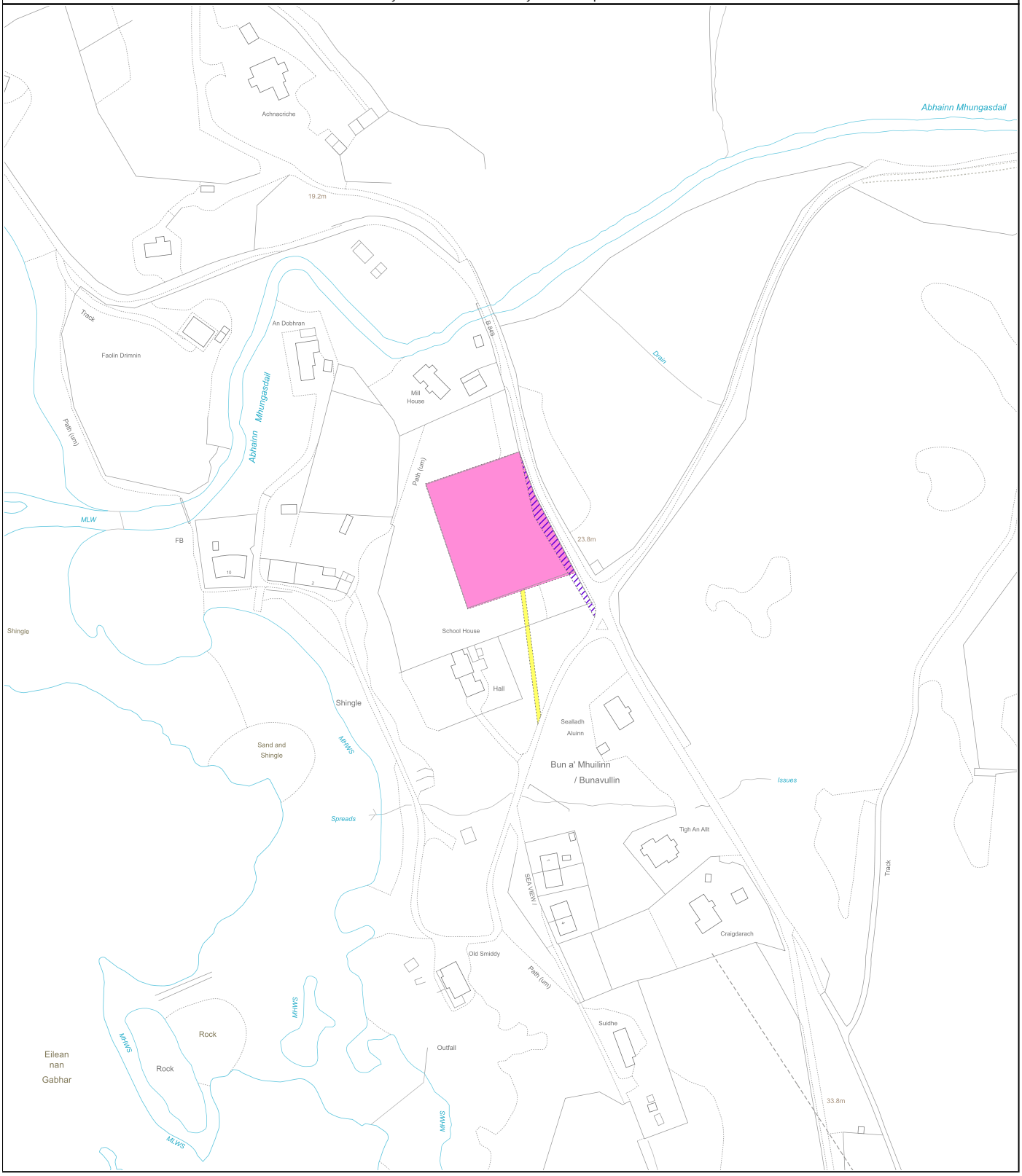
LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER
	04/12/2024	**ARG20297**
N	BRITISH NATIONAL GRID EASTING/NORTHING	100m
156028, 753688	Survey Scale	Print Scale
	1:2500	1:2500 @ A4

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LAND REGISTER OF SCOTLAND

TITLE NUMBER ARG20297 **A 1**

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
02 JUN 2004

DATE TITLE SHEET UPDATED TO
24 DEC 2020

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects cadastral unit ARG20297 PLOTS 1 AND 2 CROFT 2 BUNAVULLIN, DRIMNIN, OBAN PA80 5XZ tinted pink on the cadastral map; together with (one) the servitudes specified in Part II of the Schedule to the Disposition in Entry 3 of the Burdens Section and (two) the subsisting rights to real burdens specified in the Schedule of Real Burdens below.

