

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.

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.

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: MAN257362
2	Property: Unit 4, S. Park Business Park, Martel Court, Stockport and parking space (SK1 2AF)
3	Date: 19 November 2021
4	Transferor: T.R. Ventures Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 07757720 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Transferee for entry in the register: Tom Ralston and Hannah Ralston as trustees for T.R. Ventures SSAS <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee's intended address(es) for service for entry in the register: 7a Northern Grove Manchester M20 3WL
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.

Place 'X' in any box that applies.

Add any modifications.

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.

8 Consideration

- ☒ The transferor has received from the transferee for the property the following sum (in words and figures): Two Hundred and Eight Five Thousand Pounds (£285,000)
- ☐ The transfer is not for money or anything that has a monetary value
- ☐ Insert other receipt as appropriate:

9 The transferor transfers with

- ☒ full title guarantee
- ☐ limited title guarantee

9.1. The Transferor shall not be obliged to perform the covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 unless the Transferee agrees to reimburse all costs and expenses incurred by the Transferor in doing so.

9.2. The covenants set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any charge, incumbrance or other right of which the Transferor does not have actual knowledge or which was created after the date of this Transfer (otherwise than by the Transferor).

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: for T.R. Ventures SSAS

11 Additional provisions

11.1 Transferee's covenants

The Transferee jointly and severally covenants by way of indemnity only with the Transferor that the Transferee and the Transferee's successors in title

will:

11.1.1 observe and perform the covenants, conditions and other obligations contained or referred to in the transfer of the Property dated 25 September 2015 between Chancerygate (Uxbridge) Limited (1) and the Transferor (2) and entries on the charges register of title number MAN257362 subsisting at 01 November 2021 at 11:56:09 so far as they relate to the Property and are still subsisting and enforceable and keep the Transferor indemnified against all actions, claims, demands, losses, costs, damages and liabilities arising by reason of any breach of those covenants, conditions and obligations; and

11.1.2 observe and perform the landlord's/licensor's obligations contained in or otherwise arising under the lease of the Property between the Transferor (1) and Longworth & Sons Limited (2) and keep the Transferor indemnified against all actions, claims, demands, losses, costs, damages and liabilities arising by reason of any breach of those obligations

11.2 Acknowledgement

11.2.1 The Transferor and Transferee acknowledge that the Property is transferred into the Transferor's pension fund of which they are the joint beneficiaries.

11.2.2 In this clause 11.2, "Trustees" shall mean the persons named as Transferee in this Transfer and any person appointed as trustee of the T.R. Ventures SSAS from time to time.

11.2.3 Any liability of the Trustees arising out of this Transfer or matters connected with it shall be limited to the value of the assets of the T.R. Ventures SSAS in their possession from time to time.

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 **TOM RALSTON**



in the presence of:

Signature of witness



Name (in BLOCK CAPITALS) **SAM MARSHALL**

Address **105 GREG STREET
STOCKPORT
CHESHIRE
SK5 7LN**

SIGNED AS A DEED by **HANNAH RALSTON**



in the presence of:

Signature of witness



Name (in BLOCK CAPITALS) **SAM MARSHALL**

Address **105 GREG STREET
STOCKPORT
CHESHIRE
SK5 7LN**

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.