

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 31 JAN 2020 AT 08:16:04. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, PETERBOROUGH OFFICE.

TITLE NUMBER: BD81569

There is no application or official search pending against this title.

## A: Property Register

This register describes the land and estate comprised in the title.

CENTRAL BEDFORDSHIRE

- 1 (24.05.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the west of Stanbridge Road, Totternhoe, Dunstable.
- 2 (11.10.1993) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (06.01.1983) PROPRIETOR: MATTHEW PETER HEAST of Mead Open Farm, Stanbridge Road, Great Billington, Leighton Buzzard LU7 9JH.
- 2 (19.01.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 15 January 2007 in favour of Lloyds Bank PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Deed of Grant dated 12 January 1968 made between (1) Paul Ivor White and Graham Alec White (First Grantors) (2) Graham Alec White (Second Grantor) (3) The Prudential Assurance Company Limited and (4) Central Electricity Generating Board (Board) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Deed of Grant dated 12 January 1968 referred to above:-

"FULL RIGHT AND LIBERTY for the Board to retain use maintain repair renew inspect and remove the electric lines and works specified in the First Schedule hereto (together hereinafter referred to as "the electric lines") on and over the first property and as incidental to the rights and liberties hereinbefore described. FULL RIGHT AND LIBERTY for the Board at their own expense and in a proper and woodmanlike manner to fell or lop from time to time all trees and

## C: Charges Register continued

coppice wood now or hereafter standing on the first property which would if not felled or lopped obstruct or interfere with the construction maintenance of working of the electric lines and also FULL RIGHT AND LIBERTY for the Board and all persons authorised by them from time to time and at all reasonable times hereafter with or without vehicles plant and equipment to enter upon the first property for all or any of the purposes aforesaid."

NOTE: The First Schedule referred to is that contained in the Schedule of Restrictive Covenants herewith.

- 3 (12.07.1995) REGISTERED CHARGE dated 31 May 1995 affecting also title BD75839 to secure the moneys including the further advances therein mentioned.

NOTE: See the entry below altering the priority of this charge.

- 4 (12.07.1995) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

- 5 (19.01.2007) REGISTERED CHARGE dated 15 January 2007 affecting also other titles.

NOTE 1: Charge reference BD75839.

NOTE 2: See the entry below altering the priority of this charge.

- 6 (19.01.2007) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

- 7 (22.05.2007) A Deed dated 30 April 2007 made between (1) Lloyds TSB Bank PLC and (2) The Agricultural Mortgage Corporation PLC relates to priorities as between the Charges dated 31 May 1995 and 15 January 2007 referred to above as therein mentioned.

NOTE: Copy filed under BD75839.

- 8 (30.03.2009) A Deed dated 12 January 2009 made between (1) Lloyds TSB Bank PLC (2) The Agricultural Mortgage Corporation PLC and (3) Matthew Peter Heast relates to priorities as between the Charges dated 15 January 2007 and 31 May 1995 referred to above as therein mentioned.

NOTE: Copy filed under BD75839.

- 9 (24.09.2012) A Deed dated 29 August 2012 made between (1) Lloyds TSB Bank Plc and (2) The Agricultural Mortgage Corporation Plc relates to priorities as between the Charges dated 15 January 2007 and 31 May 1995 referred to above as therein mentioned.

- 10 (13.06.2014) A Deed dated 22 April 2014 made between (1) Lloyds Bank Plc and (2) The Agricultural Mortgage Corporation Plc relates to priorities as between the Charges dated 15 January 2007 and 31 May 1995 referred to above as therein mentioned.

NOTE: Copy filed under BD75839.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed of Grant dated 12 January 1968 referred to in the Charges Register:-

"THE First Grantors so far as regards the first property and the Second Grantor so far as regards the second property with intent to bind the same into whosoever hands the same may come and for the benefit and protection of the Board's undertaking and the electric lines HEREBY COVENANT with the Board that the First Grantors and the Second Grantor and those deriving title under them will at all times hereafter observe and perform the following stipulations that is to say:-

(a) That no part of any dwellinghouse building or other erection which may at any time be upon the first property or the second property shall

## Schedule of restrictive covenants continued

be so constructed or placed as to be within Eighteen feet of the conductors mentioned in the Schedule hereto when the same are at maximum temperature and/or maximum swing or so as to encroach upon the foundations of the towers mentioned in the said First and Second Schedules and that no tree or coppice wood shall at any time hereafter be planted on the first property or the second property under the electric lines or within a distance of One hundred and fifteen feet on either side of the route of the electric lines

(b) That the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest conductor at any point of the span less than Twenty five feet at a temperature of One hundred and twenty two degrees Fahrenheit.