SCHEDULE OF PARTICULARS RELATIVE TO SUBSISTING RIGHTS TO REAL BURDENS

Entry No	Benefited Property	Real Burdens	Burdened Property
1	The subjects in this title.	Part IV of the Schedule to the Disposition, registered 24th Dec. 2020, being entry 3 of the Burdens Section.	The Retained Property as defined in the said Disposition.

Note The minerals are excepted. The conditions under which the minerals are held are set out in the Disposition in Entry 2 of the Burdens Section.

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LAND REGISTER OF SCOTLAND

TITLE NUMBER ARG20297 **B 1**

B. PROPRIETORSHIP SECTION

ENTRY NO	PROPRIETOR	DATE OF REGISTRATION	CONSIDERATION
1	IAN CHARLES SKINS and IRYNA VLADIMIROVNA SKINS both 5 Hermitage Walk, Nottingham, NG7 1DR equally between them.	24 DEC 2020	£95,000.00 **DATE OF ENTRY** 18 DEC 2020

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LAND REGISTER OF SCOTLAND

TITLE NUMBER ARG20297 **C 1**

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
No Entry		

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LAND REGISTER OF SCOTLAND

TITLE NUMBER ARG20297 **D 1**

D. BURDENS SECTION

ENTRY NO	SPECIFICATION
1	Disposition by The secretary of State for Scotland to Francis Anthony Mallett and another and their executors and assignees, recorded G.R.S. (Argyll) 6 Feb. 1973, of 0.19 acres of ground, adjoining the subjects in this Title, contains the following rights that affect the subjects in this Title: Together with (One) a servitude right to take a supply of water to the subjects hereby disponed from the private source at present serving the said subjects and that by means of the existing tanks, pipes and others along with a right of access thereto at all times for all necessary purposes but declaring that no guarantee is given as to the quality or quantity of the said water supply (Two) a servitude right to install a septic tank or other drainage system to serve the said subjects on other ground belonging to me and to lead pipes to and from said tank or system always provided that the precise location of said tank, system and pipes shall be approved by me in advance which consent shall not be unreasonably withheld and shall also be approved in advance by the local authority and (Three) a servitude right to install such poles and wires and others across other ground belonging to me as may be necessary to take a supply of electricity and a telephone service to the said subjects hereby disponed subject to my prior approval of the situation and line of such poles and wires, which approval shall not be unreasonably withheld.
2	Disposition by the Scottish Ministers to David Andrew MacKenzie and his executors and assignees (hereinafter referred to as "the disponee"), registered 2 Jun. 2004, of Croft 2 Bunavullin, Drimnin, of which the subjects in this title form part, contains inter alia the following: (One) there are reserved to us and our successors the minerals under the subjects hereby disponed together with the right of working the same but without entering on the surface and upon payment to the dispone for such damage as may

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ENTRY NO	SPECIFICATION

thereby be occasioned to the surface or to the buildings or fences erected or to be erected thereon as the same shall be ascertained by an arbiter to be mutually chosen by the parties and failing agreement chosen by the President of the Law Society of Scotland for the time being or his nominee; (Two) the disponee shall (insofar as not already done) erect a stock proof stob and wire fence enclosing the subjects hereby disponed but erected totally within the area of the subjects hereby disponed and shall thereafter be responsible for (a) the whole cost of the maintenance, repair and renewal of the fences, hedges and others insofar as these are adjacent to any public road or private access or the seashore and (b) a 50% share of the whole cost of the maintenance, repair and renewal of all other fences, hedges and others all to our satisfaction and, in the event of default in the maintenance of the said fences, hedges and others, it shall be competent to us or our successors to erect or to maintain the same and to charge the cost thereof against the disponee as such cost shall be certified by an officer of the Scottish Executive Environment and Rural Affairs Department appointed by us and our successors for the purpose, and such certification shall be conclusive evidence of the cost and shall not be open to challenge; (Three) the disponee shall be bound to maintain, repair and renew at the expense of the disponee any private water supply pipes serving the subjects hereby disponed from the junction of the same with the local authority main; (Four) the disponee shall be bound to maintain, repair and renew all agricultural and domestic drainage serving the subjects hereby disponed declaring that the disponee shall ensure no noxious effluent is discharged onto adjoining subjects; (Five) insofar as there are any drains, pipes, septic tanks or other services, fences, gates, walls, hedges and others located within the subjects hereby disponed used by or in common with adjoining proprietors or occupiers, the disponee shall be bound to permit access over the subjects hereby disponed to said adjoining proprietors or occupiers at all reasonable

