

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

<p style="text-align: center; font-size: 1.2em;">NUMBER LT. 40346</p> <p style="text-align: center;">CERTIFICATE OF RECEIPT</p> <p style="text-align: center;">'86 JUL -8 P1:54</p> <p style="text-align: center;">ASS. DEP. LAND REGISTRAR NIAGARA SOUTH No. 59 WELLAND</p> <p>New Property Identifiers Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p style="text-align: center; font-weight: bold; font-size: 1.1em;">NO EXECUTIONS</p> <p style="text-align: right;">Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 7 pages</p>															
	<p>(3) Property Identifier(s) Block Property Additional: See Schedule <input type="checkbox"/></p>															
	<p>(4) Consideration</p> <p style="text-align: center; font-size: 1.2em;">Two Dollars \$ 2.00</p>															
	<p>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p style="padding-left: 40px;">Part of Lot 39, Plan M-11 designated as Part 4 on Plan 59R-4590, Town of Pelham, Regional Municipality of Niagara Parcel 39-1, Section M-11</p>															
	<p>(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input checked="" type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/> (7) Interest/Estate Transferred For Simple Easement</p>															
<p>(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 we are spouses of one another</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:30%;">Date of Signature Y M D</th> </tr> <tr> <td>CHINDEMI, Michael John</td> <td><i>Michael John Chindemi</i></td> <td>1986 02 12</td> </tr> <tr> <td>CHINDEMI, Phyllis</td> <td><i>Phyllis Chindemi</i></td> <td>1986 02 12</td> </tr> </table>			Name(s)	Signature(s)	Date of Signature Y M D	CHINDEMI, Michael John	<i>Michael John Chindemi</i>	1986 02 12	CHINDEMI, Phyllis	<i>Phyllis Chindemi</i>	1986 02 12					
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CHINDEMI, Phyllis	<i>Phyllis Chindemi</i>	1986 02 12														
<p>(9) Spouse(s) of Transferor(s) I hereby consent to this transaction</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Name(s)</th> <th style="width:30%;">Signature(s)</th> <th style="width:30%;">Date of Signature Y M D</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			Name(s)	Signature(s)	Date of Signature Y M D											
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<p>(10) Transferor(s) Address for Service 12 Willowdale Court, Fonthill, Ontario, L0S 1E0</p>																
<p>(11) Transferee(s)</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:70%;">Name(s)</th> <th style="width:30%;">Date of Birth Y M D</th> </tr> <tr> <td>THE CORPORATION OF THE TOWN OF PELHAM</td> <td> </td> </tr> </table>			Name(s)	Date of Birth Y M D	THE CORPORATION OF THE TOWN OF PELHAM											
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<p>(12) Transferee(s) Address for Service 20 Pelham Town Square, Fonthill, Ontario, L0S 1E0</p>																
<p>(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.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Signature</th> <th style="width:20%;">Date of Signature Y M D</th> <th style="width:40%;">Signature</th> <th style="width:20%;">Date of Signature Y M D</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p>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.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Name and Address of Solicitor</th> <th style="width:20%;">Signature</th> <th style="width:40%;">Date of Signature Y M D</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			Signature	Date of Signature Y M D	Signature	Date of Signature Y M D					Name and Address of Solicitor	Signature	Date of Signature Y M D			
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<p>(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.</p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width:40%;">Name and Address of Solicitor</th> <th style="width:20%;">Signature</th> <th style="width:40%;">Date of Signature Y M D</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>			Name and Address of Solicitor	Signature	Date of Signature Y M D											
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<p>(15) Assessment Roll Number of Property City Mun. Map Sub. Par. Not Assigned</p>																
<p>(16) Municipal Address of Property 12 Willowdale Court Fonthill, Ontario L0S 1E0</p>		<p>(17) Document Prepared by: THOMAS A. BIELBY Barrister and Solicitor 76 Division Street Welland, Ontario L3B 5N9</p>														
<table style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Fees and Tax</th> </tr> <tr> <td style="width:60%;">Registration Fee</td> <td style="width:40%;">16.00</td> </tr> <tr> <td>Land Transfer Tax</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </table>			Fees and Tax		Registration Fee	16.00	Land Transfer Tax				Total					
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WATERMAIN EASEMENT AGREEMENT

THIS AGREEMENT made this _____ day of _____, 1986, and authorized by By-law _____ of the Town of Pelham.
BETWEEN:

