

# This Indenture

made in duplicate the 31st 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  
a Municipal Corporation

hereinafter called the Grantor of the FIRST PART

RICHARD SCHAUB, of the Town of Pelham,  
in the Regional Municipality of Niagara

hereinafter called the Grantee of the SECOND PART

~~Spouse of the Grantor of the THIRD PART~~

Witnesseth that in consideration of

-----ONE OR MORE-----dollar s of  
lawful money of Canada now paid by the said grantee to the said grantor (the receipt  
whereof is hereby by it acknowledged) ~~XX~~ the said grantor DO TH  
GRANT unto the said grantee 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 Pelham, in the County of  
Welland in the Province of Ontario, and being composed of all of  
Block "G" on Plan number 16, now known as Plan 703.///

TO HAVE AND TO HOLD unto the said grantee **his** heirs and assigns to and for  
**his** and 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 THAT **it** has the  
right to convey the said lands to the said grantee notwithstanding any act of the said  
grantor

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

AND the said grantor COVENANTS with the said grantee that **it** will execute  
such further assurances of the said lands as may be requisite.

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

AND the said grantor RELEASES to the said grantee ALL **its** claims upon  
the said lands.

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

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered  
IN THE PRESENCE OF

THE CORPORATION OF THE TOWN OF PELHAM

PER:

*E. J. Bergenstam*

Mayor

PER:

*M. M. Hackett*

Clerk

THE REGISTRY ACT

I, GORDON CHERNEY, of the Town of Pelham, in the Regional Municipality of Niagara, make oath and say:

1. I am ~~XXXXXXXXXX~~ Treasurer of the Town of Pelham.
2. Eric G. Bergenstein whose signature is affixed to the within document is the Mayor of the said Corporation, and Murray Hackett whose signature is also affixed thereto is the Clerk thereof; and the seal affixed is the corporate seal of the said Corporation.
3. Under by-law number 583 (1980) of the said Corporation, a certified copy of which is hereto annexed, the Mayor and the Clerk are empowered to execute on behalf of the Corporation the within deed.
4. I am well acquainted with the said Mayor and Clerk-  
~~XXXXXXXXXX~~ and saw them execute the said document and I am a subscribing witness thereto.
5. The said Corporation is, I verily believe, the owner of the land mentioned in the said document.

SWORN before me at the Town )  
of Pelham, in the Regional )  
Municipality of Niagara, )  
this 4th day of February )  
1980 )

Gordon Cherny

Murray Hackett  
A COMMISSIONER, ETC.

THE REGISTRY ACT

I, GORDON CHERNEY, of the Town of Pelham, in the Regional Municipality of Niagara, make oath and say:

1. That I am the ~~XXXXXXXXXXXX~~ Treasurer of the Town of Pelham, and as such have knowledge of the matters herein deposed to.
2. That pursuant to The Municipal Affairs Act, a Tax Arrears Certificate was registered in the Registry Office for the Registry Division of Niagara South on the 26th day of September, 1958 as Instrument number 12696A.
3. That the provisions of section 47 of the said Act have been complied with and the property has not been redeemed.
4. That the time for redemption of the said lands has expired, and the lands, not having been redeemed are vested absolutely in the Corporation of the Town of Pelham.

SWORN before me at the Town )  
of Pelham, in the Regional )  
Municipality of Niagara, )  
this 4<sup>th</sup> day of February )  
1980. )

Gordon Cherny

James H. H. H.  
A COMMISSIONER, ETC.

IN THE MATTER OF THE PLANNING ACT (as amended)

AND IN THE MATTER OF THE TITLE TO Block G on Plan No. 16, now Plan 703  
TOWN OF PELHAM, REGIONAL MUNICIPALITY OF NIAGARA

AND IN THE MATTER OF A DEED

THEREOF, FROM THE CORPORATION OF THE TOWN OF PELHAM

TO RICHARD SCHAUB

DATED JANUARY 31, 1980.

