



English Feudal Titles

**Title Deed
of the most Honourable & Noble
Countess Wendy Bohnett Campbell
of
Daytonia**

BY THIS DEED

I the undersigned Countess Wendy Bohnett Campbell now lately called Ms Wendy Bohnett Campbell of: 245 South Beverly Drive, Beverly Hills, CA 90212. United States of America

being a resident thereof

DO HEREBY:

I. Renounce and abandon the use of my former name of Ms Wendy Bohnett Campbell so that I may henceforth be known by my new name of Countess Wendy Bohnett Campbell.

II. And for the purpose of evidencing such by determination do declare that I shall hereinafter in all Records, Deeds and Writings - in all Proceedings, Dealings and Transactions and upon all Private and Public Occasions and Functions and in all Circumstances arising therefrom shall use and sign the name Countess Wendy Bohnett Campbell as my name in Substitution for my former name of Ms Wendy Bohnett Campbell.

III. Request all Persons, at all times and all Occasions, to address and refer to me by my assumed name of Countess Wendy Bohnett Campbell.

IV. IN WITNESS THERETO I hereunder inscribe my signature to both my former and assumed names of Ms Wendy Bohnett Campbell & Countess Wendy Bohnett Campbell.

Dated.....

Signed by the above named:

Countess Wendy Bohnett Campbell :.....

Ms Wendy Bohnett Campbell :.....

In the Presence of:

Name:.....

Address:.....

.....

.....

.....

Signature:.....



Marketing and Business Consultants

MBC - 86 Queen Street - Newton Abbot - Devon - TQ12 2ET - U.K.
email: post@mbc90.com

U.K. Tel/Fax: 01626 572123
International Tel/Fax: + 44 1626 572123

The Most Honourable and Noble
Countess Wendy Bohnett Campbell of Daytonia

245 South Beverly Drive
Beverly Hills
CA 90212
United States of America



"mbc - serving clients in the global village since 1990"

31 October 2018

Countess Campbell

Congratulations on becoming **Countess Wendy Bohnett Campbell of Daytonia** here in Great Britain. You can now use your Title on all private and public occasions and upon all deeds and records.

IMPORTANT: In addition to your **Land Certificate** your fully administered **Title Deed**, has now been returned to you – **Signed, Sealed and Delivered** – this is your evidence of your change in Title. When signed in the presence of a witness who should be 18 or over, not related to you and not living at the same address, please make several photocopies and use whenever possible (see below). You may want to include the Title (Eg. *Baron John Smith*), with your new signature. **Keep the original safe.** You can, of course, take more copies from the original as necessary. The following guidelines are subject to change and are based on our current understanding of the respective bodies internal procedures.

Changing your Personal and Legal Documentation:

Driving Licence: To inform the DVLA you will need form D1 from the Post Office. There is no separate area upon the driving licence for a Title to be displayed so they (DVLA) advise that it must be shown with your forename(s). In addition to the form and original Title Deed you should enclose a note asking DVLA to place your Title with your name.

Notes for form D1, using Mr John SMITH who has bought the Title of Baron as an example. Section (1): Tick "Change my name...". Section (2) Title: BARON. / Surname: SMITH. / First names: BARON JOHN. Where it asks if name or address has changed enter previous details: Mr JOHN SMITH. Section (5): You need to complete Part A or Part B and tick "Deed Poll or Statutory Declaration" – and enter "Deed - No serial number" / Section (7): Sign it with your new signature. Return your old licence and the original Title Deed, this document must be signed in the presence of a witness – NOT a photocopy. *(It will be returned).*

Bank Accounts and Credit Cards: Having changed your Driving Licence present this to your bank as evidence of your change of Title and ask them to include your new Title on your bank details. Please remember however that some banks do not show Titles of any kind on bank documents such as chequebooks and credit cards whilst others do. Santander and Bank of Scotland for example do show Titles if so asked whereas Barclays, on occasion do not. (Strangely, I understand that Barclays will include your Title on a new account but sometimes will not show it on an existing one?).

In any event, if your personal bank declines to include your Title upon your chequebooks, etc then you may wish to change to a bank that will. Likewise, some credit card companies will include your Title on your cards whereas others do not show Titles at all. Again Santander will show Titles as will, rather ironically, Barclaycard. Most major credit card companies have a "Helpline" if you have any difficulties.

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/Continuation...

Passport: The Passport Agency (PA) does not normally show Titles on a UK Passport because it does not have an allocated space for any Title (not even "Mr" or "Mrs") on the photo/identity page. Nonetheless, the PA recognise and accept that legitimate Titles can be purchased (see enclosed Memo) – as well as being granted by the Crown – and are willing to show your Title as a name. To amend your current passport complete a Passport Form available from the Post Office.

