

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

<div style="text-align: center;"> <p>Province of Ontario</p> </div> <div style="text-align: center; margin-top: 20px;"> <p>LT 073403</p> <p>CERTIFICATE OF RECEIPT</p> <p>FOR THE ISSUANCE OF</p> <p>REGISTRATION (59) WELLAND</p> <p>'90 07 30 14 52</p> <p style="transform: rotate(-90deg); position: absolute; left: -50px; top: 50px;">FOR OFFICE USE ONLY</p> </div>		(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>		(2) Page 1 of 2 pages													
		(3) Property Identifier(s) Block Property		Additional: See Schedule <input type="checkbox"/>													
		(4) Consideration ONE-----Dollars \$ 1.00															
		(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Parcel Plan -1, Section 59M- / 85 Block 17, Plan 59M / 85, in the Town of Pelham, in the Regional Municipality of Niagara.															
(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 One-foot reserves															
(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) RIVER REALTY DEVELOPMENT (1976) INC.		Signature(s) S.A. Branscombe President		Date of Signature Y M D 1990 07 12													
(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 P.O. Box 576, Niagara Falls, Ontario L2E 6V2																	
(11) Transferee(s) THE CORPORATION OF THE TOWN OF PELHAM																	
(12) Transferee(s) Address for Service P.O. BOX 400, Fonthill, Ontario LOE 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 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		Signature Date of Signature Y M D													
Name and Address of Solicitor		Signature		Date of Signature Y M D													
(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													
(15) Assessment Roll Number of Property Not Assigned																	
(16) Municipal Address of Property Not Assigned																	
(17) Document Prepared by: RIVER REALTY DEVELOPMENT (1976) INC. P.O. Box 576 Niagara Falls, Ontario L2E 6V2																	
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Fees and Tax</th> </tr> </thead> <tbody> <tr> <td style="width:50%;">Registration Fee</td> <td></td> </tr> <tr> <td>Land Transfer Tax</td> <td></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td>Total</td> <td></td> </tr> </tbody> </table>						Fees and Tax		Registration Fee		Land Transfer Tax						Total	
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Land Transfer Tax																	
Total																	

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Block 17, Plan 59M- 185 in the Town of Pelham, in the Regional Municipality of Niagara

BY (print names of all transferors in full) RIVER REALTY DEVELOPMENT (1976) INC.

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) Murray Hackett

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;