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A B S T R A C T of T I T L E

- to -

Freehold dwellinghouses known as
Nos. 19, 21 and 23 Clanage Street
Bishopsteignton in the County of
Devon

Kenny, Smith & Co.,
Solicitors,
TORQUAY.

GFB/Jan

ABSTRACT OF THE TITLE of
Douglas George Hartley Esq. to freehold
dwellinghouses known as Numbers 19, 21, 23
~~and 25~~ Clamage Street Bishopsteigton in the
County of Devon

1926 February 11th ✓

Stamp £2 ✓

*Original prod. in office
of Messrs. H. Michmore &
Newton Attors. & 2/4/26
E. Willis Fleming
Newton Attors.
2/6/66*

BY CONVEYANCE of this date made between ALBERT EDWARD TYLER of 2 Feyberry Road Newton Devon Retired Secy
(thruin old "the Mtgee") of the 1st pt Wm JOHN BENNETT MORE of H.M.S. "Excellent" Portsmouth Harms Lt. in the
R.N. FREDERICK JOSEPH BENNETT MORE of Hollybank Maidstone Rd Chatham Kent Major in the Royal Marines and
HENRY SAMUEL BENNETT MORE of Ravenscourt Sherwell Lane Torquay Devon Schoolmaster (thruin old "the Vdrs") of
the 2nd pt the sd W.J.B. MORE and H.S.B. MORE (thruin old "the Exors") of the 3rd pt and HERBERT JEFFERY of
Beaver Cottage Ashcombe Dawlish Devon Retired Farmer (thruin old "the Pchsr") of the 4th pt

RECTG by a Mtgee (thruin old "the Mtgee") dtd the 26th February 1913 betwn William Thomas Fulford More
of the one pt and the Mtgee of the other part the sd W.T.F. More conveyed the hñts thruin described
unto and to the use of the Mtgee in fee simple subjt to a proviso for redemption on payment to the
Mtgee of £100 with intt as thruin mentd

AND RECTG the sd W.T.F. More by his Will dtd the 5th May 1905 after appointg his sons the sd W.J.B.
More and H.S.B. MORE Exors thror gave devised and bequeathed the whole of the hñts thruin described
unto his wife Augusta More for her life and after her death he gave and bequeathed to his son the sd
W.J.B. MORE the two Cottages known as Nos. 4 and 5 Fulford Cottages thruin descdb and gave and

bequeathed to his son the sd F.J.B. MORE the two Cottages known as Nos. 2 & 3 Fulford Cottages thruin
descdb and gave and bequeathed to his son the sd H.S.B. MORE ^{on behalf of wife} the two cottages known as No. 1 Fulford
Cottages and No. 6 Fulford Cottages (orwise cld the Chapel Rise) thruin descdb

AND RECTG the sd W.T.F. More died on 30th December 1921 witht havg altered his sd Will wch was duly
proved in the Exeter District Pöte Regy on 17th March 1922 the sd H.S.B. MORE only pwr being reserved
of making the like grant to the sd W.J.B. MORE the or. Exor named in the sd Will

AND RECTG the sd Augusta More died on the 23rd February 1925

AND RECTG by virtue of the Law of Pty Act 1925 the sd hñts was vested in the Mtgee for a term of
3000 yrs as from the 1st January 1926 witht impeachment of waste in lieu of his former intt thruin but
subjt to a proviso for cesser correspondg to the rt of redempt then substg with respect to the fee
simple and the fee simple was then vested in the Vdrs subjt to the sd term

AND RECTG the Vdrs have agrd with the Pchsr for the sale to him of the sd hñts in fee simple in posson
free from incumbrs for the sum of £100

AND RECTG the sd ppal sum of £100 was then owing to the Mtgee and it was agrd that the sum of £100 pt
of the sd pchse moy shld be pd to the Mtgee in satisfaction of the sd Mtgee debt and he joined the presents
in manner thruin appearg

AND RECTG the Exors assented to the Vesting of the legal este in fee simple in the sd hñts testified by
there exon to the presents

IT WAS WITNESSED that in pursuance of the sd agrmts and in conson of the sum of £100 pd by the Pchsr to the Mtgee by the diron of the Vdrs (the recd whrof the Mtgee thrby acknowledged) and the sum of £300 pd by the Pchsr to the Vdrs (the payment and receipt etc) the Mtgee as Mtgee by the diron of the Vdr as to the entirety of the hdts thnar described thrby released surrendered and assigned and the Vdrs as Bene Owners according to the respective shares estes and intts in the hdts thnar described thrby conveyed and confirmed unto the Pchsr

ALL THOSE six freehold cottages site and being in the Village and Psh of Bishopsteignton in the Coy of Devon and old or knw as Nos 1,2,3, 4 and 5 Fulford Cottages and No. 1 West Street (otherwise known as No. 6 Fulford Cottages or Church Cottage) then in the respective occupations of Messrs. Ridgeway Honeywill Martin Gill and Baker and Mrs. Gill as tenants throf