Notes for form: Section (1): Indicate "New Name" in (*Changes*). Section 2: Enter Title/BARON, Last name/SMITH, First names/BARON JOHN. Complete rest of form as required and sign it with your new signature in "09". You have to include 2 new photographs with your new signature on the reverse - along with the fee requested. Your new signature will then show on the photo/identity page.

Send the original Title Deed – NOT a photocopy – (*which will be returned*) along with any other documents and the fee requested. Enclose a note requesting that your Title is included as a forename.

IMPORTANT! The Passport Agency is obliged to add a statement on the Observation Page that
"The reference to "Title" refers to the holder's name and not to the holder's Title".
(This is because they couldn't legally show it as a forename otherwise.)

As of early May 2006 the Passport Agency has completed a review of how they display Titles but to date the above policy remains in force. You may wish to wait until any revised policy is announced but they have not given any time scale. NOTE: We understand some clients just update their Driving Licence.

Members of Professional Organisations: Although no documentation may be involved, members of professional organisations such as solicitors, doctors, etc may wish to inform their relative governing body.

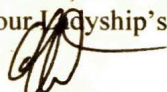
Other Miscellaneous Documents: Write to the relative organisation and ask them to change your personal details to include your new Title – enclosing with each request a photocopy of your signed and witnessed Title Deed.

On a Personal Note: I can fully understand that throughout this matter you may have had some doubts and misgivings – this is more than understandable – for the very idea of your own Title can seem just too good to be true. And now to be told you have your Title and to see it so displayed upon your Land Registry Certificate is, I trust somewhat reassuring. So do not delay – have your documents changed now to include your Title – and enjoy your new found status. Should you encounter any problems or would like further advice; then please do not hesitate to contact me.

Thank you once more for your instructions and I hope you enjoy all the rewards your new Title may bring.

Clearly, the information given above is intended for UK residents only but will, I trust, serve as a guide to our overseas clients when changing their documents.

I remain, Countess Campbell
Your Majesty's most obedient Servant.



Andrew Bulpin

For a Coat of Arms try: NamesUK.com

Pre-approved membership of the United Empire Club awaits you at: <http://unitedempireclub.com/elite/>

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Additional Notes

Please find overleaf a copy of the Fax message, from the UK Passport Agency, to our legal office – Lord Farmer handles the legal affairs in connection with the Seated Titles we offer.

Although this Fax message may not appear to be of much account it represents the culmination of many months of negotiations, between the PA and ourselves and our insistence that our clients be allowed to have their Titles displayed upon their passports.

The PA clearly recognise Titles acquired from us for you will note that they address the fax to...

... Dear Lord Farmer...

and indeed, they go on to confirm their...

...policy for recording... bought Titles...

The Titles themselves were never in question – it was only the displaying thereof on the passport that proved difficult to resolve for, and as mentioned, there is nowhere on the passport to show a Title.

Please note the observation that will be included, in order to avoid any possible confusion.



United Kingdom Passport Service

Headquarters 6th Floor Policy Section
Globe House 89 Eccleston Square London SW1V 1PX
Telephone 020 7901 2450
Email laurence.street@ukpa.gsi.gov.uk

**From: Laurence Street
Policy Section**

Date: 16/04/02

Fax Number: 020 7901 2459

To: Lord Robert Farmer

Fax: 01803 850 072

No of pages including this one: 1

Memo from Sender

Dear Lord Farmer,

further to your telephone conversation with Kim McCann today she has asked me to confirm by fax that our policy for recording all bought titles, from whatever source, in passports is to use the following observation:

'THE REFERENCE TO.....(e.g. LORD,SIR,BARON,etc)
IS TO THE HOLDER'S NAME AND NOT TO THE
HOLDER'S TITLE'.

If you require further advise please do not hesitate to contact us.

Hope this helps,

Regards,

Laurence Street
Policy Section

Title Information Document

**Containing Copies of the Register(s)
for the Land known as
Daytonia**



**Registered Owner:
Countess Wendy Bohnett Campbell**

Land Register (Names)

Ref: Title Number DN704272

Plot Number: 190/S

Land Name: Daytonia

Copy of Register (Names)

- This copy shows the entries in the register on 22 October 2018.
- This date and Title number must be quoted should a duplicate or replacement copy be requested.
- Duplicate or replacement copies of this register (names) can be obtained directly from the vendor Lord Andrew Bulpin at the address given at (2) below.
- Issued on 22 October 2018.

