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Rose & Rose Solicitors
DX 31516
KINGSTON UPON THAMES

By fax and DX: 020 8546 6823

Your Ref: LA/Glanfield
Our Ref: KNC KEJ L2270001 Lemoine
Please ask for Team 1

RECEIVED

12 APR 2011

08 April 2011

Dear Sirs

8 The Courtyard Alexander Studios London SW11
Glanfield to Lemoine

Thank you for your letter of 5 April 2011 and we note the contents.

We are obtaining a copy of the planning permission direct from the local authority.

We confirm that we have now received mortgage instructions and have reported to our client with the contract for signature.

✓ We look forward to hearing from you as soon as possible with replies to freeholders enquiries which are outstanding.

With the hard copy of this fax we enclose our requisitions on title in duplicate together with the draft transfer deed in duplicate for approval.

If approved please use the top copy transfer as the engrossment for signature by your clients.

Yours faithfully


DRUMMONDS



SMOOTHMOVE

tel: 01244 408300 fax: 01244 408310 DX: 20028 CHESTER 1

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Regulated by the Solicitors Regulation Authority SRA No. 344246

Land Registry

Transfer of whole of registered title(s)

TR1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property: TGL117534
2	Property: 8 The Courtyard, Alexander Studios, Haydon Way, London, SW11 1YF
3	Date:
4	<p>Transferor: Thomas Edward Glanfield</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
5	<p>Transferee for entry in the register: Adrien Felix Lemoine</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
6	<p>Transferee's intended address(es) for service for entry in the register: 8 The Courtyard, Alexander Studios, Haydon Way London SW11 1YF</p>
7	The transferor transfers the property to the transferee

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

8 Consideration

- ☒ The transferor has received from the transferee for the property the following sum (in words and figures):
Three hundred and seventy thousand pounds
£ 370,000.00
- ☐ The transfer is not for money or anything that has a monetary value
- ☐ Insert other receipt as appropriate:

Place 'X' in any box that applies.

Add any modifications.

9 The transferor transfers with

- ☒ full title guarantee
- ☐ limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

10 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the property on trust for themselves as joint tenants
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the property on trust:

Complete as necessary.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

11 Additional provisions

The parties agree and declare that this Transfer is made with full title guarantee but the Transferor shall not be liable under any of the covenants set out in Sections 3 or 4 of the Law of Property (Miscellaneous Provisions) Act 1994 in respect of any breach of the terms of the Lease concerning the condition of the Property thus sold.

For the purpose of affording to the Transferor a full and sufficient indemnity the Transferees hereby jointly and severally covenant with the Transferor that they the Transferees and their successors in title will at all times hereafter observe and

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

12 Execution

Signed as a Deed by the said

THOMAS EDWARD GLANFIELD

in the presence of:

Witness signature

Witness name

Witness address

Witness occupation

Signed as a Deed by the said

ADRIEN FELIX LEMOINE

in the presence of:

Witness signature

Witness name

Witness address

Witness occupation

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

1. Continued from Form TR1

Title number(s) TGL117534

2. *Before each continuation, state panel to be continued, e.g. "Panel 12 continued".*

Panel 11

perform the covenants referred to in the Charges Register of the above mentioned title so far as the same relate to the land hereby transferred and are still subsisting and capable of being enforced and will so far as aforesaid indemnify and keep indemnified the Transferor and their estate and effects from and against all actions claims and demands in respect of any future non observance or non performance thereof.

For the purposes of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters now recorded in registers open to public inspection are to be considered within the actual knowledge of the Transferee.

Continuation sheet of

(Insert sheet number and total number of continuation sheets e.g. "sheet 1 of 3")