THE FIRST SCHEDULE before referred to

SIX quadruple conductors for transmitting electricity by three-phase current at a frequency of Fifty cycles per second and at a pressure of 400,000 volts together with one earth wire and two half towers for supporting the same and the equipment required by the Board in connection therewith the said conductors and half towers being erected in the positions approximately indicated by a red line and red circles respectively on the said plan 'A' attached hereto

THE SECOND SCHEDULE before referred to

SIX quadruple conductors for transmitting electricity by three-phase current at a frequency of Fifty cycles per second and at a pressure of 400,000 volts together with one earth wire and a half tower for supporting the same and the equipment required by the Board in connection therewith the said conductors and half tower being erected in the position approximately indicated by a red line and red circle respectively on the said plan 'B' attached hereto.

NOTE: The second property referred to is not included in this title. The electric lines are shown by a black broken line on the filed plan. The half towers are shown by two black and white square boxes on the filed plan.

End of register

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THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, PETERBOROUGH OFFICE.

TITLE NUMBER: BD208498

There is no application or official search pending against this title.

## A: Property Register

This register describes the land and estate comprised in the title.

CENTRAL BEDFORDSHIRE

- 1 (01.04.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north and south side of Stanbridge Road, Great Billington, Leighton Buzzard.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (01.04.1999) PROPRIETOR: MATTHEW PETER HEAST of Mead Open Farm, Stanbridge Road, Great Billington, Leighton Buzzard LU7 9JH.
- 2 (01.04.1999) The Assent to the proprietor contains covenants in respect of the Charges dated 30 May 1958, 10 March 1970, 13 April 1983, 13 April 1983, 13 May 1994 and 30 May 1979 referred to in the Charges Register.
- 3 (19.01.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 15 January 2007 in favour of Lloyds Bank PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (01.04.1999) The land is subject to the rights reserved by a Conveyance of the land in this title and other land dated 11 November 1957 made between (1) John Edward Thacker and (2) Peter Heast.

*NOTE: Original filed.*

- 2 (01.04.1999) The land is subject to the following rights granted by a Conveyance of the land edged blue on the filed plan dated 25 January 1990 made between (1) Joan Freda Feast (the Vendor) and (2) Darryl Edgar Ingram and Alison Ann Mary Ingram (the Purchasers):-

"TOGETHER ALSO with the rights easements and privileges set out in the first schedule hereto

THE FIRST SCHEDULE

## C: Charges Register continued

1. Full right and liberty in common with the Vendor and all other persons to whom the like right has been or may hereafter be granted to make connection with and use the drains and sewers electrical conduits and water pipes now laid or hereafter to be laid within a period of eighty years from the date hereof (which period shall be the perpetuity period applicable hereto) in under or through the retained Land with the right also to the free and uninterrupted passage and running of soil water and electricity from and to the Property through the said drains and sewers electrical conduits and water pipes respectively subject only to the payment of fair proportion of the cost of maintaining and repairing such of the said drains and sewers electrical conduits and water pipes as are not taken over maintained or repaired by the Local Authority or other responsible public service undertaking

2. All requisite rights and powers of entry onto the Vendor's Retained Land giving reasonable notice for the purpose of making connections to the said drains and sewers electrical conduits and water pipes and for the purpose of maintaining and repairing the same when constructed nevertheless making good forthwith and compensating the Vendor or other the owner or owners for the time being of the retained land for all damaged occasioned by such entry and the exercise of such rights and powers

3. A right for the Purchasers and their successors in title for drainage over and into the Vendor's property where the same presently drains into that property

4. The right to enter at all reasonable times upon the retained land for the purpose of inspecting and maintaining cleansing or repairing renewing all such parts of the property as cannot reasonably be inspected cleansed maintained renewed or repaired without the exercise of such right of entry as aforesaid all damage thereby occasioned being made good by the person or persons exercising such right.

