

This Indenture

made in duplicate the 7th day of September
one thousand nine hundred and Seventy-Three

In Pursuance of the Short Forms of Conveyances Act:

Between

THE CORPORATION OF THE TOWN OF PELHAM,
in the Regional Municipality of
Niagara,

hereinafter called the "GRANTOR"

OF THE FIRST PART

- and -

KENMORE CONSTRUCTION LTD., a Company
incorporated under the laws of the
Province of Ontario and having its
Head Office in the City of St. Catharines,
in the Regional Municipality of Niagara,

hereinafter called the "GRANTEE"

OF THE SECOND PART

WHEREAS the lands hereinafter described have been stopped up and closed and a conveyance thereof authorized by By-law No.179 of the Corporation of The Town of Pelham which was registered in the Registry Office for the Registry Division of Niagara South on the 7th day of September, 1973 as Instrument No.196052

Witnesseth that in consideration of -----

-----ONE (\$1.00)-----

lawful money of Canada now paid by the said grantee to the said grantor (the receipt whereof is hereby by it acknowledged) it ~~be~~ the said grantor DO TH
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Pelham in the Regional Municipality of Niagara, formerly in the County of Welland, and being composed of part of the original Road Allowance between Lots 161 and 166 in the former Township of Thorold and premising that the northerly limit of said Lot 166 has an astronomic bearing of N 88° 27' 30" E and relating all bearings herein thereto the said parcel may be more particularly described as follows:

COMMENCING at the north-easterly angle of said Lot 166!

THENCE S 88° 27' 30" W along the northerly limit of said Lot 166, 326.16 feet to a standard iron bar found at its intersection with the south-easterly limit of the King's Highway No.20 as widened, being the south-easterly angle of Part 6 according to Plan 59 R 384;

THENCE N 63° 41' E, 157.50 feet to a standard iron bar found at the intersection of said south-easterly limit of the King's Highway No.20 as widened with the

southerly limit of Lot 161 in the former Township of Thorold, said intersection being the south-westerly angle of Part 5 according to Plan 59 R 384;

THENCE N 88° 27' 30" E along the southerly limit of said Lot 161, 183.07 feet more or less to the south-easterly angle thereof;

THENCE S 1° 37' E, 66.0 feet more or less to the Point of Commencement.

TO HAVE AND TO HOLD unto the said grantee its ~~successors~~ successors
its and their sole and only use forever,

SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions
expressed in the original grant thereof from the Crown.

The said grantor COVENANT S with the said grantee THAT it ha s the
right to convey the said lands to the said grantee notwithstanding any act of the said
grantor

AND that the said grantee shall have quiet possession of the said lands free from all
encumbrances.

AND the said grantor COVENANT S with the said grantee that it will execute
such further assurances of the said lands as may be requisite.

AND the said grantor COVENANT S with the said grantee that it ha s done no
act to encumber the said lands.

AND the said grantor RELEASE S to the said grantee ALL its claims upon
the said lands.

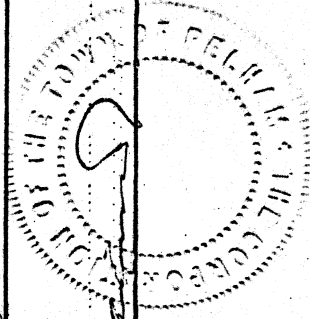
IN WITNESS WHEREOF the said Corporation has hereunto affixed its Corporate Seal
SSEALED, DELIVERED and ATTESTED to by the proper officers of the said Corporation
~~IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals~~

Signed, Sealed and Delivered
IN THE PRESENCE OF

THE CORPORATION OF THE TOWN OF PELHAM

Mayor

Clerk



[illegible]

* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney (for name of party)": and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

Affidavit, The Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT

**PROVINCE OF ONTARIO
REGIONAL MUNICIPALITY
OF NIAGARA**

I, **LEONARD CARMEN HUNT**
of the **Town of Pelham**
in the **Regional Municipality of York**
do hereby certify that **_____**
named in the within ()

To Wit:

named in the within (or annexed) transfer make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser, or vendor or by the solicitor of either of them or by some other person approved by the Minister of Revenue.

1. I am the Treasurer of the Grantor Corporation named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. (1) The total consideration for this transaction has been allocated as follows:

(a)	Land, buildings, fixtures and goodwill	\$ 1.00
(b)	Chattels—items of tangible personal property	\$ nil
TOTAL CONSIDERATION		\$ 1.00

- (2) The true consideration for the transfer on Land Transfer Tax purposes is as follows:**

(a)	Monies paid in cash	\$	1.00
(b)	Property transferred in exchange (Detail Below)	\$	nil
(c)	Securities transferred to the value of (Detail Below)	\$	nil
(d)	Balances of existing encumbrances with interest owing at date of transfer	\$	nil
(e)	Monies secured by mortgage under this transaction	\$	nil
(f)	Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	nil
(g)	Other (Detail Below)	\$	nil

4. If consideration is nominal, is the transfer for natural love and affection? **no**

5. If so, what is the relationship between Grantor and Grantee?

(If other than husband and wife, complete 3(2)(d))

6. Other remarks and explanations, if necessary
Deed of part of Road Allowance to adjoining owners pursuant to the
Statute and Municipal By-law for the sum of \$1.00

SWORN before me at the City
of Welland
in the Regional Municipality
of Niagara
this day of September 1973

A Commissioner, etc.

Retail sales tax is payable on the valuation of items shown in 3 (1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act

**All
blanks
must be
filled in.**