A. Names Register

This register gives details of the land name as subscribed to the land in the title.

DEVON : SOUTH HAMS

- 1 In the Transfer made between (1) Lord Andrew Bulpin and (2) Countess Wendy Bohnett Campbell the land in this title was given the name Daytonia.
- 2 Vendor: Lord Andrew Bulpin, 86 Queen Street, Newton Abbot, TQ12 2ET
United Kingdom

End of register (names)

Land Register (Names)

Ref: Title Number DN704272

Plot Number: 190/S

Land Name: Daytonia

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- 2 Vendor: Lord Andrew Bulpin, 86 Queen Street, Newton Abbot, TQ12 2ET
United Kingdom

End of register (names)



Official copy of register of title

Title number DN704272

Edition date 15.10.2018

- This official copy shows the entries in the register of title on 22 October 2018 at 17:23:06.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 October 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Plymouth Office.

A: Property register

This register describes the land and estate comprised in the title.

DEVON : SOUTH HAMS

- 1 (28.10.1991) The Freehold land being plot 190/S measuring 20cm x 20cm and lying to the north of Weeke Hill, Dartmouth on the Small Plot Scheme plan lodged and filed under DN471675 at the Land Registry Plymouth Office and being situated within the area edged red on the title plan.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

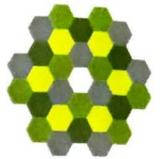
Title absolute

- 1 (15.10.2018) PROPRIETOR: COUNTESS WENDY BOHNETT CAMPBELL of 245 South Beverly Drive, Beverly Hills, CA 90212, United States of America.
- 2 (15.10.2018) The price stated to have been paid on 12 October 2018 was £995.

