

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 3 pages

(3) Property Identifier(s) Block Property

Additional:
See
Schedule ☐

(4) Consideration

ONE ----- Dollars \$ 1.00

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

Part of the road allowance between Lots 5 and 6,
Concession 9, Township of Pelham, Regional
Municipality of Niagara designated as Part 13,
Plan RD-18.

FOR OFFICE USE ONLY

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 Simple

(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) THE CORPORATION OF THE TOWN OF PELHAM

Signature(s)

Robb Leind

Mayor

William J. Macdonald
Clerk-Administrator

We have authority to bind the corporation.

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

Signature(s)

Date of Signature
Y M D

(10) Transferor(s) Address for Service

Town Hall, 20 Pelham Town Square, P.O. Box 400, Fonthill, Ontario. LOS 1EO

(11) Transferee(s)

COZZI, Edoardo

Date of Birth
Y M D

1938 03 26

COZZI, Maria

1944 12 11

Joint Tenants

(12) Transferee(s) Address for Service

1139 Effingham Road, Ridgeville, Ontario. LOS LMO

(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.

Date of Signature
Y M D

Date of Signature
Y M D

Signature:
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.

Signature.

Date of Signature
Y M D

Affix Statement by Solicitor for Transferee(s) here if necessary

(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

Planning Act — OPTIONAL

(15) Assessment Roll Number of Property

Cy. Mun. Map Sub. Par.
27 32 030 012 04701

(16) Municipal Address of Property

1139 Effingham Road,
Ridgeville, Ontario.
LOS LMO

(17) Document Prepared by:

TALMAGE, STRATTON, LATINOVICH &
DIFIORE,
221 Division Street,
Welland, Ontario.
L3B 5P2 CAT/jp

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Fees and Tax

Registration Fee
Land Transfer Tax
Total

Additional Property Identifier(s) and/or Other Information

RECITALS:

The Transferor is now seized and possessed of the lands described in Box (5) and by virtue of Section 318 of the Municipal Act, R.S.O. 1980. C. 302 has power to dispose of the said lands:
By By-law # 1338 (1990) enacted the 7th. day of MAY 1990,
the Transferor resolved to dispose of those lands to the person and for consideration set forth in that by-law.