

**T H I S D E E D O F G I F T** is made the *thirty first* day of *December*  
 One thousand nine hundred and sixty four **B E T W E E N** **LAWRENCE**  
**HERBERT DUNPHY** formerly of St. John's Chiswick Mall Chiswick in the  
 County of London but now of Upper Keverall 19 Edensor Road Eastbourne  
 in the County of Sussex Chartered Surveyor (hereinafter called "the  
 Grantor") of the one part and **ELEANOR MARGARET DUNPHY** of Court Green  
 St. Anne's Hill Midhurst in the said County of Sussex Spinster  
 (hereinafter called "the Donee") the daughter of the Grantor of the  
 other part

1. **WHEREAS** the Grantor is seised in fee simple in possession  
 of the property hereinafter described subject as hereinafter  
 mentioned but otherwise free from incumbrances
2. The Grantor is desirous of conveying the said property to the  
 Donee by way of gift

**N O W T H I S D E E D W I T N E S S E T H** as follows:-

(1) In consideration of his natural love and affection for the Donee  
 the Grantor hereby conveys unto the Donee **FIRSTLY ALL THAT** piece  
 or parcel of land being part of Ordnance Survey No. 85 situate at  
 St. Anne's Hill Midhurst in the County of Sussex and containing 0.18  
 acre or thereabouts and for the purposes of identification shown on  
 the plan annexed hereto and thereon edged in red **TOGETHER** with a  
 right of way at all times and for all purposes with or without  
 vehicles in common with all other persons entitled thereto over the  
 piece of land coloured brown on the said plan **EXCEPT AND RESERVING**  
 unto the The Cowdray Trust Limited and the Dickinson Trust Limited  
 (a) subject to the Coal Acts 1938-1943 and the Coal Industry  
 Nationalisation Act 1946) the mines and minerals within and under  
 the whole of the said land with all necessary and proper powers  
 rights and easements for searching for winning getting and carrying  
 away the same by underground workings only including power to let  
 down the surface whether built upon or not proper compensation being  
 paid to the Purchaser for all damage done by subsidence or otherwise  
 to the surface of the land or the buildings thereon and (b) subject to  
 the provisions of the Ground Game Act 1880 and the Ground Game  
 (Amendment) Act 1906 the exclusive right to all game and rabbits and to  
 preserve the same on the premises with liberty to shoot hunt course  
 and sport thereon and **SECONDLY ALL THAT** piece of land adjoining  
 in part on the western side of the land first hereinbefore described  
 and forming part of the Vendor's adjoining property known as The  
 Gatehouse Midhurst aforesaid which said piece of land is for the  
 purpose of identification only shown edged in green on the said plan

TO HOLD the same unto the ~~Dease~~ in fee simple subject as to the land firstly hereinbefore described to the covenants and stipulations contained or referred to in a Conveyance dated the Twenty ninth day of February One thousand nine hundred and sixty and made between the said Cowdray Trust Limited and The Dickinson Trust Limited of the one part and Ewart Joyce Elcock and Beatrice Nellie Elcock of the other part ( a copy of which covenants and stipulations is set out in the Schedule hereto so far as the same affect the property hereby conveyed and are still subsisting and capable of being enforced)

(2) IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds FOUR THOUSAND FIVE HUNDRED POUNDS

IN W I T N E S S whereof the parties hereto have hereunto set their hands and seals the day and year first above written

THE SCHEDULE above referred to  
COVENANTS AND STIPULATIONS contained in the said Conveyance of the 29th day of February 1960 made between Cowdray Trust Limited and The Dickinson Trust Limited of the one part and Ewart Joyce Elcock and Beatrice Nellie Elcock of the other part

Covenant by the Purchasers jointly and severally to erect a stockproof fence to the approval of the Vendors' Agents along the north eastern boundary of the land thereby assured within twelve months from the date thereof and at all times thereafter to maintain such fence That nothing should be at any time built or erected on the said land That no boarding placard or advertisement should at any time be erected or displayed on the said land That no sand or gravel should at any time be dug out of the said land

SIGNED SEALED AND DELIVERED by the above-named  
LAWRENCE HERBERT DUNPHY in the presence of:-

LIMITED

EASTBOURNE

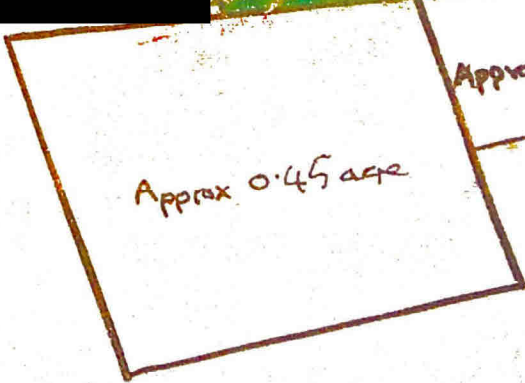
SIGNED, SEALED AND VERIFIED

the above-named ELLIOTT

COUNTY in the presence

[REDACTED]

[REDACTED]



South Street

