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ABSTRACT OF THE TITLE

- of -

ATKINSONS BREWERY LIMITED relating to
The Dun Cow Hotel and land adjoining
Dunchurch in the County of Warwick.

R.A. Rotherham and Co.,
Solicitors,
COVENTRY.

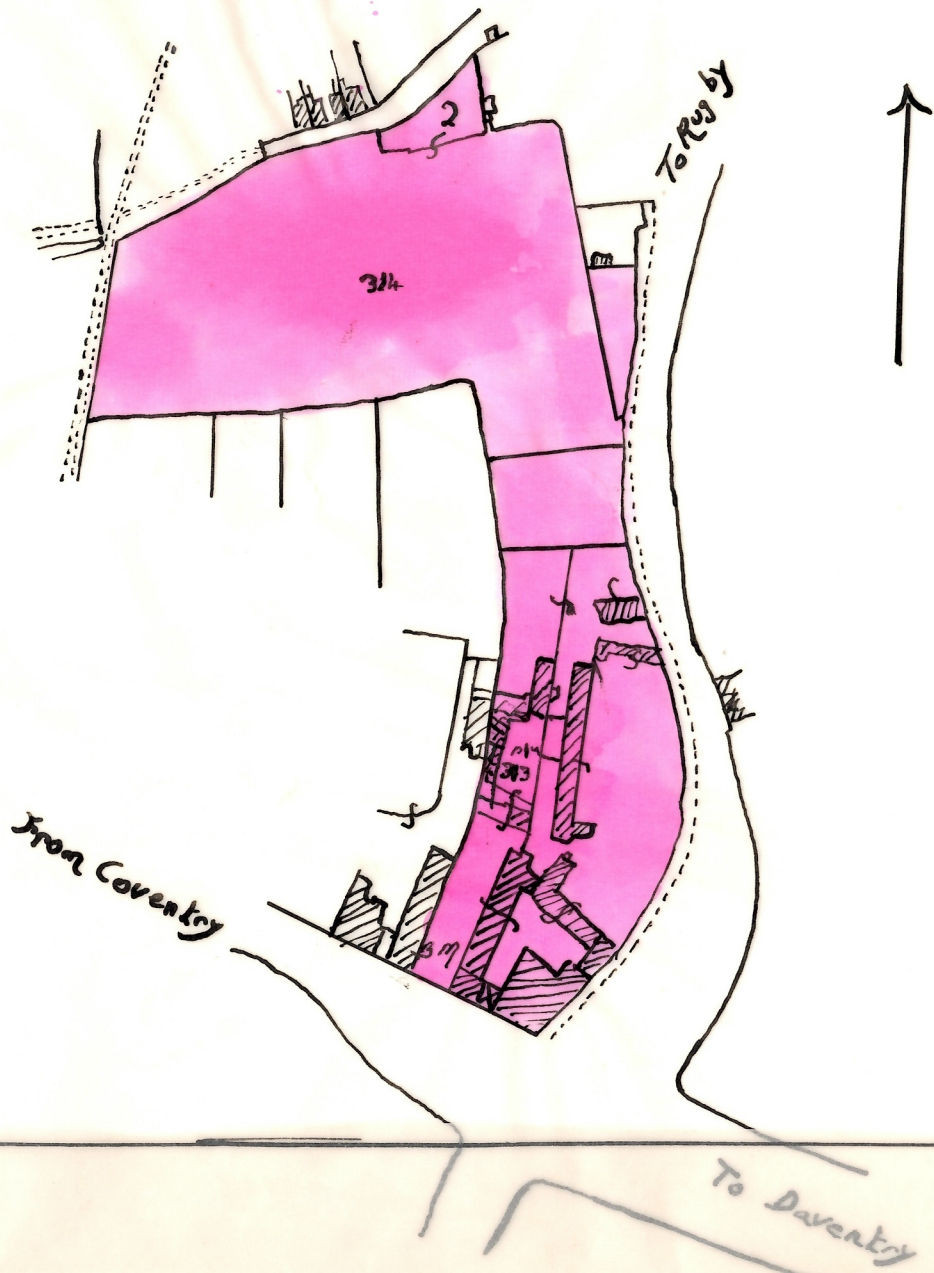
Memo. encl. on cover of 6th December 1955.

