

Maud Beatrice 11+12+1/2 13 = Lot 1 + Lot 2

4 Smith Street

Perchgo Lot 3

Perch Lot 2

Perch Lot 1

4 allotments 18 3/4 p each

1972
 11/12 → 23.1
 12/13 → 25.9
 13/14 → 26.1
 1971
 75.1
 =

Received the dividend mentioned

herein.

4727/47-48
WALKER & WALKER
 IPSWICH
 Solicitors for Real Estate
 Per *J. Walker*
 1978

No. *1078*
 Deeds *1078*
 APPLICATION

TITLE BY POSSESSION

PART III

INDEXED

J. Morgan
 Maud Beatrice Morgan
 (Widow)

Particulars entered in Register Book

Vol. *665*
 Folio *184, 185, 186*
 the *3* day of *May*
 19 *72* at *10.50 am*

H. Morgan
 REGISTRAR OF TITLES
 QUEENSLAND

2 NEW TITLES

Vol. ~~1094~~ *47 48*
 Folio ~~170 171~~

GAZETTED 17 DEC 1971

EXPIRES 12 FEB 1972

BRISBANE
 NEWSPAPER
 NEWSPAPER CIRCULATING IN
 NEIGHBOURHOOD OF LAND

PAID
 \$2777
 42455 FEES
 5-00 N.T.
 4-00
 4-00
 7-25 adv
 9-00 ass
 5-00 N.T.
 \$25-25



601920560

D986078

DATA TAKEON

25c REQUISITION FEE
 Paid Vido No. *65489*
11/11/71

25c REQUISITION FEE
 Paid Vido No. *65109*
11/11/71

2 Deeds lodged by
 (U65 P1542185) 11-11-71

MASTER OF TITLES—NOTINGS

(iii) Clause 3 of the declaration of 23/7/71 indicates that Maud Beatrice MORGAN was solely entitled to the land on 27/6/49. If there were other next of kin of Albert MORGAN as appears to be the case this claim to sole entitlement requires further explanation.

(iv) The facts declared to in clause 4 of the declaration of 23/7/71 require to be signified to demonstrate clearly that the land for which a title is sought in the form which has been previously possessed by the applicant during the relevant period.

(v) Relevant deeds should be lodged.

Answers should be by way of declaration by the Applicant, if possible.

[Signature]
22/12/71

TRANSMISSION CLERK'S—

[Signature]
(i) Was a grant of ^{administration} ~~Planner~~ in the estate of Albert MORGAN, Dec of ca 1880m?

(ii) It appears from the application that the possession of the applicant commences at the earliest on the date of Albert MORGAN on 27/6/49. If this is so—

- (a) Who was entitled to the land at that time?
- (b) Was any person who was entitled, under a disability?
- (c) If any person was under a disability, when did he cease to be under disability?

[Signature]

(iii) An explanation of the onus claim for an increased area is required. Answers to requisitions should be by way of declaration, when possible.

[Signature]
12/7/71

Registrar of Titles Office,
Brisbane, 11th December, 1971.
"THE REAL PROPERTY ACTS AMENDMENT ACT OF 1952" PART III
APPLICATION FOR TITLE BY POSSESSION

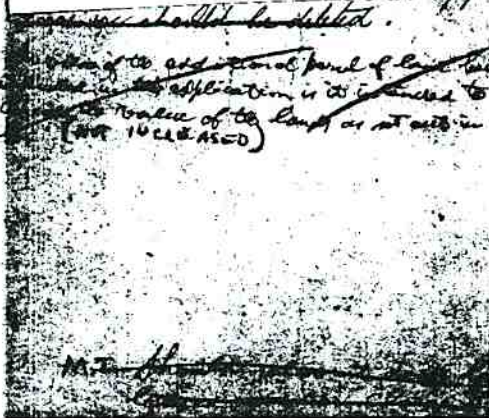
TAKE notice that application having been made under the provisions of the above Acts, for the issue of a Title by Possession in the name of Maud Beatrice Morgan, widow, for the land described as subs. 2, 3, allot. 11 to 13, sec. 44, county Stanley, parish Chuwar, city Ipswich, I intend on or after Twenty-second day of February, 1972, to proceed with the issue of such Title. Any person desiring to oppose such issue must do so by lodging a Caveat, in the form prescribed by section 56 (1) of "The Real Property Acts Amendment Act of 1952" at the principal Office of the Registrar of Titles at Brisbane.