TO HOLD unto the Pchsr in fee simple discharged from all ppal moy and intt secured by and from all claims under the Mtge to the intent that the term created by the Mtge may cease and merge and be extinguished in the fee simple

Certificate of Value for £500

EXECUTED by all parties and duly attested

MEMO. endorsed on above Conveyance :-

By a Conveyance dtd the 15th June 1953 and made between Harold Gye Michelmore and Vivian Knighton Brewer (as Personal Representatives of Herbert Jeffery decd) of the one part and Mrs. Annie Harrison of the other part the ppty known as No. 17 Clange Street (formerly No. 5 Fulford Terrace Bishopsteignton Devon) was conveyed to Mrs. Annie Harrison in fee simple and an acknowledgment for prodn and dely of copies of the within written Conveyance was thrn gvn by the sd Personal Representatives

1947 March 28th
1947 May 7th
Stamp 5/-
Original produced as before. Suf.

Certificate of Official Search in H.M. Land Registry (No 150902/47) against Herbert Jeffery revealing no subsisting entries BY a Mtge of this dte btw. HERBERT JEFFERY of Lower Patts Ashcombe Devon (thrinar old "the Mtgor") of the one pt and the MIDLAND BANK LIMITED (thrinar old "the Bank" wch expression shld include and extend to their assigns) of the other part WITNESSED that in conson of the Bank makg or continuing advances or otherwise givg credit or affording bankg facilities for as long as the Bank mgt think fit to the Mtgor upon the terms that the Bank shld be secured as thnar appearing the Mtgor pursuant to every pwr and by force of every este enablg him in that behalf DID thrby as Bene Owner demise and conveyed unto the Bank

ALL AND SINGULAR the lands and hdts described or refd to in the Schdle thrtc Togr with (in addition to any fixtures passing by reason of the demise thrinbefc contd) all fixtures whatsoever then or at any time thnar affixed or attached to the sd prems or to any pt throf or. than and except trade machinery as defined by Sec. 5 of the Bills of Sale Act 1878

TO HOLD the sd lands hdts and prems unto the Bank for the term of 4000 yrs from the dtd throf witht impeachment of waste and as to sch additional fixtures absolutely but as to all the prems subjt to the proviso for redom thnar contd

COVT for repayment

The usual Bank Mtge Clauses

THE SCHEDULE before referred to (inter alia)

Deed and documents relating to property not the subjt of this Abstract

Deeds and documents relating to six Cottages known as Nos. 1,2,3,4,5 and 6 Fulford Cottages and then known as

No. 17, 19, 21, 23 and 25 Clange Street and No. 8 West Street all at Bishopsteignton in the Coy of Devon

Bundle of Prior Deeds and documents

1849 Feb. 21st Conveyance The Guardians of N.A. Union & Ors to Mr. J. Hore
 1883 Jan. 13th Probate of the Will of J. Hore decd
 1883 Dec. 11th Deed of Gift Mrs. E. Hore to Mr. F.F. Hore
 1905 Feb. 16th Conveyance Per. Reps F.F. Hore decd to W.T.F. Hore
 1905 Feb. 25th Disentailing Assurance by W.T.F. Hore
 1913 Feb. 26th Mortgage W.T.F. Hore to A.E. Tyler
 1926 Feb. 11th Conveyance W.J.B. Hore and others to Herbert Jeffery

EXECUTED by H. Jeffery and attested

Certificate of Official Search in H.M. Land Registry (No 225722/47) against Herbert Jeffery revealing no subsisting entries BY A RECONVEYANCE of this dte endorsed on the above Deed btwn the within named MIDLAND BANK LIMITED of the one pt and H. JEFFERY of the other part

WITNESSED that the Bank as Mtgees thrby surrendered and conveyed unto the Mtgor

ALL the lands hds and prems then vested in the Bank subjt to redemption under or by virtue of the within written Mtge

TO HOLD the same unto the Mtgor freed and discharged from all moys secured by and from all claims and demrds under the within written Mtge

EXECUTED on behalf of the Midland Bank Ltd in presence of Director and Assistant Secretary 335405

BY his Will of this dtd the sd HERBERT JEFFERY appointed Lillian Jane Tripe and Edward Ernest Chapple to be Exors

and Treas throf and devised his hoes 1-4 Fulford Terrace Bishopsteignton to his Nephews Thomas George Maurice Hendy and Ma Henry Hendy as Jnt Tenants

BY A CODICIL of this dte the sd HERBERT JEFFERY appointed Harold Michelmore & Co., Solicitors of Newton Abbot to be Exors and Treas of the sd Will in the place of the sd E.E. Chapple who had then lately died jntly with the sd L.J. Tripe

