



CLEAR CERTIFICATE / CERTIFICAT LIBRE

SHERIFF OF / SHÉRIF DE : REGIONAL MUNICIPALITY OF NIAGARA - SOUTH (WELLAND)

CERTIFICATE # / 31241127-7319749B

N° DE CERTIFICAT :

DATE OF CERTIFICATE / 2017-MAY-15

DATE DU CERTIFICAT :

SHERIFF'S STATEMENT

THIS CERTIFIES THAT THERE ARE NO ACTIVE WRITS OF EXECUTION, ORDERS OR CERTIFICATES OF LIEN FILED WITHIN THE ELECTRONIC DATABASE MAINTAINED BY THIS OFFICE IN ACCORDANCE WITH SECTION 10 OF THE *EXECUTION ACT* AT THE TIME OF SEARCHING AGAINST THE REAL AND PERSONAL PROPERTY OF:

DÉCLARATION DU SHÉRIF

CE CERTIFICAT ATTESTE QU'IL N'Y A AUCUNE ORDONNANCE ACTIVE OU AUCUN BREF D'EXÉCUTION FORCÉE OU CERTIFICAT DE PRIVILÈGE ACTIF DANS LA BASE DE DONNÉES ÉLECTRONIQUE MAINTENUE PAR CE BUREAU AUX TERMES DE L'ARTICLE 10 DE LA *LOI SUR L'EXÉCUTION FORCÉE* AU MOMENT DE LA RECHERCHE VISANT LES BIENS MEUBLES ET IMMEUBLES DE :

NAME SEARCHED / NOM RECHERCHÉ

#	PERSON OR COMPANY / PERSONNE OU SOCIÉTÉ	NAME OR SURNAME, GIVEN NAME(S) / NOM OU NOM DE FAMILLE, PRÉNOM(S)
1.	COMPANY / SOCIÉTÉ	PATRICIA ANN HOLDINGS INC.

CAUTION TO PARTY REQUESTING SEARCH:

1. IT IS THE RESPONSIBILITY OF THE REQUESTING PARTY TO ENSURE THAT THE NAME SEARCHED IS CORRECT.
2. BY VIRTUE OF THIS CERTIFICATE, THE SHERIFF IS ASSURING THAT THIS NAME WILL REMAIN CLEAR UNTIL THE END OF CLOSE OF THIS BUSINESS DATE, UNLESS THE SHERIFF IS DIRECTED OTHERWISE UNDER AN ORDER OF THE COURT.

AVERTISSEMENT À LA PARTIE QUI DEMANDE LA RECHERCHE :

1. IL INCOMBE À LA PARTIE QUI DEMANDE LA RECHERCHE DE S'ASSURER QUE LE NOM RECHERCHÉ EST EXACT.
2. EN VERTU DU PRÉSENT CERTIFICAT, LE SHÉRIF ASSURE QUE CE NOM DEMEURE LIBRE JUSQU'À LA FIN DE CETTE JOURNÉE DE TRAVAIL, À MOINS DE RECEVOIR DES DIRECTIVES CONTRAIRES AUX TERMES D'UNE ORDONNANCE DU TRIBUNAL.

CHARGE FOR THIS CERTIFICATE CDN 11.60

/ FRAIS POUR CE CERTIFICAT :

SEARCHER REFERENCE /
REFERENCE CONCERNANT
L'AUTEUR DE LA DEMANDE :

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd

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Properties

PIN 64031 - 0461 LT Interest/Estate Fee Simple ☒ Split
Description BLOCK 21, 59M437
 TOWN OF PELHAM
Address FONTHILL

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name PATRICIA ANN HOLDINGS INC.
Address for Service 1501 Pelham Street
 P.O. Box 173
 Fonthill, ON L0S 1E0

I, Terry Hinan, President, have the authority to bind the corporation.

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

Transferee(s)

Capacity

Share

Name THE CORPORATION OF THE TOWN OF PELHAM Registered Owner
Address for Service 20 Pelham Town Square
 Fonthill, ON L0S 1E0

Signed By

David Michael Willer 40 Queen St., PO Box 1360 acting for Signed 2017 05 15
 St. Catharines Transferor(s)
 L2R 6Z2
Tel 905-688-6655
Fax 905-688-5814

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Callum Shedden 39 Queen St. P.O. Box 24022 acting for Signed 2017 05 15
 St. Catharines Transferee(s)
 L2R 7P7
Tel 905-688-1125
Fax 905-688-5725

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

SULLIVAN MAHONEY LLP 40 Queen St., PO Box 1360 2017 05 15
 St. Catharines
 L2R 6Z2
Tel 905-688-6655
Fax 905-688-5814

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd

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Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Provincial Land Transfer Tax	\$0.00
Total Paid	\$63.35

File Number

Transferor Client File Number : 43029-J

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 64031 - 0461 BLOCK 21, 59M437
TOWN OF PELHAM

BY: PATRICIA ANN HOLDINGS INC.

TO: THE CORPORATION OF THE TOWN OF PELHAM

Registered Owner

%(all PINs)

1. DAVE AUGUSTYN, MAYOR AND I, NANCY J. BOZZATO, TOWN CLERK

I am

- ☐ (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 _____ described in paragraph(s) () above.
- ☒ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for THE CORPORATION OF THE TOWN OF PELHAM described in paragraph(s) (c) above.
- ☐ (f) A 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 hereir deposited to.

3. 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)	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) Liens, 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))	1.00
(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	1.00

4.

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: 0.3 metre reserve as required by the Subdivision Agreement

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 59 Registration No. SN510786 Date: 2017/05/15

B. Property(s): PIN 64031 - 0461 Address

FONTHILL

Assessment -
Roll No

C. Address for Service: 20 Pelham Town Square
Fonthill, ON L0S 1E0

D. (i) Last Conveyance(s): PIN 64031 - 0461 Registration No. SN188650

(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes ☐ No ☒ Not known ☐

E. Tax Statements Prepared By: Callum Shedden
39 Queen St. P.O. Box
24022
St. Catharines L2R 7P7