

Appendix 'B'

TRANSFER OF COMMON RIGHTS

Dated

17th March 2015

1. PARTIES

"the Transferor" JOHN STEPHEN BROWN of The Green, Ireby, Carnforth, Lancashire, LA6 2JH

"the Transferee" JOHN DOUGLAS JAMES WELBANK and SYLVIA MARGARET WELBANK both of The Old Stables, Catlow Road, Slaidburn, BB7 3AQ

2. BACKGROUND

2.1 Stephen Harold Brown and Mary Eleanor Brown of The Green, Ireby, Lancashire are registered to graze 101 sheep gaits over Ireby Fell in Lancashire County Council's Register Unit Number CL 23, common right entry number 4.

2.2 In a conveyance of certain land dated 1 December 1990 and made between (1) Mary Eleanor Brown, Thomas Fawcett Brown, the Transferor and Stephen Edward Brown and (2) the Transferor ("the Conveyance"), the full 101 sheep gaits were transferred to the Transferor.

2.3 The Conveyance conveyed approximately 64.3% of the land contained in CL 23 entry 4 to the Transferor and as such 64.3% of the common rights contained in CL 23 entry 4 remain attached to the property contained in the Conveyance and now owned by the Transferor.

2.4 By virtue of other conveyances on 1 December 1990 the remainder of the land contained in CL 23 entry 4 was conveyed to third parties without the benefit of the common rights. As such the common rights formally attached to this land were severed from that land on 1 December 1990 and as such these rights are held by the Transferor in gross.

2.5 CL 23 entry 4 has never been updated to reflect the above changes but it is hereby declared by the Transferor that he is the owner of the full 101 sheep gaits referred to in CL 23 entry 4 as to part held in gross and as to part attached to the land contained in the Conveyance.

2.4 By virtue of a transfer of The Green between the Transferor and the Transferee dated [*6th November 2012*], the Transferor transferred the common rights attached to The Green and by virtue of a contract for the sale of The Green between the Transferor and the Transferee dated [*5th November 2012*] the Transferor agreed to transfer the equivalent of 69.33% (rounded to the nearest whole figure) of the common rights held in gross to the Transferee, with the intent and purpose that the Transferee shall be registered as the legal owner of those common rights.

OPERATIVE PROVISIONS

The Transferor with full title guarantee and in consideration of the transfer of The Green dated [*6th November 2012*] hereby transfers to the Transferee the

Document 1

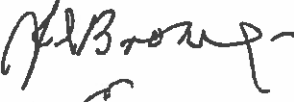
WE HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL

dated this *17* day of *03* 2015


Naphens LLP Solicitors
Greenbank Court
Greenbank Business Park
Blackburn BB1 6QB

ownership of [26] sheep gaits which are currently held in gross under common right entry 4 in commons register unit number 23.

SIGNED as a Deed
by John Stephen Brown
in the presence of:-



Witness
Signature:
Full Name:
Address:


ZAN FISHWILL
13 MANLY SQUARE
KIMELY LONDON N16
LAD 2AN
SO/ARTIST

Occupation:

SIGNED as a Deed
by John Douglas James Welbank
in the presence of:-

Witness
Signature:
Full Name:
Address:

Occupation:

SIGNED as a Deed
by Sylvia Margaret Welbank
in the presence of:-

Witness
Signature:
Full Name:
Address:

Occupation: