

This Adventure

made in duplicate the
one thousand nine hundred and
Seventy-Four
4th day of February

**In Pursuance of the Short Forms of Conveyances Act:
Between**

प्राचीन

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

hereinafter called the "GRANTOR"

OF THE FIRST PART

- and -

THE ROYAL BANK OF CANADA ,
a Bank duly incorporated and having
its head office in the City of Montreal,
in the Province of Quebec.

hereinafter called the "GRANTEE"

OF THE SECOND PART

Impresseth that in consideration of

-----TEN THOUSAND (\$10,000.00)

lawful money of Canada now paid by the said grantee to the said grantor (the receipt whereof is hereby by it acknowledged) ~~to~~ 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 Township of Pelham in the County of Welland, Province of Ontario and being composed of part of Lot 1 (North of East Canboro Street) as shown on a Plan registered in the Registry Office for the Registry Division of Niagara South according to the Plan of the Village of Fenwick (now Town of Pelham), registered as No.16 for the said Township of Pelham, which said parcel may be more particularly described as follows:-

PREMISING that all bearings shown hereon are referred to the Southerly limit of Welland Street, being the allowance for road between Concessions 9 and 10 assumed to have a bearing of North $88^{\circ} 44' 00''$ East in accordance with Municipal Survey Number 780 and relating all bearings herein thereto;

FIRSTLY

COMMENCING at a survey monument in the Southeasterly limit of the said Lot 1 distant 25.00 feet measured on a bearing of North

61° 44' 20" East along the Southeasterly limit of Lot 1 from the Southwesterly angle thereof;

THENCE North 28° 39' 30" West, 45.77 feet to a survey monument in the Easterly limit of the said Lot 1;

THENCE North 00° 04' 40" East along the last mentioned Westerly limit, 59.91 feet to a survey monument;

THENCE North 61° 44' 20" East, 27.25 feet to a survey monument;

THENCE South 28° 49' 40" East, 98.58 feet to a survey monument in the said Southeasterly limit of Lot 1;

THENCE South 61° 44' 20" West along the last mentioned Southeasterly limit, 56.35 feet to the point of commencement.

SECONDLY:

COMMENCING at an iron bar in the south-easterly limit of said Lot 1, distant 25.00 feet measured on a bearing of North 61° 44' 20" East along said limit from the southwesterly corner of said Lot;

THENCE North 28° 39' 30" West, 45.77 feet to an iron bar in the westerly limit of said Lot;

THENCE South 00° 04' 40" West along the westerly limit of said Lot, a distance of 25.71 feet to an iron bar;

THENCE South 28° 44' 00" East, 23.14 feet to a point in the southeasterly limit of said Lot;

THENCE North 61° 44' 20" East along the said southeasterly limit, 12.33 feet to the Place of Commencement.

THIRDLY:

COMMENCING at an iron bar which may be located as follows:

BEGINNING at the southwest corner of said Lot;

THENCE North 61° 44' 20" East along the southeasterly limit of said Lot, a distance of 25.00 feet to an iron bar;

THENCE North 28° 39' 30" West, 45.77 feet to an iron bar in the westerly limit of said Lot 1;

THENCE North 00° 04' 40" East, along the last mentioned westerly limit, 59.91 feet to an iron bar, marking the point of commencement for the lands herein described;

THENCE North 61° 44' 20" East, 27.25 feet to an iron bar;

THENCE North 79° 45' 20" West, 24.36 feet to a point in the westerly limit of said Lot 1;

THENCE South 00° 04' 40" West along the westerly limit of said lot, a distance of 17.24 feet to the Place of Commencement.

SUBJECT TO the rights of the Corporation of the Town of Pelham to place under-drains across the herein before described parcel as set out in registered Instrument Number 120893.

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

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

The said grantor COVENANTS with the said grantee THAT it has 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 COVENANTS with the said grantee that it will execute such further assurances of the said lands as may be requisite.

AND the said grantor COVENANTS with the said grantee that it has done no act to encumber the said lands.

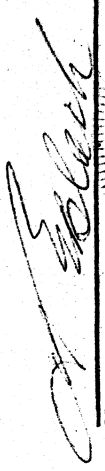
AND the said grantor RELEASES to the said grantee ALL its claims upon the said lands.

IN WITNESS WHEREOF the said Corporation has hereunto affixed its Corporate Seal SEALED, DELIVERED and ATTESTED to by the proper officers of the said Corporation

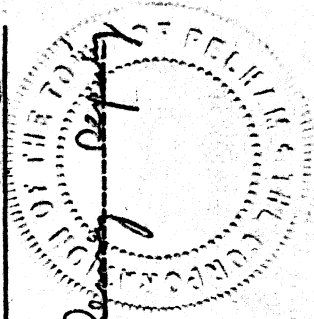
~~IN WITNESS WHEREOF the said parties have hereunto set their hands and seals~~

Signed, Sealed and Delivered
IN THE PRESENCE OF

THE CORPORATION OF THE TOWN OF PELHAM


Mayor


Clerk



Dated February 4 th 19 74

THE CORPORATION OF THE TOWN OF PELHAM

—TO—

THE ROYAL BANK OF CANADA

Deed of Land

SITUATE

Town of Pelham

Newsome and Gilbert, Limited, Toronto,

ASSESSMENT ROLL No.:

ADDRESS OF PROPERTY:

Canboro Road, Fenwick

T.H. BAKER, Q.C.
Barrister & Solicitor
163 Division Street
Welland, Ontario
THB:vk

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	

* Where affidavit made by attorney substituting: "When I executed the attached instrument as attorney for (name), he/she was (marital status, if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority".

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

I/WE X
X at least eighteen years old.
I was X married / divorced / widower.
X was my wife / husband.
We were married to each other X
We held the land as Joint Tenants / Trustees / Partnership Property.
(SEVERALLY) SWORN before me at the X
this X day of 19 X
X

Resident of
Canada, etc.
Strike out
inapplicable
clauses.