

THIS CONVEYANCE is made the twenty third day of November One thousand nine hundred and seventy BETWEEN SPRINGHILL NURSING HOME LIMITED of and whose registered Office is at Springhill House Higher Cloughfold Rawtenstall in the County of Lancaster (hereinafter called 'the Vendors') of the one part and PORTMAN REGISTRARS AND NOMINEES LIMITED of and whose Registered Office is at 74 New Cavendish Street W1 in the county of Greater London (hereinafter called 'the Purchasers') of the other part

WHEREAS:-

(1) The Vendors are seised of the property hereby conveyed for an estate in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances

(2) The Vendors have agreed with the Purchasers for the sale to them for the sum of FOUR THOUSAND SEVEN HUNDRED AND FIFTY POUNDS(£4,750 0 0d) of the fee simple of the above property subject as hereinafter provided but otherwise free from incumbrances

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of Four thousand seven hundred and fifty pounds (£4,750) paid by the Purchasers to the Vendors (the receipt of which sum the Vendors hereby acknowledge) the Vendors as beneficial owners hereby convey unto the Purchasers FIRST ALL THAT messuage or dwellinghouse known as Springhill House Higher Cloughfold Rawtenstall with its appurtenances including the gardens gate lodge-house garage and other buildings and the land forming the site of the said hereditaments and premises as the same are for the purpose of identification only more particularly delineated and described and edged in the plan attached to the Conveyance (hereinafter referred to as 'the 1937 Conveyance') dated the 25th day of August 1937 and made between Edmund Leach Compston of the one part and Doris Hartley of the other part Save and Except thereout such part of the said hereditaments and premises (and in particular the messuage or dwellinghouse known as The Gatehouse Higher Cloughfold aforesaid) as were comprised in a Conveyance dated the 29th day of August 1964 and made between Tom Harry Cooke and Jean Margaret Cooke of the first part The Mayor Aldermen and Burgesses of the Borough of Rawtenstall of the second part and Hubert Taylor and Ada Taylor of the third part AND SECONDLY (by way of conveyance and not of exception) ALL THAT strip of land or road coloured brown on the said plan attached to the 1937 Conveyance and therein also edged red (being part of the strip of land leading from Newchurch Road to the back of the said Springhill premises and a part of a close of land called Newcroft containing 7,742 square yards or thereabout comprised in a Surrender dated the 16th day of October 1861 made and passed to the use of Charles Patrick) AND THIRDLY ALL THAT plot of land containing 120 square yards or thereabouts more particularly delineated and described and edged red in the said plan attached to the 1937 Conveyance (all which hereditaments and premises hereinbefore described were part of the hereditaments and premises comprised in an Indenture dated the 6th day of October 1923 and made between John Hart of the one part and Edmund Leach Compston of the other part)

TOGHETHER WITH the Rights of Way more particularly mentioned in the 1937 Conveyance EXCEPT and RESERVED certain rights of way and otherwise as

excepted and reserved in the 1937 Conveyance and in the said Indenture dated the 6th day of October 1923 so far as such exceptions and reservations respectively relate to the property hereby conveyed TO HOLD the same unto the Purchasers in fee simple subject to all existing rights easements liberties and obligations relating to way light and drainage repair or maintenance now affecting the same and SUBJECT ALSO to the Agreement and declaration as to party walls and other like matters contained in the 1937 Conveyance and SUBJECT ALSO to a right of way and access over a part of the property hereby conveyed as in more particularly mentioned in a Conveyance dated 1st September 1936 and made between the said Edmund Leach Compston of the first part Elizabeth Compston of the second part and Harry Taylor of the third part and SUBJECT ALSO to the rights of the Lords of the Manor of Accrington Ne Hold in or to mines minerals and other rights (if any) preserved by the Law of Property Act 1922.

IN WITNESS whereof the Common Seal of the parties hereunto been affixed the day and year first before written