3 (01.04.1999) The land is subject to the rights granted by a Deed dated 20 October 1997 made between (1) Joan Freda Feast (2) The Agricultural Mortgage Corporation Plc (3) Robert Grant Collins and (4) BG Plc.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

4 (01.04.1999) REGISTERED CHARGE dated 30 May 1958 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.

5 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

6 (01.04.1999) REGISTERED CHARGE dated 10 March 1970 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.

7 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

8 (01.04.1999) REGISTERED CHARGE dated 13 April 1983 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.

9 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

10 (01.04.1999) REGISTERED CHARGE dated 13 April 1983 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.

## C: Charges Register continued

11 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

12 (01.04.1999) REGISTERED CHARGE dated 13 May 1994 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.

13 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

14 (01.04.1999) Deed dated 13 May 1994 made between (1) Matthew Peter Heast and (2) The Agricultural Mortgage Corporation Plc supplemental to the Charges dated 30 May 1958, 10 March 1970, 13 April 1983 and 13 April 1983 referred to above.

15 (23.10.2003) A Deed dated 17 September 2003 made between (1) Robert Grant Collins and (2) The Agricultural Mortgage Corporation Plc and (3) Matthew Peter Heast relates to priorities as between the Charges dated 30 May 1958, 10 March 1970, 30 May 1979, 13 April 1983, 13 April 1983 and 13 May 1994 referred to above as therein mentioned.

16 (19.01.2007) REGISTERED CHARGE dated 15 January 2007 affecting also other titles.

NOTE 1: Charge reference BD75839.

NOTE 2: See the entry below altering the priority of this charge.

17 (19.01.2007) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

18 (22.05.2007) A Deed dated 30 April 2007 made between (1) Lloyds TSB Bank PLC and (2) The Agricultural Mortgage Corporation PLC relates to priorities as between the Charges dated 30 May 1958, 10 March 1970, 13 April 1983, 13 April 1983, 13 May 1994 and 15 January 2007 referred to above as therein mentioned.

NOTE : Copy filed under BD75839.

19 (30.03.2009) A Deed dated 12 January 2009 made between (1) Lloyds TSB Bank PLC (2) The Agricultural Mortgage Corporation Plc and (3) Matthew Peter Heast relates to priorities as between the Charges dated 30 May 1958, 10 March 1970, 13 April 1983, 13 April 1983, 13 May 1994 and 15 January 2007 referred to above as therein mentioned.

NOTE: Copy filed under BD75839.

20 (24.09.2012) A Deed dated 29 August 2012 made between (1) Lloyds TSB Bank Plc and (2) The Agricultural Mortgage Corporation Plc relates to priorities as between the Charges dated 15 January 2007 and 30 May 1958 and 13 May 1994 referred to above as therein mentioned.

21 (13.06.2014) A Deed dated 22 April 2014 made between (1) Lloyds Bank Plc and (2) The Agricultural Mortgage Corporation Plc relates to priorities as between the Charges dated 15 January 2007 and 30 May 1958 and 13 May 1994 referred to above as therein mentioned.

NOTE: Copy filed under BD75839

End of register

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- 2 (01.04.1999) The Assent to the proprietor contains covenants in respect of the Charges dated 30 May 1958, 10 March 1970, 13 April 1983, 13 April 1983, 13 May 1994 and 30 May 1979 referred to in the Charges Register.
- 3 (19.01.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 15 January 2007 in favour of Lloyds Bank PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (01.04.1999) The land is subject to the rights reserved by a Conveyance of the land in this title and other land dated 11 November 1957 made between (1) John Edward Thacker and (2) Peter Heast.

