



is made the *twenty-first*

day of *June* One thousand nine hundred and sixty two BETWEEN STEWARD AND PATTESON LIMITED whose Registered Office is at Pockthorpe Brewery in the County of the City of Norwich (hereinafter called "the Vendor") of the one part and ARTHUR HERBERT BROWN of New Inn Market Deeping in the County of Lincoln Hotel Manager and OLIVE GRACE BROWN his Wife of the same address (hereinafter called "the Purchasers") of the other part WHEREAS the Vendor is seised of the property hereinafter described for an estate in fee simple in possession free from incumbrances and has agreed to sell the same to the Purchasers for the like estate in possession free from incumbrances at the price of Two Thousand Six Hundred and Fifty Pounds and the Purchasers have agreed to enter into the covenant on their part hereinafter contained

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement in and consideration of the sum of TWO THOUSAND SIX HUNDRED AND FIFTY POUNDS now paid to the Vendor by the Purchasers (the receipt of which sum the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchasers ALL THAT piece or parcel of land at Deepham Green in the Parish of Deepham in the County of Norfolk situate next and on the Western side of the Deepham to Attleborough Road Together with the detached dwellinghouse and outbuildings erected thereon or on some part or parts thereof and lately known as "The Half Moon" Deepham Green aforesaid but now or shortly to be delineated TOGETHER WITH the adjoining pieces or parcels of land the whole containing by admeasurement six acres three roods and four poles or thereabouts and being ^{- Field -} Numbers 58 (2.993a) 62 (1.923a) 63 (1.432a) and 106 (.427a) on the Ordnance Survey Map for the District Together with the farm buildings erected thereon or on some part or parts thereof TO HOLD the same Unto the Purchasers in fee simple as joint tenants

2. THE Purchasers shall stand possessed of the property hereby conveyed upon trust to sell the same with power at discretion to postpone any sale and shall stand possessed of the net proceeds of sale (after payment of expenses) and of the net rents and profits until sale (after payment of rates taxes costs of insurance repairs and other outgoings) in trust for the Purchasers as joint tenants beneficially.

3. UNTIL the whole of the property hereby conveyed has been sold pursuant to the foregoing trust for sale the Purchasers and other the trustees for sale hereunder shall have the same full and unrestricted power of mortgaging the property or any part thereof for any purpose and in any manner and of leasing or otherwise dealing therewith as an absolute beneficial owner of the property would have if the property had been vested in him in fee simple.

*Ord 10/6/62
P.S.
1/11/62*

4. FOR the benefit and protection of other properties belonging to the Vendor situate in the Parish of Deopham aforesaid or within a radius of three miles from such Parish (but not so as to confer the benefit of this covenant upon any person to whom any part of the properties intended to be benefited by this covenant shall be demised by lease or conveyed on sale except only if and so far as the benefit of this covenant shall be expressly assigned whether on such lease or conveyance or subsequently thereto) and to the intent that the burden of this covenant shall for ever hereafter run with the property hereby conveyed and bind all persons in whom the same or any part thereof shall for the time being be vested the Purchasers HEREBY JOINTLY AND SEVERALLY COVENANT with the Vendor that no part or parts of the property hereby conveyed shall at any time be used for the sale or manufacture or storage thereon of any intoxicating liquors or beer or aerated waters cordials or fruit juices of any description or for the purpose of malting and that no building thereon or at any time to be erected thereon shall at any time be used or occupied as an Inn, Public House or Hotel or as a Club at which intoxicating liquors or beer or aerated waters cordials or fruit juices of any description shall be sold or supplied.

5. THE Vendor hereby acknowledges the right of the Purchasers to production of a Conveyance dated the Thirtieth day of September One Thousand Nine Hundred and Sixty One made between Morgans Brewery Company Limited (in liquidation) of the first part Leslie Ogden of the second part and the Vendor of the third part and an Acknowledgment dated the Twenty seventh day of March One Thousand Nine Hundred and Sixty Two made by the said Leslie Ogden in favour of the Vendor and to delivery of copies of the said documents and hereby undertakes for the safe custody thereof

6. 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 Three thousand Five hundred Pounds

IN WITNESS whereof the Vendor has caused its Common seal to be hereunto affixed and the Purchasers have hereunto set their hands and seals the day and year first before written

The Common Seal of STEWART AND PATTESON
LIMITED was hereunto affixed in the

presence of:-

Stewart
W. H. H. H.

DIRECTOR

SECRETARY

SIGNED SEALED and DELIVERED by the said

ARTHUR HERBERT BROWN and OLIVE GRACE

BROWN in the presence of:-

A. H. Brown

Accepted Messrs. Messrs. Brown & Co.
Accepted
Accepted

A. H. Brown
A. H. Brown

