



**Tailte
Éireann**

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

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

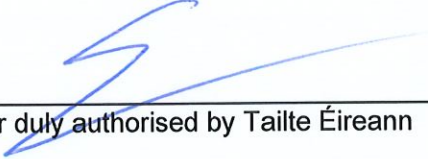
KEANE SOLICITORS
DX 4013
Galway

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Folio Number: TY13531F
Application Number: P2025LR132138B
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 13531F****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

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	The property shown coloured RED as Plan(s) 25 on the Registry Map, containing 1.106 Hectares, situate in the Townland of BALLYHADEN, in the Barony of ORMOND LOWER, in the Electoral Division of BORRISOKANE. The registration does not extend to the mines and minerals.	From Folio TY10488

Land Registry**County Tipperary****Folio 13531F****Part 1(B) - Property
Parts Transferred**

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

Land Registry

County Tipperary

Folio 13531F

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	29-SEP-1986 T5295/86	DONAL O'MEARA of CLONFERT AVENUE, PORTUMNA, COUNTY GALWAY is full owner. Land Cert Application No.: 321353111 Date: 10-MAR-1989 Issued To: JAMES J. KEARNS & SON SOLRS. Address: PORTUMNA CO. GALWAY

Land Registry**County Tipperary****Folio 13531F****Part 3 - Burdens and Notices of Burdens**

No.	Particulars
1	The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.

591900 mE, 694620 mN



Tailte Éireann
Clárúchán, Luacháil,
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Surveying

Folio: TY13531F

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.

