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This Conveyance

is made the
fifteenth

day of August One thousand nine hundred and thirty nine
 Between William Martin Walter Marshall of "Mariners"
 Courtlands Esher in the County of Surrey Engineer (hereinafter
 called "the Executor") of the first part Joan Cecily Alnutt
 of "Miraflores" Green Hill Road, Farnham in the County of
 Surrey Wife of Edward Bruce Alnutt a Lieutenant Colonel in
 His Majesty's Army of the second part and The Urban
 District Council of Hitchin in the County of Hertford
 (hereinafter called "the Council") of the third part. **Whereas**

(1) Elizabeth Constance Gainsford late of "Woodside" Hitchin aforesaid
 (hereinafter called "the Testatrix") being at her death seized
 in fee simple in possession of the property hereinafter described
 free from incumbrances died on the tenth day of June One
 thousand nine hundred and thirty eight having by her Will
 dated the twenty seventh day of April One thousand nine
 hundred and thirty four appointed her son Guy Bernard
 Gainsford (who predeceased the Testatrix) and the Executor
 to be her Executors and Trustees

(2) The Testatrix by her said Will devised her freehold house
 and gardens known as "Woodside" Hitchin aforesaid (excepting
 the "Dell" hereinafter mentioned) to her daughter Joan
 Cecily Alnutt absolutely and also gave to her the piece of
 land adjoining the garden known as "the Dell" for her
 life if she should so long remain the owner of the said
 property known as "Woodside". On the death of the said
 Joan Cecily Alnutt or in the event of her selling or
 otherwise parting with the ownership of the said
 property known as "Woodside" the Testatrix gave the said
 piece of land known as the "Dell" to her Trustees upon
 trust to convey the same to the Council to be set aside
 as a sanctuary for birds in memory of her late
 husband the Reverend George Bernard Gainsford and
 directed that such Conveyance should contain conditions
 to the effect that any member of the Gainsford family
 living at her death should at all times have access
 to the said property and such other stipulations as
 her Trustees should think fit to impose for the purpose



of carrying out her wishes

(3) The Executor duly proved the said Will on the eighth day of February One thousand nine hundred and thirty nine at the Principal Probate Registry

(4) The Executor has in exercise of his statutory powers and with the consent of the said Joan Cecily Albutt (testified by her execution of these presents) sold the property known as "Woodside" Hitchin aforesaid to the Council

(5) The Executor has not previously to the execution hereof given or made any Assent or Conveyance in respect of any legal estate in the said property or any part thereof

Now in consideration of the premises **This Deed Witnesseth**
as follows:-

1. The Executor as such Personal Representative as aforesaid hereby conveys to the Council **ALL** that piece or parcel of land containing by admeasurement one acre three roods and one perch or thereabouts situate at Windmill Hill in the Parish of Hitchin in the County of Hertford which said piece or parcel of land is for the purpose of identification only more particularly delineated on the plan annexed to a Conveyance dated the first day of June One thousand nine hundred and twenty eight and made between Esther Margaret Seeborn and Hilda Marion Seeborn of the one part and George Bernard Gainsford of the other part and thereon coloured pink
To hold unto the Council in fee simple

2 In pursuance of the terms of the said Will hereinbefore recited the Council hereby covenant with the Executor that the Council shall preserve the said property as a sanctuary for birds in memory of the said George Bernard Gainsford deceased to which all members of the Gainsford family living at the death of the Testator shall have access and shall not use or permit the said property to be used for any other purpose unless the consent of the Minister of Health shall first have been obtained

3. The Executor hereby acknowledges the right of the Council to the production of the documents of title specified in the Schedule hereto and to the 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 parties of the first and second parts
have hereunto set their hands and seals and the Council
have caused their Common Seal to be hereunto affixed the
day and year first above written

The Schedule

25th April 1933 Letters of Administration with Will annexed to
the estate of The Reverend George Bernard
Gainsford deceased

20th June 1933 Assent of Elizabeth Constance Gainsford to
herself

8th February 1939 Probate of the Will of the said Elizabeth
Constance Gainsford deceased

Signed Sealed and Delivered
by the above named William
Martin Walker Marshall in the
presence of

W. Martin } S. Marshall

John R. Marshall
30 St. George Road S.W.
Automobile Engineer

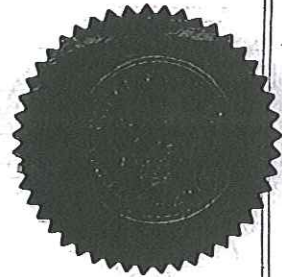
Signed Sealed and Delivered
by the above named Joan Cecily
Allnutt in the presence of
C. J. Durrant
W. J. Durrant
W. J. Durrant

Joan C. Allnutt

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

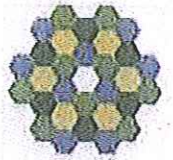
E. S. Bosway
Chairman

J. W. L. L. L. L.
Attending Clerk



Land Registry
Official copy of
title plan

Title number HD493698
Ordnance Survey map reference TL1829SE
Scale 1:2500
Administrative area Hertfordshire: North
Hertfordshire



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The land tinted green is not included in this title.

