

# Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

<div style="text-align: center;">   <b>CERTIFICATE OF REGISTRATION</b>  <div style="display: flex; justify-content: space-between;"> <span style="font-size: 2em;">481223</span> <span>'86 SEP 10 AM 1:04</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>NIAGARA SOUTH No. 59 WELLAND</span> <span style="font-size: 0.8em;">Additional: See Schedule <input type="checkbox"/></span> </div> </div>		<b>(1) Registry</b> <input checked="" type="checkbox"/> <b>Land Titles</b> <input type="checkbox"/>		<b>(2) Page 1 of 2</b> pages										
		<b>(3) Property Identifier(s)</b> Block _____ Property _____		Additional: See Schedule <input type="checkbox"/>										
		<b>(4) Consideration</b> FIVE THOUSAND ----- Dollars \$5,000.00												
		<b>(5) Description</b> This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>  Parts of Lot 59 and Block "H", Plan 25 for Village of Fonthill now Plan 717 for Town of Pelham, Regional Municipality of Niagara and being Part 1 on Reference Plan 59R-4895												
		<b>Executions</b>  Additional: See Schedule <input type="checkbox"/>		<b>(6) This Document Contains</b> (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/> <b>(7) Interest/Estate Transferred</b> Fee Simple										
Additional: See Schedule <input type="checkbox"/>														
<b>(8) Transferor(s)</b> 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.														
Name(s) LOVAS, John		Signature(s) <i>John Lovas</i>		Date of Signature Y M D 1986 08 10										
Name(s) LOVAS, Mary		Signature(s) <i>Mary Lovas</i>		Date of Signature Y M D 1986 08 10										
<b>(9) Spouse(s) of Transferor(s)</b> I hereby consent to this transaction Name(s) _____ Signature(s) _____ Date of Signature Y M D _____														
<b>(10) Transferor(s) Address for Service</b> 21 Highway 20 West, Fonthill, Ontario, L0S 1E0														
<b>(11) Transferee(s)</b> THE CORPORATION OF THE TOWN OF PELHAM Date of Birth Y M D _____														
<b>(12) Transferee(s) Address for Service</b> P. O. Box 400, 20 Pelham Town Square, Fonthill, Ont. L0S 1E0														
<b>(13) Transferor(s)</b> 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 _____														
<b>(14) Solicitor for Transferee(s)</b> 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 _____														
<b>(15) Assessment Roll Number of Property</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Cty.</td> <td style="width:10%;">Mun.</td> <td style="width:10%;">Map</td> <td style="width:10%;">Sub.</td> <td style="width:10%;">Par.</td> </tr> <tr> <td>27</td> <td>32</td> <td>020</td> <td>002</td> <td>00800</td> </tr> </table>					Cty.	Mun.	Map	Sub.	Par.	27	32	020	002	00800
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27	32	020	002	00800										
<b>(16) Municipal Address of Property</b> 21 Highway 20 West Fonthill, Ontario L0S 1E0		<b>(17) Document Prepared by:</b> THOMAS A. BIELBY Barrister and Solicitor 76 Division Street Welland, Ontario L3B 5N9												
FOR OFFICE USE ONLY		<b>Fees and Tax</b>												
		Registration Fee 16.00												
		Land Transfer Tax 25.00												
		<b>Total</b>												

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.

DYE & DURHAM CO. LIMITED
Form No. 500
(Amended Aug. 1, 1986)

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Parts of Lot 59 and Block "H", Plan 25 for Village of Fonthill now Plan 717 for Town of Pelham, Regional Municipality of Niagara and being Part 1 on Reference Plan 59R-4895
BY (print names of all transferors in full) JOHN LOVAS and MARY LOVAS
TO (see instruction 1 and print names of all transferees in full) THE CORPORATION OF THE TOWN OF PELHAM
I, (see instruction 2 and print name(s) in full) THOMAS A. BIELBY

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 (insert name(s) of principal(s)) The Corporation of the Town of Pelham
(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))
(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. (To be completed where the value of the consideration for the conveyance exceeds \$250,000).
I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance
contains at least one and not more than two single family residences.
does not contain a single family residence.
contains more than two single family residences. (see instruction 3)
Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.
3. 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 and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) none

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

(a) Monies paid or to be paid in cash	\$ 5,000.00	
(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))	\$ 5,000.00	\$ 5,000.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (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	\$ 5,000.00	

