

LT 102384

(1) Registry ☐

Land Titles ☒

(2) Page 1 of 2 pages

(3) Property Identifier(s)

Block

Property

Additional: See Schedule ☐

(4) Consideration

ONE 00/100 Dollars \$ 1.00

(5) Description

This is a: Property Division ☐

Property Consolidation ☐

Part of Parcel 14-1
Section 59-Pelham-6
being Part of Lot 14, Concession 6,
designated as Part 3 on Reference Plan 59R-8912,
Town of Pelham, Regional Municipality of Niagara.

Land Titles Division of Niagara South (No. 59).

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CERTIFICATE OF RECEIPT

RECEPTE

NIAGARA SOUTH / SUD-OUEST

94 11 30 14 09

New Property Identifiers

14-4

Additional: See Schedule ☐

Executions

(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 I am a spouse. The property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Name(s)

COLAPRETE, Tony

Signature(s)

Tony Colaprete

Date of Signature Y M D

1994 09 14

(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

712 Metler Road, R.R.#4, Fenwick, Ontario, L0S 1C0

(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, 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 50 of the Planning Act.

Date of Signature Y M D

Date of Signature Y M D

Signature

Signature

Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act 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

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 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. 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 assigned

(16) Municipal Address of Property

not assigned

(17) Document Prepared by:

ARTHUR D. FLEMING
Barrister and Solicitor
5041 King Street
P.O. Box 694
BEAMSVILLE, Ontario
L0R 1B0

Fees and Tax

Registration Fee

50.00

Land Transfer Tax

Total

Planning Act — OPTIONAL

Affix Statement by Solicitor for Transferee(s) here if necessary

FOR OFFICE USE ONLY

Form 1 – Land Transfer Tax Act
 Refer to all instructions on reverse side.
 IN THE MATTER OF THE CONVEYANCE OF Part of Parcel 14-1, Section 59-Pelham-6,
being designated as Part 3 on Reference Plan 59R-8912, in the Town of Pelham,
in the Regional Municipality of Niagara,
 BY (print names of all transferors in full) TONY COLAPRETE
 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) R. BRUCE SMITH

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
 described in paragraph(s) (a), (b), (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 \$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 \$ 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
 5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) Conveyance of lands to be dedicated as public highway pursuant to conditions of land severance
 6. If the consideration is nominal, is the land subject to any encumbrance? No.
 7. Other remarks and explanations, if necessary. None.

Sworn before me at the City of Welland
 in the Regional Municipality of Niagara
 this 30th day of November 1994.
 A Commissioner for Taking Affidavits, etc. _____ signature(s)
 Property Information Record
 A. Describe nature of instrument: Transfer
 B. (i) Address of property being conveyed (if available) Not Assigned.
 (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) P.O. Box 400, Pelham Municipal Building 20 Pelham Town Square, Fonthill, Ontario L0S 1E0
 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
R. BRUCE SMITH, ESQ. Messrs. Brooks, Macfarlane, Bielby & Smith,
247 East Main Street, P.O. Box 67, Welland, Ontario L3B 5N9
 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). 0449D (90-09)