

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

632590

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 2 pages

(3) Property Identifier(s)

Block

Property

Additional: See Schedule ☐

(4) Consideration

One

Dollars \$ 1.00

(5) Description

This is a:

Property Division ☐

Property Consolidation ☐

Town of Pelham, Regional Municipality of Niagara  
Part of Block L Plan 717  
Being Parts 2 & 3  
on Reference Plan 59R-8046

FOR OFFICE USE ONLY

CERTIFICATE OF REGISTRATION  
CERTIFICAT D'ENREGISTREMENT  
NIAGARA SOUTH/000(50)WELLAND

'92 06 1 14 49

*DeHill*

New Property Identifier(s)

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  
We are spouses of one another

Name(s)

WILSON, William Jeremiah

Signature(s)

*W. Wilson*  
*C. Wilson*

Date of Signature Y M D

92 05 21

WILSON, Cathryn Louise

92 5 21

(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

8 Giles Crescent, Fonthill, Ontario, L0S 1E0

(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, 20 Pelham Town Square, Pelham, 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.

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.

Name and Address of Solicitor

Date of Signature Y M D

Signature

Planning Act — OPTIONAL

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

Date of Signature Y M D

Signature

(15) Assessment Roll Number of Property

Cty.

Mun.

Map

Sub.

Par.

Not Available

(16) Municipal Address of Property

Vacant Land  
Part Block L  
Plan 717  
Pelham, Ontario

(17) Document Prepared by:

REILLY, RAILTON & LAMBIE  
Barristers & Solicitors  
92 Charlotte St., P.O. Box 127  
Port Colborne, Ontario  
L3K 5V8

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

Land Transfer Tax

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 Block L, Plan 717  
Town of Pelham, Regional Municipality of Niagara, Being Parts 2 & 3 on Plan 59R- 8046

BY (print names of all transferors in full) William Jeremiah Wilson and Cathryn Louise Wilson

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) Brian Lambie

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)) The Corporation of the Town of Pelham
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) \_\_\_\_\_
- ☐ (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 \$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	\$	<u>1.00</u>	-
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>nil</u>	
(ii) Given back to vendor	\$	<u>nil</u>	
(c) Property transferred in exchange (detail below)	\$	<u>nil</u>	
(d) Securities transferred to the value of (detail below)	\$	<u>nil</u>	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>nil</u>	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>nil</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>1.00</u>	\$ <u>1.00</u>
(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)	\$	<u>nil</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>nil</u>	
(j) TOTAL CONSIDERATION	\$	<u>1.00</u>	

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)

None

6. If the consideration is nominal, is the land subject to any encumbrance? No

7. Other remarks and explanations, if necessary. Conveyance given as Road Widening to Satisfy Condition of Severance

Sworn before me at the City of Port Colborne

in the Regional Municipality of Niagara

this 21 day of MAY 19 92

Joy Prosser  
A Commissioner for taking Affidavits, etc.  
Joy Christine Prosser, a Commissioner, etc.,  
Regional Municipality of Niagara, for  
Reilly, Railton & Lambie, Barristers and Solicitors.  
Expires February 22, 1994.

Brian Lambie signature(s)

Property Information Record

- A. Describe nature of instrument: DEED
- B. (i) Address of property being conveyed (if available) Not Available
- (ii) Assessment Roll No. (if available) Not Available
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) Town of Pelham  
20 Pelham Town Square, Pelham, Ontario
- D. (i) Registration number for last conveyance of property being conveyed (if available) 605017
- (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  
REILLY, RAILTON & LAMBIE  
92 Charlotte Street, P.O. Box 127  
Port Colborne, Ontario, L3K 5V8

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 ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).