

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="text-align: center;">NUMBER 461032 CERTIFICATE OF REGISTRATION</p> <p style="text-align: center;">1985 NOV 14 410 39</p> <p style="text-align: center;">NIAGARA SOUTH No. 59 WELLAND LAND REGISTRAR</p> <p style="text-align: center;">New Property Identifier</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of 4 pages</p>
	<p>(3) Property Identifier(s) Block Property</p>	
	<p>(4) Consideration Two Dollars - Quit Claim Deed to remove cloud on Title----- Dollars \$ 2.00</p>	
	<p>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p style="text-align: center; padding: 10px;">Part Lot 11, Registered Plan 16, now known as Plan 703, Town of Pelham, Regional Municipality of Niagara (formerly in the Township of Pelham, County of Welland).</p>	

<p>(6) This Document Contains</p>	<p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p>	<p>(b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>
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QUIT CLAIM DEED

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE TOWN OF PELHAM	<i>E.S. Bergenstein</i>	1985 10 21
BERGENSTEIN, Eric (Mayor)		
HACKETT, Murray (Clerk)	<i>Murray Hackett</i>	1985 10 21

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature Y M D

(10) Transferor(s) Address for Service

Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0

(11) Transferee(s)

Name(s)	Date of Birth Y M D
THE DIRECTOR, THE VETERANS' LAND ACT	

(12) Transferee(s) Address for Service

P.O. Box 7700, Charlottetown, Prince Edward Island C1A 8M9

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature	Date of Signature Y M D	Signature	Date of Signature Y M D

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor

Signature

<p>(15) Assessment Roll Number of Property</p>	<p>Cty. Mun. Map Sub. Par.</p> <p style="text-align: center; font-size: 1.2em;">not assessed</p>	<p>(16) Municipal Address of Property</p> <p>974 Church Street Fenwick, Ontario L0S 1C0</p>												
<p>(17) Document Prepared by:</p> <p style="text-align: center;">THE DIRECTOR, THE VETERANS' LAND ACT P.O. Box 7700, Charlottetown Prince Edward Island C1A 8M9</p>		<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Fees and Tax</th> </tr> </thead> <tbody> <tr> <td style="width: 70%;">Registration Fee</td> <td style="width: 30%;">16-</td> </tr> <tr> <td>Land Transfer Tax</td> <td>-</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </tbody> </table>	Fees and Tax		Registration Fee	16-	Land Transfer Tax	-					Total	
Fees and Tax														
Registration Fee	16-													
Land Transfer Tax	-													
Total														

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

FOR OFFICE USE ONLY

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property Additional: See Schedule ☐

(4) Consideration
Two Dollars - Quit Claim Deed to remove cloud on Title----- Dollars \$ 2.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐

Part Lot 11, Registered Plan 16, now known as Plan 703, Town of Pelham, Regional Municipality of Niagara (formerly in the Township of Pelham, County of Welland).

New Property Identifiers

Additional: See Schedule ☐

Executions

Additional: See Schedule ☐

(6) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☒ (7) Interest/Estate Transferred Fee: Stamp ☐ QUIT CLAIM DEED

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that

Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE TOWN OF PELHAM		
BERGENSTEIN, Eric (Mayor)	<i>E.R. Bergenstein</i>	1985 10 21
HACKETT, Murray (Clerk)	<i>Murray Hackett</i>	1985 10 21

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
Name(s) Signature(s) Date of Signature Y M D

(10) Transferor(s) Address for Service Box 400, 20 Pelham Town Square, Fonthill, Ontario L0S 1E0

(11) Transferee(s)
THE DIRECTOR, THE VETERANS' LAND ACT
Date of Birth Y M D

(12) Transferee(s) Address for Service P.O. Box 7700, Charlottetown, Prince Edward Island C1A 8M9

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature	Date of Signature Y M D	Signature	Date of Signature Y M D

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor Signature Date of Signature Y M D

Planning Act — OPTIONAL

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor Signature Date of Signature Y M D

(15) Assessment Roll Number of Property Cty. Mun. Map Sub. Par.