The said Lillian Jane Tripe died

The sd Herbert Jeffery died without havg altered or revoked his sd Will and Codicil

FBTE of the befre abstd Will and Codicil was granted to Harold Gage Michelmore and Vivian Knighton Brewer Solicitors the only partners of the Firm of Harold Michelmore & Co of Newton Abbot at the date of the sd Codicil and as sch the surviving Exors named in the sd Will and Codicil

MEMORANDUM endorsed on Probate of Herbert Jeffery

By an Assent in writing dtd 7th May 1954 the property known as 19 to 25 Clange Street Bishopsteignton in the County of Devon formerly 1 to 4 Fulford Terrace Bishopsteignton was vested in Thomas George Morris Hendy of 43 Coronation Avenue Dawlish and William Henry Hendy of Dovey Cote Five Lanes Dawlish absd absolutely and an acknowledgment was thrby given in respect of the within written Fbte

HAROLD GAGE MICHELMORE and VIVIAN KNIGHTON BREWER both of Market Street Newton Abbot in the Coy of Devon Solicitors as the Personal Representatives of Herbert Jeffery late of Beaver Cottage Ashcombe Dawlish in the sd Coy of Devon

1947 May 12th }
1950 March 25th }
Stamp 2/- }
Original prob. of Hore
in before of
E

1943 April 7th

1950 March 13th

1953 January 10th

1953 February 27th

sd Will Abstract
Marked

"Probate Produced"

End of our office
Harold Michelmore & Co
Solicitors
Newton Abbot

27 May 1954 A. Swalby
1954 May 7th J. H.

Farmer who died on the 10th January 1953 and Probate of whose Will dtd the 4th October 1939 togr with a Codicil thrtto dtd 7th April 1943 was on the 27th Feby 1953 granted to them out of the Exeter District Fbto Regy and did that day as sch Personal Representatives thrbly

1. Assent to the vestg in Thomas George Morris Hendy of 43 Ceronation Avenue Dawlish in the sd Coy of Devon and William Henry Hendy of Bovey Cote Five Lanes Dawlish afsd of

ALL THOSE four cottages with the water closets and lincays belonging thrtto site and being in the village and Psh of Bishopsteignton in the Coy of Devon formerly known as Nos. 1,2,3, and 4 Pulford Terrace but then known as Nos. 19, 21, 23 and 25 Clamage Street

ALL wch sd prems were for the ppse of idon only delineated in the plan attached thrtto and thron colrd Pink and Blue for an este in fee simple as jnt tenants Subject to the rt of way of the owner or owners occupier or occupiers of the adjg ppty No. 17 Clamage Street afsd over and along the land colrd blue on the sd plan Upon trust to sell the same with power to postpone the sale throf and to hold net proceeds of sale and the net income till sale in trust for the sd Thomas George Morris Hendy and William Henry Hendy as tenants in common in equal shares

2. ACKNOWLEDGMENT of the rt of the sd Thomas George Morris Hendy and William Henry Hendy to prodon of the Fbto of the sd Will and Codicil (the posson of wch was retained by them) and to dely of copies throf

3. DECLARATION that no previous assent or conveyance had been made in respect of any legal estate in the sd prems

SIGNED BY Harold G. Michelmore and V.K. Brorer and signed

Certificate of Official Search in H.M. Land Registry (no 312112/55) against Thomas George Morris Hendy and William Henry Hendy

1955 May 17th ✓

Land Registry (No 312113/55) against T.G.M. Hendy and W.H. Hendy in respect of subsisting entries
Land Registry (No 312114/55) against T.G.M. Hendy and W.H. Hendy in respect of subsisting entries
Land Registry (No 312115/55) against T.G.M. Hendy and W.H. Hendy in respect of subsisting entries

Thomas George Morris Hendy and William Henry Hendy of the one part and Douglas George Hendy of the other part

at dated 17th May 1954

Trust for sale the Vendors had agreed with Purchaser for sale to him of fee simple in possession subject as therein mentioned but otherwise free from

of £900 pd by Purchaser to Vendors (receipt whereof the Vdrs as Trustees)

for sale thereby conveyed to Purchaser

above abstracted premises

to the Purchaser in fee simple subject to the right of way of the owner or owners

being of the adjoining ppty No 17 Clamage Street Bishopsteignton over

and along the pathway coloured blue on the before abstracted Assent

2. Certificate of value £3000

EXECUTED by all parties and attested

✓ OFFICIAL CERTE OF SEARCH Devon Cty Council No. E.8690 dtd 25 Apr 1955 agnst sd prems revlg
no substg entries

✓ OFFICIAL CERTE OF SEARCH Newton Abbot R.D.C. No. 9606 dtd 28 Apr 1955 agnst sd prems revlg
Resolution to prepare Town Planning Scheme

