

DATED

31st March 1952

MESSRS FRANCIS NORTON WALTERS
and RONALD WALTERS

- to -

MRS JOAN ANNE LLEWELLYN

C O N V E Y A N C E

of dwellinghouse called St. Quintin's
with the lawns gardens and outbuild-
ings adjoining thereto situate in
the Village and Parish of Llanblethian
in the County of Glamorgan.

Llewellyn & Hann,
Merthyr Tydfil.



This CONVEYANCE is made the *Thirtieth* day of *March*



One thousand nine hundred and fifty two B E T W E E N FRANCIS NORTON WALTERS and RONALD WALTERS both of Number 20 Dunreven Place Bridgend in the County of Glamorgan Company Directors (hereinafter called "the Vendors") of the one part and JOAN ANNE LLEWELLYN of Number 69 North Gate Regents Park London N.W.8 the wife of David Treharne Llewellyn (hereinafter called "the Purchaser") of the other part W H E R E A S:-

- (1) By a Conveyance dated the Third day of July One thousand nine hundred and forty seven and made between Herbert Charles Richards Homfrey and John Charles Clay of the one part and the Vendors of the other part the property hereinafter described and conveyed was with other property conveyed to the Vendors in fee simple Upon Trust to sell the same and to stand possessed of the net proceeds of such sale and also of the net rents and profits until sale upon trust for the Vendors as joint tenants
- (2) The Vendors as such Trustees as aforesaid have agreed to sell to the Purchaser the property hereinafter described for an estate in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances at the price of Twelve thousand pounds
- (3) The parties hereto have also agreed to enter into the covenants hereinafter mentioned

NOW THIS DEED WITNESSETH as follows:-

- 1. In pursuance of the said agreement and in consideration of the sum of Twelve thousand pounds on or before the execution of these presents paid by the Purchaser to the Vendors as such Trustees as aforesaid (the receipt of which sum the Vendors hereby acknowledge) the Vendors as Trustees hereby convey unto the Purchaser ALL THAT the dwellinghouse called St. Quintin's with the lawns gardens and outbuildings adjoining thereto situate in the Village and Parish of Llanblethian in the County of Glamorgan (except such part of the gardens belonging to the said dwellinghouse as is the property of the Trustees of the Poor of the Parish of Llanblethian and in respect whereof an annual rent of Four pounds is payable) and which said premises are more particularly delineated on the plan annexed hereto and therein edged green Together with full right and liberty for the Purchaser and her successors in title owners and occupiers for the time being of the property hereby conveyed at all times to use the existing Cesspit situate in the Vendors adjoining land which is shown edged red on the said plan and is hereinafter referred to as the red land and the drains and pipes leading thereto from the property hereby conveyed with full power at all reasonable times to enter into and upon the red land for the purpose of examining cleansing

maintaining or repairing the said Cesspit drains and pipes forthwith making good to the Vendors all damage occasioned by the exercise of such rights TO HOLD the same unto the Purchaser in fee simple Subject nevertheless to the payment from the date hereof of the yearly rent of Two pounds to the Trustees of the Poor of the Parish of Llanblethian (being an apportioned moiety of the yearly rent of Four pounds payable to such Trustees in respect of such part of the said gardens) but otherwise free from incumbrances and discharged from the trusts affecting the proceeds of sale.

The Purchaser hereby covenants with the Vendors and their successors in title of the red land as follows:-

(a) That she the Purchaser and her successors in title of the property hereby conveyed will at all times hereafter pay to the Trustees of the Poor of the Parish of Llanblethian the said apportioned yearly rent of Two pounds and keep indemnified the Vendors and their assigns of the red land and their respective estates and effects from and against all claims and demands for or on account of the non payment of the said apportioned yearly rent

(b) That if the existing Cesspit situate in the red land which receives the drainage of St. Quintin's becomes in the opinion of the Sanitary Inspector to the Cowbridge Rural District Council a source of nuisance or injurious to the health of the occupiers of the red land then and in such case its use shall be discontinued the connecting drain from St. Quintin's stopped up and its filling up or making good effected at the cost of the Vendors and Purchaser borne in equal shares

The Vendors for themselves and their successors in title of the red land hereby covenant with the Purchaser and her successors in title of the property hereby agreed to be sold as follows:-