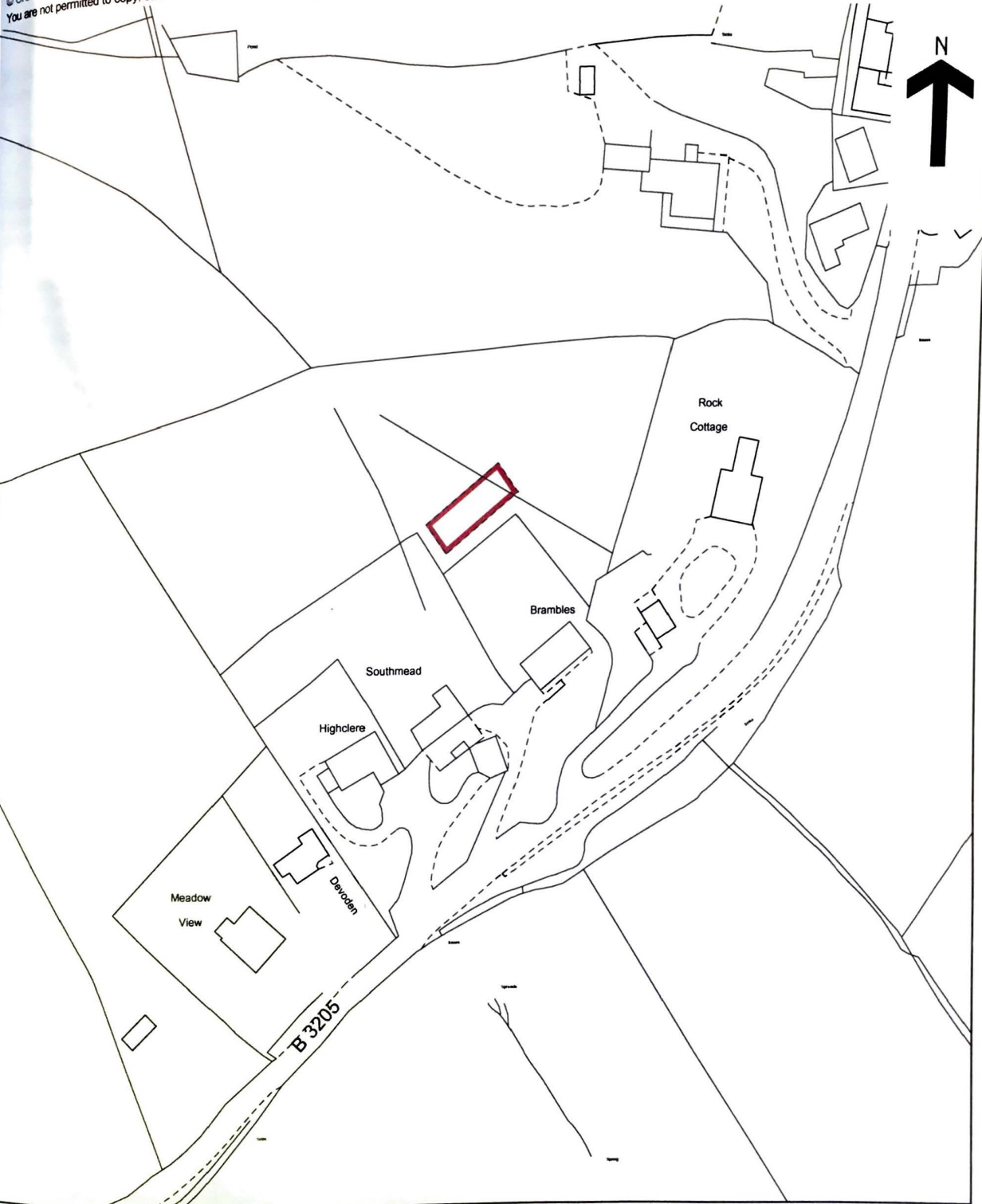
End of register

HM Land Registry Official copy of title plan

Title number **DN704272**
Ordnance Survey map reference **SX8750SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Devon: South Hams**



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You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This official copy issued on 22 October 2018 shows the state of this title plan on 22 October 2018 at 17:23:06.
This is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.
Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Plymouth Office.

Land Registry

Transfer of part of registered title(s)

TP1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to whom as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: DN 471675
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: The freehold land being plot No 190/S and as identified on the plan of the above titled land and as lying to the north of Weeke Hill Dartmouth & to be known as: Daytonia. The property is identified <input type="checkbox"/> on the attached plan and shown: <input type="checkbox"/> on the title plan(s) of the above titles and shown: On the plan as lodged at the Land Registry (Plymouth) under the Small Plot Scheme.
4	Date: 12-10-2018
5	Transferor: Lord Andrew Bulpin, 86 Queen Street, Newton Abbot, Devon. TQ12 2ET. <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee for entry in the register: Countess Wendy Bohnett Campbell <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register **unless** an 'X' is placed:
- in the first box, or
- in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:
definitions of terms not defined above
rights granted or reserved
restrictive covenants
other covenants
agreements and declarations
any required or permitted statements
other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

any other land affected by rights granted

7 Transferee's intended address(es) for service for entry in the register:
245 South Beverly Drive, Beverly Hills, CA 90212. United States of America

8 The transferor transfers the property to the transferee

9 Consideration
 The transferor has received from the transferee for the property the following sum (in words and figures):
Nine Hundred & Ninety Five Pounds (£995)
 The transfer is not for money or anything that has a monetary value
 Insert other receipt as appropriate:

10 The transferor transfers with
 full title guarantee
 limited title guarantee

11 Declaration of trust. The transferee is more than one person and
 they are to hold the property on trust for themselves as joint tenants
 they are to hold the property on trust for themselves as tenants in common in equal shares
 they are to hold the property on trust:

12 Additional provisions
Definitions

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*

it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

See refer to [Joint property ownership practice guide 24: private trusts of](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:
definitions of terms not defined above
rights granted or reserved
restrictive covenants
other covenants
agreements and declarations
any required or permitted statements
other agreed provisions.

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- full title guarantee
- limited title guarantee

11 Declaration of trust. The transferee is more than one person and

- they are to hold the property on trust for themselves as joint tenants
- they are to hold the property on trust for themselves as tenants in common in equal shares
- they are to hold the property on trust:

12 Additional provisions

Definitions

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership and practice guide](#) 24 [private trusts of land](#) for further guidance.

13 Execution

Signed as a Deed by.....



Lord Andrew Bulpin

In the Presence of:



Signature of Witness.....

Name: Mr Marcel Massey

Address: 86 Queen Street,
Newton Abbot,
Devon.
TQ12 2ET.

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 36 of the Land Registration Rules 2003.

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If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership and practice guide 2.4 private trusts of land](#) for further guidance.

13 Execution

Signed as a Deed by.....



Lord Andrew Bulpin

In the Presence of:

Signature of Witness.....



Name: Mr Marcel Massey

Address: 86 Queen Street,
Newton Abbot,
Devon.
TQ12 2ET.

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

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13 Execution

Signed as a Deed by..... 

Lord Andrew Bulpin

In the Presence of: 

Signature of Witness.....

Name: Mr Marcel Massey
Address: 86 Queen Street,
Newton Abbot,
Devon.
TQ12 2ET.

WARNING
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