MEMORANDUM that by a Conveyance dated the Nineteenth day of October One thousand Nine hundred and Fifty Six made between the within named ATKINSONS BREWERY LIMITED of the one part and REGINALD BURBIDGE GILES of the other part a piece of land having a frontage of Seventy feet or thereabouts to Rugby Road Dunchurch and being the most Northerly portion of the land comprised in the within written Conveyance was conveyed to the said Reginald Burbidge Giles in fee simple and his right to production of the within written Deed and to delivery of copies thereof was acknowledged.

Carbon copy. L.B.G.



Ex'd with orig'l
L.Rob. 19/10/36.



Exid with orig'l
L.P. 12/10/56.

To Daventry

ABSTRACT OF THE TITLE

- of -

ATKINSONS BREWERY LIMITED relating to The Dun Cow Hotel, and
land adjoining, Dunchurch in the County of Warwick.

5th October 1920.

Stamp £100.

P.D. Stamp.

Examined with original produced
by Messrs. Bretherton Crofts and
Turpin, Solicitors, Rugby.
R.A. Rotherham and Co.
Solicitors, Coventry.
28th October 1955.

*Examined with original produced
at the office of R. A. Rotherham & Co.,
5 & 9, The Quadrant, Coventry.*

*Lupton Reddish & Co.,
Sols., Rugby.
19th October 1956.*

Liquidation) whose regd office was at 3 Bank Build

the Bank) and WILLIAM JOHN STOKOE and FREDERICK STRAKER both of 170 Fenchurch Street in sd City of
London and ROBERT WILLIAM STREET of 54 Lombard Street in sd City of London Liquidators of the Bank
(thinar called the Liquidators) of the 2nd pt and JAMES HARVEY WESTON (Hotel Kepper) WALTER WESTON
(Farmer) and AMY WESTON (Spinster) all of the Dun Cow Hotel Dunchurch in Coy of Warwick (thinar called
the Pchrsrs) of 3rd pt.

RECITING that by an Indre dtd 30th May 1918 and made between the Vdr (then
Samuel James Waring Esq) of one pt and the Bank of the other part thr hdts thinar
described and expressed and intdd to be thrby conveyd were (with other hdts) conveyd
by the Vdr unto and to the use of the Bank in fee simple subject to proviso for
redemption of sd hrds on payment by Vdr to the Bank of ppal and other moys and intt
thrby secd as thrin mentd

AND RECITING that subject to sd Indre of Mtge Vdr was seised in fee simple in
possession free from incumbrs

AND RECITING that by a Special Resolution of the Bank duly passed and confirmed
at Extraordinary Meetings held resply on 16th Sept. 1918 and 2nd October 1918 it was
resolved that the Bank be wound up voluntarily and that the Liquidators be and they
were thrby apptd Liquidators for the ppses of such winding up.

AND RECITING Notice of sd Special Resolution duly published in the London Gazette on
8th Oct. 1918

AND RECITING agreement for sale to Pchrsrs at price of £10,000.

AND RECITING that a sum exceeding sd sum of £10,000 still remained owing to the Bank
on security of sd Indre of Mtge

AND RECITING that upon treaty for sd purchase it was agreed that sd sum of £10,000
should be pd to the Liquidators in pt satisfon of the moys due under sd Indre of Mtge
and that the Bank and Liquidators shld join in abstg presents in manner thinar appearing

IT WAS WITNED that in conson of £10,000 to Liquidators as afrsd pd by Pchrsrs out of moys belongg to them
in equal shhars or before exon of abstg presents by diron of Vdr (rect and payment whrof Liquidators the
Bank and thhe Vdr thrby resply ackned) the Bank by diron of the Liquidators as such Liquidators as afrsd
as Mtgees aat request and by diron of Vdr as B.O. thrby conveyd and the Liquidators as Trees thrby
conveyd and confirmed and the Vdr as B.O. thrby conveyd and confirmed unto the Pchrsrs.

ALL THAT fully licensed hotel and posting house with the yards gardens
stabling outoffices and outbuildings thrtto belongg known as The Dun Cow
Hotel site in the centre of the village of Dunchurch in Coy of Warwick.

