

# BARRON O'DONNELL LLP

## SOLICITORS

1st Floor, Cedar House, Main Street, Ballybofey, Co. Donegal, F93 R158, DX 63007 Ballybofey  
Tel: 074 91 89400 | Fax: 074 91 89401 | Email: info@bods.ie

Ms. Esther Salmon,  
Administrator,  
Data Processing Centre,  
Retirement Capital,  
Venture Wales Building,  
Methyr Tydfil Industrial Business Park,  
Merthyr Tydfil,  
Wales, CF48 4DR.

### **BY REGISTERED POST**

Our Ref: CB/RD/LAVAN001.5.3606

19 October 2022

**Re: Dr. Anthony Lavin Pension Scheme**

**Premises: 7, Tara Court, Ramelton Road, Letterkenny, Co. Donegal, Republic of Ireland**

Dear Ms. Salmon,

We confirm we act on behalf of Dr. Anthony Lavin in relation to the Lease of the above premises to John Loughrey.

Accordingly, we enclose herewith the following:-

1. Copy Folio DL7237F County Donegal  
Registered owner: Anthony Lavin
2. Copy Folio DL78877F County Donegal  
Registered owner: Anthony Lavin
3. Copy Declaration of Trust dated the 30<sup>th</sup> June 2016  
Dr. Anthony Lavin -with Dr. A. Lavin Ltd Retirement Benefits Scheme
4. Original Leases in duplicate.

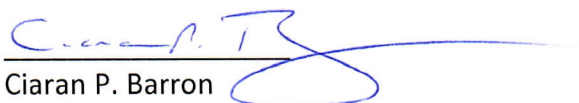
You will note that the Leases have already been signed by Dr. Anthony Lavin and these Lease also need to be co-signed on behalf of his Pension Scheme.

We would therefore be most obliged if you would kindly arrange to have both Leases duly signed and return them to us as one of urgency in the addressed envelope provided.

If you have any queries in relation to the above, please do not hesitate to contact us.

We now await hearing from you as one of urgency.

Yours sincerely,



Ciaran P. Barron  
Barron O'Donnell LLP



**The Property Registration Authority**  
**An tÚdarás Clárúcháin Maoine**

**Land Registry Sealed and Certified Copy Folio (& Filed Plan)**

BARRON O'DONNELL SOLICITORS  
1ST FLOOR  
CEDAR HOUSE  
MAIN STREET, BALLYBOFEY  
CO. DONEGAL

28 JUN 2017

**This page forms part of the official document. Do not detach.**

**Folio Number:** DL7237F  
**Application Number:** C2017LR022447Y  
**Your Reference:** CB/JS/LAVAN001.3.2609

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.

*J. Hickey*

An officer duly authorised by the Property Registration Authority.

**Schedule**

**Notes:**

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

## Land Registry

County Donegal

Folio 7237F

## Register of Ownership of Freehold Land

## Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured RED as Plan(s) 42 on the Registry Map, situate in the Townland of MAGHERANAN, in the Barony of KILMACRENAN, in the Electoral Division of CASTLEWRAY.</p> <p>The registration does not extend to the mines and minerals.</p>	From Folio DL4155F



## Land Registry

County Donegal

Folio 7237F

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965			
1	<del>26 NOV 1998</del> W8689/98	<del>JAMES HILLEY of 59, ASHLAWN, LETTERKENNY, COUNTY DONEGAL is full owner.</del>	Cancelled	D2008NL028839B 16-MAY-2008
2	<del>16 MAY 2008</del> D2008NL028839B	<del>DECLAN MCCULLACH of Ballinabreen, Ballindrait, Lifford, Co. Donegal and NOEL MCDERMOTT of Letterkenny, Co. Donegal are full owners.</del>	Cancelled	D2016LR106808A 05-AUG-2016
3	05-AUG-2016 D2016LR106808A	ANTHONY LAVIN (DOCTOR) of c/o Barron O'Donnell Solicitors, 1st Floor, Cedar House, Main Street, Ballybofey, County Donegal is full owner.		



## Land Registry

County Donegal

Folio 7237F

## Part 3 - Burdens and Notices of Burdens

No.		Particulars		
1		<del>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del>		
2	23-MAY-1979 W1797/79	The property is subject to such of the conditions relating to the use and enjoyment of the property as specified in Instrument No. W1797/79.		
3	26 NOV 1998 W8689/98	<del>Charge for present and future advances stamped to cover £31,000.00 repayable with interest.</del>  <del>FIRST ACTIVE plc is owner of this charge.</del>		
		Cancelled	D2008NL028839B	16-MAY-2008
4	16 MAY 2008 D2008NL028839B	<del>Charge for present and future advances repayable with interest.</del> <del>BANK OF IRELAND MORTGAGE BANK is owner of this charge.</del>		
		Cancelled	D2008NL043573E	01-AUG-2008
5	01 AUG 2008 D2008NL043573E	<del>Charge for present and future advances repayable with interest.</del> <del>THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND is owner of this charge.</del>		
		Cancelled	E2015LR030892B	26-NOV-2015



The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine

Folio: DL7237F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.pra.ie](http://www.pra.ie).

