



The History of Ewyas Lacy: Michaelchurch Estate

Document Record

Held at: Private Collection

Reference: LD_rs_0007

Source: Original documents

Title: Digital Images Collection: Photographs of Abstract of Title to Firs Cottage

Place name: Michaelchurch Escley

Date: 1962

Description:

Photograph of Abstract of title of William Guy Christopher Trafford to Firs Cottage, Michaelchurch Escley. Documents relating to the Michaelchurch Estate from 1926 to 1962 are referred to.

Digital Images Collection: Photographs of Abstract of Title to Firs Cottage

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1962.

ABSTRACT of the TITLE
William Guy Chandler
of the ~~Executors of Mrs.~~

in a Part
~~RETTINA MAUD CAPPER deceased~~

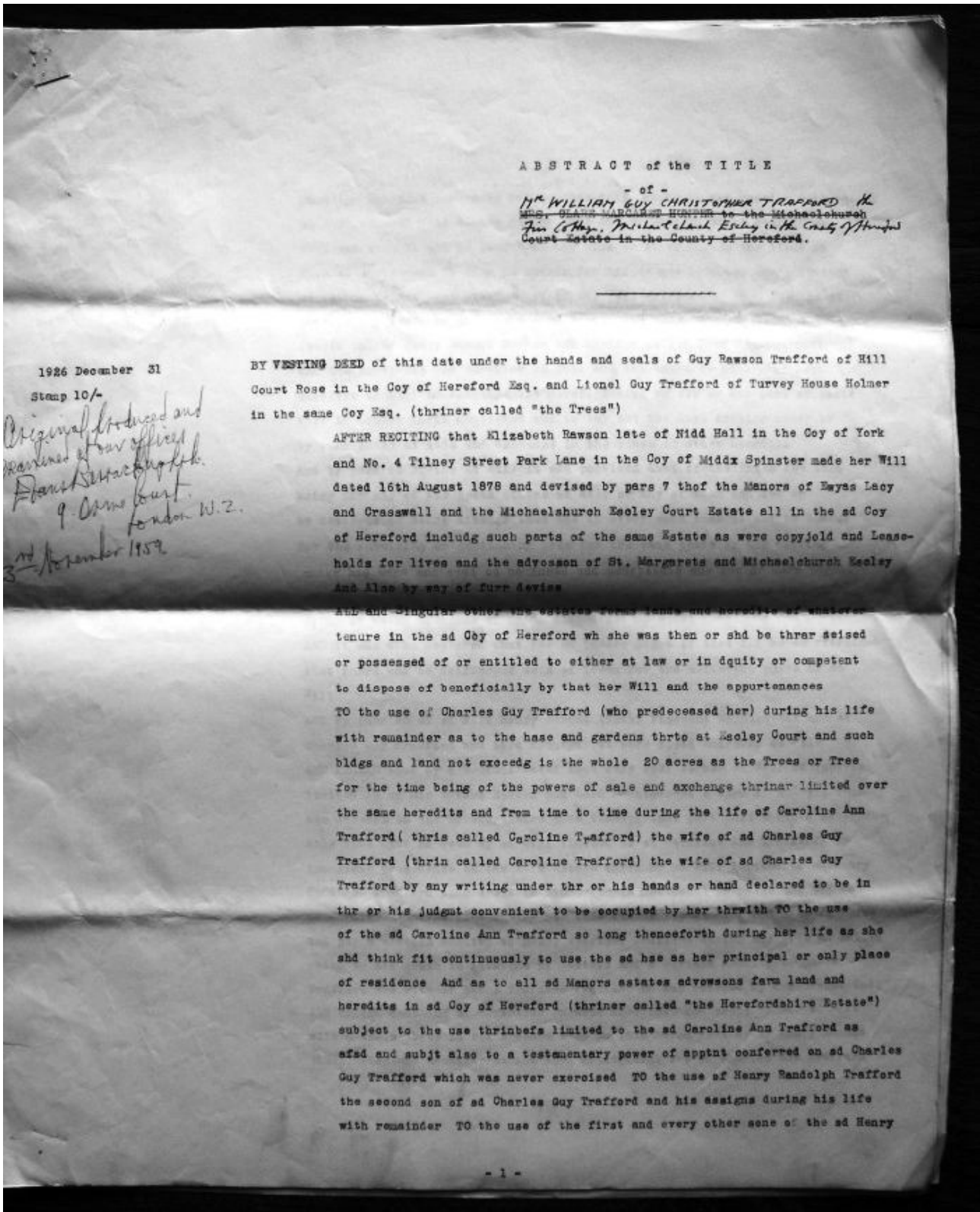
to Freehold premises *at Gwini Fin*

C. A. H. Michaelchurch Eskley in the
County of Hereford.

ANTHONY DUKE
Antony Duke & Co.,
11a, Dawson Place,
London, W.2.

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Randolph Trafford severally and successively accordg to thr respive seniorrotoes in tail general with divers remdrs over AND by para 20 of sd Will it was declared that it shd be lawful at any time or times during the lives or life of any person to whom as estate for his or her life was thrby limited or within 21 yrs next after death of the last survivor of them for the sd Charles Guy Trafford and Sir Edward Hopton and Henry Edmund (14th) Viscount (thrin called Henry Edmund Butler but thriner called Lord Mountgarret) and the survivors and survivor of them and the exors or admors of such survivor to sell or exchange the Herefordshire estate or any part or parts thof in manner thrin mentioned and to lay out the moys arising under or by such power of sale and exchange in the pches of other hereditis And by para 68 of the sd Will it was provided that if the Trees for time being for any of the ppses of the sd Will or any of them shd die or be desirous of being dischg'd then and in every such case it shd be lawful for the surviving or continuing Tree for the same ppses by any writing under his hand and seal to nominate and substitute any one or more person or persons to be a Tree or Trees in the place of any and every Tree so dying or being desirous of being discharged as efcd