(a) That they the Vendors and their successors in title of the red land will at all times hereafter pay to the Trustees of the Poor of Llanblethian the yearly rent of Two pounds being the remaining moiety of the said yearly rent of Four pounds and keep indemnified the Purchaser and her successors in title of the property hereby conveyed and her and their respective estates and effects from and against all claims and demands for or on account of the non payment of the said apportioned yearly rent of Two pounds

(b) That if the existing Cesspit situate in the red land which receives the drainage of St. Quintin's becomes in the opinion of the Sanitary Inspector to the Cowbridge Rural District Council a source of nuisance and injurious to the health of the occupiers of the red land then and in such case its use shall be discontinued the connecting drain from St. Quintin's stopped up and its filling up or making good effected at the

PLAN REFERRED TO

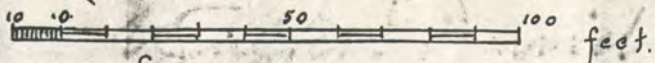
ST. QUENTINS ROW

ST. QUENTINS

W — E

S

TO CAMBRIDGE



Scale: 1/500

Ronald Walters
Francis Walters

John Anne Hewelbyn



cost of the Vendors and Purchaser borne in equal shares

(c) That they the Vendors will forthwith erect and forever thereafter maintain on the lines A to B, B to C and C to D on the said plan annexed hereto a well fence or hedge of the height of six feet at least the cost of erecting and future maintenance thereof to be borne by the Vendors and the site thereof to be deemed within the red land; ^A [the wall between the points marked X to A and D to Y on the said plan to be deemed to be a party wall and the cost of maintaining the same shall be borne by the Vendors and Purchaser in equal moieties. JB

4.

The Vendors hereby acknowledge the right of the Purchaser and her successors in title of the green land to production of the documents specified in the Schedule hereto and to delivery of copies thereof and hereby undertake for the safe custody thereof

IN WITNESS whereof the parties to these presents have hereunto set their respective hands and seals the day and year first before written.

THE SCHEDULE before referred to.

<u>1st March 1910</u>	<u>CONVEYANCE</u> Ebenezer Williams Miles (1) Thomas Butler (2) George Williams (3)
<u>13th March 1929</u>	<u>CONVEYANCE</u> Mary Ann Thomas (1) David Thomas and Nosh Thomas (2) Annie Elizabeth Philpot (3)
<u>25th March 1935</u>	<u>CONVEYANCE</u> The said George Williams to the said Annie Elizabeth Philpot. Certificate of Land Registry Search attached.
<u>7th June 1940</u>	<u>CONVEYANCE</u> The said Annie Elizabeth Philpot to Blanche Jessie Homfray. Certificates of Local and Land Registry Searches attached.
<u>11th July 1940</u>	<u>MORTGAGE</u> The said Blanche Jessie Homfray to Herbert Charles Richards Homfray and Lewis Erskin Wyndhem Williams with Vacating Receipt endorsed dated 2nd July 1947
<u>3rd July 1947</u>	<u>CONVEYANCE</u> The said Herbert Charles Richards Homfray and John Charles Clay to the Vendors. Certificate of Local and Land Registry Searches attached.
<u>28th July 1947</u>	<u>MORTGAGE</u> The Vendors to Midland Bank Limited with Reconveyance endorsed dated 17th day of February 1950
<u>31st March 1950</u>	<u>MORTGAGE</u> The Vendors to the said Bank with Reconveyance dated 29 th day of March 1952

SIGNED SEALED AND DELIVERED by the said }
FRANCIS NORTON WALTERS in the presence of:-

Walter & David
Solo Bridgend.

Francis H. Walters
Ronald Walters.

SIGNED SEALED AND DELIVERED by the said }
RONALD WALTERS in the presence of:-

Walter & David.

SIGNED SEALED AND DELIVERED by the said }
JOAN ANNE LLEWELLYN in the presence of:-

Joan Anne Llewellyn

E. M. Holland
3 Redcliffe Mews
S. W. 1.0
House wife

DATED

31st March 1952

MESSRS FRANCIS NORTON WALTERS
and RONALD WALTERS

- to -

MRS JOAN ANNE LLEWELLYN

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