



His Indenture

made the *thirtieth* day of *March*
 One thousand nine hundred and twenty
 five BETWEEN SIR ARTHUR

JOHN DORMAN of Grey Towers Nunthorpe near Middlesbrough in the County of York
 Baronet (hereinafter called "the Vendor") of the one part and WILLIAM JAMES
O'NEILL of Middlesbrough aforesaid Company Director (hereinafter called "the
 Purchaser") of the other part.

WHEREAS by an Indenture dated the twenty second day of March
 One thousand nine hundred and seven and made between Sir Alfred Edward Pease and
 Claude Edward Pease of the first part Joseph Albert Pease and Edward Lloyd Pease
 of the second part Sir Jonathan Edward Backhouse and Charles Hubert Backhouse of
 the third part and the Vendor of the fourth part the hereditaments hereinafter
 described were (together with other hereditaments) conveyed unto and to the use
 of the Vendor in fee simple.

AND WHEREAS the Vendor has agreed with the Purchaser for the sale to
 him of the hereditaments hereinafter described and the inheritance thereof in
 fee simple in possession free from incumbrances at the price of Five hundred and
 twenty eight pounds ten shillings.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said - -
 agreement and in consideration of the sum of Five hundred and twenty eight pounds
 ten shillings paid to the Vendor by the Purchaser on or before the execution of
 these presents (the receipt whereof the Vendor hereby acknowledges) the Vendor
AS BENEFICIAL OWNER hereby grants and conveys unto the Purchaser and his
 heirs ALL THAT piece or parcel of freehold land situate at Nunthorpe in the
 Parish of Great Ayton in the North Riding of the County of York WHICH said
 land is situate in the Township of Nunthorpe aforesaid containing by admeasure-
 ment Ten decimal point fifty seven acres or thereabouts and is delineated on the
 plan drawn on these presents and thereon coloured round with red Together with
 all the boundary fences thereof RESERVING to the Vendor his heirs and assigns
*as right of road of the width of eight feet for all purposes abutting on the North bank of the River Tame in
 the Township of Nunthorpe on the East side of the said land*
 all mines of salt and brine and other mines and minerals of every description
 under the land hereby conveyed with full power to work and get the same but by
 underground workings only and without entering upon or in any manner affecting
 or exercising any rights or powers whatsoever over the surface of the said
 land the Vendor paying to the Purchaser his heirs or assigns compensation for
 any damage or injury occasioned by the underground workings of the Vendor such
 damage in case of difference to be settled by Arbitration in manner provided
 by the Arbitration Act 1889 or any Statutory Amendment thereof for the time
 being in force.

TO HOLD the same UNTO AND TO THE USE of the Purchaser in fee
 simple.



AND the Purchaser hereby covenants with the Vendor so that such covenants shall be binding on the Purchaser and all future owners and occupiers thereof but so as not to impose on the Purchaser his heirs or assigns any personal liability after his her or their estate or interest in the said hereditaments hereby conveyed or any part thereof shall have ceased or determined that is to say:-

THAT the Purchaser owner or occupier for the time being of the hereditaments hereby conveyed will not without the written consent of the Vendor use or permit to be used or exercised in or upon the said land or any houses or buildings thereon any trade business manufacture or employment whatsoever which is or may be deemed by the Vendor to be a public or private nuisance or for the storage manufacture or sale of ale beer wine spirituous liquor or spirit or allow to be erected thereon any wooden or other hoarding for the purpose of bill posting.

THAT he will keep in good order the banks and bed of the stream running through the southern portion of the land hereby conveyed and that he will not cause or permit any obstruction thereto which by interfering with the flow of water may cause injury to any other persons or their property.

THAT the Purchaser will at his own expense if required by the Vendor whenever the land now unfenced between the points marked 'C.A.B.' on the said plan ceases to be in the same occupation as the adjoining land of the Vendor erect on the land hereby conveyed and for ever thereafter maintain good and substantial fences between the said points 'C.A.B.' on the said plan And the Purchaser will at all times hereafter maintain all the boundary fences on the land hereby conveyed.

AND THAT he the Purchaser will annually on demand by the Vendor pay to the Vendor the sum of *one shilling and four pence* being his proportionate part of the sum of Five pounds payable to the Curate of the Curacy of Nunthorpe in lieu of tithe and the sum of *five shilling and two pence* for land tax and in consideration thereof the Vendor his heirs and assigns hereby covenants with the Purchaser his heirs and assigns thereupon to indemnify the Purchaser his heirs and assigns from and against all claims in respect of the said tithes and land tax.

AND the Vendor for himself his heirs and assigns and his successors owners for the time being of the present water supply serving the hereditaments hereby conveyed hereby covenants with the Purchaser his

heirs and assigns that he the Vendor his successors and assigns will supply water to the hereditaments hereby conveyed and to any - - buildings to be erected on the same if and so long as the Purchaser his heirs or assigns shall require the same the Purchaser or other persons taking the supply as from the nearest point of the Vendors water mains at his or their own cost and paying the rates charged to other users for such water supply until a public water supply is available within a distance of fifty yards of "Nunthorpe Hall".

A.N.D. the Vendor hereby acknowledges the right of the Purchaser to production and delivery of copies of the documents of title specified in the Schedule hereto and hereby undertakes for the safe custody thereof.

I N W I T N E S S whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

THE SCHEDULE REFERRED TO.

