

This Indenture

made in duplicate the 7th day of January
one thousand nine hundred and eighty

In Pursuance of the Short Forms of Conveyances Act:

Between

THE CORPORATION OF THE TOWN OF PELHAM formerly
the Township of Thorold,

Hereinafter called the Grantor

OF THE FIRST PART

— and —

CHARLES DAVID MERRITT, of the City of Welland,
in the Regional Municipality of Niagara and
DEBORAH ROSEANN MERRITT, his spouse, of the same
place,

Hereinafter called the Grantees

OF THE SECOND PART.

WHEREAS by instrument numbers 64492B and 64493B the Township
of Thorold conveyed certain lands.

AND WHEREAS the Township of Thorold is now incorporated into
the Corporation of the Town of Pelham.

AND WHEREAS there were errors in the descriptions in instrument
numbers 64492B and 64493B.

This deed is therefore given to correct the said errors.

Witnesseth that in consideration of -----

-----TWO-----(\$2.00)-----dollar of
lawful money of Canada now paid by the said grantee^s to the said grantor (the receipt
whereof is hereby by it acknowledged) they the said grantor DO TH
GRANT unto the said grantee ^s 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 Township of Thorold, County of Welland,
and being composed of Part of Lot 176, containing by
admeasurement an area of 0.252 of an acre more or less, and
which said parcel or tract of land may be more particularly
described as follows:

PREMISING that the north limit of the said Lot 176, has an
assumed astronomical bearing of North 89 degrees, 37 minutes,
20 seconds east, according to an instrument registered in the
Registry Office for the Registry Division of Niagara South
as No. 184208, and relating all bearings herein thereto.

COMMENCING at a point in the said north limit of said Lot 176,
distant therein South 89 degrees, 37 minutes and 20 seconds
west, 180 feet from the north-east corner of said lot;

THENCE South 89 degrees, 37 minutes, 20 seconds west in the
said north limit 66 feet;

THENCE South 0 degrees, 42 minutes west, 110 feet;
THENCE North 89 degrees, 37 minutes, 20 seconds east, 33 feet;
THENCE South 0 degrees, 42 minutes west, 33 feet;
THENCE North 89 degrees, 37 minutes, 20 seconds east, 112 feet;
THENCE North 0 degrees, 42 minutes east, 33 feet;
THENCE South 89 degrees, 37 minutes, 20 seconds west, 79 feet;
THENCE North 0 degrees, 42 minutes east, 110 feet to the
Point of Commencement.

The lands described herein are lands intended to be described in instruments conveying said lands from the former Municipal Corporation of the said Township of Thorold of Charles David Merritt, said instruments being registered in the said Registry Office as Tax Deeds Numbers 64492B and 64493B.

TO HAVE AND TO HOLD unto the said grantee s their heirs and assigns to and for 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 COVENANTS with the said grantee S THAT it has the right to convey the said lands to the said grantee S notwithstanding any act of the said grantor

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

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

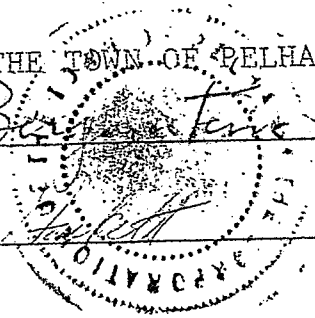
AND the said grantor RELEASE S to the said grantee S ALL its claims upon the said lands.

~~AND the said spouse of the said Grantor hereby consents to the transaction evidenced by this indenture.~~

The Corporation of the Town of Pelham has
IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals hereunto affixed it's proper seal under the hands of it's proper officers.

Signed, Sealed and Delivered
IN THE PRESENCE OF

THE CORPORATION OF THE TOWN OF PELHAM
Per: E. J. B. [Signature]
MAYOR
Per: [Signature]
CLERK



I, _____

of the
in the

*See footnote

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at _____ by _____

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred
to in the instrument.

SWORN before me at the

this _____ day of _____ 19 _____

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

** Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the 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)".*

THE LAND TRANSFER TAX ACT, 1974 - AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made

by: _____

(identify
the parties
to the
conveyance)

to: _____

on the _____ day of _____, 19 _____

I, _____

of the _____

in the _____

MAKE OATH AND SAY THAT:

This affidavit
may be made
by the pur-
chaser 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 _____
named in the within (or annexed) conveyance.

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 _____ \$ _____

(b) Chattels — items of tangible personal property - (see note) _____ \$ _____

TOTAL CONSIDERATION _____ \$ _____

(2) The true consideration for the transfer or conveyance for
Land Transfer Tax purposes is as follows:

(a) Monies paid in cash _____ \$ _____

(b) Property transferred in exchange (Detail below) _____ \$ _____

(c) Securities transferred to the value of (Detail below) _____ \$ _____

(d) Balances of existing encumbrances with interest owing at date of transfer _____ \$ _____

(e) Monies secured by mortgage under this transaction _____ \$ _____

(f) Liens, legacies, annuities and maintenance charges to which transfer is subject _____ \$ _____

(g) Other (Detail below) _____ \$ _____

TOTAL CONSIDERATION (should agree with 3(1) (a) above) _____ \$ _____

4. If consideration is nominal, is the transfer for natural love and affection? _____

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

6. Other remarks and explanations, if necessary _____

SWORN before me at the

of

in the

this _____ day of _____ 19 _____

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

All
blanks
must
be
filled
in.

NOTE TO PARAGRAPH 3(1)(b): Chattels: 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 R.S.O. 1970 C415 as amended. For the purpose of this affidavit insert above only the value of chattels, the total value of which in the opinion of the deponent exceeds \$100.00. This does not exonerate a purchaser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction. When chattels are purchased as part of this transaction, with value of less than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Ontario and remitted to the Minister of Revenue.

