

Excluded from conveyance
 Davis to Wagg 2nd Nov 1959

and SUBJECT ALSO to a right of way at all times for all purposes of afforestation or for purposes connected with forestry along the road or track coloured brown on the said plan doing thereby no unnecessary damage and making compensation for all damage thereby done or occasioned to the land being a right of way demised (with other rights and property) to the Minister of Agriculture and Fisheries for the term of Nine hundred and ninety nine years by a Lease dated the Twenty eighth day of April One thousand nine hundred and forty nine and made between the Vendor of the one part and The Minister of the other part

2. THE Purchasers hereby DECLARE as follows :-

(a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants beneficially

(b) Until the expiration of Twenty one years from the death of the survivor of the Purchasers the Trustees for the time being of this deed shall have power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner

3. THE Vendor hereby acknowledges the right of the Purchasers to the production of the documents specified in the Second Schedule hereto and to delivery of copies thereof, and undertakes with the Purchasers for the safe custody thereof

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

-THE FIRST SCHEDULE-

No. on O.S. Map	Area in Acres	
	1901 Edition O.S. Map	1921 Edition O.S. Map
PARISH OF NEWCHURCH EAST		
32	.693	.692
33	.239	.234
31	.182	.169
28	1.765	1.819
27	8.047	8.047
26	.234	.234
143	1.103	1.117
144	5.433	5.433
145	.578	.578
146	9.890	9.890
156	8.129	8.177
246	16.144	16.144
23	12.194	10.632
39	10.025	10.025
24	.336	.330
25	.180	.180
	Carry Forward	
	75.192	73.701

- THE FIRST SCHEDULE (continued) -

No. on O.S. Map	Area in Acres	
	1901 Edition O.S. Map	1921 Edition O.S. Map
<u>PARISH OF NEWCHURCH EAST</u>		
	<u>Brought Forward</u>	
	75.192	73.701
	18.620	18.620 ✓
248	7.352	7.352 ✓
247	.345	.346 ✓
141	.384	.374 ✓
38	.812	.859 ✓
250	.180	.184 ✓
251	.040	.950 ✓
252	16.795	16.790 ✓
249	5.432	5.432 ✓
277	1.286	1.286 ✓
278	.166	.166 ✓
281	1.013	.807 ✓
280	.943	1.149 ✓
279	5.364	5.364 ✓
282	6.429	6.439 ✓
284	.593	.607 ✓
253	.276	.276 ✓ est
Pt. 255	4.081	4.089 ✓ est
286	1.002	.987 ✓
285	1.487	1.474 ✓
296	14.737	14.453 ✓
276		.297 ✓
276a	.890	.855 ✓
283	.764	.819 ✓
271	3.815	3.806 ✓
272	.693	.649 ✓
270	.850	.850 ✓ est
Pt. 269	.697	.697 ✓ est
268	.833	.877 ✓
273	1.088	1.088 ✓
274	3.847	3.847 ✓
267	13.918	13.918 ✓
275	2.432	2.424 ✓
297	.164	.296 ✓
298	.150	.231 ✓ est
Pt. 299	.696	.709 ✓
263	3.382	3.382 ✓
266	.662	.874 ✓
264		
<u>PARISH OF WOLVE-SNEWTON</u>		
	7.202	6.956 ✓
114		.365 ✓
114a	12.324	12.324 ✓
113	14.455	14.455 ✓
111	22.849	22.849 ✓
116	3.615	3.480 ✓
115	6.736	6.732 ✓
137	1.105	1.105 ✓
138	3.980	4.224 ✓
141		.013 ✓
141a	.375	.167 ✓
139	.202	.162 ✓
139a	.155	.150 ✓
140	.622	.622 ✓
142	18.310	18.310 ✓
143		
<u>PARISH OF TRELLECK GRANGE</u>		
214	6.927	6.927 ✓
<u>Totals</u>		<u>295.934</u>
	<u>296.267</u>	

/THE SECOND SCHEDULE

Examined with original Lawrence Jones to 30th September 1977 x0

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is made the Second day of November One thousand nine hundred and fifty nine B E T W E E N JOHN OLIVER DAVIES of Mona Lodge Usk in the County of Monmouth Retired Timber Merchant (hereinafter called "the Vendor") of the one part and WILLIAM ANDREW WAGG and GRACE GOODING WAGG his Wife both of Lower Gockett Lydart near Monmouth in the said County (hereinafter called "the Purchasers") of the other part

W H E R E A S the Vendor is seised of the property hereinafter described in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances and has agreed to sell the same to the Purchasers for the like estate in possession subject as hereinafter mentioned but otherwise free from incumbrances at the price of Thirteen thousand three hundred and sixty five pounds and it has been agreed that the same shall be vested in them as joint tenants in manner hereinafter appearing

N O W THIS DEED W I T N E S S E T H as follows :-

1. I N pursuance of the said agreement and in consideration of the sum of THIRTEEN THOUSAND THREE HUNDRED AND SIXTY FIVE POUNDS now paid by the Purchasers to the Vendor (the receipt of which sum the Vendor hereby acknowledges) the Vendor as BENEFICIAL OWNER hereby CONVEYS unto the Purchasers A L L T H O S E several pieces or parcels of land containing in the whole 295.934 acres or thereabouts situate at Devauden in the several Parishes of Newchurch East Wolvesnewton and Trelleck Grange in the County of Monmouth T O G E T H E R W I T H the messuage or dwellinghouse and all other buildings erected and being thereon All which property is known as The Panta Devauden aforesaid and is more particularly described in the First Schedule hereto and for the purpose of identification only delineated and edged red on the plan hereto annexed T O G E T H E R W I T H the benefit of the rights covenants and agreements (so far as they affect the property hereby conveyed) contained in a Deed dated the First day of March One thousand nine hundred and thirty and made between the Vendor of the one part and The Rural District Council of Chepstow of the other part relating to interruption of flow of water in the Fedw Brook T O H O L D the same unto the Purchasers in fee simple S U B J E C T to the terms of the said Deed of the First day of March One thousand nine hundred and thirty