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Title Number K942163

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SEQ327

THIS DEED OF GIFT is made the *Twenty-fourth* day of *February* One thousand nine hundred and eighty-nine BETWEEN EDWARD LIONEL REUSSNER RIX of Grove House Sellindge Ashford Kent (hereinafter called "the Donor") of the first part the Donor EDWARD MARTYN RIX and ANTHONY JAMES RIX all care of Grove House aforesaid (hereinafter called "the Trustees") of the second part RICHARD HARRY RIX of Symnel Cottage Aldington Ashford aforesaid (hereinafter called "the Donee") of the third part and the Donee and the said EDWARD MARTYN RIX and the said ANTHONY JAMES RIX (hereinafter called "the Sons") of the fourth part

WHEREAS

- (1) The Trustees are seised of the property hereinafter described in the First Schedule hereto (hereinafter called "the Grove House fields") together with adjoining property to be retained by them for an estate in fee simple in possession free from incumbrances upon trust to sell the same and to stand possessed of the net proceeds of sale thereof and of the net rents and profits thereof until sale in trust for themselves as beneficial tenants in common in equal shares
- (2) The Trustees are the persons now entitled to the whole beneficial interest in the said property free from incumbrances and subsidiary trusts
- (3) The Donor has agreed to give the Donee his one third share of the net proceeds of sale of the Grove House fields and of the net rents and profits thereof until sale and the Trustees have agreed to join in this Deed in the manner hereinafter appearing

(4) It is intended that the legal estate in the Grove House fields should be vested in the Sons

N O W THIS DEED W I T N E S S E T H as follows:-

1. IN consideration of his natural love and affection for the Donee the Donor as beneficial owner hereby assigns to the Donee all that the Donor's one third share of the net proceeds of sale and of the net rents and profits until sale and all other (if any) his share and interest of and in the Grove House fields TO HOLD unto the Donee absolutely
2. IN pursuance of the said gift and assignment the Trustees as Trustees hereby convey the Grove House fields to the Sons TO HOLD unto the Sons in fee simple as beneficial tenants in common in equal shares to the intent and that they the Sons shall henceforth be seised of the entirety of the Grove House fields free from the before recited trust for sale and from any estate or interest of the Donor therein
3. THE Sons shall hold the net proceeds of sale of the Grove House fields and the net rents and profits thereof until sale in trust for themselves as beneficial tenants in common in equal shares
4. THE Sons or other the trustees for the time being of this Deed shall have full power to mortgage charge lease or otherwise dispose of all or any part of the Grove House fields
5. THE Trustees hereby acknowledge the right of the Sons to production of the documents specified in the Second Schedule hereto (the possession of which is retained by the Trustees) and to delivery of copies thereof

6. IT IS HEREBY CERTIFIED that this instrument falls within Category L in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

I N W I T N E S S whereof the parties hereto have hereunto set their hands and seals the day and year first above written

FIRST SCHEDULE

"Grove House fields"

ALL THOSE fields adjoining Grove House Sellindge near Ashford in the County of Kent comprising seven acres or thereabouts and being shown for the purpose of identification only edged red on Plan 'A' annexed hereto [but excluding the land shewn for the purpose of identification only edged blue on Plan 'B' hereunto annexed known as Grove House and garden (hereinafter called "the retained land") existing boundary structures being shewn with a 'T' mark within the boundary on the said plan 'B' and ownership of all boundaries remaining with the retained land the measurements on the said plan being a little more or less] TOGETHER WITH a right of access for grazing animals to the northern shore of the pond retained by the Trustees and shewn marked 'W' on the said Plan 'B' EXCEPT AND RESERVED to the Trustees and their successors in title owner and owners or occupiers for the time being of the retained land for the benefit of the said retained land and every part thereof:-

- (1) A right to enter upon the Grove House fields to carry out any repairs maintenance or rebuilding of boundary walls or builings which cannot easily be

repaired maintained or rebuilt from the retained land

- (ii) All rights of drainage eaves-drop light water and all liberties privileges and advantages now used or enjoyed therewith by the retained land (whether as quasi-easements or otherwise and whether or not continuous apparent or reasonably necessary)
- (iii) A right of way at all times and for all purposes connected with the use and enjoyment of the retained land (together with the Sons and their successors in title owners and occupiers for the time being of the Grove House fields and any part or parts thereof and all persons authorised by them) over and along the drive and accessway shewn coloured brown on the said Plan 'B' subject to the payment by the owners for the time being of the retained land of a proportion of the cost of repairing and maintaining the same such payment to be arrived at having regard to the amount of user by the owners or occupiers for the time being of the retained land

SECOND SCHEDULE

<u>Date</u>	<u>Document</u>	<u>Parties</u>
22nd July 1946	Conveyance	Pers. Reps of Mrs. Frances Louisa Fitness (1) Edward Lionel Reussner Rix (2)
16th August 1981	Deed of Gift	Edward Lionel Reussner Rix (1) Edward Lionel Reussner Rix & Edward Martyn Rix (2)
12th January 1985	Deed of Gift	Edward Lionel Reussner Rix (1) Edward Lionel Reussner Rix & Edward Martyn Rix (2) Anthony James Rix (3)

SIGNED SEALED AND DELIVERED)  
by the said EDWARD LIONEL )  
REUSSNER RIX in the )  
presence of :- )

*E. L. Rix*

*S. S. Taylor*  
91 Greenfields  
Swan Lane, Sellindge  
Ashford, Kent.

