



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Tailte Éireann Sealed and Certified Copy Folio (& Title Plan)

EDWARD HEALY SOLICITORS LLP
PEMBROKE HOUSE
30 PEMBROKE STREET UPPER
DUBLIN 2

RECEIVED

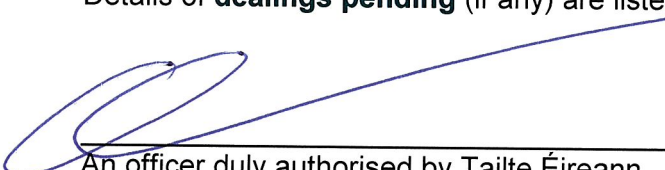
29 AUG 2024

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Folio Number: WH11077
Application Number: P2024LR105179X
Your Reference: LKM-MAR-356-1_Ballynaskeagh

This document comprises a sealed and certified copy of the Tailte Éireann record for the above mentioned folio/title plan as of the date appearing.

Details of **dealings pending** (if any) are listed in the **Schedule** below.


An officer duly authorised by Tailte Éireann



Schedule

Notes:

1. Title plans should be read in conjunction with the folio. The description of the land on the folio or on the title plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Title plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to Tailte Éireann immediately.

Land Registry

County Westmeath

Folio 11077

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent.

For parts transferred see Part 1(B)

| No. | Description | Official Notes |
|-----|--|-------------------|
| 1 | <p>A plot of ground situate in the Townland of BALLYNASKEAGH and Barony of DELVIN containing 54.5693 Hectares shown as Plan(s) 2 edged RED on the Registry Map (OS MAP Ref(s) 8/15, 8/16, 13/3, 13/4).</p> <p>The Registration does not extend to the mines and minerals</p> | From Folio WH4832 |
| 2 | <p>A plot of ground situate in the Townland of BALLYNASKEAGH and Barony of DELVIN containing 13.4052 Hectares shown as Plan(s) 3 edged RED on the Registry Map (OS MAP Ref(s) 8/15, 8/16, 13/3, 13/4).</p> <p>The Registration does not extend to the mines and minerals</p> | From Folio WH4833 |
| 3 | <p>A plot of ground situate in the Townland of MULLAGHCROY and Barony of DELVIN containing 0.7234 Hectares shown as Plan(s) 24 edged RED on the Registry Map (OS MAP Ref(s) 8/15).</p> <p>The Registration does not extend to the mines and minerals</p> | L.R. 24/39766 |

1 There is appurtenant to the property No. 3 a right to pass and repass on foot and with horses or other animals with or without carts and other conveyances and for every purpose over part of the townland of Mullaghcrov from the property No. 3 herein to the Public Road at the point lettered C on the Registry Map of the townland (O.S. 8/15) by the way coloured yellow on said Map.

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Land Registry

County Westmeath

Folio 11077

Part 1(B) - Property Parts Transferred

| No. | Prop No. | Instrument | Date | Area(Hectares) | Plan | Folio No. |
|-----|----------|------------|------|----------------|------|-----------|
| | | | | | | |

Land Registry

County Westmeath

Folio 11077

Part 2 - Ownership

Title ABSOLUTE

| No. | The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965 | |
|-----|--|---|
| 1 | 15-MAR-2000 D2000XS002941F | SEAN FITZPATRICK of BALLYNASKEAGH, DELVIN, COUNTY WESTMEATH and DEIRDRE FITZPATRICK of BALLYNASKEAGH, DELVIN, COUNTY WESTMEATH are full-owners. Cancelled D2006NL029819D 12-JUN-2006 |
| 2 | 12-JUN-2006 D2006NL029819D | KEVIN CARROLL of Crowenstown, Delvin, County Westmeath is full owner. |

