

Dated 10th December 1948.

The Incumbent of Birkenhead
St. Mary & St. Paul in the County
of Chester (with the concurrence of
the Church Commissioners)

— to —

Francis Duggins Esq.

Conveyance

— of —

St. Mary's Vicarage, No 42 Clifton
Road, Birkenhead in the County
of Chester pursuant to the
Parsonages Measure 1938.

p.M. 921

Percy Hughes & Roberts
Birkenhead.

Cr. 10/1/49



This Conveyance

THE SOLICITORS
LAW STATIONERY SOCIETY LTD

is made the

Tenth

day of December One thousand nine hundred and forty eight Between The Reverend Kenneth Lee Incumbent of The United Benefice of Birkenhead St. Mary & St. Paul in the County and Diocese of Chester (hereinafter called "the Incumbent") of the first part The Church Commissioners for England (hereinafter called "the Commissioners") of the second part and Francis Duggins of 42 Clifton Road Birkenhead aforesaid (hereinafter called "the Purchaser") of the third part

Whereas:—

(1.) The Property hereby assured consists of the residence house gardens and appurtenances belonging to the said benefice and for good and sufficient reasons it has been thought advisable to sell and dispose thereof and the Incumbent has pursuant to the Parsonages Measure 1938 agreed with the Purchaser for the sale of the said property to the Purchaser in fee simple for the sum of four hundred pounds subject as is hereinafter mentioned

(2) All the requirements of the said Measure with respect to the transaction hereby carried out have been complied with

Now it is hereby Witnessed as follows:—

1. In pursuance of the said agreement and in consideration of the sum of Four hundred pounds

paid by the Purchaser with the privity of the & Incumbent to the Commissioners (the receipt of which sum the Commissioners hereby acknowledge) the & Incumbent in exercise of the powers and provisions of the said Measure hereby with the consent of the Commissioners conveys unto the Purchaser All that piece of land situate on the west side of the road through Clifton Park leading from Holt Hill to Birkenhead all in the County of Chester containing in front to the said road One hundred and eight feet and at the back or west side Seventy four feet six inches on the north side One hundred and twenty nine feet and on the south side along and to the front of another road leading out of the said first mentioned road in a curved line One hundred and thirty feet and containing in the whole One thousand three hundred and eighty superficial square yards or thereabouts bounded on the east by the said road from Holt Hill to Birkenhead on the west by land late belonging to M^r Waring Webb on the north by land now or late belonging to M^r John Williams and on the south by the said other road leading out of the first mentioned road in a curved line as aforesaid as the said hereditaments are delineated in the plan drawn on a Conveyance made the twenty fourth day of November One thousand nine hundred and ten between Esther Pennock of the first part The Right Reverend Father in God Francis John by Divine Permission Lord Bishop of Chester of the second part the Reverend Robert Baker Girdlestone the Reverend Ernest Augustus

Eardley-Wilmot the Reverend Arthur Evelyn Barnes
Lawrence the Reverend Edward Alexander Stuart and
the Reverend James Denton Thompson of the third part
the Governors of the Bounty of Queen Anne for the
Augmentation of the Maintenance of the Poor Clergy
of the fourth part the Reverend George Douglas Oakley
of the fifth part and William Richard le Fanu of
the sixth part and thereon edged pink Together
with the messuage or dwellinghouse and buildings
thereon erected formerly known as Roslynt and
Numbered 42 Clifton Road and now forming the
Parsonage House or Vicarage of the former Benefice
of St. Mary Birkenhead. And also the wall on
the west side of the said piece of land and heredit-
aments but in such manner that the Purchaser
his successors and assigns shall not object to
the user thereof for ever hereafter for the plant-
ing against or nailing into the said wall on
the back or westwardly side thereof by the owner
for the time being his heirs and assigns of the
land and premises on the west side thereof
And also one half of the wall on the north
side of the said hereditaments which last-
mentioned wall is a party wall and is for ever
hereafter to be used as such Together with
the free use and enjoyment of Clifton Road &
aforesaid To Hold unto the Purchaser in fee
simple Subject to the rights of the National
Coal Board under the provisions of the Coal
Acts 1938 to 1943 and the Coal Industry

Nationalisation Act 1946 and to the payment of any compensation money payable under the said Coal Act and to the restrictive covenants and agreements contained or referred to in the said Conveyance of the Twenty fourth day of November One thousand nine hundred and ten so far as the same are still subsisting and capable of taking effect and affect the property hereby conveyed.

2. The Purchaser by way of indemnity only hereby covenants with the Incumbent that he the Purchaser and the persons deriving title under him will at all times hereafter duly observe and perform the said restrictive covenants and agreements so far as aforesaid and will keep indemnified the Incumbent and his estate and effects from and against all actions proceedings claims and demands on account of any future breach non-observance or non-performance thereof

3. The Purchaser further covenants with the Incumbent and his successors Incumbents of the said United Benefice that he the Purchaser and his successors will not at any time hereafter call or designate the said messuage or dwellinghouse hereby conveyed or permit the same to be called or designated "The Vicarage" or "St. Mary's Vicarage" or by any other name calculated to suggest that the said property is occupied by the Incumbent of the said United Benefice.

4. The Incumbent hereby covenants with the Purchaser

that he the Incumbent has not done or knowingly omitted or suffered or been party or privy to any act matter or thing whereby the property hereby conveyed or any part thereof is or may be affected or incumbered in any wise howsoever or whereby he is prevented from conveying the said property or any part thereof respectively in manner & aforesaid.

IN WITNESS whereof the Commissioners have caused their Common Seal to be hereunto affixed and the other parties hereto have hereunto set their respective hands and seals the day and year first above written.

signed, Sealed and Delivered by
said Kenneth Lee in the
presence of: -

Kenneth Lee

NAME
ADDRESS
OCCUPATION

Walter C. Billington

11 Brookington Avenue, Bunkerhead

Time & Wages Clerk

Has Common Seal of the Urban Commissioners

was hereunto affixed in the presence of

J. Han

Administrative Secretary.

Signed, Sealed and Delivered by
the said Francis Duggins in
the presence of: —

Francis Duggins

L. J. Haddock Esq.

St. Enoch, West Bournemouth,

Calwayn Bay,

Accountant.

