

STATEMENT OF ADJUSTMENTS

RE: The Corporation of the Town of Pelham (the "Vendor") s/t Nathan Grant Anger (the
 "Purchaser")
 Part of Road Allowance between Lots 2 & 3, Concession 1, Pelham (Closed by
 BL59), between Townline Road & Effingham Street, being Part 3 on 59R-15900,
 Pelham, Ontario (the "Property")
 Closing Date: February 15, 2018
 Our File No: 50192

	<u>CREDIT PURCHASER</u>	<u>CREDIT VENDOR</u>
SALE PRICE		\$ 2,227.40
HST PAYABLE		\$ 289.56
APPRAISAL		
Credit Vendor for \$453.41		
Credit Vendor		\$ 453.41
SURVEY		
Credit Vendor for \$808.86		
Credit Vendor		\$ 808.86
DANIEL & PARTNERS LLP- LEGAL ACCOUNT		
Credit Vendor for \$850.00		
Credit Vendor		\$ 850.00
 BALANCE DUE ON CLOSING		
as per direction of	\$ 4,629.23	
DANIEL & PARTNERS LLP		
	<hr/>	<hr/>
	\$ 4,629.23	\$ 4,629.23
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E. & O. E.

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DIRECTION

TO: Nathan Grant Anger

AND TO: Anthony D'Amico
The Purchaser's Solicitor herein

RE: The Corporation of the Town of Pelham (the "Vendor") s/t Nathan Grant Anger (the "Purchaser")
Part of Road Allowance between Lots 2 & 3, Concession 1, Pelham, (Closed by BL59), between Townline Road & Effingham Street, Part 3 on 59R-15900, Pelham, Ontario (the "Property")
Closing Date: February 15, 2018
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You are hereby authorized, instructed and directed to:

Make the balance due on closing payable to my solicitor(s), DANIEL & PARTNERS LLP, in trust, or as DANIEL & PARTNERS LLP may direct.

And for so doing this shall be your good and sufficient authority.

Dated at the Town of Pelham, in the Regional Municipality of Niagara this 12 day of February, 2018

The Corporation of the Town of
Pelham

Per: 

Dave Augustyn - Mayor

Per: 

Nancy J. Bozzato - Clerk

I/We have authority to bind the
corporation

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The Corporation of the Town of
Pelham

Per: 

Dave Augustyn - Mayor

Per: 

Nancy J. Bozzato - Clerk

I/We have authority to bind the
corporation

ACKNOWLEDGEMENT AND DIRECTION

TO: Callum Shedden
(Insert lawyer's name)

AND TO: DANIEL & PARTNERS LLP
(Insert firm name)

RE: Transfer of Road Allowance between Lots 2 & 3, Concession 1, Pelham ("the transaction")
(Closed by BL59), between Townline Road & Effingham Street, designated
as Part 3 on 59R-15900, Pelham
(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 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:

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

Dated at Pelham, this 12 day of February, 2018.

WITNESS

(As to all signatures, if required)

THE CORPORATION OF THE TOWN OF PELHAM

Dave Augustyn
DAVE AUGUSTYN, MAYOR

Nancy J. Bozzato
NANCY J. BOZZATO, TOWN CLERK

Properties

PIN 64038 - 0088 LT Interest/Estate Fee Simple ☒ Split
Description PT RDAL BTN LT 2 & 3 CON 1 PELHAM (CLOSED BY BL59) BTN TOWNLINE RD &
EFFINGHAM ST; DESIGNATED AS PART 3, 59R-15900; PELHAM
Address FONTHILL

Consideration

Consideration \$2,227.40

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 P. O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0

I, Dave Augustyn, Mayor and I, Nancy J. Bozzato, Town Clerk, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

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

Name ANGER, NATHAN GRANT
Acting as an individual
Date of Birth 1976 08 24
Address for Service 160 Townline Road
St. Catharines, Ontario
L2R 6P7
Registered Owner

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE 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 the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Calculated Taxes

Provincial Land Transfer Tax \$11.14

File Number

Transferor Client File Number : 43029
Transferee Client File Number : LAWYER ANTHONY D'AMICO