

This Indenture made the 6th day of February 2001 **BETWEEN THE RIGHT HON. BARRY OWEN SOMERSET MAXWELL BARON FARNHAM** of Farnham Cavan (hereinafter called "the Vendor") of the One Part and **PATRICK ELLIOTT** of Arranmore Close, Rock Cross, Cavan (hereinafter called "the Purchaser") of the Other Part.

WHEREAS:

- A. The Vendor is seised inter alia of the premises described in the First Schedule hereto (hereinafter called "the Premises") for an estate in fee simple in possession free from encumbrances.
- B. The Vendor has agreed with the purchaser for the sale to the purchaser of the premises for an estate in fee simple in possession free from encumbrances for the price of Two Hundred and Thirty Thousand pounds (£230,000.00).

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of the said agreement and in consideration of the sum of IR£230,000.00 now paid by the purchaser to the vendor (the receipt whereof the Vendor hereby acknowledges) the vendor as beneficial owner hereby conveys onto the purchaser **ALL THAT AND THOSE** the premises **TO HOLD** the same onto and to the use of the purchaser in fee simple subject to the covenant as to user specified in the Second Schedule hereto which Covenant shall be binding on the Purchaser, his heirs and assigns for a period of seven years from the date hereof.
2. The vendor hereby acknowledges the right of the purchaser to production of Deed of Conveyance dated the 5th day of June 1956 between the Right Hon. Arthur Kenlis Baron Farnham of the One Part and the Vendor of the Other Part (possession of which is retained by the Vendor) and to delivery of copies thereof and hereby undertakes with the purchaser for the safe custody of same.

REGISTERED IN THE REGISTRY OF DEEDS (DUBLIN) AT 11
MINUTES 0 SECONDS AFTER 11 O'CLOCK ON THE
21 DAY OF December 2001 BOOK 213 NO. 30

[Signature]

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3. **IT IS HEREBY CERTIFIED** by the Purchaser being the person becoming entitled to the entire beneficial interest in the premises hereby conveyed that he is an Irish Citizen and as such is a "Qualified Person" within the meaning of Section 45 of the Land Act 1965.
4. **IT IS HEREBY FURTHER CERTIFIED** that the consideration (other than rent) is wholly attributable to property which is non residential property.
5. **IT IS HEREBY FURTHER CERTIFIED** that Section 29 of the Stamp Duties Consolidation Act 1999 does not apply to this Instrument.

IN WITNESS whereof the parties hereto have hereunto set their respective hands and seals the day and year first above **WRITTEN**.

FIRST SCHEDULE

ALL THAT AND THOSE that part of the lands situate in the Townland of Deredis Upper, Barony of Loughtee and County of Cavan as more particularly delineated on the map annexed hereto and thereon surrounded by a red verge line and marked "B" containing an area of 29.40 acres (11.90 hectares) or thereabouts statute measure.

SECOND SCHEDULE

The Purchaser covenants with the Vendor that the lands in sale are to be used for the purpose of construction of one single private dwelling houses with ancillary out buildings only and doth hereby covenant to observe said restriction and obligation for a period of seven years from the 6th day of February 2001 **TO THE INTENT** that the burden of said Covenant and Restriction shall run with and bind the lands in sale and every part thereof and shall bind also the purchasers successors, administrators, heirs and assigns

Signed, Sealed and Delivered

By the Vendor

In the presence of:

[Handwritten signature]



Thos J. Young
Solicitor
Ballinacorney
Thos Young, Solicitor, Cavan.

Signed, Sealed and Delivered

By the Purchaser

In the presence of:

Patrick Elliott



Thos J. Young
Solicitor
Ballinacorney

Thos Young
Solicitor, Cavan.

312784

Dated the day of 2000



The Right Hon. Barry Owen
Somerset Maxwell Baron Farnham

To:

Patrick Elliott

CONVEYANCE

P.J.F. McDwyer & Co.

**Solicitors,
Newcourt,
Church Street,
Cavan.**

Owen

H I N

4th August 1910.

14.327

204

7.647

194

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5.703

45.605

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IP

IP

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IR

185

907

177

CELTIC SURVEYS LTD.

PLOT B
AREA 11.90 HECTARES

"B"

5.024

178

B.M. 173.3

2.482

179

181

CELTIC SURVEYS LTD.
PLOT A & B
TOTAL AREA
23.75 HECTARES

CELTIC SURVEYS LTD.

PLOT A
AREA 11.85 HECTARES

"A"

F A R N

33.695

L O U

Surface of Water 162.5 28th May 19

182

7.263

175

22.552

642

10.009