

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

A

FOR OFFICE USE ONLY		(1) Registry ☒ Land Titles ☐		(2) Page 1 of 2 pages	
New Property Identifiers		(3) Property Identifier(s)		Block Property	
Additional: See Schedule ☐		(4) Consideration		Dollars \$ 1.00	
Executions		(5) Description		This is a: Property Division ☐ Property Consolidation ☐	
		(6) This Document Contains		(7) Interest/Estate Transferred	
		(a) Redescription New Easement Plan/Sketch ☐		Fee Simple	
		(b) Schedule for: Description ☐ Other ☐			
		(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)		Signature(s)		Date of Signature Y M D	
MACKINNON, Wesley		<i>Wesley Mackinnon</i>		1994 05 07	
MACKINNON, Deborah		<i>Deborah Mackinnon</i>		1994 05 07	
(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 Court, Fonthill, Ontario, L0S 1E0			
(11) Transferee(s)		CORPORATION OF THE TOWN OF PELHAM		Date of Birth Y M D	
(12) Transferee(s) Address for Service		20 Pelham Town Square, 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.		Date of Signature Y M D		Signature	
		1994		1994	
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	
		1994		1994	
(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	
				1994	
(15) Assessment Roll Number of Property		City		Municipality	
(16) Municipal Address of Property		Vacant		Fonthill, Ontario	
(17) Document Prepared by:		Brian N. Lambie		NOT ASSIGNED YET	
		Reilly, Railton & Lambie			
		Barristers & Solicitors			
		P.O. Box 127, 92 Charlotte Street			
		Port Colborne, Ontario L3K 5V8			
(18) Fees and Tax		Registration Fee			
		Land Transfer Tax			
		Total			

Wesley MacKinnon and Deborah MacKinnon

The Corporation of the Town of Pelham

Brian N. 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;

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

☐ (f) A transferee described in paragraph() described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs) _____
behalf of (insert name of spouse) _____ who is my spouse or _____
(insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf

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

☐ 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*)

3. I have read and considered the definitions of "non-resident person" and "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>	All Blanks
(b) Mortgages (i) Assumed (<i>show principal and interest to be credited against purchase price</i>)	\$	<u>0.00</u>	Must Be Filled In.
(ii) Given back to vendor	\$	<u>0.00</u>	Insert "Nil"
(iii) Given back to vendor	\$	<u>0.00</u>	Where
(c) Property transferred in exchange (<i>detailed below</i>)	\$	<u>0.00</u>	Applicable.
(d) Securities transferred to the value of (<i>detailed below</i>)	\$	<u>0.00</u>	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>0.00</u>	
(f) Other valuable consideration subject to land transfer tax (<i>detailed below</i>)	\$	<u>0.00</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (<i>Total of (a) to (f)</i>)	\$	<u>1.00</u>	
(h) VALUE OF ALL CHATTELS - items of tangible personal property <i>(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)</i>	\$	<u>0.00</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>0.00</u>	
(j) TOTAL CONSIDERATION	\$	<u>1.00</u>	

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

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

7. Other remarks and explanations, if necessary. N.A.

Sworn before me at the City of Port Colborne
in the Regional Municipality of Niagara
this 2nd day of June 19

this 9th day of March, 1994
Carolyn Faye Puttick
 CAROLYN FAYE PUTTICK, a Commissioner, etc.,
 Regional Municipality of Niagara, for Reilly,
 Raitlon & Lambie, Barristers and Solicitors,
 A Commissioner for taking Affidavits, etc.
 Expires September 1, 1995.

signature(s)
Brian N. Lambie

Property Information Record

For Land Registry Office Use Only
Registration No.

Deed/Transfer

A. Describe nature of instrument.

B (i) Address of property being conveyed (if available)

Vacant Land, Giles Court, Fonthill, Ontario

(iii) 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) Town of Pelham, 20 Town Square, Box 400, Fonthill, Ontario

Registration number for last conveyance of property being conveyed (if available) Unknown

(i) Registration number for last conveyance of property being acquired by (or for) D: _____

(iii) 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 **Brian N. Lambie B.A., LL.B.**
Reilly, Railton & Lambie,

Barristers & Solicitors, P.O. Box 127,
Port Colborne, Ontario L3K 5V8

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 trans/erees wish to support the French Language School Board (where established)? Yes ☐ No ☐

(c) If all individual transfers were made to support the transferor's living expenses, the transferor will be considered to have transferred assets to the Emory Public School Board or Center unless otherwise directed in (a) and (b);

THE CORPORATION OF THE
T O W N O F P E L H A M

BY-LAW NO. 1667(1994)

Being a by-law to dedicate Part 3
on Reference Plan 59R-8759 as a
public highway.

WHEREAS the Land Division Committee of the Regional Municipality of Niagara has granted approval of Consent Applications #B225/93, #B226/93 and #B437/93 subject to a condition that the owner dedicate a 2 metre road widening along the entire frontage of Part 2 on Giles Crescent;

AND WHEREAS the Council of the Corporation of the Town of Pelham deems it desirable and necessary to dedicate, as a public highway, the lands herein described;

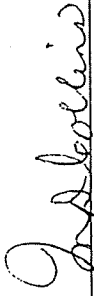
AND WHEREAS the said lands are situated in the Town of Pelham;

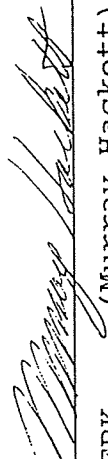
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

(1) THAT Part 3 on Reference Plan 59R-8759 be dedicated for the use of the public as a public highway;

(2) THAT this by-law shall come into force and effect upon the registration of the by-law in the Registry Office for the Registry Division of Niagara South.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
19TH DAY OF SEPTEMBER, 1994 A.D.


MAYOR (Mardi Collins)


CLERK (Murray Hackett)

TOWN OF PELHAM
CERTIFIED TRUE COPY



