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THE SCHEDULE

(Rule 98)

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FORM 19 —

Transfer of Freehold Land (Whole). h m land registry

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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] by AB in the presence of: } (Signature of AB)

(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 at the direction and on behalf of AB in [his *or* her] presence and in the presence of: } (Signature of AB by XY)

(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 presence of: } (Common seal of AB)

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 acting by [a director and its secretary *or* two directors] }Director
.....[Secretary *or* Director]

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.