AND ALSO ALL THAT paddock with the two gardens adjthrtó lying at the rear of sd prems All which sd hrdts contd in the whole an area of 3a3r2lp or thrabts and were then in the occon of Mrs. E Weston (with the exception of the gardens adjng the sd Paddock then in the occon of Messrs. J Edmunds and C Fox) and were more partcly delined on the plan drawn thron and thrin colrd pink and nod 314 and part 313 Togr with the benefit of all licenses rights easements members and appurts then belongg to and used and enjoyed in connection with sd hdtts.

TO HOLD same hrdts and prems unto and

TO THE USE of the Purchasers in fee simple as tenants in common in equal shares freed and absolutely discharged from all claims and demands under sd recited Indre of Mtge

DECLARATION AND AGREEMENT that apportioned Land Tax in respect of sd hrdts thrinbefore described and thrby convyd shld be sum of £2.5.0.

COVT by Purchasers for themselves thr hrs exors admins and assns with Vdr his hrs exors admins and assns that until a legal apportionment was made that they the Pchsr in the event of default being made in paymt of sd land tax wd on demand pay to Vdr his hrs exors admins or assns the sd sum as afrsd

ACKNOWLEDGMENT by Bank in whose posson deeds and docts specified in the Schedule thrtó remained which related to other hereditis still subject to sd Indre of Mtge as well as to sd hrdts thrby convyd of rt of Purchasers thr hrs and assns to prodon and delivery of copies throf

COVENANT by Vdr with Purchasers that the Vdr his hrs assns wld at cost of Purchasers when and so soon as sd deeds and docts shld come to his or thr posson give to Purchasers thr hrs or assns an undertkg for thr safe custody and that until such undertaking shld be given he or they shld be subject to same obligations in all respects as if such undertkg had been given.

THE SCHEDULE above referred to.

4th October 1860	Disentailing Assurance The Most Noble Walter Francis Duke of Buccleuch and Queensbury of the 1st pt The Rt Hon. Walter Douglas Montagu Scott of 2nd pt and Frederick Iltid Nichol of 3rd pt.
15th December 1860	Indre of this dte made betwn The Most Noble Walter Francis Duke of Buccleuch and Queensbury of 1st pt The Rt. Hon. William Henry Walter Earl of Dalkeith of 2nd pt and George William Hope of 3rd pt.
20th December 1920 ¹⁹¹⁰	Indre of Conveyance made between William Henry Walter Duke of Buccleuch and Queensbarry of one pt and John Charles Montagu Douglass Scott Earl of Dalkeith of other pt.
2nd July 1917	Indre of this dte made between George Everard Hope of 1st pt The Lady ^{Mary} Catherine Constance Primorse or Hope James Cospatrick Hepburne Scott John Augustus Hope and Alexander Guild of the 2nd pt and The Rt. Hon. George William Montague Douglass Scott and sd James Cospatrick Hepburne Scott of 3rd pt.
3rd July 1917	Indre of this date (endd on last mentd) made between sd George William Montague Douglass Scott of one pt and Her Grace Margaret Alice Duchess of Buccleuch and Queensberry The Rt. Hon. Francis George Montague Douglass Scott and Charles William Montague Douglass Scott of other part.
29th May 1918	Indre of this dte (endorsed on Indre of 2nd July 1917) made between sd Margaret Alice Duchess of Buccleuch of Queensberry the sd Francis George Montague Douglas Scott and sd Charles William Montagu Douglas Scott of one pt and The Most Noble John Charles Duke of Buccleuch and Queensberry of other part.
30th May 1918	Indre of Conveyance made between sd John Charles Duke of Buccleuch and Queensberry of one pt and Vdr of or pt.

30th May 1918

DECLARATION by Charles Godfrey Bolain.

30th May 1918

The thrinbefore recited Indre of Mtge.

SEALED by the Bank and executed by other parties and attested.

MEMORANDA (endorsed on before abstracted Indre) as follows :-

"BY a Conveyance dtd 22nd May 1946 mde betwn the within named James Harvey Weston and Walter Weston and Amy Weston of the one pt and The Rugby R.D.C. of the or pt a pce of land contg 2 acres or thrabts forming pt of the within described ppty was convyd to The Rugby R.D.C. in fee simple and thr rt to production of the within written deed was thrby ackned."

"BY Conveyance made 13th November 1953 betwn the within named James Harvey Weston and Walter Weston of the one pt and Clare Jane Elizabeth Commons of the or pt a pce of land frontg a rd known as The Heath at Dunchurch in Coy of Warwick and contgg in area 363 sq yds or thrabts formg part of the ppty within described was convyd to the sd Clare Jane Elizabeth Commons in fee simple and her rt to production etc etc of the within written deed was ackned".