This notice is given in particular to John Morgan, as devisee in trust, Registered Proprietor of the said land and all persons who claim an estate or interest in that land derived through or under the said registered proprietor and to all other persons claiming an estate or interest in the said land.

F. L. TAYLOR, Registrar of Titles.

(i) ~~Answers should be declared.~~

(ii) ~~Answers to the additional panel of questions should be by way of declaration in the application as it is intended to be made of the land as set out in Clause (iii) 14 CLAS-AS-50~~



QUEENSLAND

TO WIT

I, MAUD BEATRICE MORGAN of 4 Smith Street, North Ipswich in the State of Queensland, Widow HEREBY apply for the issue to me under Part 3 of "The Real Property Amendment Act, 1952" of a Certificate of Title by possession for all that piece of land situated in the County of Stanley Parish of Chuwar ^{House 1/2 acre} containing 18 $\frac{1}{2}$ perches being the same more or less being Allotment No. 11 of Section 44 being the whole of the land contained in Deed of Grant No. 68174/ and ^{Volume 685 Folio 124} 665

In desc for title see schedule

also all that land situated in the County of Stanley Parish of Chuwar ^{House 1/2 acre} containing 18 $\frac{1}{2}$ perches being the same more or less being Allotment No. 12 of Section 44 being the whole of the land contained in Deed of Grant No. 68175/ and ^{Volume 685 Folio 124} 665

665
No 1 Deed

1. In or about the year 1925 my husband Albert Morgan now deceased was renting the house property from John Morgan his father who was the last registered proprietor on the title deed.

2. In about 1930 Albert Morgan agreed to purchase the property for TWO HUNDRED POUNDS (£200-0-0) from the Estate of his father John Morgan who died on the twenty-first day of May, 1919.

3. I hold receipts of payments made during 1943, 1947, 1948 and 1949 totalling £59-5-0.

4. Albert Morgan my said husband died on the twenty-seventh day of June 1949 intestate. I am his lawful widow and have been paying all the rates on the property since the death of my husband. I hold receipts in my name for many of these payments.

5. At the time my late husband agreed to purchase the property no agreement was then or later drawn up and a conveyance never effected.

6. I have been living in the house since my late husband and I moved in on or about 1925. I have since the death of my husband enjoyed continuous possession of the property myself.

7. No Memorandum of Transfer has ever been obtained by me in respect of the said land.

8. There are no documents or evidence of title affecting such land in my possession or under my control. The deeds to such land have always been and are now in the possession of Messrs. Walker & Walker, Solicitors of Bell Street, Ipswich.

9. I am not aware of any mortgage, encumbrance or claim affecting the said land or that any person has any claim Estate or interest in the said land at law or in equity.

10. That the names and addresses so far as known to me of the occupants and registered proprietors of all land contiguous to the said land are as follows:-

(a) ~~Subdivision 10~~ ^{Abolished} of Section 44 containing 18 1/2 perches in the County of ~~Churchill~~ ^{Stanley} Parish of ~~Brassall~~ ^{Chumak}. WALTER ANDERSON and Susan ~~(Jane)~~ ^{JANE} Anderson, Smith Street, North Ipswich

(b) ~~Subdivision 13 and 14~~ ^{Subdivision 13} of Section 44 containing 18 1/2 perches in the County of ~~Churchill~~ ^{Stanley} Parish of ~~Brassall~~ ^{Chumak}. ~~MURVYN JOHN STALKER~~ ^{MURVYN JOHN STALKER} Kathleen ~~Stalker~~ ^{Stalker} Smith Street, North Ipswich.

11. The present value of the land including all improvements therein is THREE THOUSAND DOLLARS (\$3,000-00).

12. Since my said husband died I have kept the house in repair and during that time it has been restumped, painted, the interior has been lined and the kitchen renovated.

