

YOUNG, McNAMARA
BARRISTERS & SOLICITORS
227-3777
DIAL 227-3778

N. R. H. YOUNG, B.A., Q.C.
J. J. D. McNAMARA, B.A. (1973)
JOHN J. SIMON, LL.B.

P.O. BOX 68
18 ALBERT ST. EAST
THOROLD, ONTARIO
L2V 3Y7

December 10th, 1979

Town of Pelham
Municipal Offices
P. O. Box 400
FONTHILL, Ontario
LOS 1E0

RECEIVED

DEC 12 1979

TOWN OF PELHAM

Re: Merritt Road, Pelham
Lot 176 & Lot 177

Dear Sir:

We act as the solicitors for Charles David Merritt and Deborah Roseanne Merritt who are the owners of the above mentioned property.

We are in the process of preparing a mortgage to be placed on this property on behalf of a local financial institution and accordingly, we have investigated the title to the property in question. We note that Mr. Charles David Merritt became the owner in fee simple pursuant to two tax deeds, copies of which are attached. In examining the descriptions in the tax deed we have found that they do not describe any piece of property per say and accordingly, a new description will have to be provided. In this regard, we would require a quit claim deed from the Township of Thorold, which is now the Town of Pelham. In the quit claim deed we would require the recital as to the change of name from the Township of Thorold to the Town of Pelham, and as well we would require a proper legal description. We have obtained a Plan of Survey, a photocopy of which we are also including, and we would ask that you take these documents to your solicitors and have then provide us with the necessary documentation. We would appreciate if we could receive a reply to this as soon as possible.

Therefore, please find enclosed copies of two tax deeds, instrument number 64492B dated the 5th day of June, 1967 and registered on the 22nd day of May, 1967, and instrument number 64493B dated the 5th day of June, 1967, and registered on the 22nd day of May, 1967. We also enclose a copy of the Plan of Survey for your persual.

Yours very truly,

YOUNG, McNAMARA

Per: John J. Simon

JJS:dr
Enclosures

OFFICE OF THE:
MAYOR
CLERK AND TREASURER
WORKS SUPERINTENDENT
RECREATION DEPARTMENT
BUILDING DEPARTMENT

THE CORPORATION OF THE



TELEPHONE
FONTHILL 892-2607
892-5055
ADDRESS:
POST OFFICE BOX 400
PELHAM MUNICIPAL BUILDING
PELHAM TOWN SQUARE
FONTHILL, ONTARIO
L0S 1E0

ADDRESS REPLY ATTENTION OF

TOWN OF PELHAM

L. Tunnacliffe

December 14, 1979

Young, McNamara,
Barristers & Solicitors,
P.O. Box 68,
18 Albert St. E.,
Thorold, Ontario.
L2V 3Y7

Attention: John J. Simon

Dear Sir:

Re: Charles David Merritt and
Deborah Roseanne Merritt
Merritt Road, Town of Pelham

I am in receipt of your letter of December 10, 1979. Further to our discussion by telephone December 12th, in examining the copies of Tax Deeds, instruments #64492B and 64493B I find #64492B to be in error in that reference was made to lot 177 rather than 176.

These instruments were drawn in the former Township of Thorold and the lands in question are now part of the Corporation of the Town of Pelham, therefore, if you would arrange, at the owner's expense, to draw a Quit Claim Deed as per description outlined on the survey, I will prepare the necessary by-law authorizing the Mayor and Clerk to sign the document and return to you for registration.

I will look forward to receipt of these documents in order that we may rectify this error.

Yours very truly,
T O W N O F P E L H A M

L. Tunnacliffe
Chief Building Official

LT/bb