

# Land Registry

County Donegal

When the tenure (title) of property has the capacity to last forever. The letter F after the numbers designates freehold

**Folio 700021F**  
**Folio 12435L**

## Register of Ownership of Freehold/ Leasehold Land

### Part 1 (A) - The Property

For parts transferred see Part 1(B)

When the property is demised to a person for a fixed period of time and subject to payment of a rent it is said to be leased. The letter L after the folio number designates leasehold

No	Description	Official Notes
1.	A plot of ground being part of the Townland of Ballybrack and Barony of Raphoe containing 1.7781 hectares shown as Plan(s) A069P edged red on the Registry Map (OS Map Ref(s) 54/3).	From Folio 6456

Ordnance Survey Maps are printed by OS. The maps are called sheets, hence OS Sheet number

The plan number tells us which plot on the Registry Map is the plot of ground in question

When a piece or part of a holding is sold or transferred to someone else, the folio showing the holding from which the part came is called the parent folio. The part transferred will get a new number

1      10- Feb-2006      There is appurtenant to the property a right of way specified in Instrument No. D2005WS000025V over the property comprised in folio DL700023F by the way shown coloured yellow on the plan thereof on the Registry Map (O.S. 54/3).

Appurtenant Right

A Land Certificate is a Photostat copy of the folio accompanied by a certificate that the ownership of the lands is as within stated

Land Cert issued: Yes/No

Collection No. 2323

Land Commission references entered on folios indicate that some annual payments (Land Purchase Annuities) are being made to the Land Commission

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**Part (B) – Property**

**Parts Transferred**

No	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:
1	1	D2005WS001853G	01-Mar-2005	0.0123	A645G	DL800006F

Transfer of parts of the property are shown on this part of the folio

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### Part 2 – Ownership

**Title Absolute**

Absolute title indicates that no other person has a better title of the property

When a folio is subject to equities, the title of ownership is said to be possessory.

Or

**Title Possessory Fiat 26<sup>th</sup> March 1956**

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1.	24-Feb-2004 D2004XS001820G	Joe Bloggs (Farmer) of Newtown, County Donegal and Sheila Smyth of Newtown, County Donegal are full owners
	↓	
	Owners who are registered at the same entry are Joint tenants- when one of them dies, the other is automatically entitled to his interest, not the next of kin or those entitled under the Will.	<p>Land Cert Application No.: D2005WS000002V</p> <p>Date: 09-Feb-2005</p> <p>Issued to : A F Testing &amp; Co Solicitors</p> <p>Address: 21 Georges Street Galway</p>
2	10-Feb-2006 D2006XS001245H	Joe Bloggs (Farmer) of Newtown, County Donegal is full owner as tenant in common of one undivided ½ share
3	10-Feb-2006 D2006XS001245H	Sheila Smyth of Newtown, County Donegal is full owner as tenant in common of one undivided ½ share
		People who are registered at separate entries as owning shares are tenants in common. When such a tenant dies his next of kin or those entitled under the Will usually inherit his share

Dealings Pending:      D2005WS000001V      10-Feb-2006

1	10-Feb-2006 D2005WS000001V	All dealings with the property are inhibited for a period of 14 days after 10 <sup>th</sup> February 2005	} Priority Search
2	10-Feb-2006 D2005WS000001V	No Dealing by the registered owner of the property is to be registered except after notice to John Smyth of Ballylin, County Donegal	} Caution/ Inhibition

Part 3 – Burdens and Notices of Burdens

No.	Particulars	
1	The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.	Pro Note
2	10-Feb-2006 D2005WS00001V The property is subject to a Land Purchase Annuity	LPA
3	LR 26/48500 The property is subject to the fishing rights and fisheries (if any) reserved to the Land Commission by it's Fiat.	Fishing Right
4	LR 26/48500 The property is subject to the sporting rights within the meaning of the Irish Land Act, 1903, reserved to the Land Commission by it's Fiat	Sporting Right
5	10-Feb-2006 D2006WS00001V The right of way and such other easements as specified in Instrument No. D2005WS000001V in favour of Jim Smyth the registered owner of the property comprised in folio DL700023F, his heirs and assigns and others as specified therein affecting the part of the property shown coloured yellow on Plan A043K of the Registry Map (O.S 59/3)	Right of Way
6	15-Aug-2006 D2006WS00050K An office copy of an affidavit by Geraldine O'Shea of a Judgment obtained by European Bank plc against Joe Bloggs on the 15 <sup>th</sup> April 2004 in the District Court in a matter or cause of European Bank plc (Plaintiff) V Joe Bloggs (Defendant) has been deposited in the Registry as a mortgage against the interest of Joe Bloggs of Newtown, County Donegal in the property herein.  The amount owing on the said Judgment is stated to be €16,000.	Judgment Mortgage
7	12-Sep-2006 D2006WS00063R Charge for present and future advances stamped to cover €300,000 repayable with interest. Dublin Bank Limited is owner of this Charge Certificate of Charge issued Rule 156	Charge