13. Ever since I have lived in the property there has been a dividing fence separating such land and the adjoining properties on either side. There was originally a fence on the front and rear of such land where it faces Smith Street and Smith Lane respectively but these fences collapsed some time ago.

14. The side fences have always been effective to exclude all persons but the occupants and the front fences were for some time.

15. There is a house built on the land and I have no exact knowledge as to when it was built but I understand it

C1572437
V 2621
177
Walter Anderson &
Susan Anderson
134/40/26/249
Sum 1927
John Stalker
John Stalker
8/2 68176
Vd 665
186
John Stalker
as Deball

was about 1900.

16. There is no other person in occupation of such land with me.

17. The land and improvements have always been used as a dwelling place as long as I can remember.

18. In consequence of the evidence set forth I verily believe and claim I am entitled to the issue to me under Part III of "The Real Property Amendment Act of 1952" of a Certificate of Title for an Estate in fee simple in the said land, described in the Schedule hereunder.

DATED this *eight* day of *December* 1970.

MADE AND SIGNED by the said) *M to Morgan*
Maud Beatrice Morgan in the)
presence of)

Stallan
solitors

Correct for the Purpose of
Registration

Stallan
.....
Solicitors for the Applicant

THE SCHEDULE HEREINBEFORE MENTIONED

D.G.	Vol.	Fol.	County	Parish	Description	Area
<i>NIT</i> ① <i>sp</i> 68174	685 <i>685</i>	184	Stanley	Chuwar	Subdivision 3 of Allotments 11 and 12 of Section 44 on Registered Plan No. 3247	23.1 prs.
pt68175	685 <i>685</i>	185	Town of Ipswich			
② pt68175 pt68176	685 <i>685</i>	185 186	Stanley	Chuwar Town of Ipswich	Subdivision 2 of Allotments 12 and 13 of Section 44 on Registered Plan no. 3247	25.9 prs.

3247
Plan
3247

out of D.C. 68176 Sub 2
685/184 All
685/185 All

QUEENSLAND

TO WIT

I, MAURICE EDWARD MORGAN of 4 McMahon Street,
Bundamba in the State of Queensland DO HEREBY solemnly
and sincerely DECLARE as follows:-

1. I know of my own knowledge that my mother MAUD BEATRICE MORGAN has been the sole occupant of a house property situated in 4 Smith Street, North Ipswich in the State of Queensland since the death of my father ALBERT MORGAN deceased who died on the twenty-seventh day of June, 1949.
2. I lived in the house until 12th December, 1948 with my mother and other members of our family.
3. My mother has been in continuous possession of the subject land since the date as aforesaid and has paid all local authority rates assessed thereon.
4. I am not aware of any mortgage, encumbrance or claim affecting the said land or that any person other than my said mother has any claim, Estate or interest in the said land at law or in equity.
5. AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of "The Oaths Act of 1867".

SIGNED AND DECLARED by the above-
named Declarant at Ipswich afore-
said this eight day of
December 1970 Before me

M. E. Morgan

B. Waller
Solicitor
A Justice of the Peace

D986078

STAMP DUTIES OFFICE BRISBANE QLD. COMMISSIONER

No. _____

MEMORANDUM OF ENCUMBRANCES LIENS
INTERESTS

APPLICATION FOR CERTIFICATE OF TITLE
BY POSSESSION

MAUD BEATRICE MORGAN

Applicant.

Particulars entered in the Register

Book

Volume

Folio

the

day of

19

at

Registrar of Titles

etc

I, MAUD BEATRICE MORGAN (Widow) of
4 Smith Street, North Ipswich in the
State of Queensland, being duly sworn
make oath and say as follows:-

1. I am the within-named applicant.
2. The Statements contained in the
within application are to the best
of my knowledge and belief true in
substance and in fact.
3. That I HEREBY REQUEST the
Issue of a Certificate of Title
under Part III of "The Real Property
Acts Amendment Act of 1952" in my
name.

SIGNED AND SWORN by the)
abovenamed Deponent at)
Ipswich in the State of)
Queensland this 22nd)
December, day of)
1970 Before me)

Mrs. B. Morgan

[Signature]
A Justice of the Peace

WALKER & WALKER
SOLICITORS
IPSWICH.

