

Page 63
8/2/49



P.S.



This Conveyance

is made the Eight day
of July One thousand

nine hundred and forty nine BETWEEN MAUDE ROWLAND of Bank House, Morton Banks, Keighley in the County of York, the wife of Wyndham Rowland (hereinafter called "the Mortgagee") of the first part FREDERICK RONALD ADDYMAN of 2, Saltergate Hill Cottages, Killinghall in the said County of York, Lorry Driver and EDITH HORNISHAW of 8, Woodsley Terrace, Killinghall aforesaid the wife of Charles Hornshaw (hereinafter called "the Vendors") of the second part and SNOCH BRADLEY of Tiplady Farm, Blazefield, Pateley Bridge in the said County of York, Farmer and MARY ALICE BRADLEY his wife (hereinafter called "the Purchasers") of the third part.

W H E R E A S :-

(1) By a Mortgage dated the twenty fourth day of October One thousand eight hundred and seventy eight and made between Samuel Whitaker of the one part and Alice Laude and Henry Brumby of the other part (hereinafter called the Mortgage) the property hereinafter described (along with other property) being then copyhold of the Forest of Innesborough was covenanted to be Surrendered unto the Mortgagees for securing the repayment to the Mortgagees of the principal sum of ~~three hundred pounds~~ with interest thereon as therein mentioned.

(2) By virtue of divers mesne assurances, events and acts in the law, short particulars whereof are set out in the Schedule hereto the said property (along with other adjoining property) is now vested in the Vendors in fee simple subject to the Mortgage and the principal sum thereby secured and excepting as hereinafter mentioned but otherwise free from incumbrances upon trust to sell the same.

(3) The Vendors in exercise of such trust aforesaid have agreed to sell the property hereinafter described to the Purchasers for an estate in fee simple in possession excepting as hereinafter mentioned but otherwise free from incumbrances at the price of two hundred and seventy five pounds.

(4) By virtue of the said divers mesne assurances, events and acts in the law referred to in the said Schedule hereto or some of them the benefit of the mortgage is now vested in the Mortgagee and the Principal sum of Three hundred pounds and no more is now owing to the Mortgagee upon the security thereof all interest thereon having been paid as the Mortgagee hereby acknowledges, and the Mortgagee has agreed on receiving the sum of One hundred and fifty pounds to join in this Conveyance in manner hereinafter appearing.

NOW in pursuance of the said agreement and in consideration of the sum of One hundred and fifty pounds paid by the Purchasers to the Mortgagee by the direction of the Vendors (the receipt of which sum the Mortgagee hereby acknowledges) and of the further sum of One hundred and twenty five pounds paid

*Original Produced
as annexed at
the Office of
Ravenshoe Solicitors
Harrogate
8/6/1949
James &
Solicitor Harrogate*

by the Purchasers to the Vendors (with the consent of the Mortgagee) as such Trustees as aforesaid (the receipt of which sum of One hundred and twenty five pounds and the payment of the aforesaid sum of One hundred and fifty pounds making together the said purchase money of Two hundred and seventy five pounds the Vendors hereby respectively acknowledge) THIS DEED WITNESSETH as follows :-

1. The Mortgagee as Mortgagee and according to her term and by the direction of the Vendors hereby surrenders and releases and the Vendors as Trustees hereby convey and confirm unto the Purchasers FIRSTLY ALL THAT plot of land situate at Saltergate Hill, Killinghall aforesaid with the dwellinghouse erected thereon and now known as Number 1, Saltergate Hill Cottages, Killinghall aforesaid and SECONDLY ALL THAT plot of land containing One hundred and forty eight square yards or thereabouts situate at the rear of Saltergate Cottages with the sheds erected thereon or on some part thereof ALL WHICH said premises Firstly and Secondly described are for the purposes of identification only more particularly delineated on the plan annexed hereto and thereon coloured pink and edged with a red line TOGETHER with a right of way at all times and for all purposes with or without horses carts and vehicles for the Purchasers and their successors in title (in common with the Vendors and all

other persons entitled to the like rights) over the adjoining property of the Vendors which is coloured green on the said plan TO HOLD the same unto the Purchasers in fee simple as joint tenants BUT EXCEPT OUT OF this Conveyance the rights preserved to the Lord of the Forest of Knaresborough by the twelfth Schedule to the Law of Property Act 1922./