Land Registry

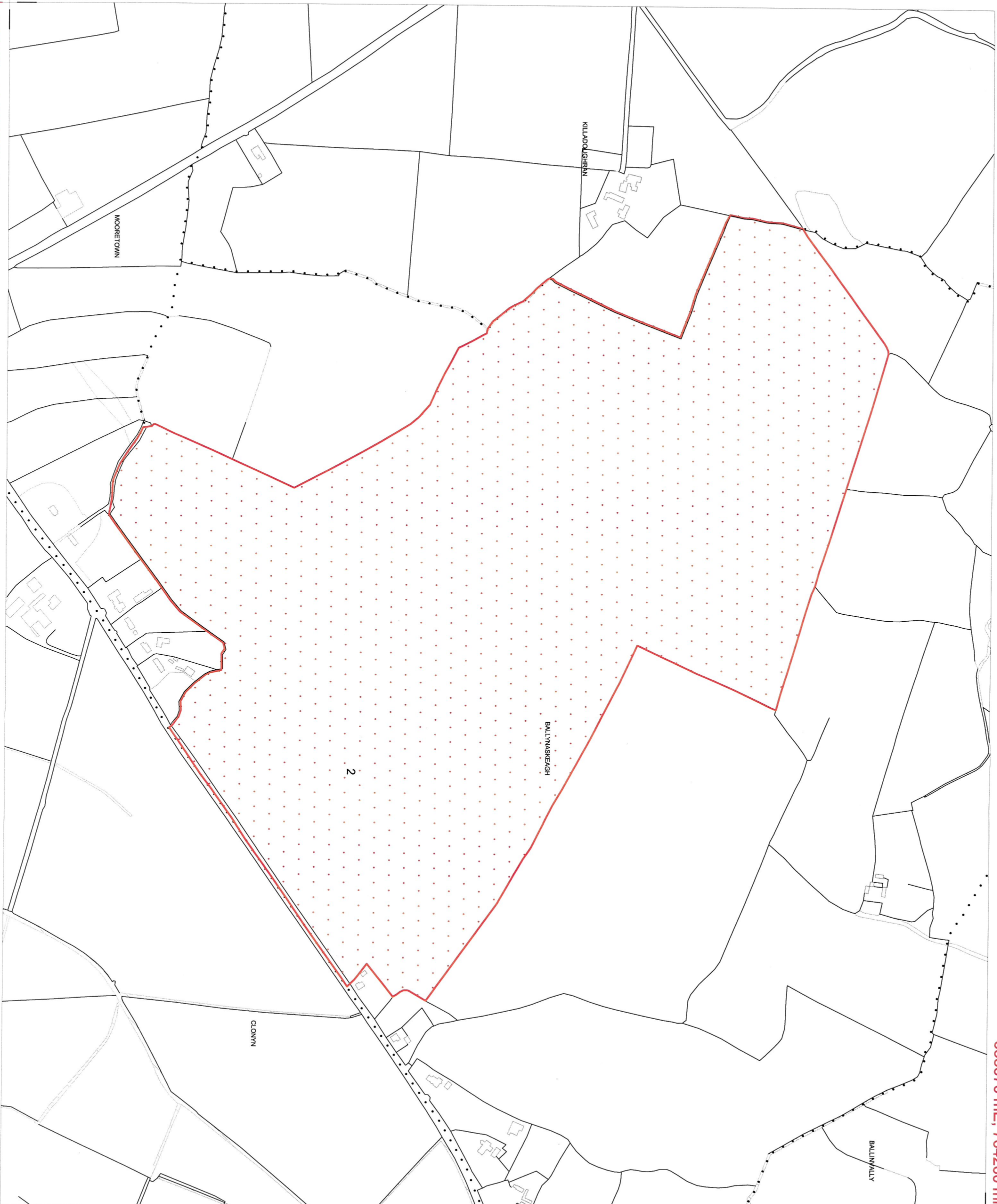
County Westmeath

Folio 11077

Part 3 - Burdens and Notices of Burdens

| No. | Particulars | |
|-----|-------------------------------|---|
| 1 | L.R. 24/39766 | The property is subject to a consolidated Land Purchase Annuity. Cancelled D2006NL029819D 12-JUN-2006 |
| 2 | L.R. 24/39766 | The property No. 3 is subject to the right of the Land Commission its successors, licencees and assigns to pass and repass thereover on foot and with horses, or other animals with or without carts and other conveyances and for every purpose by the way coloured yellow on the plan(s) thereof. |
| 3 | L.R. 24/39766 | The property No. 3 is subject to the sporting rights within the meaning of the Irish Land Act, 1903, reserved to the Land Commission by its Fiat. |
| 4 | 12-JUN-2006 D2006NL029819D | Charge for present and future advances repayable with interest. Maximum Duty €630 paid. NATIONAL IRISH BANK LIMITED is owner of this charge. Cancelled D2014LR092774Q 12-SEP-2014 |
| 5 | 09-SEP-2014 D2014LR089404Q | Charge for present and future advances repayable with interest. THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND is owner of this charge. Note: The ownership of this charge has been transferred. See Entry No.6 |
| 6 | 17-MAY-2023 D2023LR075388M | MARS CAPITAL IRELAND DESIGNATED ACTIVITY COMPANY is the owner of the charge registered at Entry No.5 |

658670 mE, 764260 mN



657070 mE, 762960 mN
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Application Number: P2024LR105179X



Tailte Éireann

Cláirdeán, Luachail,
Suirbhreacht
Registration, Valuation,
Surveying

Folio: WH11077

This map should be read in conjunction with the folio.

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- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- Subleasehold

- Burdens (may not all be represented on map)
- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

1:5000 Scale





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Clárachán, Lucháil,
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Registraithe, Valúation,
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(centre-line of parcel(s) edged)

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