

Our Ref: NBO/18415

Contact: Nigel Bowen

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Your Ref:

Date: 3rd July 2024

David Nicklin
RC Trustees Ltd
1a, Park Lane
Poynton
Stockport
Cheshire
SK12 1RD

Dear Mr Nicklin,

MMS Executive Pension Scheme (Scheme)
9 Milbanke Court, Milbanke Way, Bracknell, Berkshire RG12 1RP

A you may recall, I act for MMS Executive Pension Scheme.

Because RC Trustees Ltd has replaced the late Ronald Michael Saunders as co-trustee of the Scheme with Caroline Wilde, it is necessary to update the title at the Land Registry of the above property which is one of the trust assets.

To that end, I enclose a TR1 transfer which has been executed by Caroline Wilde and which needs to be executed by you as the director of RC Trustees Ltd. I would be very grateful if you would kindly sign this on behalf of RC Trustees Ltd on the final page in the presence of a witness who must also sign and then print their name, address and occupation in the spaces provided. Please also date the document.

Please then return the executed document to me in the enclosed SAE. I will then register the transfer at the Land Registry. If you have any queries, please don't hesitate to let me know.

Kind regards

Yours sincerely

Nigel Bowen
Nexa Law Limited
Mob: 07747 805790

DN completed
16.7.2024

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Please note we do not accept service by fax or service at the London Office
All correspondence to be sent to Head Office

Transfer of whole of registered title(s)

Any parts of the form that are not typed should be completed in black ink and in block capitals.

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.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

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'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) of the property: BK283111	
2	Property: 9 Milbanke Court, Milbanke Way, Bracknell, Berkshire RG12 1RP	Please date.
3	Date: 16 July 2024	←
4	Transferor: CAROLINE SUSAN WILDE (also known as, and registered as the proprietor of the property as, Caroline Wilde)	
	<u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:	
	<u>For overseas entities</u> (a) Territory of incorporation or formation:	
	(b) Overseas entity ID issued by Companies House, including any prefix:	
	(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:	

² Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM 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.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

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 email address.

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.

Place 'X' in any box that applies.

Add any modifications.

5 Transferee for entry in the register:
CAROLINE SUSAN WILDE and RC Trustees Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 13042237 (RC Trustees Ltd)

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

6 Transferee's intended address(es) for service for entry in the register:

Dove House, 26 Shotford Road, Harleston, Norfolk IP20 9JN (for Caroline Susan Wilde) and 1a Park Lane, Poynton, Stockport, Cheshire, United Kingdom SK12 1RD (for R C Trustees Ltd)

7 The transferor transfers the property to the transferee

8 Consideration

☐ The transferor has received from the transferee for the property the following sum (in words and figures):

X ☒ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

9 The transferor transfers with

X ☒ full title guarantee

☐ limited title guarantee

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

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to *Joint property ownership* and *practice guide 24: private trusts of land* for further guidance. These are both available on the GOV.UK website.

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

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
- X ☒ they are to hold the property on trust for MMS Executive Pension Scheme

11 Additional provisions

12.1 In this clause the following words shall have the following meanings:

12.1.1 **'1989 Transfer'**: The transfer dated 27 November 1989 between (1) Burton Property Trust Limited (2) Fabford Limited and (3) MSDL Engineering Company Limited.

12.1.2 **'Purchaser Covenants'** The covenants set out in the third schedule of the 1989 Transfer.

12.1.3: **'Regulations'**: Has the same meaning as ascribed to it in the 1989 Transfer.

12.2 The Transferee covenants with Fabford Limited to observe and perform the Purchaser's Covenants and Regulations and to pay the monies reserved and made payable by paragraph 2 of Part 1 of the Sixth Schedule to the 1989 Transfer.

12.3 The liability of the Transferee under this transfer is limited to the value from time to time of the assets held subject to the trusts of the MMS Executive Pension Scheme and will not continue in respect of any trustee of that scheme who has parted with its interest in the Property.

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.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12 Execution

SIGNED as a DEED by the said
CAROLINE SUSAN WILDE
in the presence of:

[Signature of Caroline Susan Wilde]

Witness

Signature: *[Signature of MRS V. MANNERS]*

Name: *MRS V. MANNERS*

Address: *48 MOUNT ROAD
DENTON EAST SUSSEX
BN9 0LU*

Occupation: *Retired*

SIGNED as a DEED by
RC TRUSTEES LIMITED acting
by a director in the presence of:-

[Signature of Director]

Witness *J SCRAWFORD*

Signature: *[Signature of J SCRAWFORD]*

Name: *J SCRAWFORD*

Address: *13 HUNSTON RD, SALE
M33 4RP*

Occupation: *RA.*

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.