MICHAEL JOHN CHINDEMI and PHYLLIS CHINDEMI

Hereinafter called the "Transferors"

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF PELHAM

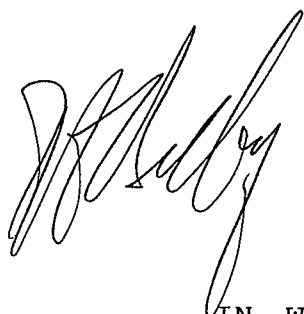
Hereinafter called the "Transferee"

OF THE SECOND PART

WITNESSETH that in consideration of the sum of ONE (\$1.00) DOLLAR now paid by the Transferee to the Transferors, receipt whereof is hereby acknowledged, the Transferors transfer to the Transferee, its successors and assigns as easement and rights, the terms of which are set out in Schedule "A" hereto on and under the lands described in Schedule "B" hereto.

The easement herein is declared to be appurtenant to and for the benefit of the lands of the Transferors more particularly described in Schedule "C".

IN WITNESS WHEREOF MICHAEL JOHN CHINDEMI and PHYLLIS CHINDEMI have hereunto set their hands and seals, this 12th day of February, 1986.



Michael John Chindemi
MICHAEL JOHN CHINDEMI

Phyllis Chindemi
PHYLLIS CHINDEMI

IN WITNESS WHEREOF THE CORPORATION OF THE TOWN OF PELHAM has hereunto affixed its corporate seal duly attested to under the hands of its proper officers in that behalf, this _____ day of _____, 1986.

THE CORPORATION OF THE TOWN OF PELHAM

PER:

E.S. Bergenstein
Mayor

PER:

Mary Hackett
Clerk

SCHEDULE "A"

PERMANENT EASEMENT

1. In perpetuity to enter on and construct, repair, replace, operate and maintain a watermain and all appurtenances thereto, as The Corporation of the Town of Pelham may from time to time or at any time hereafter deem requisite under, along and across the said lands described in Schedule "B" hereto annexed, together with the right of free and unimpeded access to The Corporation of the Town of Pelham, its workmen, contractors and agents, supplies, equipment and vehicles at all time and for all purposes and things necessary for or incidental to the exercise and enjoyment of the rights hereby granted over the lands described in Schedule "B" hereto annexed.

Provided that the Transferors shall not, without the prior consent of The Corporation of the Town of Pelham, excavate, fill, drill or install or erect any buildings or structures of any kind in or upon that part of the said lands used or occupied by The Corporation of the Town of Pelham for the purposes of the aforesaid watermain, nor permit the same to be done by any other person or corporation.

The Corporation of the Town of Pelham covenants and agrees with the Transferors, their successors and assigns that The Corporation of the Town of Pelham will at all times hereafter:

- (a) Exercise the rights and easements granted in such a manner as to do as little damage as possible to the property of the Transferors;
- (b) To indemnify and save the Transferors harmless at all times from damages that may arise as a result of the installation, maintenance, repair, alteration or removal of the aforesaid watermain or other works on or from the lands described in Schedule "B";
- (c) In the event of construction or maintenance work being carried on by The Corporation of the Town of Pelham on the lands covered by the easement, The Corporation of the Town of Pelham will do the work necessary to return the lands to their former state as soon as practicably possible after

the completion of such maintenance or construction work. Any maintenance or construction work shall be carried on by The Corporation of the Town of Pelham with all reasonable dispatch.

- (d) The Corporation of the Town of Pelham hereby grants to the Transferors, their successors and assigns, the right to connect to the within watermain that is laid down on the easement, subject to such connection being done to the approval of the Engineering Department for the Town of Pelham at a location along the easement to be approved by such Engineering Department.

This Agreement and everything herein contained shall extend to and include the parties hereto and their respective successors and assigns.

5.
SCHEDULE "B"

In the Town of Pelham, in the Regional Municipality of Niagara and being composed of that part of Lot 39, on Plan M-11 designated as Part 4 on a Plan of Survey of Record filed in the office of Land Titles at the City of Welland as Plan 59R-4590.

SCHEDULE "C"

The lands to be benefited are Parkhill Road, Willowdale Court and Longspur Circle as shown on Plan M-11 in the Town of Pelham, in the Regional Municipality of Niagara registered in the Registry Office (No. 59) Land Titles Division of Niagara South at Welland and being Part of Parcel Streets-1 Section M-11.