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D. BURDENS SECTION

ENTRY NO	SPECIFICATION

times for the purpose of inspection and maintenance and all other necessary purposes, subject to payment for surface damage occasioned by the exercise of such rights; (Six) the subjects hereby disponed are disponed with and under all existing wayleaves and servitude rights affecting the same (Seven) the subjects hereinbefore disponed are so disponed with and under a servitude right or privilege to and for the benefit of Scottish and Southern Energy plc (hereinafter called "the electricity company") constituted under the Electricity (Scotland) Act 1979 and the Electricity Act 1989 and having their registered office at 10 Dunkeld Road, Perth, Tayside and their statutory successors to construct, inspect, maintain and operate the existing electric lines, cables and other works including, without prejudice to that generality, all necessary towers, pylons, poles, guards, stays, wires and cables together with all additional works which, in the opinion of the electricity company, may become requisite or necessary for the proper working thereof from time to time and any necessary variation thereof or deviation therefrom (all which electric lines and others are hereinafter referred to as "the Electricity Lines") in, under, over or across the subjects hereby disponed with the rights and subject to the conditions following: (a) the Electricity Lines shall remain the property of the electricity company; (b) the electricity company shall enjoy, and shall be entitled from time to time and at any time to exercise all rights, including rights of access, over the subjects hereby disponed which are requisite or necessary in the opinion of the electricity company for the proper construction, maintenance, inspection, renewal, and if necessary removal, of the Electricity Lines and for the carrying out of all works in connection therewith; (c) the electricity company shall be entitled, on giving such notice to the disponee as shall in the circumstances be reasonable and practical (but this period of such notice except in emergency shall not be less than three days), to fell, lop or cut any tree or other vegetation which in the opinion of the electricity company obstructs or interferes

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ENTRY NO	SPECIFICATION

with or is likely to obstruct or interfere with the erection, maintenance, inspection, renewal, removal or working of the Electricity Lines; (d) No payment or compensation of any kind, capital or recurring, shall be payable by the electricity company to the disponee in connection with, or arising out of, the exercise of the said rights hereinbefore conferred upon the electricity company, or for loss of development value, but the disponee shall be entitled to receive from the electricity company the value of any tree, shrub or other vegetation felled, lopped or cut in terms of (c) above and compensation in respect of any surface damage occasioned by the electricity company in the exercise of (b) and (c) above; (e) the amount or value of any tree, shrub or vegetation felled, lopped or cut or compensation arising from surface damage shall be determined failing agreement by the Lands Tribunal for Scotland as arbiters in terms of the Lands Tribunal Act 1949.

3 Disposition by David Andrew MacKenzie and Marjory Ann MacKenzie to Ian Charles Skins and Iryna Vladimirovna Skins and their assignees, registered 24 Dec 2020, of the subjects tinted pink on the cadastral map, contains the servitudes and real burdens set out in the Schedule annexed hereto.

This is the Schedule referred to in the foregoing Disposition by David Andrew MacKenzie and Marjory Ann MacKenzie in favour of Ian Charles Skins and Iryna Vladimirovna Skins dated of even date

SCHEDULE

Part I: Interpretation

In this Schedule:-

"the Retained Property "means ALL and WHOLE the subjects registered in the Land Register of Scotland under Title Number

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D. BURDENS SECTION

ENTRY NO	SPECIFICATION

ARG8079 under exception of the Disponed Property in so far as same form parts of the said subjects registered in the Land Register of Scotland under said Title Number ARG8079;

"the Disponed Property" means ALL and WHOLE the property disponed by the foregoing Disposition by David Andrew MacKenzie and Marjory Ann MacKenzie in favour of Ian Charles Skins and Iryna Vladimirovna Skins

"the Retained Proprietor" means the said David Andrew MacKenzie and his successors as owners of the Retained Property.

