of:-

[Signatures]

HOLME FARM, LUTON
COWPERMOUTH, MK18 9UD
ACCCURER

SIGNED SEALED AND DELIVERED by COLIN WILLIAM BENN in the presence of:-

[Signatures]

Semiards
Guam.

IT IS HEREBY CERTIFIED that this transaction does not form of a larger transaction or of a series of transactions in of which the amount or value or the aggregate amount or value the consideration exceeds Thirty thousand pounds (£30,000.)
GEORGE HERON COLE

TO

MICHAEL JOHN FEARN and
LINDA CLARE FEARN

Conveyance

- as within -

SYLVESTER & MACKETT
SOLICITORS - COMMISSIONERS FOR OATHS
THIS CONVEYANCE is made the 15th day of January thousand nine hundred and eighty seven BETWEEN GEOFFREY
of Bramley Moss, Cockermouth, Cumbria (hereinafter called "the Vendor") of the one part and MICHAEL JOHN FEARN and LINDA CLARE FEARN both of 109 Warminster Road, Westbury, Wiltshire
WHEREAS the Vendor is seised of the Property described in the First Schedule hereto for an estate in fee simple in possession subject as provided in the First Schedule but otherwise free from incumbrances and has agreed to convey the same to the Purchasers for the sum of EIGHTY THOUSAND SEVEN HUNDRED AND SIXTY POUNDS (£80,760.00)
NOW THIS DEED WITNESSETH as follows:–
1. IN pursuance of the said agreement and in consideration of the sum of EIGHTY THOUSAND SEVEN HUNDRED AND SIXTY POUNDS (£80,760.00) paid by the Purchasers to the Vendor (the receipt of which the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchasers all the property described in the First Schedule hereeto TO HOLD unto the Purchasers in fee simple subject as hereinafter provided
2. WITH the object and the intent of affording to the Vendor a full and sufficient indemnity in respect of the covenants and provisions referred to in the Second Schedule hereto but not further or otherwise the Purchasers hereby jointly and severally covenant with the Vendor to observe and perform the said covenants and provisions so far as they are subsisting and capable of being enforced and relate to the property hereby conveyed and to indemnify the Vendor against all actions proceedings costs claims and demands in respect thereof.
3. THE Purchasers shall hold the Property hereby conveyed upon trust to sell the same and to stand possessed of the net proceeds of any such sale upon
The Purchasers declare that until the expiration of Eighty years from the death of the last survivor of the Purchasers the Purchasers or other the Trustees for the time being of this Deed shall have full power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written.

THE FIRST SCHEDULE before referred to.

The Farm House known as Brownrigg Caldbeck Wigton Cumbria TOGETHER WITH the adjoining buildings and land containing approximately 11.25 acres ALL WHICH said premises are for the purpose of identification only shown edged red on the attached plan and are described by reference to the Ordnance Survey Map as follows:-

<table>
<thead>
<tr>
<th>Enclosure No.</th>
<th>Acreage</th>
<th>Enclosure No.</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
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<td>Part 1396</td>
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<td>Part 1395</td>
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<td></td>
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<td></td>
<td></td>
<td>6423</td>
<td>0.24</td>
</tr>
<tr>
<td>Part 1391</td>
<td>0.230</td>
<td>Part 7828</td>
<td>0.23</td>
</tr>
<tr>
<td>Total</td>
<td>11.288</td>
<td>Total</td>
<td>11.25</td>
</tr>
</tbody>
</table>

TOGETHER WITH (a) the right to graze four ponies on Caldbeck Common (Cumbria County Council Registration Unit CL20) (b) a right of way in common with the owner of the adjoining land at all times and for all purposes with or without
vehicles and animals over the roadway coloured yellow on the attached plan between the property hereby conveyed and the public highway and (c) the benefit of the covenants contained in a Conveyance ("the Conveyance") dated the day of One thousand nine hundred and eighty seven and made between the Vendor of the one part and Thomas Alan Benn and John Keith Benn of the other part details of which are set out in Part A of the Second Schedule hereunder BUT SUBJECT TO the rights and covenants contained in the Conveyance details of which are set out in Part B of the Second Schedule hereto

THE SECOND SCHEDULE hereinbefore referred to

PART A

The covenants benefiting the Property hereby conveyed entered into by the owner of the adjoining premises edged green on the attached plan:

(a) To pay a fair proportion according to use of the cost of repairing and maintaining the said roadway coloured yellow on the attached plan

(b) To pay for all damage incurred in the exercise of the right to drive cattle referred to below

(c) To pay one half of the cost of repairing maintaining and renewing the water supply pipe leading from the mains supply to the Property thereby conveyed and the water meter at the junction with the mains supply

(d) To instal and maintain in good and accurate working order a water meter at the point marked T on the attached plan and a water trough on the property thereby conveyed within one month of the date of the Conveyance and within fourteen days of being so requested by the Vendor or his successors in title to reimburse that part of the total water charges paid by the Vendor or his successors in title attributable to water used by the Purchaser (any dispute under this clause to be referred to an arbitrator appointed under the then current provisions of the Arbitration Acts or any subsequent legislation which
(e) To erect by the Thirty first of December One thousand nine hundred and eighty seven and afterwards maintain in a stockproof condition a fence between the points marked "A" and "B" on the plan annexed thereto.

(f) To maintain the wall between points "D" and "E" on the plan annexed thereto in a stockproof condition.

Points A, B, D & E are shown on the plan annexed hereto.

PART B

Rights granted by the Vendor in the Conveyance to the owner of the adjoining premises edged green:

(a) A right of way in common with the Vendor and his successors in title as owners of the Property hereby conveyed at all times and for all purposes with or without vehicles and animals over the roadway coloured yellow on the attached plan between the premises edged green and the public highway.

(b) The right from time to time between the hours of sunrise and sunset to drive cattle and sheep over and along the land shown coloured blue on the plan annexed hereto provided that the Purchaser of the premises edged green shall take all reasonable steps to prevent escape of the said animals onto the remaining areas of the Vendors retained land.

(c) The right in common with the Vendor and his successors in title as owners of the Property hereby conveyed to use the water supply pipe leading from the mains supply pipe which serves both the premises edged green and the Property hereby conveyed from the point at which it crosses to the premises edged green at the trough the approximate position of which is marked T on the attached plan together with rights of entry for the purposes of maintenance, repair and renewal.

Covenants entered into by the Vendor in the Conveyance binding upon himself and his successors in title of the Property hereby conveyed:

(a) To erect on or before the Thirty first of December One thousand nine
least four feet six inches high between the Points marked "B" and "C" and "D"
on the attached plan

(b) To erect a post and wire fence on field 5825 between points "D" and "E"
on the attached plan for the purpose of protecting the boundary wall from
stock in field 5825 5825

SIGNED SEALED and DELIVERED by
the said GEOFFREY HERON COLE
in the presence of:-

[Signature]

W Jackson, J.P.
Wood Hall
Cockermouth

SIGNED SEALED and DELIVERED by
the said MICHAEL JOHN FEARN
in the presence of:-

James Bell
Waver Head
Brocklebank
Wigton, Cumbria

SIGNED SEALED and DELIVERED by
the said LINDA CLARE FEARN
in the presence of:-

James Bell
Waver Head
Brocklebank
Wigton, Cumbria