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Welland in the Regional Municipality of Niagara this 10th day of August, 1986. ELEANOR RUTH BOUDREAU, a Commissioner for taking Affidavits, Judicial District of Niagara South, for Brooks, MacFarlane & Bielby Barristers & Solicitors. Expires October 24, 1986. signature(s)

- A. Describe nature of instrument: Transfer/Deed of Land
B. (i) Address of property being conveyed (if available) 21 Highway 20 West, Fonthill, Ontario
(ii) Assessment Roll No. (if available) 27 32 020 002 00800
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) P. O. Box 400, 20 Pelham Town Square, Fonthill, Ontario, L0S 1E0
D. (i) Registration number for last conveyance of property being conveyed (if available) not available
(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 THOMAS A. BIELBY Barrister and Solicitor 76 Division Street Welland, Ontario L3B 5N9

For Land Registry Office use only
REGISTRATION NO.
Land Registry Office No.
Registration Date

<div style="text-align: center;">481224</div> <div style="text-align: center;">CERTIFICATE OF REGISTRATION</div> <div style="text-align: center;">SEP 10 AM 10:04</div> <div style="text-align: center;">New Property Identifiers</div> <div style="text-align: center;">No. 59</div> <div style="text-align: center;">WELLAND</div> <div style="text-align: center;">NIAGARA SOUTH</div> <div style="text-align: center;">LAND REGISTRATION</div> <div style="text-align: center;">Additional: See Schedule <input type="checkbox"/></div> <div style="text-align: center;">Executions</div> <div style="text-align: center;">Additional: See Schedule <input type="checkbox"/></div>	<div>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></div> <div>(2) Page 1 of 8 pages</div> <div>(3) Property Identifier(s) Block Property Additional: See Schedule <input type="checkbox"/></div> <div>(4) Consideration GRANT OF EASEMENT Dollars \$ 1.00</div> <div>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>  Parts of Lot 59 and Block "H", Plan 25 for Village of Fonthill now Plan 717 for Town of Pelham, Regional Municipality of Niagara and being Part 2 on Reference Plan 59R-4895</div>												
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Land Transfer Tax													
Total													

STORM DRAINAGE EASEMENT AGREEMENT

THIS AGREEMENT made this 2ND day of SEPTEMBER 1986, and authorized by By-law #1085(1986) of the Town of Pelham.

BETWEEN:

JOHN LOVAS and MARY LOVAS

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 TWO (\$2.00) DOLLARS now paid by the Transferee to the Transferors, receipt whereof is hereby acknowledged, the Transferors transfer to the Transferee, its successors and assigns an 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 JOHN LOVAS and MARY LOVAS have hereunto set their hands and seals, this 10th day of September, 1986.



JOHN LOVAS

MARY LOVAS

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 2ND day of SEPTEMBER, 1986.

THE CORPORATION OF THE TOWN OF PELHAM

PER:

E.S. Bergenstein

Mayor

PER:

Mary Lovas

Clerk

SCHEDULE "A"PERMANENT EASEMENT

1. In perpetuity to enter on and construct, repair, replace, operate and maintain a storm drainage sewer 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 storm drainage sewer, 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 storm drainage sewer 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 storm drainage sewer 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.

SCHEDULE "B"

In the Town of Pelham, in the Regional Municipality of Niagara and being composed of Parts of Lot 59 and Block "H", Plan 25 for the Village of Fonthill now Plan 717 for the Town of Pelham and being Part 2 on Reference Plan 59R-4895.

SCHEDULE "C"

The lands to be benefited are Parts of Lot 59 and Block "H", Plan 25 for Village of Fonthill now Plan 717 for Town of Pelham, Regional Municipality of Niagara and being Part 1 on Reference Plan 59R-4895.

Further the lands to be benefited are lands and premises situate, lying and being in the Village of Fonthill, in the County of Welland now in the Town of Pelham, in the Regional Municipality of Niagara in the Province of Ontario, being composed of part of Blocks H and I according to a plan filed in the Registry Office for the Registry Division of the said County as Number 25, containing by admeasurement 11.685 acres be the same more or less as further shown coloured yellow on a plan of survey attached to instrument No. 631, which said parcel or tract of land is more particularly described as follows:

NOTE: All bearings hereinafter mentioned are astronomic and are referred to the meridian through the division line between Lots 160 and 159 in the Township of Thorold in the County of Welland aforesaid, where it is intersected by the centre line of the Canboro Road.