STAMP DUTIES OFFICE
155427 * 28 JAN. 1971
BRISBANE

2090



We, RONALD THOMAS MORGAN and MAURICE EDWARD MORGAN both of McMahon Street, Bundamba in the State of Queensland being the sole surviving children of ALBERT MORGAN deceased who died on 27th June, 1949 and his widow MAUD BEATRICE MORGAN do hereby consent to the application by her that she be entitled to become the registered proprietor of the property claimed for in the relevant application and situated in 4 Smith Street, North Ipswich in the said State and declare that we have no claim or interest in the subject property, and request that her claim for title by possession be granted.

SIGNED by the said)
RONALD THOMAS MORGAN)
on the *eightth* day)
of *November* 1971)
in the presence of:)

R. T. Morgan

J. Hall
Solicitor

SIGNED by the said)
MAURICE EDWARD MORGAN)
on the *seventh* day)
of *November* 1971)
in the presence of:)

M. E. Morgan

J. Hall
Solicitor

QUEENSLAND

TO WIT

I, MAURICE EDWARD MORGAN of 4 McMahon Street, Bundamba in the State of Queensland DO HEREBY solemnly and sincerely declare -

1. After my father ALBERT MORGAN deceased died on the 27th June, 1949, the house continued to be the family house in the continuous possession and control of my mother MAUD BEATRICE MORGAN.

2. When my said father died there were other next-of-kin in his family and he was survived by three sisters none of whom to the best of my knowledge information and belief have ever made a claim on the property or indicated they or any of them were entitled to a share in the property nor have they ever attempted to interrupt my mother's continued possession of the property.

3. It is not intended to amend the value of the land claimed as the amended description covers the land originally intended to be claimed.

4. With reference to the facts declared in Clause 4 of declaration of 23rd July, 1971, the amended descriptions and additional area of the land has been possessed by the applicant during the relevant period and were enclosed by fences as stated in Paragraph 14 of Original application.

The only title deeds in my mother's possession were over allotments 11 and 12 of Section 44 and it was on this basis that the application was made and however subsequent information revealed that Subdivision 2 of Allotment 13 of Section 44 was still registered in the name of JOHN MORGAN but the deed for this was partially cancelled as following Plan of Survey No. 3247 some land had been sold from this deed and it was not known that Subdivision 2 of Allotment 13 of Section 44 formed part of the land enclosed by the fences together with Allotments 11 and 12 which by this Plan of Survey became known as Subdivisions 2 and 3 of Allotments 11 and 12 of Section 44.

X DATED this FIRST SHEET twelfth day of November 1971
Deponent M. E. Morgan

John Morgan
Witness

The correct description therefore of the lands encased by the fences is shown in the Schedule of the Original application.

5. My mother is presently unable to make this declaration as her health has deteriorated to such an extent that she can not accurately remember the pattern of events over the years.

AND I MAKE this solemn declaration conscientiously believing the same to be true by virtue of the provisions of "The Oaths Act of 1867".

SIGNED AND DECLARED by)
the abovenamed Declarant)
at Ipswich aforesaid)
this *seventh* day)
of *November* 1971)
before me:)

X of Ed Morgan

J. Waller
Minister

QUEENSLAND

TO WIT

I, MAURICE EDWARD MORGAN of 4 McMahon Street, Bundamba in the State of Queensland DO HEREBY solemnly and sincerely DECLARE as follows:-

1. I refer to the application under Part three of "the Real Property Amendment Act, 1962" of the Certificate of Title by possession of a property in Smith Street, North Ipswich by my mother MAUD BEATRICE MORGAN.
2. To the best of my information knowledge and belief a grant of administration was not obtained in the Estate of ALBERT MORGAN. I am informed by my mother MAUD BEATRICE MORGAN and verily believe that she is not aware that a grant of administration was obtained in the Estate of her husband the said ALBERT MORGAN.
3. To the best knowledge information and belief my mother the said MAUD BEATRICE MORGAN was entitled to the land on the twenty-seventh of June, 1949. I am informed by my mother the said MAUD BEATRICE MORGAN and verily believe that she was entitled to the land at that time.
4. The reason for the amended claim for an increased area is that at the time of making the application there was no knowledge by me or my mother the said MAUD BEATRICE MORGAN of a Plan of Subdivision and the true description of the area being claimed was not known.
5. At the time of making this declaration my mother the said MAUD BEATRICE MORGAN is of unsound health and unable to make this declaration.
6. AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of "the Oaths Act of 1867".

