




Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

<div style="text-align: center;"> <p>FOR OFFICE USE ONLY</p> <p>Number/Numéro LT- 62624</p> <p>CERTIFICATE OF RECEIPT</p> <p>Certificat de Réception</p> <p>89 JUN 27 AM 10:19</p> <p>NIAGARA SOUTH</p> <p>SUD (59)</p> <p>WELLAND Land Registrar/Registraire</p> <p>75-1</p> </div>		<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/></p>		<p>(2) Page 1 of 2 pages</p>															
		<p>(3) Property Identifier(s) Block Property</p>		<p>Additional: See Schedule <input type="checkbox"/></p>															
		<p>(4) Consideration</p> <p>ONE-----Dollars \$ 1.00</p>																	
		<p>(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p>Part of Parcel Plan - 1, Section 59M-164 Blocks 75 and 76, Plan 59M-164 in the Town of Pelham, in the Regional Municipality of Niagara.</p>																	
<p>Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p>		<p>(6) This Document Contains (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"/> (7) Interest/Estate Transferred Fee Simple</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</p> <table style="width:100%;"> <tr> <td style="width:50%;">Name(s)</td> <td style="width:30%;">Signature(s)</td> <td style="width:20%;">Date of Signature Y M D</td> </tr> <tr> <td>RIVER REALTY DEVELOPMENT (1976) INC.</td> <td></td> <td>1989 06 13</td> </tr> <tr> <td></td> <td>S.A. Branscombe</td> <td></td> </tr> <tr> <td></td> <td>President</td> <td></td> </tr> </table>						Name(s)	Signature(s)	Date of Signature Y M D	RIVER REALTY DEVELOPMENT (1976) INC.		1989 06 13		S.A. Branscombe			President			
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RIVER REALTY DEVELOPMENT (1976) INC.		1989 06 13																	
	S.A. Branscombe																		
	President																		
<p>(9) Spouse(s) of Transferor(s) I hereby consent to this transaction</p> <table style="width:100%;"> <tr> <td style="width:50%;">Name(s)</td> <td style="width:30%;">Signature(s)</td> <td style="width:20%;">Date of Signature Y M D</td> </tr> <tr><td> </td><td> </td><td> </td></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 P.O. Box 576, Niagara Falls, Ontario L2E 6V2</p>																			
<p>(11) Transferee(s)</p> <table style="width:100%;"> <tr> <td style="width:80%;">Name(s)</td> <td style="width:20%;">Date of Birth Y M D</td> </tr> <tr> <td>THE CORPORATION OF THE TOWN OF PELHAM</td> <td> </td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>						Name(s)	Date of Birth Y M D	THE CORPORATION OF THE TOWN OF PELHAM											
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THE CORPORATION OF THE TOWN OF PELHAM																			
<p>(12) Transferee(s) Address for Service P.O. Box 400, Fonthill, Ontario LOS 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%;"> <tr> <td style="width:40%;">Signature</td> <td style="width:20%;">Date of Signature Y M D</td> <td style="width:40%;">Signature</td> <td style="width:20%;">Date of Signature Y M D</td> </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%;"> <tr> <td style="width:40%;">Name and Address of Solicitor</td> <td style="width:20%;">Signature</td> <td style="width:40%;">Date of Signature Y M D</td> </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%;"> <tr> <td style="width:40%;">Name and Address of Solicitor</td> <td style="width:20%;">Signature</td> <td style="width:40%;">Date of Signature Y M D</td> </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</p> <table style="width:100%;"> <tr> <td>Cty.</td> <td>Mun.</td> <td>Map</td> <td>Sub.</td> <td>Par.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>Not Assigned</td> </tr> </table>						Cty.	Mun.	Map	Sub.	Par.					Not Assigned				
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				Not Assigned															
<p>(16) Municipal Address of Property</p> <p>Not Assigned</p>		<p>(17) Document Prepared by:</p> <p>RIVER REALTY DEVELOPMENT(1976) INC. P.O. Box 576 Niagara Falls, Ontario L2E 6V2</p>																	
<table style="width:100%;"> <tr> <td colspan="2" style="text-align: center;">Fees and Tax</td> </tr> <tr> <td style="width:60%;">Registration Fee</td> <td style="width:40%;">TRIP</td> </tr> <tr> <td>Land Transfer Tax</td> <td>20-</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </table>						Fees and Tax		Registration Fee	TRIP	Land Transfer Tax	20-					Total			
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