

Document Fees	
Duty	34,545: -
Reg.	68:50
Court	80: -
Jurats	60: -
	<u>£34,753:50</u>

REGISTERED AT THE GREFFE, GUERNSEY.

18th December 2014 NO. B1359

THIS CONVEYANCE made this eighteenth
 ===== day of December

Two thousand and fourteen Between DENNIS GEORGE PHILLIPS, son of Haydn George and WENDY SHEILA PHILLIPS (née Chauvel), his wife both of "Le Manoir d'Aval, Rue d'Aval, Saint Martin, Jersey (hereinafter referred to as "the Vendors" which expression where the context so admits shall include the survivor of them and the heirs of such survivor) of the one part, and LGF HOLDINGS LIMITED (Registered in Guernsey as number 59364) which has its Registered Office at "Milton Lodge", Rue Poudreuse, Saint Martin, Guernsey (hereinafter referred to as "the Purchaser" which expression where the context so admits shall include its successors in title) of the other part

WITNESSETH

1. THAT the Vendors hereby convey for an estate of inheritance to the Purchaser ALL THOSE PREMISES comprising:-

1.1. A DWELLINGHOUSE known as "LA GRANDE FLAGUEE", COTTAGE, SWIMMING POOL and LAND shown by way of identification but not of limitation coloured red on Plan No. 1884 lodged at the Greffe ("the Plan"); and

1.2. A DRIVEWAY of ten feet in width shown coloured brown on the Plan; the whole adjoining and situate at La Vieille Rue near La Rue du Frie Baton in the parish of Saint Saviour on Fief Saint Michel;

2. THAT the premises hereby conveyed are BOUNDED on or towards the:

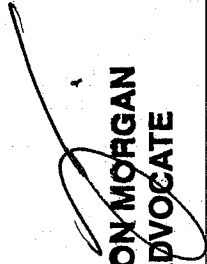
2.1. North by:-

2.1.1. a dwellinghouse known as "La Croix", glasshouse, garage and land owned by Renaut Nicholson de Garis, the hedge between without "relief" belonging to the premises hereby conveyed; and

2.1.2. a field appurtenant to a dwellinghouse known as "Au Soleil" and land owned by Kevin Dudley Boscher and Catherine Maire Boscher (formerly Murray, née Brown), his wife, the hedge between belonging to the premises hereby conveyed;

2.2. East by:-

2.2.1. the said premises owned by the said Boscher and wife; and


JASON MORGAN
ADVOCATE

Date 18/12/2014
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- 2.2.2. a dwellinghouse known as "Folkestone", garage, glasshouse and land owned by Enid Florence Carré (née Dodd), widow of Stanley Henry Carré;
the earthbank ("fossé") and shrubs for the major part between belonging to the premises hereby conveyed;
- 2.3. **North** by:-
- 2.3.1. the said premises owned by the said Carré; and
- 2.3.2. a dwellinghouse known as "Mahoose", conservatory, swimming pool and land owned by A.D. Limited;
the boundary being as shown on the Plan;
- 2.4. **East** by La Rue du Frie Baton aforesaid;
- 2.5. **South** by a dwellinghouse known as "Le Petit Courtil", garage, and land owned by Dugald Hugh McPhie and Corinna Margaret McPhie (née Springbett), his wife, the walls for the major part between belonging to the said McPhie and wife and the boundary for the remainder being as shown on the Plan;
- 2.6. **East** again by the said premises owned by the said McPhie and wife, the wall between belonging to the premises hereby conveyed;
- 2.7. **South** by:-
- 2.7.1. a field owned by the heirs of the late Ellen Rachel Duquemin, widow of Henry James Duquemin; and
- 2.7.2. a dwellinghouse known as "Treloar", conservatory, garage and land owned by Adrian Nicholas Pickering and Carol Michele Helene Pickering (née Le Prevost), his wife, the "fossé" the whole length between being party; and
- 2.8. **West** by La Vieille Rue aforesaid.
3. **THAT** as heretofore granted or reserved, the Purchaser shall as respects the premises comprised in Item 1.2 hereof:-
- 3.1. allow the said Carré and the said McPhie and wife and their respective successors in title, a right of way on foot and with animals and vehicles including motor vehicles over the said driveway hereby conveyed to come and go at all times between their respective premises and La Rue du Frie Baton aforesaid, subject to paying a fair proportion of the costs of maintenance and upkeep of that part of the said driveway which borders their respective premises; and
- 3.2. have the right to have and to keep water pipes along the southern part of the said premises owned by the said Carré, the said premises owned by the said Company and across the said premises owned by

the said McPhie and wife, with a right of access to the said pipes at all reasonable times in order to repair, replace or remove the same subject to causing the least inconvenience possible and to reinstating the surface of any land disturbed;

4. **THAT** the Purchaser shall have the benefit of the rights and shall be subject to the servitudes and covenants contained in:-

- 4.1. an Agreement made by and between the said late Stanley Henry Carré and Enid Florence Carré (née Dodd), his wife, of the first part, A.D. Limited of the second part, the said McPhie and wife of the third part and the Vendors of the fourth and final part, registered on the 31st August, 2006; and
- 4.2. an Agreement made by and between those parties referred to in Clause 4.1 hereof and the said Pickering and wife, registered on the 25th October, 2011.

5. **THAT** the said conveyance comprises all right title and interest in the premises hereby conveyed vested in the Vendors as purchasers thereof from Simon Richard Henning by Conveyance registered on the 29th September, 1992;

6. **THAT** the said conveyance is made in consideration of the payment by the Purchaser of the sum of **ONE MILLION ONE HUNDRED AND FIFTY ONE THOUSAND FIVE HUNDRED POUNDS (£1,151,500)**, the receipt whereof the Vendors hereby acknowledge;

7. **THAT** the Vendors hereby covenant to indemnify the Purchaser against all:-

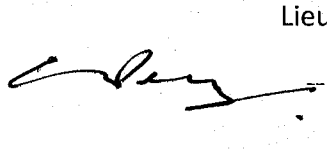
- 7.1. rentes and encumbrances except cheffrentes and manorial dues; and
- 7.2. defects in title;

8. **THAT** the Purchaser shall enter into possession of the premises hereby conveyed on the 22nd December, 2014.

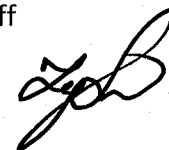
IN WITNESS WHEREOF the said parties appeared before the undersigned Lieutenant Bailiff and Jurats of the Royal Court of this Island of Guernsey on the day and year first above written (the Vendor by their Attorney, Jason John Lucas Morgan, hereunto authorised by Powers of Attorney both dated the 1st December, 2014 and the Purchaser by Shelly Georgina Scott, hereunto authorised by Resolution of its Board of Directors dated the 3rd December, 2014) and confirmed and ratified this Conveyance.



Lieutenant Bailiff



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Conveyance

between

LGF HOLDINGS LIMITED

("Purchaser")

&

DENNIS GEORGE PHILLIPS

and

WENDY SHEILA PHILLIPS (née Chauvel)

("Vendors")

RE: "La Grande Flaguee"
La Vieille Rue
near La Rue du Frie Baton
Saint Saviour
GUERNSEY.

CAREY OLSEN

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REGISTERED 18th December 2014
BOOK 586 NO. B1359