SIGNED AND DECLARED by the above-)
named Declarant at Ipswich afore-)
said this 23rd day of)
July 1971 before me)

M E Morgan

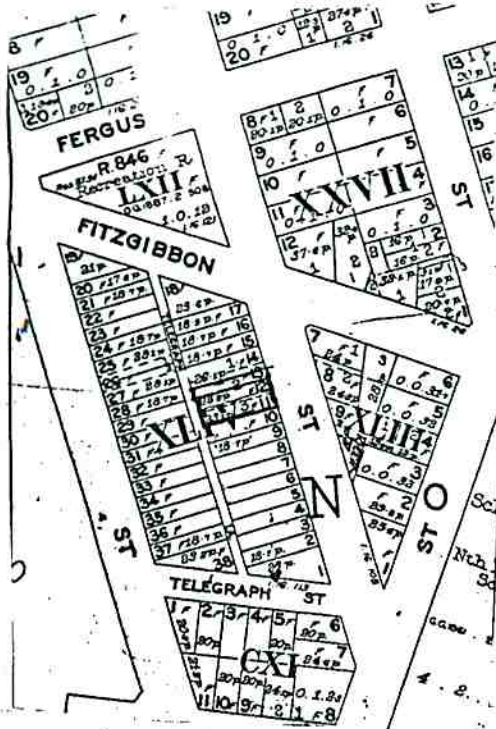
W. Waller
A Justice of the Peace.

children
not
4/25

Application Part III No D986078

In the name of St Paul Beatrice Morgan, widow

D/G Nos 68174, 68175 Volume 665 Folios 184, 185



Land searched against
D/G No 68174 Vol 665 fol 184
County Stanley Parish Chiswick
Town Ipswich
18.75 pchs Allot. 11, Sec 44.
Regd Proprietor John Morgan as
deviser in trust
Deed not in office.
TID No 774310 herewith

Allotment 11

D/G No 68175 Vol 665 fol 185
County Stanley Parish Chiswick Town Ipswich
Regd Proprietor John Morgan as deviser
in trust
Deed not in office
TID No 774310 herewith

Allotment 12

* The land described N. B. Search of Plan Indices reveals subdivisional
has now been included Plan Cat No 3247 affecting subject land has been lodged
in the application but not acted on to date. Photocopy of Plan No
3247 herewith.

Deeds searched and noted ²²/₇₁ Coppin

Search of adjoining lands: - Allot 10, Sec 44

C/T No 572437 Vol 2821 folio 177 County Stanley Parish Chiswick
Town Ipswich Regd Proprietors. Walter Anderson and Susan Jane
Anderson his wife, as joint tenants

* D/G No 68176 vol 665 fol 186 Sub 2 Allot 13 Sec 44 County
Stanley Parish Chiswick Town Ipswich. (P/C Deed) Regd Propr
P.T.O

Allotment 10 must have
been sold.