(16) Municipal Address of Property
974 Church Street
Fenwick, Ontario
L0S 1C0

(17) Document Prepared by:
THE DIRECTOR, THE VETERANS' LAND ACT
P.O. Box 7700, Charlottetown
Prince Edward Island
C1A 8M9

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	
Land Transfer Tax	
Total	

Transfer/Deed of Land

IMPORTANT NOTICE

1. It is a serious offence under the Criminal Code to make a false statement in this document.
2. This document should be registered in the proper Land Registry Office.
3. When registered, this document is the property of the Land Registry Office.

INSTRUCTIONS FOR COMPLETION

- (1) **Registry Land Titles** — Mark "x" in the appropriate box.
- (2) **Pages** — Enter total number of pages of document, including this form.
- (3) **Property Identifier(s)** — If identifier(s) has/have been assigned by the Land Registry Office, insert a maximum of two here. If land transferred has more than two identifiers enter two here and mark the "Additional See Schedule" box with an "x" and attach schedule with remaining identifiers.
- (4) **Consideration** — Enter total monetary value (for real property only), first in words and then in numbers. If consideration is nominal or non-monetary, give brief explanation (e.g. \$2.00 - natural love and affection). Do not use "\$2.00 and other valuable consideration", etc.
- (5) **Description** — Begin with parcel and section (Land Titles), part, lot or unit on plan or concession lot (e.g. Unit 13, Level 13, York Condominium Plan No. 25 or Part Lot 6, Concession 6). Include also the township, municipality, etc. If a metes and bounds description is required, mark "x" in box 6(b) and attach schedule with full description. For condominium properties enter a reference to the Land Registry Office in which the plan is registered. If the description represents a property division, mark the appropriate box. If the property transferred is to be consolidated with an adjoining property, mark the consolidation box and attach schedule with the existing description of the adjoining property and its identification (i.e. Property Identifier Number, new heading under section 77 of the Registry Act, parcel and section for Land Titles Properties) and the proposed description for the consolidated property.
- (6) **This Document Contains** — Mark either box (a) or (b) with an "x" as required.
- (7) **Interest/Estate Transferred** — Add qualifier if required. Delete fee simple if not applicable and enter the interest/estate transferred, e.g. leasehold (Land Titles), life estate, easement etc.)
- (8) **Transferor(s)** — For natural persons, at least one of the following statements regarding compliance with the Family Law Reform Act must be entered: (1) We are spouses of one another. (2) The person consenting below is my spouse. (3) I am/am not a spouse. (4) The property transferred has never been occupied by me and my spouse as our matrimonial home. (5) The property is not designated under section 41 of the Family Law Reform Act and there is an instrument designating another property as our matrimonial home which has been registered and has not been cancelled. (6) My spouse has released all rights under Part III of the Family Law Reform Act by a separation agreement. (7) This transaction is authorized by court order under section 44 of the Family Law Reform Act registered as instrument no. (insert no.) which has not been stayed. (8) A court order has been made releasing the property as a matrimonial home registered as instrument no. (insert no.) which has not been stayed.
In Land Titles, for natural persons enter the names of the transferors as they appear in the parcel register with the last name first in capitals. In Registry, for natural persons enter the last name first in capitals. Where possible, enter each transferor on a separate line. For corporate transferors, enter the entire name in capitals as well as the name of the person authorized to sign on behalf of the corporation. If the corporation has not used a seal, add "I/We have the authority to bind the corporation."
The capacity and share for each transferor may be stated. Express share as a percentage or a fraction. Mark box 6(b) with an "x" and attach a schedule if more space is required.
- (9) **Spouse(s) of Transferor(s)** — Enter last name(s) of each/all consenting spouse(s) on separate lines in capitals followed by the first and middle name(s).
- (10) **Transferor(s) Address for Service** — Enter full address including postal code.
- (11) **Transferee(s)** — For natural persons, enter last name first in capitals, followed by the first and at least one middle name. Where possible, enter each transferee on a separate line. The birth date of each transferee who is a natural person is required. The capacity and share for each transferee may be stated here. Express share as a percentage or fraction. Mark box 6(b) with an "x" and attach a schedule if more space is required. For corporate transferees, enter the entire name in capitals.
- (12) **Transferee(s) Address for Service** — Enter full address including postal code.
- (13) **Planning Act Statement — OPTIONAL** — If subsection 49(21a) of the Planning Act, 1983 is to apply, the statement by the & transferor and the transferor's solicitor in box 13 and by the transferee's solicitor in box 14 must be signed and dated. The
- (14) transferee's solicitor's statement in box 14 may be on a separate form which may be affixed to the transfer in this space at any time before registration.
- (15) **Assessment Roll Number of Property** — If assigned, enter here. If not assigned by the municipality, enter "NOT ASSIGNED". If property transferred has more than one assessment roll number, enter "MULTIPLE". Information entered does NOT affect the validity of this document.
- (16) **Municipal Address of Property** — Enter full municipal address of property. State as follows: street number, suffix (e.g. "A" as in 23A), street name, unit type (apt., suite, etc.), unit number, municipality, postal code. If property transferred has more than one municipal address, enter "MULTIPLE". Information entered does NOT affect the validity of this document.
- (17) **Document Prepared by** — Enter name and address including postal code.

