



Province
of
Ontario

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

FOR OFFICE USE ONLY		New Property Identifiers 611685 NIAHARA SOUTH/SUD(SN)/WELLAND CENTRAL DEPARTMENT OF REGISTRATION 91 07 5 11 08 Kittie LAND REGISTRAR/REGISTRAR		Additional: See Schedule ☐	
Executions		Additional: See Schedule ☐		Additional: See Schedule ☐	
(1) Registry ☒		Land Titles ☐		Page 1 of 2 pages	
(3) Property Identifier(s)		Block		Property	
(4) Consideration		ONE-----		Dollars \$1.00	
(5) Description		This is a: Property Division ☐		Property Consolidation ☐	
Part of Lots 8 and 9, Concession 14, in the Town of Pelham, the Regional Municipality of Niagara (formerly the Township of Pelham) being Part 1 on Reference Plan 59R-7504					
(6) This Document Contains		(a) Redescription New Easement Plan/Sketch ☐		(b) Schedule for: Description ☐	
(7) Interest/Estate Transferred		Fee Simple		Correcting Deed	
(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 we are/spouses. SEEN BY EXCHANGER Not		Name(s)		Date of Signature Y M D	
FARAGALLI, Peter		Signature(s) x		1991 06 19	
FARAGALLI, Darlene		Signature(s) x		1991 06 19	
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction		Name(s)		Date of Signature Y M D	
444 Webber Road, R.R. #5, Welland, Ontario L3B 5M8		Signature(s)			
(10) Transferor(s) Address for Service		444 Webber Road, R.R. #5, Welland, Ontario L3B 5M8		Date of Birth Y M D	
(11) Transferee(s)		VAL CLOUTIER CUSTOM IRON FABRICATING INC.			
(12) Transferee(s) Address for Service		c/o 102 Wellington Street, Welland, Ontario L3B 1B2			
(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.		Signature		Date of Signature Y M D	
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	
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		Date of Signature Y M D	
(15) Assessment Roll Number of Property		Cy. Mun. Map Sub. Par.		Fees and Tax	
(16) Municipal Address of Property		not assigned		Registration Fee	
not assigned		(17) Document Prepared by: 91/0260-E		Land Transfer Tax	
RONALD A. MARION		Barrister & Solicitor			
136 East Main Street		Welland, Ontario			
L3B 5R3		RAM/jlc		Total	

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

Refer to all instructions on reverse side.
IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lots 8 & 9, Concession 14, Town of Pelham, Regional Municipality of Niagara (formerly the Township of Pelham) being Part 1 on Reference Plan 59R-7504
BY (print names of all transferees in full) Peter Faragalli and Darlene Faragalli

TO (see instruction 1 and print names of all transferees in full) Val Cloutier Custom Iron Fabricating Inc.
I, (see instruction 2 and print name(s) in full) Ronald A. Marion

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 agent or solicitor acting in this transaction for (insert name(s) of principal(s)) Val Cloutier Custom Iron Fabricating Inc.

☐ (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(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs) behalf of (insert name of spouse) _____ in paragraph () (insert only one of paragraph(s) (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to. who is my spouse described

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

- 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 \$400,000 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 \$ 1.00
(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)) \$ 1.00
(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 \$ 1.00

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)
no relationship - the conveyance is to correct a misdescription of the Transferee--

6. If the consideration is nominal, is the land subject to any encumbrance? no
7. Other remarks and explanations, if necessary. -- as in instrument number 604789

Sworn before me at the City of Welland
in the Regional Municipality of Niagara
this 3rd day of July 1991

Janet Lee Cook, a Commissioner, etc.,
Regional Municipality of Niagara, for
Blackadder, Lacavera, Green, Marion &
Halinda, Barristers and Solicitors.
Expires November 30, 1993.

signature(s)

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land
B. (i) Address of property being conveyed (if available) Webber Road
Welland, Ontario
(ii) Assessment Roll No. (if available) not assigned
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 102 Wellington Street
Welland, Ontario L3B 1B2

D. (i) Registration number for last conveyance of property being conveyed (if available) 604789
(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 91/0260-E
RONALD A. MARION, Barrister & Solicitor
136 East Main Street, Welland, Ontario L3B 5R3

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