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WATERLOW & SONS, LIMITED.
LONDON WALL.

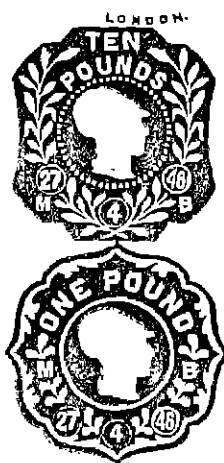


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This Conveyance

is made the
Sixteenth

day of April One thousand nine hundred and forty six
Between Alice Ann Eccles, Rose Eccles and Elizabeth
Annie Eccles all of Knowl Fold Farm Ecclesthill Darwen
in the County of Lancaster Spinsters (hereinafter called
"the Vendors") of the one part and John Bailey and
Thomas Bailey both of Baron House Farm Ecclesthill
aforesaid Farmers (hereinafter called "the Purchasers")
of the other part—

Whereas:

(1) By a Conveyance dated the fifth day of January One
thousand nine hundred and twenty two made between
Whitaker & Co. Limited of the one part and James Eccles
of the other part All those messuages farm lands and
hereditaments situate at Ecclesthill near Darwen aforesaid
known as "Knowl Fold Farm" containing fifty acres one
rod and thirty six perches or thereabouts and which were
then in the occupation of the said James Eccles as yearly
tenant and were delineated on the map or plan drawn
in the margin of the Conveyance now in recital and
thereon edged round with a red line were conveyed
subject to and with the benefit of a Lease or Agreement
dated the third day of June One thousand nine hundred
and thirteen made between John Lewis and Thomas Finch
the Elders of the one part and the Darwen and Mostyn
Iron Company Limited of the other part unto and to the
use of the said James Eccles in fee simple—

(2) Since the date of the recited Conveyance portions of the
property comprised therein have been sold and under or
by virtue of the documents acts in the law and events shortly
stated in the Schedule hereto the Vendors are now the estate
owners in respect of the fee simple of the property hereby
assured (being the remainder of the property comprised in
the recited Conveyance) holding the same as Trustees
upon trust for sale In trust for themselves beneficially
and they have agreed to sell the same to the Purchasers
for an estate in fee simple in possession subject as—
hereinafter mentioned but otherwise free from incumbrances
at the price of One thousand one hundred pounds—

Now in pursuance of the said agreement and in
consideration of the sum of One thousand one hundred
pounds paid by the Purchasers in equal shares to the

Vendors (the receipt whereof the Vendors hereby acknowledge)
this deed witnesseth as follows:

1. The Vendors as Trustees hereby convey and each of the Vendors as to her beneficial interest in the proceeds of sale and as Beneficial Owner hereby conveys unto the Purchasers That the property comprised in and conveyed by the recited Conveyance save except and excluding the portions thereof and property comprised in the Conveyances and Agreements mentioned in the said Schedule To Hold the same unto the Purchasers in fee simple as joint tenants Upon trust to sell the same with power to postpone the sale thereof Subject to and with the benefit of the rights exceptions reservations covenants and conditions and other provisions mentioned or referred to in the said Lease or Agreement of the third day of June One thousand nine hundred and thirteen and the last mentioned documents so far as they relate to the property hereby conveyed and remain to be observed and performed.

2. It is hereby declared as follows:

(a) The net proceeds of sale of and other moneys applicable as capital arising from the said property and the net income therefrom until sale shall be held upon trust for the Purchasers as tenants in common in equal shares.

(b) The trustees for the time being of this deed shall have full power until the expiration of twenty-one years from the death of the last survivor of the Purchasers to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner.

3. The Vendors hereby acknowledge the right of the Purchasers to production of the Probates of the Wills mentioned in the Schedule hereto and to delivery of copies thereof.

