

MANORIAL TITLE REGISTER LTD

DEED OF CREATION

OF THE

POSSESSORY TITLE

LORD OF THE MANOR OF THE DUNGEON

In English law, possession is treated not merely as a physical condition protected by ownership, but also as a legal right in itself. The presumption of law is that the person who has de facto possession also has the property, and accordingly such possession is protected, whatever its origin, against all who cannot prove a superior title.

Possession has various meanings in the law:

(1) “De facto possession” where possession means effective physical control or occupation, evidenced by an outward occasionally called or detention in contrast to the legal right to possession, and in which case, its determination is one of a matter of fact rather than law;

(2) “Legal possession” which is a type of possession recognised and protected by the law. The elements normally associated with legal possession are an intention of possessing together with an amount of occupation or control of the entire subject matter such that it is capable and sufficient for practical purposes to exclude strangers from interfering.

Legal possession is ordinarily associated with de facto possession and legal possession may exist without de facto possession, and de facto possession is not always regarded as possession in law. A person who has no de facto possession but having possession in law may be deemed to have constructive possession. Halsbury's Laws of England, 35 (4th), 1211.

Law of Property Act 1925 Section 13 Effect of possession of documents.

This Act shall not prejudicially affect the right or interest of any person arising out of or consequent on the possession by him of any documents relating to a legal estate in land (or incorporeal title), nor affect any question arising out of or consequent upon any omission to obtain or any other absence of possession by any person of any documents relating to a legal estate in land (or incorporeal title).

- Possession applies properly only to corporeal things, movables and immovables. The possession of incorporeal rights, such as servitudes and other rights of that nature, is only a quasi. possession, and is exercised by a species of possession of which these rights are susceptible. Id. art. 3395.
- Incorporeal rights are rights to property that cannot be seen or touched, generally relating to intangible property. These rights, also known as intangible rights, are still enforceable by law. There are generally two kinds of incorporeal rights: jura in re aliena (i.e., encumbrances) and jus in re propria (intangible property ownership).
- The new rights applied to the manorial title are jura in re aliena and jus in re propria.

The Legal Possessor of this incorporeal hereditament title has the bare right of quiet and peaceful enjoyment of the incorporeal chattels.

This title which has been acquired by possession (whether or not it is the best title) is protected by the tort of trespass. The protection conferred by the tort of trespass includes protection against interferences with a chattel that do not divest the title-holder of possession.

The title, whether it is the best title or a lesser title, is also protected by the tort of conversion.

In-depth research of this manorial incorporeal hereditament title has been completed and it has been established that no one has better claim of this title or better right to possession. It has been established that there is no living heir.

Manorial Title Register Limited is the lawful owner and possessor of the Manorial Title (in name) of Lord of the Manor of The Dungeon in the parish of St. Mary Bredin in the County

of Kent. All applicable notices have been issued and administered nationally and internationally. The lawful possession conforms to the Property Act and Possession Laws of the United Kingdom. Manorial Title Register Limited has the legal right to assign the rights of possession of this incorporeal hereditament title.

The right of assignment has been exercised on: 11th March 2024

Manorial Title Register Limited of Ingles Manor, Castle Hill Avenue, Folkestone, Kent. CT20 2RD assigned the rights to the incorporeal hereditament title of Lord of the Manor of The Dungeon in the County of Kent to James Patrick Howard, II, of 5766 Sweetwind Pl, Columbia. 21045-2577. United States of America for the consideration of one hundred and seventy five pounds (£175.00).

**LORD OF THE MANOR OF THE DUNGEON IN
THE COUNTY OF KENT**

**JAMES PATRICK HOWARD, II
LORD OF THE MANOR OF THE DUNGEON
IN THE PARISH OF ST. MARY BREDIN
IN THE COUNTY OF KENT**

BY LEGAL CONVEYANCE MADE THIS DAY THE
11th MARCH 2024

Signed:

Stephen Brian Else

For Manorial Title Register Limited

Ingles Manor, Castle Hill Avenue,

Folkestone. Kent. CT20 2RD