*Original prod.
as before.
Suff*

1948 July 15th

WILL of the sd Douglas George Hartley of this dte whereby he appointed his Daughter Enid McAlpine and Reginald Hamilton French to be the Exors throf

1955 December 5th

THE sd D. G. Hartley died on this date at Torquay

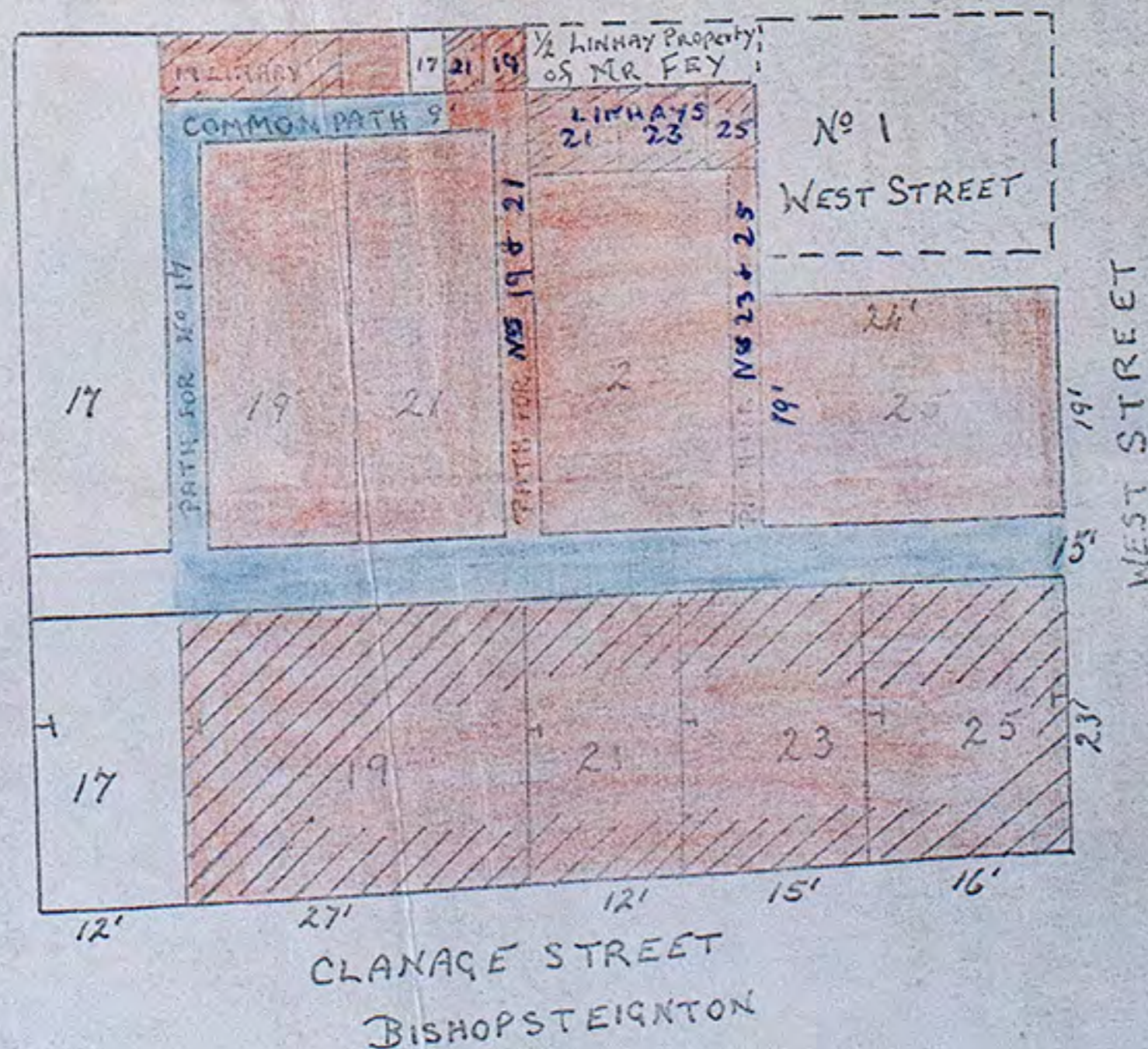
1957 February 8th

PROBATE of the Will of the sd D. G. Hartley was granted out of the Ppal Probate Registry on this

enclosed on Probate of Will of Douglas George Hartley

MEMO

By a Conveyance Dated the 6th February 1963 The Within Named Personal Representatives conveyed 19, 21 and 23 Clanaqe Street Bishopsteignton (Part of the Estate of the within named deceased) to Herbert Jameson Avery and Susan Ellen Louvain Avery and their right to Production of this Grant was thereby acknowledged.



Assent dated 7/5/54