SIGNED SEALED AND DELIVERED)  
by the said EDWARD MARTYN )  
RIX in the presence of :- )

*E. M. Rix*

*A. W. Fuller*  
Babb's Cottage Farm.  
Went's - Horton.  
Sellindge. Kent.

SIGNED SEALED AND DELIVERED)  
by the said ANTHONY JAMES )  
RIX in the presence of :- )

*A.*

JAMES ALAN KING  
CHARTERED ACCOUNTANT

*[Signature]*

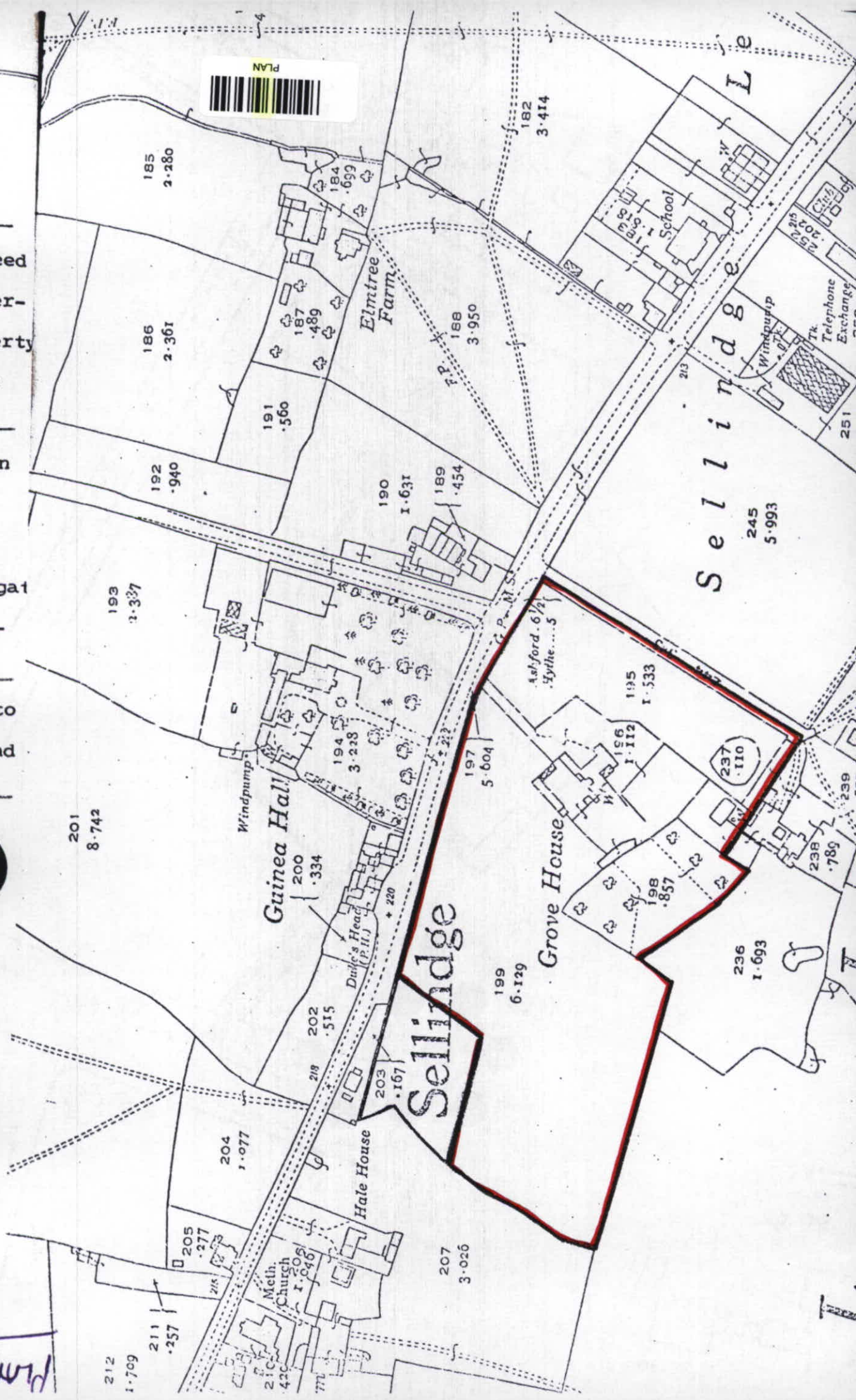
SIGNED SEALED AND DELIVERED)  
by the said RICHARD HARRY )  
RIX in the presence of :- )

*[Signature]*

*S. S. Taylor*



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PLAN 11