In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

The Schedule before referred to:

Date	Parties	Description.
6 th January 1922.	James Eccles (1) Whitaker & Co Ltd.	Mortgage of the entirety of the property.
23 rd July 1929	James Eccles (1) Bancroft Corporation (2)	Grant of easement of way & pipe.

The Schedule before referred to (contd.)

Date	Parties	Description
✓ X 10 th September 1925	James Eccles (1) Whitaker & Co. Ltd. (2)	Conveyance of 2 acres 3 rods re-pitched.
22 nd March 1931	James Eccles died on this date.	
✓ 1 st June 1931	Probate of the Will of James Eccles	
✓ 17 th December 1931	Whitaker & Co. Ltd (1) Bryan Lawson Holme (2)	Transfer of Mortgage.
✓ X 19 th June 1934	Sarah Ann Eccles (Personal) Representative of James Eccles (1) Bryan Lawson Holme (2)	Conveyance of 2444 square yards.
X 20 th June 1934	George Edmund Webster (3) Bryan Lawson Holme (1)	Statutory Receipt.
C ✓ 21 st June 1934	Sarah Ann Eccles (Personal) Representative of James Eccles (2) Representative of James Eccles (1)	Conveyance of 9 ¹ / ₂ acres.
✓ X 16 th July 1934	Sarah Ann Eccles (Personal) Representative of James Eccles (1) Whitaker & Co. Ltd. (2)	Conveyance of 1 acre 1 rood 38 perches.
C ✓ 28 th August 1934	Joseph Place & Sons Ltd (1) Sarah Ann Eccles (2) William Lefin (3)	Agreement as to diversion of water supply.
X 22 nd November 1934	Sarah Ann Eccles	Assent to the vesting in herself
C ✓ 11 th December 1934	Sarah Ann Eccles (1) Baroness Greenwood (2)	Lease for 999 years of 978 square yards.
C ✓ 1 st July 1935	Sarah Ann Eccles (1)	Lease for 999 years of 1158 square yards.
C ✓ 15 th July 1934	Thomas Turnbull (2) Sarah Ann Eccles (1) Margaret Alice Burrows (2)	Conveyance of freehold reversion on lease of 11 th December 1934.
C ✓ 13 th November 1934	Sarah Ann Eccles (1) Margaret Alice Burrows (2)	Conveyance of freehold reversion on lease of 11 th July 1935.
C ✓ 6 th January 1940	Sarah Ann Eccles (1) Frederick William Downley (2)	Conveyance of 1161 square yards.
X 5 th February 1940	Sarah Ann Eccles (1) The Mayor Aldermen and Burgesses of the Borough of Barrow (2)	Dedication of 301 square yards.
X 1 st May 1940	Sarah Ann Eccles died on this date.	
X 1 st August 1940	Probate of the Will of Sarah Ann Eccles.	
X 8 th June 1942	John Edward Eccles died on this date.	
X 22 nd November 1944	Probate of the Will of John Edward Eccles.	
X 23 rd December 1944	The Vendors assent to the vesting in themselves.	

Signed sealed and delivered

by the said Alice Ann Eccles.

in the presence of:

Chas. E. Burrows

Clerk with Costaker Smither & Co

Solicitors, Blackburn.

Alice A. Eccles

Rose Eccles

Elizabeth A. Eccles.

John Bailey

Thomas Bailey

Signed sealed and delivered

by the said Rose Eccles Elizabeth

Annie Eccles John Bailey

and Thomas Bailey in the

presence of

Edgar A. Leigh

Solicitor Blackburn.

8/2/54

Memorandum that by a conveyance dated 12th August 1946 made between the within named John Bailey and Ronald Bailey of the one part and Frederick William Bromley of the other part a plot of land containing 180 square yards on the Northwesterly side of Beeline Hill was conveyed to the said Frederick William Bromley in fee simple and the right to production and delivery of copies of (inter alia) the within written Deed was reserved. Deed and an undertaking given for safe custody.

Booth's Smithon & Co
Blackburn.

Solicitors
Darwen