



Ontario

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Ministry of  
Transportation and  
Communications

March 2, 1988.

Chown, Cairns,  
Barristers & Solicitors,  
80 King Street,  
9th Floor, Corbloc,  
P.O. Box 760,  
St. Catharines, Ontario  
L2R 6Y8

COPY

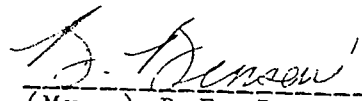
Attention: G.G. Parker, Esq.

Dear Sir;

Re: M.C. Flight &  
Eller Realty Limited  
Part of Lot 167  
Town of Pelham  
Highway 20; District #4

Please find enclosed a Deed of Land between the  
above-mentioned and Her Majesty the Queen, which was  
registered in the Land Registry Office for the  
Registry Division of Niagara South on February 4,  
1988, as Instrument 519404.

Yours truly,

  
\_\_\_\_\_  
(Mrs.) B.F. Benson,  
Legal Clerk,  
Land Management.

BFB/ljs  
Encl.





# Registry Act/Land Titles Act

Certified True Copy of Instrument (Designated Area)

Certificate

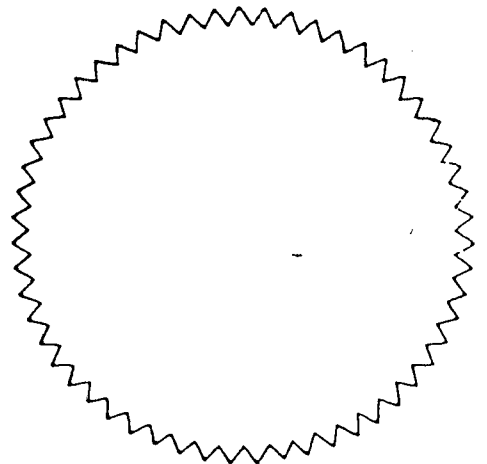
(Clause 16(4) (c) of the Registry Act or clause 164(4) (c) of the Land Titles Act)

CERTIFIED to be a true copy of 519404  
(instrument or deposit number)

(If record, add: \_\_\_\_\_  
(year, month, day, time))

DATED AT WELLAND THIS 4th DAY OF FEBRUARY, 1988

*Shirley A. Miller*  
Deputy Land Registrar





# This Indenture

made in duplicate the 24th day of April,  
one thousand nine hundred and Eighty-One.

In Pursuance of the Short Forms of Conveyances Act:

Between

M. C. FLIGHT LIMITED, a company incorporated  
under the laws of the Province of Ontario, and  
ELLER REALTY LIMITED, a company incorporated  
under the laws of the Province of Ontario,

hereinafter called the "Grantor"

OF THE FIRST PART

and

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE  
OF ONTARIO, REPRESENTED BY THE MINISTER OF  
TRANSPORTATION AND COMMUNICATIONS FOR THE  
PROVINCE OF ONTARIO,

hereinafter called the "Grantee"

OF THE SECOND PART

**Witnesseth** that in consideration of other good and valuable consideration  
and the sum of ONE-----(\$1.00)-----DOLLAR

now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him acknowledged, he the said Grantor DOTH GRANT unto the said Grantee in fee simple

THOSE lands and premises located in the following municipality, namely,

in the Town of Pelham, in the Regional Municipality of Niagara, formerly  
in the County of Welland,

and being composed of that part of Lot 167, in the former Township of Thorold,  
now designated as Parts 1, 2 and 3, according to a Plan of Survey of Record,  
deposited in the Registry Office for the Registry Division of Niagara South  
as Plan 59R-3482.



TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, administrators, successors and assigns to and for their sole and only use forever.

SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

The said Grantor COVENANTS with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor.

AND that the said Grantee shall have quiet possession of the said lands free from all encumbrances.

AND the said Grantor COVENANTS with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor COVENANTS with the said Grantee that he has done no act to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL his claims upon the said lands.

PROVIDED that in construing these presents the words "Grantor" and "Grantee" and the pronouns "he", "his" or "him" relating thereto and used therewith shall be read and construed as "Grantor" or "Grantors", "Grantee" or "Grantees", and "he", "she", "it" or "they", "his", "her", "its" or "their", or "him", "her", "it" or "them", respectively, as the number and gender of the party or parties referred to in each case require, and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted.

IN WITNESS WHEREOF the corporate seals of M.C. FLIGHT LIMITED and ELLER REALTY LIMITED have been affixed hereto, duly attested to by the hands of their respective signing officers, authorized in that behalf.

Signed, Sealed and Delivered  
IN THE PRESENCE OF

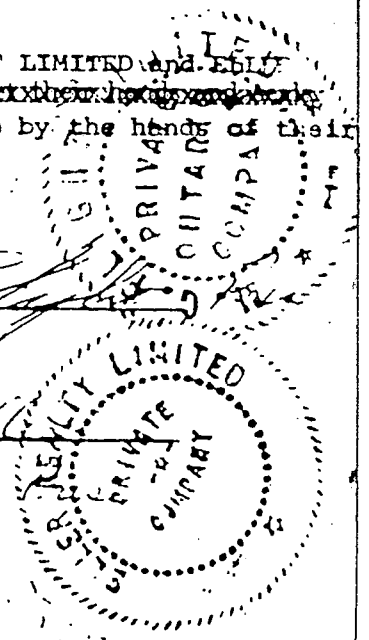
M. C. FLIGHT LIMITED

PER

M. C. FLIGHT  
ELLER REALTY LIMITED

PER

George F. Eller.





LOT 167 P. THUR.

Dated April 24<sup>th</sup>, 19 81

519404

Number/Numéro  
Certificate Of Registration  
Certificat d'enregistrement

'88 FEB -4 10:02

Niagara South  
SUD (59)  
WELLAND  
Land Registrar  
Régistrateur

—TO—

HER MAJESTY THE QUEEN IN RIGHT OF THE  
PROVINCE OF ONTARIO, REPRESENTED BY  
THE MINISTER OF TRANSPORTATION AND  
COMMUNICATIONS FOR THE PROVINCE OF  
ONTARIO,

## Deed of Land

### SITUATE

In the Town of Pelham, in the  
Regional Municipality of Niagara.

Newsome and Gilbert, Limited, — Form 109, 118, 1169 or 1162

ASSESSMENT ROLL NO.: 020-021-025-00

n/s Highway #20,

ADDRESS OF PROPERTY:

Fonthill, Ontario

REGISTRATION FEE	\$20.00
LAND TRANSFER TAX	

Entend *YK*

REID, MCNAUGHTON  
BARRISTERS & SOLICITORS

\*See footnote

I am a subscribing witness to the attached instrument and I was present and saw it executed  
at \_\_\_\_\_ by \_\_\_\_\_

\*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred  
to in the instrument.

SWORN before me at the \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC

\* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".