AND it was also declared that the sd powers might if thot fit be so exercised that there shd be deifferent sets of trees for the different ppses of sd Will

AND by para 70 of sd Will Henry Edmund (13th) Viscount Mountgarret and sd Charles Guy Trafford and Lord Mountgarret were apptd Exors of sd Will AND RECITG that by a Codicil dated 15th July 1881 to her sd Will sd Testrix limited to sd Sir Edward Hopton and Lord Mountgarret a term of 20^y yrs from her decease in the Herefordshire Este (except that part thof whrin a determinable life intt hd been by sd Will limited to sd Caroline Ann Trafford) in immediate precedence to the life estate thrin by sd Will limited to sd Henry Randolph Trafford upon trust in manner thrin mentioned to raise and pay to sd Caroline Ann Trafford during her life an annuity of £500 and also to raise and pay a certain annuity to Henry Trafford Trafford during his life wh failed owing to his death in lifetime of Testrix and a certain annuity to Laura Trafford the wife of Henry Trafford Trafford wh was revoked by a subsqunt Codl AND RECITE death of sd Testatrix on 29th Novr 1890 and proof of her sd Will with a Codl thrt in Ppl Probate Regy on 12th March 1891 by sd Henry Edmund (13th) Viscount Mountgarret and Lord Mountgarret the sd Charles Guy Trafford

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having died in the lifetime of the Testrix

AND RECITG dth of sd Caroline Ann Trafford on 9th August 1908

AND RECITG dth of sd Henry Randolph Trafford on 12th October 1910 leave him surviving an only son Richard Randolph William Rawson Trafford who was born after death of sd Testrix and was then of the age of 19 yrs or thrabts

AND RECITG death of sd Sir Edward Hopton on 19th Jany 1912

AND RECITG that by an Indenture dated 23rd April 1912 and made btwn sd Lord Mountgarret of one pt and sd Guy Rawson Trafford and Edward Michael Hopton of other pt the sd Lord Mountgarret apptd sd Guy Rawson Trafford and Edward Michael

Hopton to be trees of sd Will and Codls in place of sd Sir Edward Hopton dec'd and of sd Lord Mountgarret who was desirous of being dischgd for ppses of all such trusts powers and discretions as by sd Will and Codls were conferred on sd Sir Edward Hopton and Lord Mountgarret as trees thrby apptd to exercise powers of sale and exchange thrby given in respect of the Herefordshire Estes