*NOTE: Original filed.*

- 2 (01.04.1999) The land is subject to the following rights granted by a Conveyance of the land edged blue on the filed plan dated 25 January 1990 made between (1) Joan Freda Feast (the Vendor) and (2) Darryl Edgar Ingram and Alison Ann Mary Ingram (the Purchasers):-

"TOGETHER ALSO with the rights easements and privileges set out in the first schedule hereto

THE FIRST SCHEDULE

## C: Charges Register continued

1. Full right and liberty in common with the Vendor and all other persons to whom the like right has been or may hereafter be granted to make connection with and use the drains and sewers electrical conduits and water pipes now laid or hereafter to be laid within a period of eighty years from the date hereof (which period shall be the perpetuity period applicable hereto) in under or through the retained Land with the right also to the free and uninterrupted passage and running of soil water and electricity from and to the Property through the said drains and sewers electrical conduits and water pipes respectively subject only to the payment of fair proportion of the cost of maintaining and repairing such of the said drains and sewers electrical conduits and water pipes as are not taken over maintained or repaired by the Local Authority or other responsible public service undertaking

2. All requisite rights and powers of entry onto the Vendor's Retained Land giving reasonable notice for the purpose of making connections to the said drains and sewers electrical conduits and water pipes and for the purpose of maintaining and repairing the same when constructed nevertheless making good forthwith and compensating the Vendor or other the owner or owners for the time being of the retained land for all damaged occasioned by such entry and the exercise of such rights and powers

3. A right for the Purchasers and their successors in title for drainage over and into the Vendor's property where the same presently drains into that property

4. The right to enter at all reasonable times upon the retained land for the purpose of inspecting and maintaining cleansing or repairing renewing all such parts of the property as cannot reasonably be inspected cleansed maintained renewed or repaired without the exercise of such right of entry as aforesaid all damage thereby occasioned being made good by the person or persons exercising such right.

3 (01.04.1999) The land is subject to the rights granted by a Deed dated 20 October 1997 made between (1) Joan Freda Feast (2) The Agricultural Mortgage Corporation Plc (3) Robert Grant Collins and (4) BG Plc.

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

4 (01.04.1999) REGISTERED CHARGE dated 30 May 1958 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.

5 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

6 (01.04.1999) REGISTERED CHARGE dated 10 March 1970 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.

7 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

8 (01.04.1999) REGISTERED CHARGE dated 13 April 1983 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.

9 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

10 (01.04.1999) REGISTERED CHARGE dated 13 April 1983 to secure the moneys therein mentioned.

NOTE: See entry below altering the priority of this charge.



## C: Charges Register continued

11 (01.04.1999) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

12 (01.04.1999) REGISTERED CHARGE dated 13 May 1994 to secure the moneys therein mentioned.

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14 (01.04.1999) Deed dated 13 May 1994 made between (1) Matthew Peter Heast and (2) The Agricultural Mortgage Corporation Plc supplemental to the Charges dated 30 May 1958, 10 March 1970, 13 April 1983 and 13 April 1983 referred to above.

15 (23.10.2003) A Deed dated 17 September 2003 made between (1) Robert Grant Collins and (2) The Agricultural Mortgage Corporation Plc and (3) Matthew Peter Heast relates to priorities as between the Charges dated 30 May 1958, 10 March 1970, 30 May 1979, 13 April 1983, 13 April 1983 and 13 May 1994 referred to above as therein mentioned.

16 (19.01.2007) REGISTERED CHARGE dated 15 January 2007 affecting also other titles.

NOTE 1: Charge reference BD75839.

NOTE 2: See the entry below altering the priority of this charge.

17 (19.01.2007) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

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19 (30.03.2009) A Deed dated 12 January 2009 made between (1) Lloyds TSB Bank PLC (2) The Agricultural Mortgage Corporation Plc and (3) Matthew Peter Heast relates to priorities as between the Charges dated 30 May 1958, 10 March 1970, 13 April 1983, 13 April 1983, 13 May 1994 and 15 January 2007 referred to above as therein mentioned.

NOTE: Copy filed under BD75839.

20 (24.09.2012) A Deed dated 29 August 2012 made between (1) Lloyds TSB Bank Plc and (2) The Agricultural Mortgage Corporation Plc relates to priorities as between the Charges dated 15 January 2007 and 30 May 1958 and 13 May 1994 referred to above as therein mentioned.

21 (13.06.2014) A Deed dated 22 April 2014 made between (1) Lloyds Bank Plc and (2) The Agricultural Mortgage Corporation Plc relates to priorities as between the Charges dated 15 January 2007 and 30 May 1958 and 13 May 1994 referred to above as therein mentioned.

NOTE: Copy filed under BD75839

End of register