This map incorporates Ordnance Survey Ireland (OSi) mapping data under a licence from OSi. Copyright © OSi and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at:  
[www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



1:1000 Scale

619630 mE, 912490 mN





Copy



**The Property Registration Authority**  
**An tÚdarás Clárúcháin Maoine**

27 JUN 2017

**Land Registry Sealed and Certified Copy Folio (& Filed Plan)**

BARRON O'DONNELL SOLICITORS  
1ST FLOOR  
CEDAR HOUSE  
MAIN STREET, BALLYBOFEY  
CO. DONEGAL

**This page forms part of the official document. Do not detach.**

**Folio Number:** DL78877F  
**Application Number:** C2017LR022446X  
**Your Reference:** CB/JS/LAVAN001.3.2609

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.

An officer duly authorised by the Property Registration Authority.

**Schedule**

**Notes:**

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## Land Registry

County Donegal

Folio 78877F

## Register of Ownership of Freehold Land

## Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

For parts transferred see Part 1(B)

No.

Description

Official Notes

1

The property shown coloured Red as plan(s) C6CA8 on the Registry Map, situate in the Parish of Aghanunshin, in the Townland of MAGHERANAN, in the Barony of KILMACRENAN, in the Electoral Division of CASTLEWRAY.

From Folio DL4155F

The Registration does not extend to the mines and minerals

Land Registry

County Donegal

Folio 78877F

Part 1(B) - Property

Parts Transferred

No. Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
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Land Registry

County Donegal

Folio 78877F

## Part 2 - Ownership

Title ABSOLUTE

No.            The devolution of the property is subject to the provisions of Part  
II of the Succession Act, 1965

~~1 30 NOV 2012 TERESA MCDERMOTT of Ballaghderg, Letterkenny, County Donegal  
D2012LR1431410 is full owner.~~

Cancelled

D2017LR072059M

25-MAY-2017

2 25-MAY-2017 ANTHONY LAVIN (DOCTOR) of c/o Barron O'Donnell, Solicitors, 1st Floor - Cedar House, Main Street, Ballybofey, County Donegal is full owner.

Land Registry

County Donegal

Folio 78877F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1 30-NOV-2012 D2012LR143141Q	The property is subject to rights, covenants and conditions relating to the use and enjoyment of the property.



The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine  
Folio: DL78877F



This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

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Copy

DR. ANTHONY LAVIN

DR. A LAVIN LTD RETIREMENT BENEFITS SCHEME

## DECLARATION OF TRUST

Barron O'Donnell,  
Solicitors,  
1<sup>st</sup> Floor,  
Cedar House,  
Main Street,  
Ballybofey,  
Co. Donegal.

THIS DECLARATION OF TRUST is made on the 30<sup>th</sup> day of June 2016.

**BETWEEN:**

**DR. A LAVIN LTD RETIREMENT BENEFITS SCHEME** C/O Barron O'Donnell Solicitors, 1<sup>st</sup> Floor Cedar House, Main Street, Ballybofey, County Donegal (hereinafter called the "Beneficial Owner" which expression shall where the context so admits or requires include its heirs, successors in title and assigns) and;

**DR. ANTHONY LAVIN** C/O Barron O'Donnell Solicitors, 1<sup>st</sup> Floor Cedar House, Main Street, Ballybofey, County Donegal (hereinafter called the "Trustee" which expression shall where the context so admits or requires include his successors and assigns)

**RECITALS:**

- A. By Deeds of Transfer (2) dated the 30<sup>th</sup> of June 2016 the Trustee has purchased by way of trust the property described in the schedule hereto (hereinafter called "the Property") on behalf of Dr. A Lavin Ltd Retirement Benefits Scheme.

**NOW THIS DEED WITNESSETH** as follows:

**1. Declaration of Trust**

The Trustee hereby declares that he will hold the Property in trust for the Beneficial Owner absolutely as Trustee and he hereby agrees that he will at the request and at the cost of the Beneficial Owner transfer the property to such person or persons at such time or times in such manner or otherwise deal with the property as the beneficial owner may direct or appoint in writing.

**2. Acknowledgement**

The Trustee hereby acknowledges and declares that he shall not deal with, dispose of any interest in, or charge, encumber or grant any security interest in the Property in any manner whatsoever without the prior consent in writing of the Beneficial Owner.


**IN WITNESS** whereof these presents have been entered into the day and year first herein written.

## **SCHEDULE**


The Property

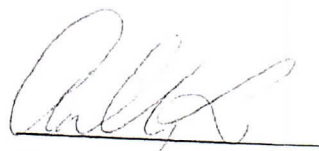
**ALL THAT AND THOSE** the properties comprised in Folios DL7237F and DL78877F of the Register of Freeholders County Donegal and known as No. 7 Tara Court, Ramelton Road, Letterkenny, County Donegal.

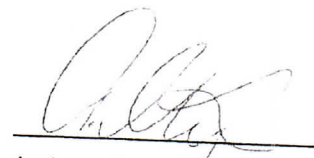
PRESENT when the common seal of  
DR A. LAVIN LTD RETIREMENT  
BENEFITS SCHEME was affixed hereto:-

  
CIARAN P. BARRON  
Solicitor  
BARRON O'DONNELL  
SOLICITORS

Main Street, Ballybofey, Co. Donegal  
SIGNED by the said ANTHONY LAVIN  
in the presence of:-

  
CIARAN P. BARRON  
Solicitor  
BARRON O'DONNELL  
SOLICITORS  
Main Street, Ballybofey, Co. Donegal

  
Director

  
Anthony Lavin