

27 May 2014

Your ref
NONE

Our ref
SGL500495/OC/37

Official copy/copies

The official copy/copies of the document(s) you applied for is/are enclosed.

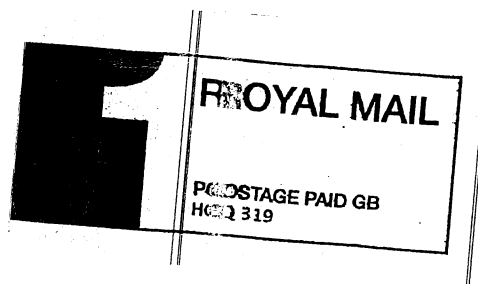
Please contact the Land Registry office named if you have any questions about the enclosed official copy/copies.

The fee taken for this application is £7.00

Land Registry
Telford Office
Parkside Court
Hall Park Way
Telford
Shropshire
TF3 4LR

5/11

DX28100 Telford 2
Tel (0300) 006 0006
Fax (0300) 006 0026
Email telford.office@landregistry.gsi.gov.uk
www.landregistry.gov.uk



(SGL500495/1481388)

**Transfer of whole
of registered title(s)**

Land Registry

TR1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Stamp Duty

Place "X" in the box that applies and complete the box in the appropriate certificate.

☐ It is certified that this instrument falls within category ☐ in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

☐ It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of

☐ It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title Number(s) of the Property *Leave blank if not yet registered.*

SGL500495

3. Property

The freehold land being 1-7 (odd) Castle Industrial Estate Elephant Road, London SE17 1LA

4. Date

2 March February 2007 BLP

5. Transferor *Give full names and company's registered number if any.*

Eadon Estates Limited, a company registered in the Isle of Man of 9 Myrtle Street, Douglas Isle of Man

6. Transferee for entry on the register *(Give full names and company's registered number if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

Eadon Limited a company registered in the Isle of Man of 9 Myrtle Street, Douglas, Isle of Man

Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

7. Transferee's intended address(es) for service (including postcode) for entry on the register *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*

9 Myrtle Street Douglas Isle of Man

8. **The Transferor transfers the property to the Transferee.**

9. **Consideration** (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.)

☒ The Transferor has received from the Transferee for the Property the sum of (in words and figures)
Eighteen Million, Eight Hundred Thousand Pounds (£18,800,000.00)

☐ (insert other receipt as appropriate)

☐ The transfer is not for money or anything which has a monetary value

10. **The Transferor transfers with** (place "X" in the box which applies and add any modifications)

☒ full title guarantee ☐ limited title guarantee

[The covenants set out in sections 3 and 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to liability for any subsisting breach of covenant or condition relating to the state and condition of the Property transferred]

11. **Declaration of trust** Where there is more than one transferee, place "X" in the appropriate box.

☐ The Transferees are to hold the Property on trust for themselves as joint tenants

☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares

☐ The Transferees are to hold the Property (complete as necessary)

12. **Additional provisions** Insert here any required or permitted statements, certificates or applications and any agreed covenants, declarations, etc.

The Transferee covenants with the Transferor by indemnity only to observe and perform the covenants and conditions registered against the title in so far as the Transferor remains bound by them after the date of this Transfer.

13. **Execution** The Transferor must execute this transfer as a deed using the space below. 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 (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).

Signed as a deed on behalf of Eadon Estates
Limited a company incorporated in the Isle of
Man, by: MICHAEL R. DOWELL
IAN COOK

Sign here:



Sign here:



and in accordance with the laws of that territory
are acting under the authority of the company