

Title Number : SF117248

This title is dealt with by Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 5 SEP 2013 at 11:39:49 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SF117248
Address of Property	: 44 Corporation Street, Stoke-On-Trent (ST4 4AU)
Price Stated	: £56,500
Registered Owner(s)	: TRENTDALE INVESTMENTS LIMITED (Co. Regn. No. 02451586) of Champagne House, 94 Corporation Street, Stoke-On-Trent ST4 4AY.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 SEP 2013 at 11:39:49. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

STOKE-ON-TRENT

1 (03.02.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 44 Corporation Street, Stoke-On-Trent (ST4 4AU).

2 There are excluded from this registration the mines and minerals and the ancillary rights excepted and reserved by a Conveyance of the land in this title and other land dated 2 September 1896 made between (1) The Queen's Most Excellent Majesty and (2) Sir Thomas Fletcher Boughey in the following terms:-

EXCEPT NEVERTHELESS and always reserved out of the present grant and release unto Her said Majesty her heirs successors and assigns All royal mines and mines of coal and ironstone and all other mines and minerals and mineral substances which Her Majesty her heirs successors or assigns was or were entitled by the custom of the said Manor or otherwise lying within or under the said premises together with the right and free liberty for her and her officers grantees and tenants to enter upon all or any part of the premises and to open work get and carry away all or any of the said mines minerals and mineral substances in or under the said premises and also to lead or carry away across through or under the said premises all and every or any other coal ironstone minerals and mineral substances and other things of a like nature gotten out of any other lands either belonging to Her Majesty Her Heirs successors or assigns or belonging to such grantees or tenants and for the purpose aforesaid to sink make erect and use all such pits buildings engines machinery roads works and conveniences upon through or under all or any of the said premises as should be necessary or expedient making compensation or satisfaction to the said Sir Thomas Fletcher Boughey or his heirs or assigns for or in respect of any damage occasioned to the surface of the said premises according to the custom of the said Manor but not for or in respect of any damage occasioned to any houses or buildings which then were or thereafter might be erected on the said land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (25.04.2013) PROPRIETOR: TRENTDALE INVESTMENTS LIMITED (Co. Regn. No. 02451586) of Champagne House, 94 Corporation Street, Stoke-On-Trent ST4 4AY.

2 (25.04.2013) The price stated to have been paid on 16 April 2013 was £56,500.

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C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 An Indenture of the land in this title and other land dated 13 February 1903 made between (1) George Frank Paddock and (2) Ernest Tipping and Edwin tipping contains restrictive covenants but neither the original Indenture nor a certified copy or examined abstract thereof was produced on first registration.

End of register