COMMENCING at a standard iron bar marking the north easterly angle of Lot 59 as shown in the aforesaid registered plan No. 25;

THENCE southwesterly along the northerly limit of said Lot 59 and its production southwesterly 84 feet more or less to a standard iron bar planted being the northwesterly angle of the parcel of land deeded to one named H. Minor by the Department of Highways of Ontario, on the 22nd day of December, 1932;

THENCE south 55 degrees and 36 minutes west, 360.35 feet to a standard iron bar planted;

THENCE north 88 degrees and 57 minutes west 136.49 feet to a standard iron bar planted;

THENCE north 42 degrees and 37 minutes west 100 feet to a standard iron bar planted;

THENCE north 40 degrees and 17 minutes west, 164 feet;



- 2 -

THENCE north 23 degrees 42 minutes west 32.4 feet;

THENCE north 10 degrees and 48 minutes west 519.98 feet;

THENCE south 89 degrees and 59 minutes east 838.05 feet more or less to the westerly limit of lot number 51 of the aforementioned registered plan;

THENCE southerly along the said westerly limit 106.45 feet;

THENCE northeasterly along the said limit 23.6 feet;

THENCE southeasterly still along the said westerly limit to and along the westerly limit of lot No. 52, 252.28 feet more or less to the southwesterly angle of said lot 52;

THENCE southwesterly along the northeasterly limit of lot No. 56, 78.97 feet to a round iron bar marking the northeasterly angle of said lot 56;

THENCE southwesterly along the northerly limit of lot number 57, 58 feet more or less to a standard iron bar marking the northwesterly angle of said lot 57;

THENCE southwesterly along the northerly limit of lot 58, 46 feet more or less to the point of commencement.

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.

DYE & DURHAM CO., LIMITED
Form No. 500
(Amended Aug. 1, 1986)

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Parts of Lot 59 and Block "H", Plan 25
for Village of Fonthill now Plan 717 for Town of Pelham, Regional Municipality
of Niagara and being Part 2 on Reference Plan 59R-4895
BY (print names of all transferors in full) JOHN LOVAS and MARY LOVAS
TO (see instruction 1 and print names of all transferees in full) THE CORPORATION OF THE TOWN OF PELHAM
I, (see instruction 2 and print name(s) in full) GORDON CHERNEY

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 (insert name(s) of principal(s))
(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) The Corporation of the Town of Pelham
(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. (To be completed where the value of the consideration for the conveyance exceeds \$250,000).
I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance
contains at least one and not more than two single family residences.
does not contain a single family residence.
contains more than two single family residences. (see instruction 3)
Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.
3. 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 and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) none

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

Table with 3 columns: Description, Amount, and Tax. Rows include: (a) Monies paid or to be paid in cash \$ 1.00, (b) Mortgages (i) Assumed \$ nil, (ii) Given back to vendor \$ nil, (c) Property transferred in exchange \$ nil, (d) Securities transferred to the value of \$ nil, (e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ nil, (f) Other valuable consideration subject to land transfer tax \$ nil, (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ 1.00 \$ 1.00, (h) VALUE OF ALL CHATTELS - items of tangible personal property \$ nil, (i) Other consideration for transaction not included in (g) or (h) above \$ nil, (j) TOTAL CONSIDERATION \$ 1.00

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 6) Grant of Storm Drainage Easement
6. If the consideration is nominal, is the land subject to any encumbrance? undetermined
7. Other remarks and explanations, if necessary. no money passing whatsoever

Sworn before me at the Town of Pelham
in the Regional Municipality of Niagara
this 2nd day of August, 1986
SEPTEMBER

A Commissioner for taking Affidavits, etc.

Signature of Commissioner

Signature of Gordon Chorney

Property Information Record

- A. Describe nature of instrument: Transfer
B. (i) Address of property being conveyed (if available) not available
(ii) Assessment Roll No. (if available) not available
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) not available
D. (i) Registration number for last conveyance of property being conveyed (if available) not available
(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

THOMAS A. BIELBY
Barrister and Solicitor
76 Division Street
Welland, Ontario
L3B 5N9