



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Tailte Éireann Sealed and Certified Copy Folio (& Title Plan)

KEANE SOLICITORS
DX 4013
Galway

This page forms part of the official document. Do not detach.

Folio Number: TY10490
Application Number: P2025LR132135X
Your Reference: PK/SH/OME12137

This document comprises a sealed and certified copy of the Tailte Éireann record for the above mentioned folio/title plan as of the date appearing.

Details of **dealings pending** (if any) are listed in the **Schedule** below.


An officer duly authorised by Tailte Éireann



Schedule

Notes:

1. Title plans should be read in conjunction with the folio. The description of the land on the folio or on the title plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Title plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to Tailte Éireann immediately.

Land Registry**County Tipperary****Folio 10490****Register of Ownership of Freehold Land****Part 1(A) - The Property**

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	A plot of ground being part of the Townland of KILLEEN and Barony of LOWER ORMOND containing 0.9306 Hectares shown as Plan(s) 10490 edged RED on the Registry Map (OS MAP Ref(s) 10/2). The Registration does not extend to the mines and minerals	L.R. 11041

Land Registry

County Tipperary

Folio 10490

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:

Land Registry

County Tipperary

Folio 10490

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	07-JUN-1988 T 2230/87	DONAL O'MEARA (Businessman) of PORTUMNA, COUNTY GALWAY is full owner. Land Cert Application No.: 78662 Date: 10-MAY-2006 Issued To: JAMES LUCEY & CO SOLICITORS Address: CUMBERLAND HOUSE EMMET SQUARE BIRR OFFALY

Land Registry**County Tipperary****Folio 10490****Part 3 - Burdens and Notices of Burdens**

No.	Particulars
1	04-MAY-2006 D2006PS010997E Charge for present and future advances repayable with interest. Allied Irish Banks plc is owner of this charge. Certificate of Charge issued. Rule 156 Note. This charge is also registered on folios 10489 and 15400F Note: The ownership of this charge has been transferred. See Entry No.2
2	30-AUG-2019 D2019LR127118C EVERYDAY FINANCE DESIGNATED ACTIVITY COMPANY is the owner of the charge registered at Entry No.1

591740 mE, 694700 mN



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Folio: TY10490

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

