

<div>FOR OFFICE USE ONLY</div> <div>587818</div> <div>CERTIFICATE OF REGISTRATION CERTIFICAT D'ENREGISTREMENT NIAGARA SOUTH/EST(59)WELLAND</div> <div>'90 06 29 15 28</div> <div><i>[Signature]</i> LAND REGISTRAR / REGISTRATEUR</div> <div>New Property</div> <div>Executions</div> <div>Additional: See Schedule <input type="checkbox"/></div> <div>Additional: See Schedule <input type="checkbox"/></div>		(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 3 pages	
		(3) Property Identifier(s)		Block	Property
		(4) Consideration		Additional: See Schedule <input type="checkbox"/>	
		--EIGHTY-TWO THOUSAND FIVE HUNDRED--		Dollars \$ 82,500.00	
		(5) Description		This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>	
Part Lot 1, north side East Canboro Street Registered Plan 703 Town of Pelham Regional Municipality of Niagara designated as Part 2 on Reference Plan 59R- 7128					
(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 checked="" type="checkbox"/>	
(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)		Signature(s)		Date of Signature Y M D	
STICKLE, Myles Everette - Estate - by		<i>[Signature]</i>		1990 06 28	
BEAMER, Emma - Executrix		<i>[Signature]</i>		1990 06 28	
MUIR, Irvine David - Executor		<i>[Signature]</i>		1990 06 28	
VAUGHAN, Norman - Executor		<i>[Signature]</i>		1990 06 28	
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction					
Name(s)		Signature(s)		Date of Signature Y M D	
(10) Transferor(s) Address for Service c/o 3201 Homestead Drive, Mount Hope, Ontario					
(11) Transferee(s)					
THE CORPORATION OF THE TOWN OF PELHAM				Date of Birth Y M D	
(12) Transferee(s) Address for Service P.O. Box 400, Fonthill, Ontario, L0S 1E0					
(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.					
Signature		Date of Signature Y M D 1990 06		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.		Date of Signature Y M D 1990 06		Signature	
Name and Address of Solicitor R. DOUGLAS A. HOUGHTON - 170 DIVISION STREET- BOX 458 Welland, Ontario, L3B 5R2		Date of Signature Y M D 1990 06		Signature	
(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 GEOFFREY F. BROOKS, Q.C. - 76 Division Street, Welland, Ontario, L3B 5N9		Date of Signature Y M D 1990 07 03		Signature	
(15) Assessment Roll Number of Property		Cty. 27	Mun. 32	Map 010	Sub. 015
		Par. 17000			
(16) Municipal Address of Property 1139 Maple Street Fenwick, Ontario L0S 1C0		(17) Document Prepared by: R. DOUGLAS A. HOUGHTON HOUGHTON & SLONIOWSKI 170 Division Street- Box 458 Welland, Ontario, L3B 5R2 (RDAH:1a)			
FOR OFFICE USE ONLY		Fees and Tax			
		Registration Fee			
		Land Transfer Tax			
		Total			

Additional Property Identifier(s) and/or Other Information

ADDITIONAL INFORMATION:

BY DEED registered as Instrument No. 17048 on the 22nd day of June, 1951, **HENRY W. STICKLE** and **MYLES E. STICKLE**, became the owners of the lands and premises therein and hereinbefore described, as joint tenants and not as tenants in common.

THE SAID **HENRY W. STICKLE**, the father of **MYLES E. STICKLE**, died on the 17th day of May, 1956, thereby leaving **MYLES E. STICKLE**, as the surviving joint tenant.

PROOF OF DEATH Certificate with respect to the death of **HENRY W. STICKLE**, was deposited in the Land Registry Office for the Registry Division of Niagara South on the 29th day of June, 1990, as Instrument No. 587527.

THE SAID **MYLES E. STICKLE** (also known as **MYLES EVERETTE STICKLE**) the "deceased" died on or about the 22nd day of November, 1989, having duly made a Last Will and Testament, probate whereof was granted to the Transferors, as Executors thereof, by the Surrogate Court of the Judicial District of Niagara South on the 16th day of January, 1990, and which said Probate was duly registered in the said Land Registry Office on the 9th day of February, 1990 as Instrument No. 576627.

THE SAID deceased was at the time of his death aforesaid seized and possessed of the lands hereinbefore described.

THE SAID **MYLES E. (EVERETTE) STICKLE** was not a spouse at the time of his death.

ALL THE DEBTS and liabilities of the said deceased have been paid in full.

FOR THE PURPOSE of completing the administration of the estate of the said deceased it is necessary to transfer the said lands.

AND THEREFORE IN PURSUANCE of the powers vested in the Transferors as personal representatives of the deceased, the within transfer is made by the Transferors to the Transferee.

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, 1988)

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part Lot 1, north side East Canboro Street, Registered Plan 703, Town of Pelham, Regional Municipality of Niagara, designated as Part 2 on Reference Plan 59R-7128

BY (print names of all transferors in full) ESTATE MYLES EVERETTE STICKLE

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) GEOFFREY F. BROOKS

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 ~~XXXX~~ solicitor acting in this transaction for (insert name(s) of principal(s))

THE CORPORATION OF THE TOWN OF PELHAM

described in paragraph(s) ~~XXXX~~ (c) above; (strike out references to inapplicable paragraphs)

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

☐ (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 \$ 82,500.00

(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)) \$ 82,500.00 \$ 82,500.00

(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 \$ 82,500.00

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) 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 28th day of June, 19 90
Eleanor Ruth Boudreau
A Commissioner for taking Affidavits, etc.
ELEANOR RUTH BOUDREAU, a
Commissioner for taking Affidavits,
Judicial District of Niagara South, for
Brooks, MacFarlane & Bielby
Barristers & Solicitors.
Expires October 24, 1991

signature(s)

Property Information Record

A Describe nature of instrument: Deed

B. (i) Address of property being conveyed (if available) 1139 Maple Street

Fenwick, Ontario

(ii) Assessment Roll No. (if available) 27 32 010 015 17000

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) P. O. Box 400

Fonthill, Ontario LOS 1EO

D: (i) Registration number for last conveyance of property being conveyed (if 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

Brooks, Macfarlane & Bielby

Barristers and Solicitors

76 Division Street

Welland, Ontario

L3B 3Z7

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date