AND RECITG dth of sd Edward Michael Hopton on 17th March 1916

AND RECITG that by INDENTURE dated 4th October 1916 made btwn sd Guy Rawson Trafford of one part and sd Lionel Guy Trafford of other pt the sd Guy Rawson Trafford and sd Lionel Guy Trafford to be trees of sd Will and Codls in place

of sd Edward Michael Hopton and jointly with him the sd Guy Rawson Trafford for ppses of all such trusts powers and discretions as by sd Will and Codls were conferred on sd Sir Edward Hopton and Lord Mountgarret as the trustees thrby apptd to exercise the powers of sale and exchange thrby given in respect of Herefordshire Este

AND RECITG that parlars of the lands and hereditis then constitutin or representg the Herefordshire Este was specified in Schle thrunder written

AND RECITG that Trees hd determined to execute abstracting Westg Deed for ppses of giving effect to the requirments of Settled Land Act 1925

IT WAS WITNESSED as follows:-

(1). THE Trees as Trees thby declared that

ALL and singular the hereditis parlars whrof were specified in Schle thunder writem and delineated so far as same were capable of delineation on plan thrtc annexed and all other (if any) messages lands tenements rents rent charges advowsons and hereditis wh then by any means formed part of the Herefordshire Estate subjt to the limitations of sd Will and Codls were vested in trees in fee simple

2. AND that Trees shd stand possessed of sd hereditis and prames upon the trusts and subjt to powers and provens upon and subjt to wh under the settlment created by sd Will and Codls the same ought from time to time to be held

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3. AND that the Trees were the Trees of the Settlement for ppses of Settled Land Act 1925.

4. AND that the power to appt a new tree or new trees of Settlement was vested in the surviving or continuing trees or tree (if any) when such surviving trees or tree shd be willing to continue to act in other respects or not) or if thr shd be no surviving tree then in the exors or admors of then then last surviving tree

The Schedule Above Referred To (Inter Alia)

LOWER HOUSE FARM (part)

<u>PARISH</u>	<u>ORDNANCE NO.</u>	<u>DESCRIPTION</u>	<u>AREA</u>
Michaelchurch Esley	398	Arable	2,938

CEFN CEIST

Michaelchurch Esley	384	Arable	1,735
do	385	Arable	2,855
do	389	Arable	4,977
do	390	Pasture	4,054
do	391	do	4,772
do	392	do	4,168
do	393	do	5,642
do	394	Roadway	.361
do	395	Pasture	3,230
do	396	Arable	5,143
do	397	do	2,783
do	402	Pasture	6,386
do	403	do	2,774
do	404	Pasture & Old Quarry	2,818
do	405	Pasture	1,068
do	406	Arable	4,962
do	834	Pasture	1,123
do	836	do	5,593
do	837	do	5,210
do	838	Roadway	.044
do	839	Pasture	2,162
do	840	do	2,587
do	841	Homestead	.438
do	842	Pasture	4,449
do	843	do	1,735
do	860	Plantation	1,330
do	861	Pasture	6,597
do	862	do	5,899
Total			96,010

WOODS IN HAND (part)

<u>ORDNANCE NO</u>	<u>PARISH</u>	<u>DESCRIPTION</u>	<u>AREA</u>
831) 832) 870)	Michaelchurch Esley	Pont-Cefn Wood	14,073

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1928 April 4 10/-
Original fro. deed as above. F.B.H.
 A/x/1/57.

BY DISENTAILING DEED of this date made btwn sd Richard Randolph William Rawson Trafford (thrinar called the Grantor) of the one pt and the sd Guy Rawson Trafford and Lionel Guy Trafford (thrinar called the Trees) of the or pt

AFTER RECITG befe abstracted Vestg Deed dated 31st December 1926

AND RECITG that under sd Settlement sd hereditis and prames were vested in prames in trust for the Grantor (who was born on 29th March 1907) in tail genl with divers randra over

AND RECITG that Grantor was desirous of executing such disentailing Assurance as was thrinar contained

IT WAS WITNESSED that for effectuating such desire the Grantor thrby conveyed and disposed of unto the Trees