- 13th May 1902 Indenture of this date made between Sir Joseph Whitwell Pease of the one part and the said Joseph Albert Pease of the other part.
- 14th May 1902 Indenture of this date made between the said Joseph Albert Pease of the one part and the said Alfred Edward Pease and the said Claude Edward Pease of the other part.
- 3rd September 1904 Indenture of this date made between the said Sir Alfred Edward Pease and the said Claude Edward Pease of the one part and Edwin Kirkbride Fox of the other part.
- 6th September 1904 Indenture of this date made between the said Edwin Kirkbride Fox of the one part and the said Alfred Edward Pease and the said Claude Edward Pease of the other part.
- 7th September 1904 Indenture of this date made between the said Edwin Kirkbride Fox of the one part and the said Joseph Albert Pease and the said Edward Lloyd Pease of the other part.
- 14th April 1905 Indenture of this date made between the said Edwin Kirkbride Fox of the one part and the said Jonathan Edward Backhouse and the said Charles Hubert Backhouse of the other part.
- 22nd March 1907 The hereinbefore recited Indenture of this date.

SIGNED SEALED AND DELIVERED by the said Sir Arthur John Dorman in the presence of

W. J. Pease
 Richard Pease Nunthorpe
 Solicitor.

Signed sealed and delivered by the said William James O'Neill in the presence of

W. J. Pease
 Solicitor
 Middlesbrough

W. J. Pease
W. J. Pease

REGISTERED AT NORTHALLERTON BY THE ENROLMENT OF A copy ON THE 18th DAY OF April 1915 AT 10 IN THE fore NOON IN VOLUME 419 PAGE 492 NUMBER 1206

W. J. Pease
 REGISTRAR

DATED

30th March 1925

SIR A. J. DORMAN BARONET

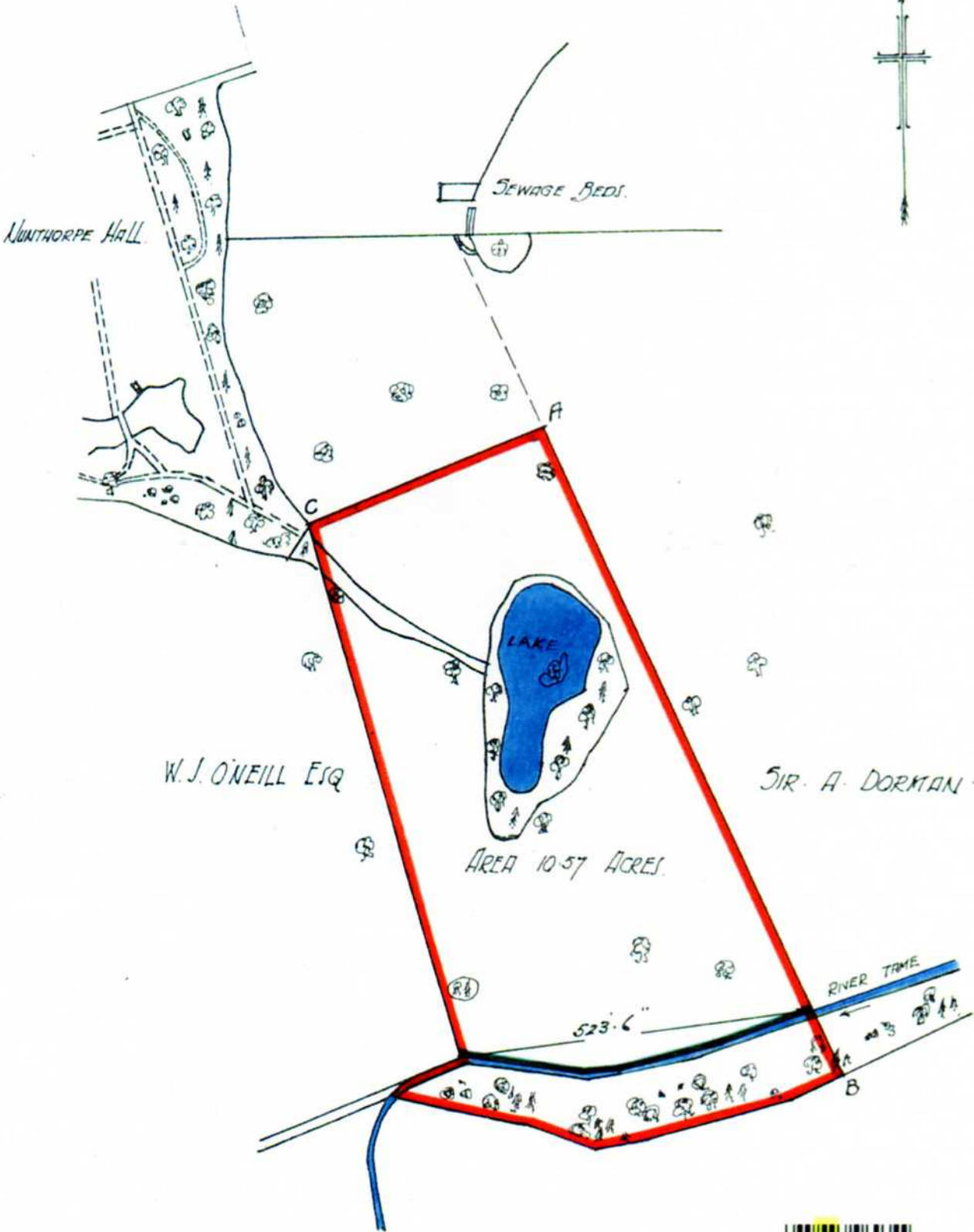
to

W.J. O'NEILL ESQ.

C O N V E Y A N C E of land
at Nunthorpe in the County of York.

J.W.R. PUNCH & ROBSON
MIDDLESBROUGH

PLAN REFERRED TO



SCALE 1/2500