

8
Dated 11th January 1935.

B. 2

Richard Norman Harrison
Verdun Esquire & Another
(Trustees of the Will of Sir Joseph
Verdun, Baronet.)

— to —
The Urban District
Council of Northwich

Conveyance
of the freehold reversion of land
at Northwich in the County of
Chester

H2

A. & J. E. Fletcher
Northwich

-1 FEB 1935



No.

1300

2

WATERLOW & SONS LIMITED,
LONDON WALL,
LONDON.



This Conveyance

made the *eleventh*
day of *January*.

Between Richard Norman Harrison Verdin of Garnstone Castle Weobley in the County of Hereford, ex Lieutenant Colonel in His Majesty's Forces and Alison Macfie Verdin his wife (hereinafter called the Vendors) of the one part and The Urban District Council of Northwich in the County of Chester (hereinafter called the Council) of the other part **Whereas** 1. Sir Joseph Verdin (hereinafter called the Testator) late of Garnstone Castle Weobley aforesaid Baronet being at his death seised of the property hereinafter described for an estate in fee simple in possession free from incumbrances (but subject to and with the benefit of a Lease dated the fourteenth day of May one thousand eight hundred and eighty nine and made between the Testator (then Joseph Verdin) of the one part and The Northwich Local Board for the District of Northwich aforesaid (hereinafter called the Local Board) of the other part whereby the said property (except all mines veins beds and seams of rock salt and other minerals whatsoever therein or thereunder) was demised unto the Local Board their successors and assigns for the term of Nine hundred and ninety nine years from the date of those presents at the yearly rent of one peppercorn if demanded and subject to the covenants by the Local Board and the conditions by and in the said Lease contained) duly made his Will dated the eighteenth day of March one thousand nine hundred and twenty and thereby after appointing William Henry Verdin John Joseph Verdin Cooke and the said Richard Norman Harrison Verdin to be his Executors and trustees devised and bequeathed all his real estate of every tenure (including therein the property hereinafter described) and all his personal estate and effects whatsoever not thereby otherwise disposed of unto and to the use of his said Trustees Upon Trust for sale calling in and conversion (with full power and discretion to postpone such sale calling in and conversion) and to stand possessed of the net proceeds thereof Upon the Trusts hereinafter declared concerning the same 2 The Testator died on the twenty eighth day of December one thousand nine hundred and twenty without having

altered or revoked his said Will which was on the seventeenth day of April One thousand nine hundred and twenty and duly proved at the Principal Probate Registry by the said William Henry Verdin and Richard Norman Harrison Verdin (power being reserved to the other executor the said John Joseph Verdin Cooke which he has not exercised)

3. The said William Henry Verdin died on the twenty second day of January one thousand nine hundred and twenty

4. By an Appointment dated the sixth day of May one thousand nine hundred and thirty three and made between the said Richard Norman Harrison Verdin of the first part and the said John Joseph Verdin Cooke of the second part and the said Alison Macfie Verdin of the third part the said Richard Norman Harrison Verdin and John Joseph Verdin Cooke in exercise of the power for that purpose conferred by the Trustee Act 1925 and of all other powers enabling them in that behalf thereby appointed the said Alison Macfie Verdin to be a Trustee of the residuary estate of the Testator in the place of the said John Joseph Verdin and to act jointly with the said Richard Norman Harrison Verdin for all such purposes of the said Will as relate to the residuary estate of the Testator and the said Alison Macfie Verdin Cooke thereby consented to be a Trustee thereof accordingly

5. Under and by virtue of the provisions of Section 21 of the Local Government Act 1894 the said Northwich Local Board became known as The Urban District Council Northwich

6. The Vendors as such Trustees as aforesaid have agreed to sell to the Council the reversion and inheritance in fee simple of the property comprised in the said lease expiring on the term thereby granted at the price of Ten shillings **Now this deed witnesses etc** as follows:-

1. In pursuance of the said agreement and in consideration of the sum of Ten shillings now paid by the Council to the Vendors (the receipt of which sum the Vendors hereby acknowledge) the Vendors as Trustees hereby convey and release unto the Council **All** the property described in the First Schedule hereto Except and reserved as hereinafter mentioned **To hold** unto the Council in fee simple To the intent that the

term of Nine hundred and ninety nine years granted by the said Lease may forthwith merge and be extinguished in the freehold reversion

2. There shall be excepted and reserved unto the Vendors in fee simple out of the conveyance hereby made all mines veins beds and seams of rock salt and other minerals what soever in or under the land and premises hereby conveyed

3. The Vendors hereby acknowledge the right of the Council to production of the documents mentioned in the Second Schedule hereto and to delivery of copies thereof

4. 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 five hundred pounds

In witness whereof the Vendors have hereunto set their hands and seals and the Council has caused its Common Seal to be hereunto affixed the day and year first herebefore written

The First Schedule before referred to

All that close piece or parcel of land lying and being in that part of the Urban District of Northwicks in the County of Chester formerly called Winnington containing in the whole 1 acre 1 rood and 10 perches statute measure or thereabouts and more particularly delineated and described in the plan endorsed on the heretofore mentioned Lease and thereon colored blue

The Second Schedule before referred to

1921 April 17th Probate of the Will of this date of Sir Joseph Verdin (Baronet) deceased

1933 May 6th Deed of Appointment of this date heretofore mentioned

Signed Sealed and Delivered
by the said Richard Norman Harrison
Verdin in the presence of

R N Verdin

D Hartland

Garnstone Webley Herefordshire
Squire



Signed Sealed and Delivered
by the said Alison Macfie
Verdin in the presence of
D Hartland

Alison H. Verdin.

as above.

The Common Seal of The Urban
District Council of Northwich
was hereunto affixed in the
presence of

A.W. Maitland Wood
Chairman

Arthur Bowley
Clerk of the Council



R.H.M.

Memorandum By a Deed of Exchange dated the fourth day of July One thousand nine hundred and thirtyfive and made between John Arthur Laner and others (the Trustees for the time being of the Northwich Victoria Infirmary) of the one part and the within-named Urban District Council of Northwich of the other part a part of the land comprised in the within written conveyance together with other property was for the consideration therein mentioned conveyed unto the Infirmary Trustees in fee simple subject to the exception and reservation of all mines veins beds and seams of rock salt and other minerals whatsoever lying and being therein or thereunder And the said Deed of Exchange contained an acknowledgment by the said Council for production and delivery of copies of the within written conveyance and an undertaking for the safe custody thereof.

A. & J. E. FLETCHER
NORTHWICH.