ALL and Singular the manors or lordships or reputed manors or Lordships advowsons hereditis messags lands bldgs tithes rent chrges in lieu of tithes easments rights privileges and other real este and chattels real whatsoever and whr-soever and any intt thris to wh the Grantor was entitled under sd Settlement or any conveyance or other disposition to the use or upon the trusts shred or under any subsidy lease deed or other like assurance for any estate in tail male or in tail in possession or other entailed intt in posson

TO HOLD the same unto the Trees in fee simple Discharged from all estes in tail male or in tail or other entailed intte of the Grantor under the Settlement or any such disposition or assurance as afd and all estes rights intts and powers to take effect after the determination or in defessence of such estes or intts in tail male or in tail or any of them

In Trust for the grantor in fee simple

FURT WITNESSG part not affectg ppty the subjt of this Abstract

EXTED by all parties and suly attested

ENROLLED in Central Office of Supreme Court on 20 April 1928

1928 April 4
Original fro. deed as above. F.B.H.
 A/x/1/57.

BY CONVEYANCE of this date made btwn the sd Guy Rawson Trafford and Lionel Guy Trafford (thrinar called "the Trees") of the one pt and the sd Richard Randolph William Rawson Trafford of the other pt

AFTER RECITG befe abstracted Vestg Deed

AND RECITG that in the events wh hd happened the sd R.R.W.R. Trafford being of a person/full age hd become absolutely and benefly entitled in posson to the land comprised in the Settlement free from all limitations powers and

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charges takg effect thrunder and hd requed the Trees to convey the sd land to him wh the Trees had agreed to do in manner thriner appearg

IT WAS WITNESSED that in pursuance of sd Agrnt and in censon of grames the Trees as Trees did thrby grant and convey unto the sd R.R.W.R. Trafford

ALL & Singular the heredita grames comprd in sd Vestg Deed (except such part or parts thof (if any) as ny means of any sale exchange portion or orse hd been disposed of or parted with or become extinguished)

AND ALSO (by way of conveyance and not of exception) all other frhold heredita (if any) to wh the sd R.R.W.R. Trafford was entitled under or by virtue of the sd Settlement

TO HOLD the same unto the sd R.R.W.R. Trafford in fee simple

DECLARON that Trees were dischgd from the Trust so far as regardd the heredita & grames thrby conveyed

EXTED by all parties and duly attested

1940 September 11 ✓ BY HIS WILL of this date the sd Richard Randolph William Rawson Trafford after revokg all former Wills etc. apptd his Mother Bettina Maud Copper and William George Barranger as Exors and Ttees and sd to be done that

AND subjt to a pecuniary legdoy the Testor gave the whole of his ppty Este and effects whtsvr and whrsvr to his sd Mother for her own use and benefit absolutely

SOD by Testor abd duly attested

1945 January 18 ✓ The sd R.R.W.R. Trafford died on this date on War service

1945 July 5 ✓ The sd Will was duly prvd on this date in Ppl Probate Regy by sd W.G. Barranger then of 9 Orme Court Bayswater London Solr one of the Exors power being reserved to the other Exor to prove wh she has not done

Probate cad. as above. F.B.L. 4/1/59.

1944 June 1 Original cad. as above F.B.L. 4/1/59.

BY ASSENT OF THIS DATE THE SD W.G. Barranger as persl rep of the sd R.R.W.R. Trafford assntd to the vesting in the sd Bettina Maud Copper of all the manors lands messags heredita & grames forming and compring the Michaelchurch Court Este Herefordshire for all the este or intt thrin of the sd R.R.W.R. Trafford at the time of his death

Acknlgmt of rt of sd B.M. Copper to prodon of Probate of lastly abstractd Will and dely of cos thof