FOR OFFICE
USE ONLY

FOR OFFICE USE ONLY	This document has been:	
	Registered/Received _____	Verified/Certified _____
	Abstracted _____	Filed _____

Duplicate for:

Name and
Address _____

Additional Property Identifier(s) and/or Other Information

RECITALS

WHEREAS by a Deed of Land dated the sixth day of October, 1934, and registered in the Land Registry Office for the former Registry Division of Welland (now the Registry Division of Niagara South) as Instrument Number 13445, Frank Ostrosser and Mabel Ostrosser did convey to the Trustees of the Police Village of Fenwick certain lands in the former Police Village of Fenwick, in the former County of Welland and being composed of part of Lot Number 11, according to Registered Plan Number 16 for the Township of Pelham (now known as Plan Number 703), which lands are more particularly described on Schedule "2" attached hereto;

AND WHEREAS the aforesaid Deed of Land is subject to the condition that the property conveyed is to be used solely for the purpose of digging a well for fire protection of the said Village of Fenwick and in the event that the said well is no longer required for fire protection in the said Village, the property shall revert to the Grantors named in said Instrument Number 13445;

AND WHEREAS by a Deed of Land dated the third day of June, 1960, and registered in the said Land Registry Office for the former Registry Division of Welland (now the Registry Division of Niagara South), Lora Edna Ostrosser conveyed to The Director, The Veterans' Land Act certain lands in the said former Police Village of Fenwick, which lands are composed of Lots Numbers 11 and 12 according to said Registered Plan Number 16 for the Township of Pelham (now Plan 703) and include the lands described in Registered Instrument Number 13445;

AND WHEREAS the said Police Village of Fenwick was dissolved on the first day of January, 1970, and is now part of the Town of Pelham, in the Regional Municipality of Niagara;

AND WHEREAS the said Town of Pelham now has a municipal water supply and no longer requires the use of the said well referred to in Instrument Number 13445;

AND WHEREAS The Corporation of The Town of Pelham has agreed to execute this Quit Claim Deed in favour of The Director, The Veterans' Land Act to release any interest which the Town may have in the lands described in said Instrument Number 13445 and which lands are described on the attached Schedule "2".

