

Date:

SALE AND PURCHASE AGREEMENT

BETWEEN

VENDOR:

JESSIE ROSALIE CROCKWELL

AND

PURCHASER:

VANCE PATRICK TALBOT and CATARINA PIMENTAL
TALBOT

RE: #58 Dunscombe Road, Warwick Parish WK 08

Appleby, Spurling & Kempe
Barristers & Attorneys
Hamilton, Bermuda

SALE AND PURCHASE AGREEMENT

1. THE PARTICULARS

The Agreement Date:

The Vendor: Name: Jessie Rosalie Crockwell
 Address: #58 Dunscombe Road, Warwick Parish
 Nationality: Bermudian

The Purchaser: Name: Vance Patrick Talbot and Catarina Pimental Talbot
 Address: #58 Dunscombe Road, Warwick Parish
 Nationality: Bermudian

The Property:

Tenure: Joint remainder interest

Description: ALL THAT lot of land in Warwick Parish in the Islands of Bermuda delineated on the plan annexed to an Indenture dated the Twelfth day of June One thousand nine hundred and Thirty-nine and made between Lemuel Norman Tucker and Mabelle Elizabeth Tucker his wife of the one part and Edwin Day Joseph Evelyn of the other part and thereon coloured Pink and Numbered 4 (Four) and bounded NORTHERLY by the road or way or land set apart for a roadway coloured Brown on the said plan varying in width from Twelve feet to Thirty-six feet as shown on the said plan and measuring on the NORTH on a line drawn parallel with the Southern boundary of the said lot Sixty-one feet (61'0") or thereabouts EASTERLY by a lot numbered 5 (five) on the said plan formerly of the said Lemuel Norman Tucker and now or lately of Henry Frank Augustus Trott and there measuring One hundred and eight feet nine inches (108'9") or thereabouts SOUTHERLY by the road or way or land set apart for a roadway Eight feet in width coloured Yellow on the said plan and there measuring Sixty-one feet (61'0") or thereabouts and WESTERLY partly by land formerly of James Morgan deceased afterwards of his heirs or devisees and formerly of James Morgan deceased afterwards of his heirs or devisees and formerly of Lyle B. Torrey and now or lately of the heirs or devisees of Harry Dunbar Maconochie deceased or their assigns and there measuring Ninety-four feet eight inches (94'8") and partly by the said road or way coloured Brown on the said plan and there measuring Twelve feet (12'0") as shown on the said plan OR HOWEVER OTHERWISE the said lot of land may be bounded may measure or ought to be described TOGETHER WITH the dwelling house thereon erected

known as #58 Dunscombe Road Warwick Parish WK 08 (assessment Nos. 10 0380018 and 10 038194 ord plan 4/6 grid ref 31027113) and all other houses buildings fixtures ways walls fences rights rights-of-way (and especially the right-of-way hereinafter described) liberties privileges easements advantages and appurtenances whatsoever to the said lot of land belonging or in anywise appertaining or usually held or enjoyed therewith or reputed as part thereof or appurtenant thereto AND ESPECIALLY TOGETHER WITH full free and unrestricted right and liberty of way and passage for the owners and occupiers for the time being of the lot of land above described and their tenants and servants and all other persons lawfully going to or from the said lot of land or any part thereof with or without horses cattle and other animals carts carriages and vehicles of all descriptions OVER AND ALONG the said road or way coloured Brown on the said plan varying in width from Twelve feet to Thirty-six feet forming the Northern boundary of the lot of land hereinbefore described AND TOGETHER WITH a like right-of-way OVER AND ALONG the said road or way coloured Yellow on the said plan Eight feet in width forming the Southern boundary of the lot of land hereinbefore described and leading in an Easterly direction to the Public Road connecting the South Longitudinal Public Road with the road known as "The Ord Road".

V.A.N.: 10 0380018 and 10 0381014

Ordnance Sheet: 4/6

The Property Price:

The Purchase Price:

The Deposit: N/A

The Completion Date: Within thirty (30) days of the date of this Agreement

The Vendor's Attorneys: Appleby, Spurling & Kempe of Cedar House, 41 Cedar Avenue, Hamilton, Bermuda

The Purchaser's Attorneys: Telemaque & Associates, Sousa Building, 5 Burnaby Street, Hamilton, Bermuda HM AX