John Morgan as Deuce in Trust. P/B deed herewith

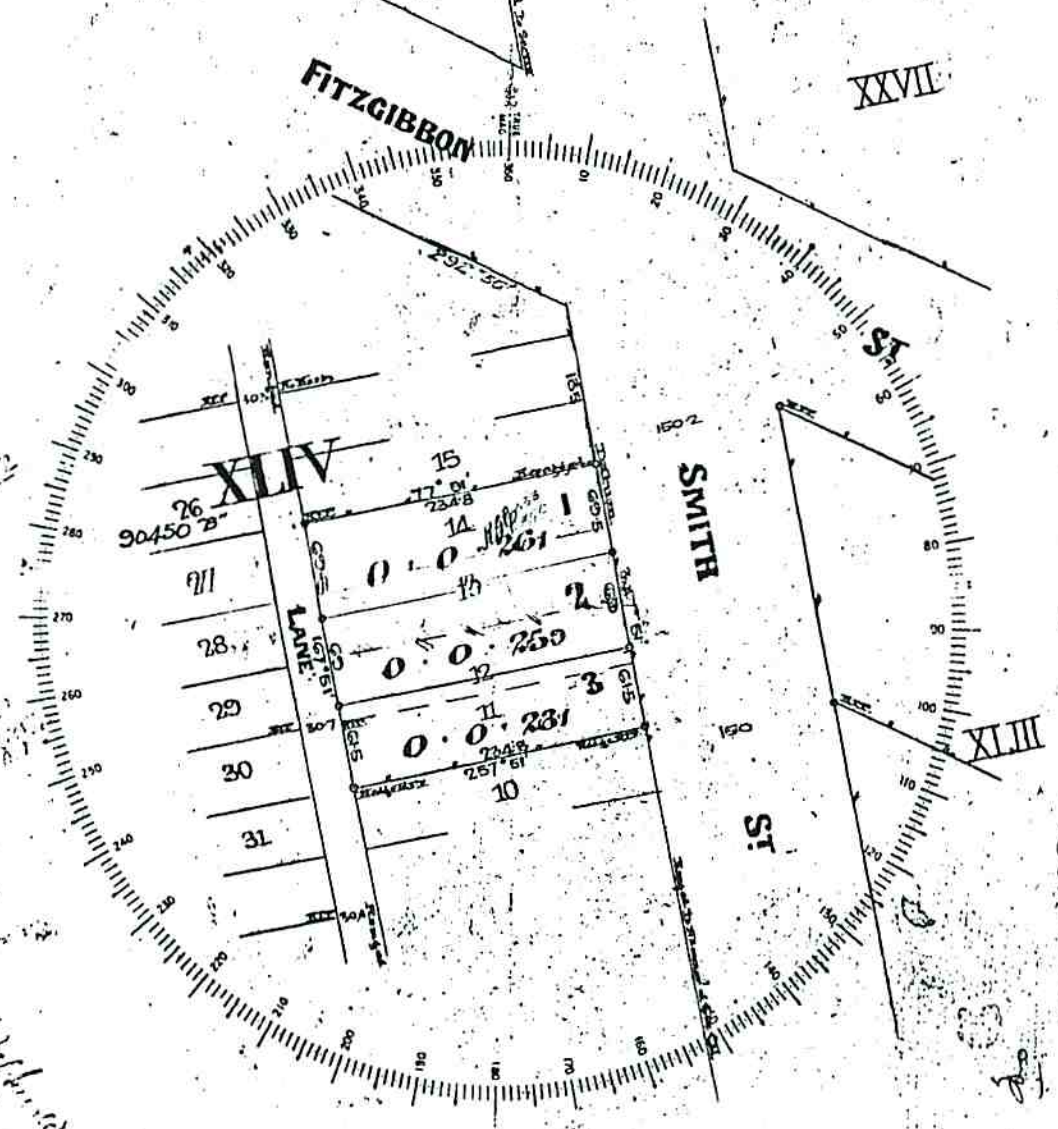
21T N^o 265849 Vol 1487 fol 89. sub 1 Allots 13 & 14 Sec 14
County Stanley Parish Choctaw Town Ipswich
Regd. Keeper Morgan John Stalder

Allotments
3 & 14

17563176/1 665-186/7

3247

1. 16 12
LXII
R 896



SCALE $\frac{1}{2}$ inch to an inch.

SURVEY

OF SUBDIVISIONS No. 3

OF ALLOTMENT OR PARTITION NO. 14

OF SECTION A

COUNTY OF **Stanley**

PARISH OF **CHUWAR**

CITY OF IPSWICH

Cal. No. **1197-100**

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Signature of Proprietor

J. Morgan

REVISED

D986078

Mr. Spink, Walden Walker, alias - possesses a double
decoy in name & seen 7 22/1917. I advise the
Kob. Kob part of the reg. plate (14) has not been
appropriately covered + it seems to me that the account
of the N.S.K. of Albert. Brown be obtained to the extent
the case from these two matters. or wear attention
to be given to the case.