"the Disponee" means the said Ian Charles Skins and Iryna Vladimirovna Skins and their successors as owners of the Disponed Property.

"plan 1" means plan 1 annexed and signed as relative hereto.

"plan 2" means plan 2 annexed and signed as relative hereto.

Part II: Servitudes affecting the Retained Property

The following servitudes are imposed on the Retained Property in favour of the Disponed Property, namely:-

(1) A heritable and irredeemable servitude right of pedestrian access to and egress from the Disponed Property along the route tinted yellow on the cadastral map;

(2) A heritable and irredeemable servitude right of wayleave over, under and through the Retained Property for all wires, cables and associated service media required to connect the Disponed Property to the mains electricity supply and telephone network including the right to connect into any existing connections located on the Retained Property together with access thereto for all necessary purposes including the

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ENTRY NO	SPECIFICATION

connection, installation, use, maintenance, repair, renewal and replacement of same;

(3) Heritable and irredeemable servitude rights for the installation of all water pipes and any associated apparatus required to connect the Disponed Property (or any part thereof) to the mains water supply including the right to connect into existing water pipes, together with all necessary rights of access thereto for the purposes of inspection, maintenance, use, repair and renewal of any such pipes.

(4) Heritable and irredeemable servitude rights for the foul and surface water drainage including the rights to install all pipes, drains, and any associated apparatus required to serve the Disponed Property (or any part thereof) including the right to connect into any existing foul and/or surface water pipes, drains, septic tanks, soakaways and any associated apparatus located on the Retained Property, together with all necessary rights of access thereto for the purposes of installation, connection inspection, maintenance, use, repair and renewal of same.

Part III: Real Burdens affecting the Disponed Property

The following real burden is imposed on the Disponed Property in favour of the Retained Property, namely:-

(1) The Disponee along with the Retained Proprietor as provided for in Part IV hereof shall as soon as reasonably practicable after the Date of Entry erect, at mutual expense, a stockproof fence along the entire boundary between the Retained Property and the Disponed Property and shall thereafter maintain, repair and where necessary renew the said fence at the mutual expense of the Retained Proprietor and Disponee.

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D. BURDENS SECTION

ENTRY NO	SPECIFICATION

(2) The Disponee shall make good any damage caused in the exercise of the servitude rights contained in Part II hereof.

(3) In the event that the exercise of any of the servitudes results in services being used in common between Disponee and the Retained Proprietor, the Disponee shall be responsible for a share of the cost of maintenance, renewal and repair of such common parts and that according to user.

(4) The Disponee shall not make any application to the Lands Tribunal for Scotland under section 90(l)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Parts III and IV of the Schedule for a period of five years after the registration of this disposition in the Land Register of Scotland.

Part IV: Real Burdens affecting the Retained Property

The following real burden is imposed on the Retained Property in favour of the Disponed Property, namely:-

(1) The Retained Proprietor along with the Disponee as provided for in Part III hereof shall as soon as reasonably practicable after the Date of Entry erect, at mutual expense, a stockproof fence along the entire boundary between the Retained Property and the Disponed Property and shall thereafter maintain, repair and where necessary renew the said fence at the mutual expense of the Retained Proprietor and Disponee.

(2) The Retained Proprietor shall be prohibited from obstructing, or allowing the obstruction of the visibility splays hatched mauve on the cadastral map in any way or by any means insofar as such visibility splays are located on or within the Retained Property.

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D. BURDENS SECTION

ENTRY NO	SPECIFICATION

(3) In the event that the exercise of any of the servitudes results in services being used in common between Disponee and the Retained Proprietor, the Retained Proprietor shall be responsible for a share of the cost of maintenance, renewal and repair of such common parts and that according to user.

(4) The Retained Proprietor shall not make any application to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the servitudes set out in Part II real burdens set out in Parts III and IV of the Schedule for a period of five years after the registration of this disposition in the Land Register of Scotland.

Note: the references on the cadastral map have been provided from plans 1 and 2.

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