**A COMMISSION OF INQUIRY**

**INTO HISTORIC LAND LOSS**

**IN BERMUDA**

**CHAIRMAN**

**MR. WAYNE PERINCHIEF**

**JUSTICE NORMA WADE-MILLER (Recused)**

**COUNSEL**

**MR. DIRK HARRISON**

**COMMISSIONERS**

**MR. JONATHAN STARLING**

**MR. QUINTON STOVELL (Recused)**

**MS. LYNDA MILLIGAN-WHYTE (Recused)**

**MS. FREDERICA FORTH (Recused)**

**MS. MAXINE BINNS (Recused)**

**TRANSCRIPT OF PROCEEDINGS**

**LOCATION: UNKNOWN**

**FRIDAY, FEBRUARY 5, 2021**

**MORNING SESSION (c)**

(Continuation from Morning Session b)

**MS. VELDA FRANCO** 0:02: I am in possession of the original deed title. **5.17.** The conveyance cover of a small parcel of land Boss's Cove, Pembroke Parish, dated the 9th March, 1882, between Nathaniel Butterfield to Anna Amelia Wood. I have the original Title Deed

**5.18.** Head of Mortgage dated 10th March, 1882 for Richard and Anna Amelia Wood registered the 14th March. That is an error in the data set should say 1882 to 1992.

**COUNSEL DIRK HARRISON** 0:47: Where on 5.1?

**MS. VELDA FRANCO** 0:52: Yes.

**COUNSEL DIRK HARRISON** 0:58: Thank you.

**MS. VELDA FRANCO** 0:59: **5.19:** Certified copy from the Registry General's office dated the 24th January, 1973. For Deed of Release dated 8th of February, 1936 between William Thomas Francis Chiappa and Eugene George Chiappa, and Amelia Chiappa, Joseph Chiappa, Mary Elizabeth Petty, John Henry Chiappa and Joseph Burch Shawwood.

**5.20**: Certified copies from the Registry General's office dated the 13th December, 1976 Indenture dated the 23rd of June, 1936 made between Mary Elizabeth Petty, widow of the late Robert Horace Petty and others of late Peter Chiappa, Spanish Point, Boss's Cove, North Shore, Tula Valley and the Waterfront Property. **PAGE 13. 6:** Lot of land on the side of Boss's Cove, High Point Road, Pembroke Parish, and the Estate of Anna Amelia Wood willed to her daughter Grace Charlotte Phillip Oates nee Woods. Here is a Bermuda Government Map of the property in question. On High Point Road. The property was willed to Grace Charlotte Phillip Oates on her death in her Last Will and Testament dated the 10th of February 1956, left the property to her niece Charlotte Alice Wood nee Wellman. Charlotte Alice Wood nee Wellman on her death, in her Last Will and Testament dated the 7th February 1967.

**COUNSEL DIRK HARRISON** 2:56: I just asked you to pause a moment for me, and actually take you back to the Bermuda Government Aerial photograph which you have referenced. Just for an understanding, you know, submitting evidence in respect of your claim in respect of another area of land?

**MS. VELDA FRANCO** 3:21: Yes, Counsel,

**COUNSEL DIRK HARRISON** 3:22: Because earlier you had been drawing a reference to lots 11, 9, 7 and 18?

**MS. VELDA FRANCO** 3:29: Yes, Counsel.

**COUNSEL DIRK HARRISON** 3:31: You are now showing by way of the aerial area delineated in red and it has added Lots, 1-8, there's no Lot 7. It's 1, 2, 3,4,5,6 and eight?

**MS. VELDA FRANCO** 3:52: Yes Counsel.

**MR. QUINTON STOVELL** 3:53: There is also Lot 12.

**COUNSEL DIRK HARRISON** 3:57: Lot 12. Thank you. Just for completeness, as you're drawing to our attention Lots 1, 2, 3, 4, 5, 6, 8, and 12, Correct?

**MS. VELDA FRANCO** 4:11: Yes Counsel.

**COUNSEL DIRK HARRISON** 4:13: Now this area that is referred to is this Prime Real Estate or is it in some other category?

**MS. VELDA FRANCO** 4:26: Yes Counsel, this is Prime Real Estate.

**COUNSEL DIRK HARRISON** 4:29: And your reason for so believe in? It's no different from the area before or some other?

**MS. VELDA FRANCO** 4:36: This is directly the same area. And this is also part of the Estate of Anna Amelia Woods which, from what I've been made to understand, is up to eight (8) acres or maybe more.

**COUNSEL DIRK HARRISON** 4:55: And could you share with us why do you claim this area as? And why do you include this area as part of your claim?

**MS. VELDA FRANCO** 5:04: Because this is part of the deed, which I hold.

**COUNSEL DIRK HARRISON** 5:10: Thank you. We will get to that eventually. Chairman, it is probably a convenient time for an extended water break, probably we could resume at 1:30 pm if that is convenient.

**MR. WAYNE PERINCHIEF** 5:32: I'll take your advice Counsel. And witnesses will note that we're going to now adjourn until 1:30 pm for lunch, and Counsel with your advice should the witnesses return at 1:30 pm. And if you would return at 1:30 pm to give further. Thank you.

**MS. VELDA FRANCO** 5:52: Thank you very much Chair.

**END OF TRANSCRIPTION FEBRUARY 5, 2021 (MORNING SESSION c) AT 5:58**