28/10/17

Messrs. Walker & Walker,
Solicitors,
IPSWICH.

1.

2986073 22.9.71 A. M. W. H. B. MORGAN

III

(i) As land described in Clause 10 (c) is now part of the subject land in this application clause 10c should be deleted. (ii) In view of the additional parcel of land being included in this application is it intended to amend the value of the lands as set out in Clause 11. (iii) Clause 3 of the declaration of 3/7/71 indicated that Maad Beatrice Morgan was solely entitled to the land on 27/6/49. If there were other next-of-kin of Albert Morgan as appears to be the case this claim to sole entitlement requires further explanation. (iv) The facts declared to in clause 4 of the declaration

(over)

[] Messrs. Walker & Walker

2.

D936073 22.9.71 A. WALKER
III

J. S. WORGAN

of 23/7/71 require to be expanded to demonstrate clearly that the land for which a title is sought is the land which has been possessed by the applicant during the relevant period.

(v) Relevant deeds should be lodged.

Answers should be by way of declaration by the applicant, if possible.

M. B. Morgan.

D986078

Mr. Spender called today, & advised me that I was not completely satisfied with the details of M.E. Morgan's in answer to the request of 12/7/71, & that further clarification might be made on the following points:

- (i) As the applicants herself will state she will be unable to make a date. herself.
- (ii) Cl. 3 of the Order. Now with was omitted - what about children - etc.
- (iii) Cl. 4 is a bit short on facts re answer over.

Mr. Spender will advise Mr. Walker of this & will contact me later.

M. B. Morgan
5/8/71.

Note. Further request on part of Applicant's Club, note to go later.

Mr. Walker rang about 2 weeks ago & after discussion along the lines above he requested that a request be made to the club as to the information.
M. B. Morgan
12/9/71

Messrs. Walker & Walker,
Solicitors,
IPSWICH.

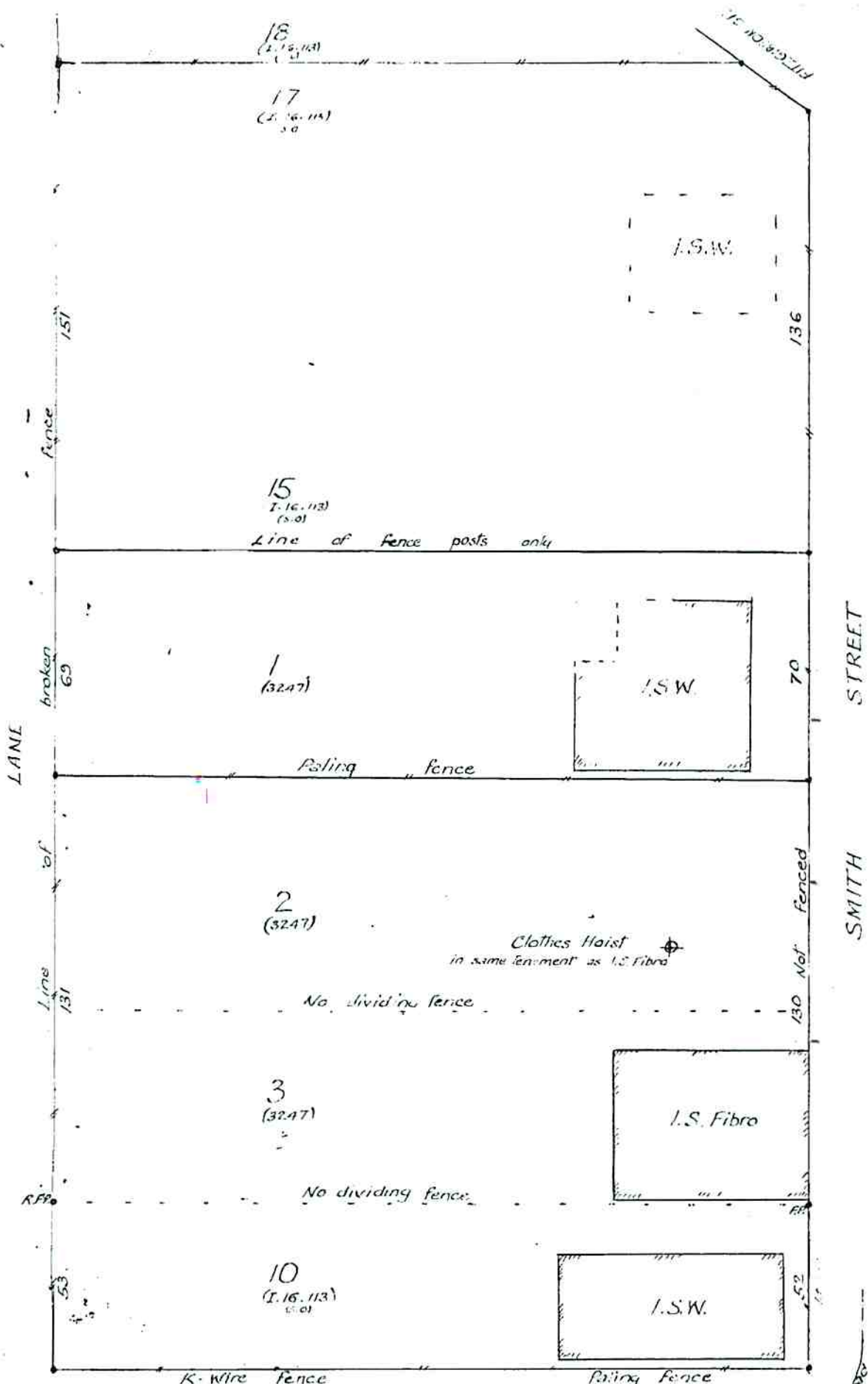
D986078 13/7/71 APPLN. PART MORGAN MB.
III