"BY Conveyance made the 7th Janry 1954 between the within named James Harvey Weston and Walter Weston of the one pt and Frank Gillings of the or pt a pce of land frontg the Rugby Rd at Dunchurch in the Coy of Warwick forming pt of the ppty within described was convyd to the sd Frank Gillings in fee simple and his rt to production etc etc of the within written deed was ackned."

Sd Amy Weston died at the Dun Cow Hotel afrsd.

17th October 1952. ✓

Verified by photographic copy
Probate produced as before.

R.A.R. & Co.

*Ex'd with marked
abstract as before.
LRobo. 19/10/56.*

27th October 1955

*Orig'l prodd. & ex'd as before
LRobo. 19/10/56.*

OFFICIAL CERTIFICATE OF SEARCH in Rugby R.D.C. No. 5815 revealing an entry under part III Register of Planning Charges and an entry under Part X Register of Buildings of Special Architectural or Historic Interest.

28th October 1955

*Orig'l prodd. & ex'd as before
LRobo. 19/10/56.*

OFFICIAL CERTIFICATE OF SEARCH in Warwickshire County Council No. LCA/55/7295 revealing no subsisting entries.

1st December 1955

*Orig'l prodd. & ex'd as before.
LRobo. 19/10/56*

✓ OFFICIAL CERTIFICATE OF SEARCH in H.M.Land Registry N^o. 796114/55 agnst James Harvey Weston Walter Weston and Amy Weston revealing no subsisting entries.

6th December 1955

Stamped £515. and P.D. ✓

*Orig'l prodd. & ex'd as before
LRobo. 19/10/56.*

BY A CONVEYANCE of this dte mde betwn JAMES HA Dunchurch in the Coy of Warwick Licensed Victu ATKINSONS BREWERY LTD whose regd office was at "the Prchsr") of the or pt.

RECITING by a Conveyance dtd

AND RECITING by virtue of sd

before the commencement of the Law of Ppty Act 1925 seised of the sd ppty as tenants in common as afrsd for an este in fee simple in possession free from incumbs affectg either the entirety of the sd ppty or any of the undivided shares therein AND RECITING upon the commencement of the sd Act and by virtue thereof the sd ppty vested in the Vdrs and the sd Amy Weston as jnt tenants upon the statutory trusts as designed by the sd Act which included a trust for sale. AND RECITING the sd Amy Weston died on the 17th October 1952. AND RECITING the Vdr in execution of sd trust for sale had agreed with the Prchsr for the sale to it of the sd ppty for an estate in fee simple in possession subject to the Lease thrinar referred to but orwise free from incumbs at the price of £25,750. ED that in pursuance of the sd agreement and in conson of £25,750. thenpd by the Prchsr to ct ackned) the Vdrs as Trees thrby convyd unto the Prchsr

ALL THAT fully licensed Hotel and posting hse with the yards gardens stables and other outbuildings belongg thrtto and occupied therewith site at the centre of the Village of Dunchurch in the Coy of Warwick which sd prems contd in the whole 1/2 acres and 3 roods or thrabts and were for the ppsse of iden only and not of limitation or extension delined on the plan drawn thereon and thereon edged red and in pt colrd blue togr with the benefit of all rts in the nature of easements or quasi-easements (if any there be) then belonging to and used and enjoyed in connection with the sd prems

TO HOLD the same unto the Prchsr in fee simple but subject as to the building colrd blue on the sd plan to a Lease thereof (if and so far as the same were still subsisting) dtd 15th October 1952 and made between the Vdrs and the sd Amy Weston of the one pt and Reginald Arthur Edmondson of the other pt whereby the sd building was demised to the sd Reginald Arthur Edmondson for the term of 5 yrs from the 25th September 1952 but with the benefit to the Prchsr of the yrly rent of £13. thrby resrvd and of the covenants on the pt of the Lessee and the condons thrin contd.

EXECUTED by the Vdrs and attested.

29th September 1954.

certe of Redemption of Land Tax - Tax and £6-1-10, No. 607/2084

Official copy, togr with recd,
prodd. & evid as before.

LRobo. 19/10/56.