2. The Purchasers hereby declare as follows :-

- (a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone any sale thereof and shall hold the net proceeds of sale and other moneys applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants beneficially.
- (b) Until the expiration of twenty one years from the death of the last survivor of the Purchasers the trustees for the time being of this deed shall have 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.

3. It is hereby agreed and declared that the walls separating the property hereby firstly conveyed from the adjoining property of the Vendors on the Westerly side thereof shall be mesne or party walls and that any fall pipes, roofs, spouts, gutters, drains and similar privileges of a continuous nature at present jointly used and enjoyed by the property hereby conveyed and the adjoining property on the Westerly side thereof shall henceforth and forever

hereafter continue to be so used and enjoyed and shall be repaired and maintained accordingly.

4. The Purchasers hereby jointly and severally covenant with the Vendors and with each of them that they will forthwith erect and that they and their successors in title will forever hereafter maintain to the satisfaction of the Vendors and their successors in title a good and sufficient fence along the Northerly boundary of the property hereby secondly conveyed.

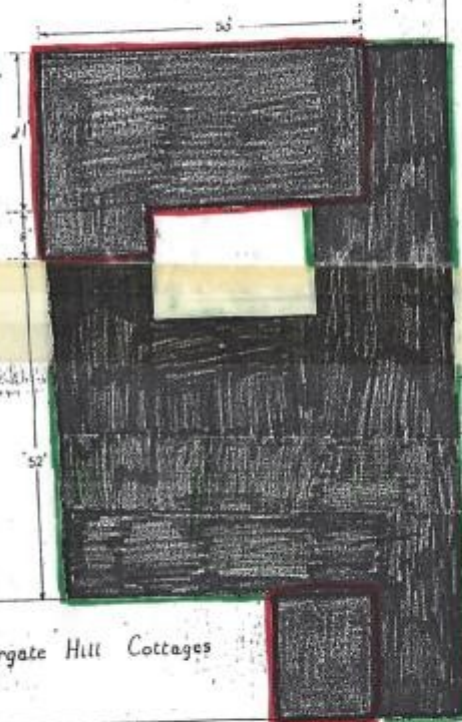
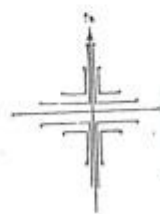
5. The Mortgagee and the Vendors hereby acknowledge the right of the purchasers and each of them to production of the Mortgage and of the documents numbered 2,3,5,9,10,12,18,19,21,23,24,25, and 28, in the Schedule hereto and to delivery of copies thereof.

6. It is hereby certified 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 of the consideration exceeds five hundred pounds.

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

THE SCHEDULE before referred to:

- (1) 1878. 24th October, SURRENDER by Samuel Whitaker.
- (2) 1878. 6th November, ADMITTANCE of Alice Laude and Henry Brumby.
- (3) 1882. 4th August, COVENANT TO SURRENDER UPON A TRANSFER OF MORTGAGE (1) Alice Laude and Henry Brumby to (2) George Goodrick.
- (4) 1882. 4th August, SURRENDER by Alice Laude and Henry Brumby.
- (5) 1882. 4th August, ADMITTANCE by George Goodrick.
- (6) 1894. 14th May, WILL of George Goodrick appointing his Son George Goodrick, George Mackay and William John Cuthbert Ward Executors but containing no devise of his Mortgage and Trust Estates.
- (7) 1894. 25th May, DEATH of George Goodrick.
- (8) 1894. 30th July, PROBATE of the Will of George Goodrick in Wakefield District Probate Registry.
- (9) 1894. 29th August, ADMITTANCE of George Goodrick (Junior) the heir at Law of George Goodrick.
- (10) 1895. 24th January, COVENANT TO SURRENDER UPON A TRANSFER OF MORTGAGE (1) George Goodrick to (2) John Rainforth and Frederick Mudd.
- (11) 1895. 24th January, SURRENDER by George Goodrick.
- (12) 1895. 13th February, ADMITTANCE of John Rainforth and Frederick Mudd.
- (13) 1908. 9th July, WILL of Samuel Whitaker appointing James Cheetham and Walter Buckley Executors and Trustees and devising (inter alia) the property hereby conveyed to Alice Whitaker.
- (14) 1909. 6th December, DEATH of Samuel Whitaker.
- (15) 1910. 12th April, PROBATE of the Will of Samuel Whitaker in the Principal Registry by Executors therein named.
- (16) 1911. 22nd October, MARRIAGE of Alice Whitaker to William Monecy Shepherd at Norton County Durham.



Saltergate Hill Cottages

SKIPTON TO HARROGATE ROAD.

- (17) 1912. 8th November, DEATH of John Mainforth at Harrogate.
- (18) 1914. 31st January, CONVEYANCE of Equity of Redemption (1) Alice Shepherd to (2) Alfred Stansfield.
- (19) 1920. 2nd December, CONVEYANCE of Equity of Redemption (1) Alfred Stansfield to (2) Annie Addyman.
- (20) 1926. 1st January, THE Law of Property Act 1925 came into force.
- (21) 1926. 27th August, TRANSFER OF MORTGAGE (1) Frederick Ludd to (2) John Whitehouse and Wyndham Rowland.
- (22) 1927. 15th May, DEATH of Annie Addyman.
- (23) 1929. 15th July, TRANSFER OF MORTGAGE (1) John Whitehouse and Wyndham Rowland to (2) The Mortgagee.
- (24) 1932. 22nd February, STATUTORY DECLARATION of this date by John Addyman.
- (25) 1932. 14th March, COMPENSATION AGREEMENT upon the extinguishment of Manorial Incidents between (1) John Arthur Addison and (2) John Addyman.
- (26) 1938. 14th October, DEATH of John Addyman intestate.
- (27) 1939. 18th March, LETTERS OF ADMINISTRATION to Estate of John Addyman granted to Frederick Ronald Addyman in the Principal Probate Registry.
- (28) 1940. 9th July, ASSENT (1) Frederick Ronald Addyman to (2) The Vendors.

SIGNED SEALED AND DELIVERED by the
said Wyndham Rowland in the presence
of :-
Thos. Addyman
Gilda. L.

Wyndham Rowland

*George Crowther: Journalist,
78, Banks Lane
Ruddersden, Herts.*

SIGNED SEALED AND DELIVERED by the
said Frederick Ronald Addyman in
the presence of :-

Frederick Ronald Addyman
Robert Long
Saltergate Hill
Killinghall
Boilerman, Harrogate
Edith Hornshaw.

SIGNED SEALED AND DELIVERED by the
said Edith Hornshaw in the presence
of :-

Arthur Longbottom
Post Office, Killinghall, Harrogate
Sub Postmaster.

SIGNED SEALED AND DELIVERED by the
said Enoch Bradley in the presence
of :-

Enoch Bradley
Marquess Road, Harrogate

L. Graham
Hayfield Road
Pateley Bridge
Fish Shop Prop.

SIGNED ~~SEALED~~ AND DELIVERED by the
said Mary Alice Bradley in the
presence of :-

Mary Alice Bradley

Leonard Graham
Hayfield West
Bathley Budge
High Stop Prop.

WEST RIDING OF YORKSHIRE
REGISTRY OF DEEDS, WAKEFIELD.
REGISTERED 14 JULY 1949 A110-00a.m.
IN VOLUME 101 PAGE 744 NUMBER 331.

Jemara Thompson

REGISTRAR

331