I, GORDON CHERNEY

of the Town of Pelham in the Regional  
Municipality of Niagara,

MAKE OATH AND SAY AS FOLLOWS:

1. I am ~~Deputy Mayor~~ Treasurer of the Grantor  
named in the above mentioned Instrument, and have knowledge of the matters hereinafter  
sworn.
2. The said Instrument, and the conveyance or other dealing with land affected thereby, do not  
contravene the provisions of The Planning Act, as amended, because
  - (a) The present registered owner does not retain the fee or the equity of redemption in, or a  
power or right to grant, assign or exercise a power of appointment with respect to any  
land abutting the land affected by the deed.

(b)

SWORN before me

at the Town of Pelham  
in the Regional Municipality of  
Niagara  
this 4th  
day of February 1980

Gordon Cherney ✓

# THE LAND TRANSFER TAX ACT, 1974

## AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Block G, Plan 703  
Town of Pelham, Regional Municipality of Niagara

BY (print names of all transferors in full) THE CORPORATION OF THE TOWN OF PELHAM

TO (see instruction 1 and print names of all transferees in full) RICHARD SCHAUB

I, (see instruction 2 and print name(s) in full) RICHARD SCHAUB

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)). (see instruction 2)
  - ☐ (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 ..... (insert name(s) of principal(s))  
described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)
  - ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for ..... (insert name(s) of corporation(s))  
described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)
  - ☐ (f) A transferee described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of ..... (insert name of spouse)  
who is my spouse described in paragraph ( ); (insert only one of paragraph (a), (b) or (c) above, as applicable)
- and as such, I have personal knowledge of the facts herein deposed to.
2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses f and g of subsection 1 of section 1 of the Act. (see instruction 3)
3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4) n/a

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

- |   |                  |                  |
|---|------------------|------------------|
| (a) Monies paid or to be paid in cash .....   | \$ <u>250.00</u> |                  |
| (b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) .....   | \$ <u>nil</u>    |                  |
| (ii) Given back to vendor .....   | \$ <u>nil</u>    |                  |
| (c) Property transferred in exchange (detail below) .....   | \$ <u>nil</u>    |                  |
| (d) Securities transferred to the value of (detail below) .....   | \$ <u>nil</u>    |                  |
| (e) Liens, legacies, annuities and maintenance charges to which transfer is subject .....   | \$ <u>nil</u>    |                  |
| (f) Other valuable consideration subject to land transfer tax (detail below) .....  | \$ <u>nil</u>    |                  |
| (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL<br>SUBJECT TO LAND TRANSFER TAX (total of (a) to (f)) .....  | \$ <u>250.00</u> | \$ <u>250.00</u> |
| (h) VALUE OF ALL CHATTELS — items of tangible personal property<br>(Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of The Retail Sales Tax Act, R.S.O. 1970, c. 415, as amended) ..... | \$ <u>nil</u>    |                  |
| (i) Other consideration for transaction not included in (g) or (h) above .....  | \$ <u>nil</u>    |                  |
| (j) TOTAL CONSIDERATION .....   | \$ <u>250.00</u> |                  |

ALL BLANKS  
MUST BE  
FILLED IN.  
INSERT "NIL"  
WHERE  
APPLICABLE.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5)  
n/a
6. Other remarks and explanations, if necessary  
n/a

SWORN before me at the Town of Pelham,  
in the Regional Municipality of Niagara  
this 4th day of February 1980

A Commissioner for taking Affidavits, etc.

Richard Schaub  
(signature(s))

### PROPERTY INFORMATION RECORD

- A. Describe nature of instrument .....
- B. (i) Address of property being conveyed (if available) .....
- (ii) Assessment Roll # (if available) .....
- C. Mailing address(es) for future Notices of Assessment under The Assessment Act for property being conveyed (see instruction 6) .....
- D. (i) Registration number for last conveyance of property being conveyed (if available) .....
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not Known ☐
- E. Name(s) and address(es) of each transferee's solicitor .....

For Land Registry Office use only

REGISTRATION NO.

LAND REGISTRY OFFICE NO.

REGISTRATION DATE