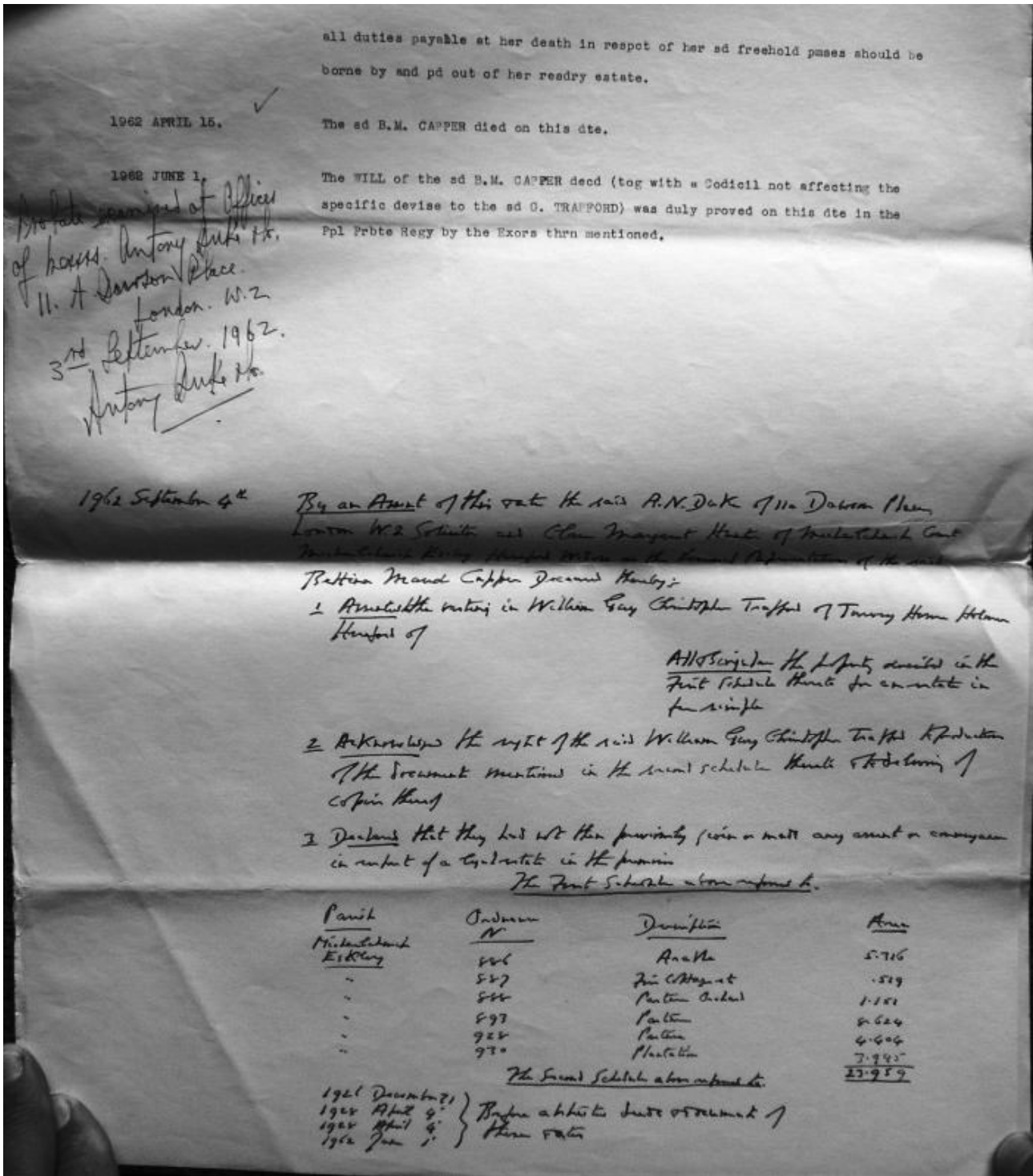
DECLARON that no previous Assent or Convynee hd been made

SOD by sd W.G. Barranger and duly attested

1961 Nov. 9. ✓ BY Her Will of this dte the sd B.M. Copper after revoking all former Wills etc. apptd her daughter CLARE MARGARET HUNTER and ANTONY NEVILLE DUKE of 11a Dawson Place London W.2. Solicitor to be Exors and Ttees throf and after various pecuniary and specfc beqats devised all her frhld messuage situate at Michaelchurch Bakley w/ad and known as "Pine Cottage" or "The Cottage" with the lands and apprtncs nr or adjng thrt and ^{then} in her own occupation thrwth to GUY TRAFFORD the son of LIONEL GUY TRAFFORD of Turvey House near Hereford in fee simple and directed that

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Observations:

None