

SCHEDULE "A"  
TO BY-LAW #3009 (2008)

Part of Timmsdale Crescent, Registered Plan 59M-317, in the Town of Pelham,  
designated as Part 1 on Reference Plan 59R-13880, being Part of PIN 64034-0423 (LT)

ACKNOWLEDGEMENT AND DIRECTION

TO: Robert Bruce Smith  
(Insert lawyer's name)

AND TO: LANCASTER, BROOKS & WELCH (WELLAND)  
(Insert firm name)

RE: Pelham transfer to Casey (the transaction)  
(Insert brief description of transaction)

This will confirm that:

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as of the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, \_\_\_\_\_, am the spouse of \_\_\_\_\_, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- ☒ Transfer of the land described above.
- ☐ Charge of the land described above.
- ☐ Other documents set out in Schedule "B" attached hereto.

Dated at Fonthill, this 30th day of July, 2009

WITNES:  
(As to all signatures, if required)

THE CORPORATION OF THE TOWN OF  
PELHAM

PER David R. Emmons  
(DAVE AUGUSTIN) MAYOR (DEPUTY)  
DAVID R. EMMONS

PER Nancy Bozzato  
NANCY BOZZATO - DEPUTY CLERK

We have authority to bind the corporation.

LRO # 59 Transfer

In preparation on 2009 07 29 at 09:52

This document has not been submitted and may be incomplete.

yyyy mm dd Page 1 of 1

**Properties**

PIN 64034 - 0423 LT Interest/Estate Fee Simple ☒ Split  
Description PART OF TIMMSDALE CRESCENT, PLAN 59M317, DESIGNATED AS PART 1 ON  
59R-13880; PELHAM  
Address PELHAM

**Consideration**

Consideration \$ 0.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

Name THE CORPORATION OF THE TOWN OF PELHAM  
Acting as a company  
Address for Service Pelham Town Square  
Pelham, ON

I, , have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

**Transferee(s)****Capacity****Share**

Name CASEY, KAREN MARLENE Joint Tenants  
Acting as an individual  
Date of Birth 1957 06 06  
Address for Service PELHAM

Name CASEY, RAYMOND JOHN Joint Tenants  
Acting as an individual  
Date of Birth 1958 06 21  
Address for Service PELHAM

**Calculate Taxes**

Provincial Land Transfer Tax \$0.00  
Retail Sales Tax \$0.00

**File Number**

Transferee Client File Number: 27562

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64034 - 0423 PART OF TIMMSDALE CRESCENT, PLAN 59M317, DESIGNATED AS PART 1 ON 59R-13880; PELHAM

BY: THE CORPORATION OF THE TOWN OF PELHAM  
TO: CASEY, KAREN MARLENE Joint Tenants %(all PINs)  
CASEY, RAYMOND JOHN Joint Tenants %(all PINs)

1. CASEY, KAREN MARLENE AND CASEY, RAYMOND JOHN

I am

- ☐ (a) person in trust for whom the land conveyed in the above-described conveyance is being conveyed;  
☐ (b) trustee named in the above-described conveyance to whom the land is being conveyed; ..  
☒ (c) transferee named in the above-described conveyance;  
☐ (d) the authorized agent or solicitor acting in this transaction for \_\_\_\_ described in paragraph(s) \_\_\_\_ above.  
☐ (e) the President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_ described in paragraph(s) \_\_\_\_ above.  
☐ (f) transferee described in paragraph \_\_\_\_ and am making these statements on my own behalf and on behalf of \_\_\_\_ who is my spouse described in paragraph \_\_\_\_ and as such, I have personal knowledge of the facts herein described to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	0.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Loans, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	0.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	0.00

4.

Explanation for nominal considerations:

(s) other: Boundary Adjustment - no consideration passing.

5. The land is not subject to an encumbrance

PROPERTY INFORMATION RECORD

A. Nature of Instrument: Transfer  
LRO 59 Registration No. Date:  
B. Property(s): PIN 64034 - 0423 Address Assessment  
PELHAM Roll No  
C. Address for Service: PELHAM  
D. (i) Last Conveyance(s): PIN 64034 - 0423 Registration No.  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐

THE CORPORATION OF THE  
TOWN OF PELHAM  
BY-LAW #3009 (2008)

Being a by-law to provide for the closing and stopping  
up of a part of Timmsdale Crescent, Registered Plan  
59M-317, in the Town of Pelham and to authorize the  
conveyance of the lands set out in Schedule "A".

WHEREAS the Municipal Act, S.O. 2001, c.25, as amended, allows  
municipalities to enact by-laws to stop up and close road allowances;

AND WHEREAS Council of the Town of Pelham approved the  
establishment of Brondi's Lane as part of Subdivision Plan 59M-367;

AND WHEREAS part of the cul-de-sac named as Timmsdale Crescent on  
Registered Plan 59M-317 is no longer required due to the establishment of Brondi's  
Lane;

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

- (1) THAT the subject lands described in Schedule "A" are hereby stopped up  
and closed as a public highway.
- (2) THAT the subject lands as set out in Schedule "A" is hereby declared  
surplus.
- (3) THAT the conveyance of the lands described in Schedule "A", to the  
abutting owner, is hereby authorized.
- (4) THAT Schedule "A" shall form part of this by-law.
- (5) THAT all costs associated with the conveyance and all other matters that  
have occurred related to the subject matter and to the conveyance  
including, but not limited to, legal fees and expenses, registration costs  
and other such expenses shall be the responsibility of the developer.
- (6) THAT the Mayor and Clerk be and are hereby authorized to execute all  
documents necessary to complete the conveyance of the subject lands to  
the owner of Lot 9, Registered Plan 59M-317.

READ A FIRST, SECOND AND THIRD TIME  
AND FINALLY PASSED BY COUNCIL THIS  
15<sup>th</sup> DAY OF DECEMBER, 2008 A.D.

  
MAYOR

  
CLERK

SCHEDULE "A"  
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FA

07/29/2008

03:36

1-905-892-5055

TOWN OF PELHAM

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BY-LAW #3009 (2008)

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MAYOR

  
CLERK

FAX







2

DATE: July 27/09



07/29/2008 03:36 1-905-892-5055

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Lancaster, Brooks & Welch  
BARRISTERS AND SOLICITORS

PLEASE RESPOND TO WELLAND OFFICE

DATE:

July 29, 2009

TELECOPIER (FAX) TRANSMITTAL SHEET

RE:

Pelham transfer to Casey

TO: (FIRM)

Town of Pelham

ATTENTION:

Nancy Bozzato

TELECOPIER NO.:

FROM:

R. Bruce Smith

MESSAGE:

Please sign + have the Mayor sign  
as soon as possible. This matter is  
urgent. Please fax back once signed  
+ send original by mail

\* Bruce - original to follow by mail.

NUMBER OF PAGES INCLUDING TRANSMITTAL SHEET:

8

PLEASE ASK FOR Bruce Smith IF NOT RECEIVED

THANK YOU.

LANCASTER BROOKS &amp; WELCH

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Lancaster Brooks &amp; Welch LLP

247 East Main Street, P. O. Box 67, Welland, Ontario, L3B 5N9

Telephone: (905) 735-5684

Facsimile: (905) 735-3340

R BRUCE SMITH

THOMAS G. HANRAHAN

TRANSMISSION VERIFICATION REPORT

TIME : 07/29/2009 23:37  
NAME : TOWN OF PELHAM  
FAX : 1-905-892-5055  
TEL :  
SER.# : 000C5J223399

DATE, TIME  
FAX NO./NAME  
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