Additional Property Identifier(s) and/or Other Information

DESCRIPTION

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Pelham, in the Regional Municipality of Niagara (formerly in the Township of Pelham, in the County of Welland) and Province of Ontario, and being composed of part of Lot Number 11, on the West Side of Church Street in the former Police Village of Fenwick, according to Registered Plan Number 16, of the said former Township of Pelham, now known as Registered Plan 703 for the Town of Pelham, described as follows:

COMMENCING at the Northeast angle of the said former Village Lot Number 11;

THENCE West along the Northern limits of the said Lot, a distance of 10 feet to a stake;

THENCE South parallel with the Eastern limits of said Lot, a distance of 10 feet to a stake;

THENCE East parallel with the Northern limits of said Lot, a distance of 10 feet to a stake in the Eastern limit of said Lot;

THENCE North along the Eastern limit of said Lot, a distance of 10 feet to the place of beginning.

Being the same lands as previously described in Registered Instrument Number 13445.

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 11 according to Registered Plan 16 for the Township of Pelham (now known as Plan 703) in the Town of Pelham, Regional Municipality of Niagara (formerly in the Township of Pelham, County of Welland).

BY (print names of all transferors in full)

THE CORPORATION OF THE TOWN OF PELHAM

TO (see instruction 1 and print names of all transferees in full)

THE DIRECTOR, THE VETERANS' LAND ACT

I. (see instruction 2 and print name(s) in full)

David Wilbur MacDonald

MAKE OATH AND SAY THAT:

- 1 I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;

☐ (c) A transferee named in the above-described conveyance;

☒ (d) The authorized agent or solicitor acting in this transaction for The Director, The Veterans' Land Act (insert name(s) of principal(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph (); (insert only one of paragraph (a), (b) or (c) above, as applicable)

and as such, I have personal knowledge of the facts herein deposed to.

- 2 I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act. (see instruction 3)

- 3 The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4) NONE

- 4 THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash \$ NIL

(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ NIL

(ii) Given back to vendor \$ NIL

(c) Property transferred in exchange (detail below) \$ NIL

(d) Securities transferred to the value of (detail below) \$ NIL

(e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ NIL

(f) Other valuable consideration subject to land transfer tax (detail below) \$ NIL

(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL

SUBJECT TO LAND TRANSFER TAX (total of (a) to (f)) \$ NIL \$ NIL

(h) VALUE OF ALL CHATTELS — items of tangible personal property \$ NIL

Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c. 454, as amended \$ NIL

(i) Other consideration for transaction not included in (g) or (h) above \$ NIL

(j) TOTAL CONSIDERATION \$ NIL

ALL BLANKS
MUST BE
FILLED IN.
INSERT "NIL"
WHERE
APPLICABLE.

- 5 If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) NONE

- 6 If the consideration is nominal, is the land subject to any encumbrance? NONE

- 7 Other remarks and explanations, if necessary. This conveyance is made by The Corporation of The Town of Pelham to The Director, The Veterans' Land Act to remove a cloud on title of property held by The Director, The Veterans' Land Act, for a veteran pursuant to the Veterans' Land Act.

SWORN before me at the

in the

this

day of

19

(signature(s))

A Commissioner for taking Affidavits, etc.

PROPERTY INFORMATION RECORD

- A Describe nature of instrument Quit Claim Deed
- B (i) Address of property being conveyed (if available) 974 Church Street, Fenwick, Ontario LOS 1C0
- (ii) Assessment Roll # (if available)
- C Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6)
- THE DIRECTOR, THE VETERANS' LAND ACT
- P.O. Box 7700, Charlottetown, Prince Edward Island
- D (i) Registration number for last conveyance of property being conveyed (if available) 13445
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☒ No ☐ Not Known ☐
- E Name(s) and address(es) of each transferee's solicitor

For Land Registry Office use only

REGISTRATION NO.

LAND REGISTRY OFFICE NO.