(i) Was a grant of Administration obtained in the estate of Albert Morgan. Is so by whom?
(ii) It appears from the application that the possession of the applicant commenced at the earliest on the death of Albert Morgan on 27/6/49. If this is so - (a) Who was entitled to the land at that time. (b) Was any person who was entitled, under a disability. (c) If any person was under a disability when did he cease to be under a disability. (iii) An explanation of the amended claim for an increased area is required. Answers to requisitions should be by way of declaration where possible.
Recital. Fees short 35.00 second New Title.

Messrs. Walker & Walker,
Solicitors,
TRWICH.

D986078 30/4/72 APPLN. PART MORGAN M.B.
III

Your attention is drawn to Plan 3247, which was a
subdivision of allots 11 to 14, and the within
application refers to subdivision 3 and part only of
subdivision 2 of allots 11 and 12.
Recital.



SKETCH showing tenements mentioned in Application Ref III D.286078 Scale 30 links to 1 inch
 L. B. Smith & Co. Surveyors 9.7.11.
 FORMED ROAD (Tenement)

D986078

Check with Frank
on the Plan of bit

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Plan before taking this

on our further -


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Applicant Maud Beatrice MORGAN. wid.

Land { Allot 119, Sect 444 18³/₄P.
S.G. 68174-685-184
Allot 129, Sect 444 18³/₄P.
S.G. 68175-685-185

Legal Prop: John Morgan as devisee in trust under the will of John Morgan. Regd. 22/11/1920.

Story: 1925 - Albert Morgan was venturing the prospect -
from his father John Morgan? who had died in
1919.
1930 - Albert agreed to purchase from his
father for £500 + receipt to him in 1943
1947, 1948 + 1949.
Albert died 27/6/49 intestate - ordered
the executor who paid rates from the m.

To Maud's possession adverse - if so to whom -
if her story is correct her husband was entitled
to possession 189 as a tenant & then as a purchaser;
He is not known whether admission was obtained
in his estate - if it was the opposite would have been
known to get obtained admission - if not the estate then
would be entitled as a beneficiary. I think

the applicant should be asked :-

i) Date of death of Albert Morgan ~~admission of the~~
if to whom.

ii) If Maud's former Applicant that the ~~admission~~
was obtained & commenced at the earliest in the
death of Albert Morgan on 27/6/49. If this is so

- 1) He was entitled to the land at that time & was
- 2) any person who was a better man & entitled to
- 3) If any person was a purchaser who did so or the
a less than a trustee

K. 1