Location of Title Deeds: The office of the Vendor's Attorneys

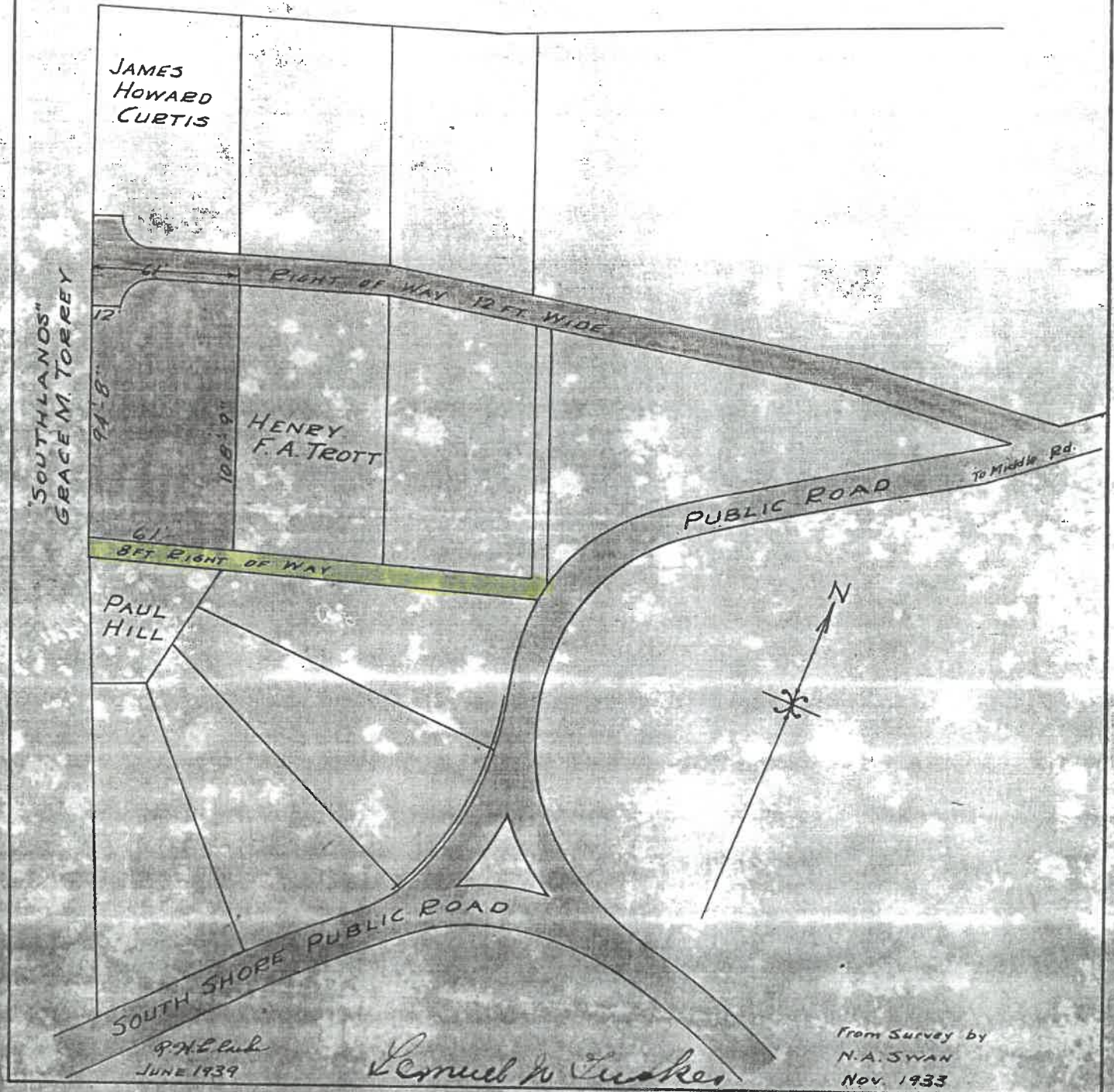
2. DEFINITIONS AND INTERPRETATION

In this Agreement, unless the context otherwise requires, the terms appearing in the Particulars shall have the meanings specified therein, and:

2.1 'the Contract Rate' means seven per centum (7%) per annum;

PLAN OF LAND IN
WARWICK PARISH
Referred to in the Annexed Indenture

Scale: 1 inch = 60 feet



SOUTH LANS" GRACE M. TORREY

JAMES HOWARD CURTIS

HENRY F.A. TROTT

PAUL HILL

SOUTH SHORE PUBLIC ROAD

PUBLIC ROAD

To Middle Rd.

R.H. Lusk
JUNE 1939

Samuel H. Lusk

From Survey by
N.A. SWAN
Nov. 1933