

**1990 No. 1010**

**LAND REGISTRATION, ENGLAND AND WALES**

**The Land Registration (Execution of Deeds) Rules 1990**

<i>Made - - - -</i>	<i>23rd April 1990</i>
<i>Laid before Parliament</i>	<i>11th May 1990</i>
<i>Coming into force</i>	<i>31st July 1990</i>

The Lord Chancellor, with the advice and assistance of the Rule Committee appointed in pursuance of section 144 of the Land Registration Act 1925(a), in exercise of the powers conferred on him by that section, hereby makes the following rules:

**Citation and commencement**

1. These rules may be cited as the Land Registration (Execution of Deeds) Rules 1990 and shall come into force on 31st July 1990.

**New form 19**

2. Form 19 in the Schedule to these rules shall be substituted for Form 19 in the Schedule to the Land Registration Rules 1925(b).

Dated 23rd April 1990

*Mackay of Clashfern, C.*

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(a) 1925 c.21.  
(b) S.R. & O. 1925/1093.

THE SCHEDULE

FORM 19 – Transfer of Freehold Land (Whole). (Rule 98)

H M LAND REGISTRY

Land Registration Acts 1925 to 1986

[County and District or London Borough] .....

Title No. ....

Property .....

Date .....

In consideration of \_\_\_\_\_ pounds (£ \_\_\_\_\_ ) receipt of which is acknowledged [I] AB of &c., transfer[s] to CD of &c., the land comprised in the title above referred to.

where the transfer is to be executed personally by an individual add

[Signed as a deed or Signed and delivered] } (Signature of AB)
by AB in the presence of:

(Signature, name and address of witness)

where the transfer is to be executed by an individual directing another to sign on his behalf add

[Signed as a deed or Signed and delivered] by XY } (Signature of AB by XY)
at the direction and on behalf of AB in [his or
her] presence and in the presence of:

(Signatures, names and addresses of two witnesses)

where the transfer is to be executed by a company registered under the Companies Acts, using its common seal, add

The common seal of AB was affixed in the } (Common seal of AB)
presence of:

Director .....

Secretary .....

where the transfer is to be executed by a company registered under the Companies Acts, without using a common seal, add

[Signed as a deed or Signed and delivered] by AB } .....Director
acting by [a director and its secretary or two } .....[Secretary or Director]
directors]

Note – Where the transfer is made under section 37 of the Act following a dealing with part only of the land comprised in a title, or is made under rule 72, the number of the title must be left blank, and instead of the words “the title above referred to” a reference to the last preceding document of title containing a description of the land must be inserted.

When the consideration is advanced by different persons in separate sums, or does not consist or wholly consist of money, its nature or the separate payments made may be concisely stated.

Where the transfer is to two or more jointly, there may be added to the form a declaration as to whether the survivor of the transferees can or cannot give a valid receipt for capital money arising on a disposition of the land, and provision may be made for the transferees to execute the transfer.

The amount of the consideration should be stated in words and repeated in figures – as, for instance, “thirty seven thousand pounds (£37,000)”.

Where more convenient the parties may be defined by expressions such as “the Vendor”, “the Purchaser”, &c., and the instrument can be framed in the third person.

Where alternative wording is provided in the form only one of the alternatives should be used.

A person signing a transfer, whether as an individual party, as a witness or as director or secretary of a company, must sign manually and not in facsimile save where signature in facsimile is authorised by any statute or statutory instrument.

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### **EXPLANATORY NOTE**

*(This note does not form part of the Rules)*

The rules substitute a new form for Form 19 in the Schedule to the Land Registration Rules 1925 (Transfer of Freehold Land (Whole)). The new form dispenses with the requirement for sealing when execution is by an individual and prescribes different forms of attestation where execution of the transfer is by:

- (i) an individual party signing in person;
- (ii) a person signing by direction on behalf of an individual party;
- (iii) a company registered under the Companies Acts under its common seal;  
and
- (iv) a company registered under the Companies Acts not under a common seal.