REGISTRATION DATE

INSTRUCTIONS

1. Where any transferee (other than a joint tenant) is taking less than the whole interest in the property being acquired then the percentage ownership of each such transferee must be clearly indicated beside his/her respective name.
2.
 - (i) It should be noted that if all *deponents* are not entitled to mark the same square in paragraph 1 of the Affidavit, then more than one Affidavit will be required. Only those deponents who are entitled to mark the same square in paragraph 1 may swear the same Affidavit.
 - (ii) This Affidavit is required to be made by each transferee named in the conveyance, by each person in trust for whom the land conveyed in the conveyance described is being conveyed and by each trustee named in the conveyance to whom the land is conveyed.
 - (iii) However, any of the transferees may have the Affidavit made on his behalf by an agent authorized in writing to make the Affidavit or by his solicitor. (see clause (d) of paragraph 1 of Affidavit)
 - (iv) The Affidavit for a transferee that is a corporation may be made by its President, Vice-President, Manager, Secretary, Director or Treasurer. (see clause (e) of paragraph 1 of Affidavit)
 - (v) Where transferees are married to each other, either spouse may make the Affidavit on behalf of him/herself and the other. (see clause (f) of paragraph 1 of Affidavit)
3. Extract of clauses 1(1)(f) and (g) of the Act:
 - (f) "non-resident corporation" means a corporation incorporated, formed or otherwise organized in Canada or elsewhere,
 - (i) that has allotted and issued shares to which are attached 50 per cent or more of the voting rights ordinarily exercisable at meetings of the shareholders of the corporation and that are owned by one or more non-resident persons, but this subclause does not apply where it is established to the satisfaction of the Minister that such one or more non-resident persons do not in fact directly or indirectly exercise control over the corporation and that subclause v does not apply to the corporation,
 - (ii) that has allotted and issued shares to which are attached 25 per cent or more of the voting rights ordinarily exercisable at meetings of the shareholders of the corporation and that are owned by any one non-resident person, but this subclause does not apply where it is established to the satisfaction of the Minister that such non-resident person does not in fact directly or indirectly exercise control over the corporation and that subclause v does not apply to the corporation,
 - (iii) one-half or more of the directors of which, or of the persons occupying the position of director by whatever name called, are individuals who are non-resident persons,
 - (iv) without share capital and one-half or more of the members of which are non-resident persons, or
 - (v) that is controlled directly or indirectly by one or more non-resident persons, including a non-resident corporation within the definition contained in the provisions of this clause other than this subclause;
 - (g) "non-resident person" means,
 - (i) an individual who is not ordinarily resident in Canada or who, if ordinarily resident in Canada, is neither a Canadian citizen nor an individual who has been lawfully admitted to Canada for permanent residence in Canada,
 - (ii) a partnership, syndicate, association or other organization of whatsoever kind of which one-half or more of the members are non-resident persons within the meaning of subclause i, iii or iv or in which interests representing in value 50 per cent or more of the total value of the property of such partnership, syndicate, association or other organization are beneficially owned by non-resident persons within the meaning of subclause i, iii or iv,
4. Insert the name and place of residence — or in the case of a corporation, the place of incorporation — of any transferee who is a non-resident person. If space is insufficient, attach a list of those transferees who are non-resident persons. If none of the transferees is non-resident, insert 'none'.

Note: Where the person named in the instrument as grantee is taking title on behalf of another person(s), the residency status to be recited must be that of the person or persons who are the beneficial owner of the land — not that of the grantee named in the instrument. This applies regardless of whether the trustee or nominee capacity of the grantee named in the instrument is indicated on the instrument.
5. Explain purpose of transfer: natural love and affection, pursuant to court order, separation agreement, etc.
6. Insert mailing address(es) where municipal assessment notices for property being conveyed are to be forwarded after closing of this transaction.

NOTE: IN ADDITION TO ATTACHING THIS AFFIDAVIT TO THE CONVEYANCE TENDERED FOR REGISTRATION, ONE UNATTACHED, COMPLETED COPY MUST BE TENDERED TO THE LAND REGISTRAR AT THE TIME OF REGISTRATION.