

This Indenture

No. 77-4

made in duplicate the 13th day of May,
one thousand nine hundred and eighty.

In Pursuance of the Short Forms of Conveyances Act:

Between

THE CORPORATION OF THE TOWN OF PELHAM

hereinafter called the Grantor of the
FIRST PART

and

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

hereinafter called the Grantee of the
SECOND PART

Witnesseth that in consideration of

-----ONE OR MORE-----dollars of
now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him acknowl-
edged, he the said Grantor DOETH GRANT unto the said Grantee in fee simple

THOSE lands and premises located in the following municipality, namely,

~~xxxxxx~~

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 Village of Fonthill, in
the County of Welland, and being composed of part of the south part
of Block "U" of Registered Plan Number 25 for the said Village of
Fonthill now known as Plan Number 717 more particularly described
as follows:

COMMENCING at the southwest angle of said Block "U";

THENCE north along the western limits of said Block, 348.3 feet
to a stake;

THENCE east parallel with the southern boundary of said Block "U", 1,258 feet to the eastern limits thereof;

THENCE south 348.33 feet to the southern boundary of said Block "U";

THENCE west along the said southern boundary of said Block "U", 1,258 feet to the place of beginning.///

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, administrators and assigns or its successors and assigns, as the case may be, 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 that he 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 he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor COVENANTS with the said Grantee that he has done no act to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL his claims upon the said lands.

~~AND THE SAID GRANTOR COVENANTS WITH THE SAID GRANTEE THAT HE SHALL NOT~~
~~REVOKE OR REVOKE ANY OF THE FOREGOING COVENANTS OR RELEASES~~

PROVIDED that in construing these presents the words "Grantor" and "Grantee" and the pronouns "he", "his" or "him" relating thereto and used therewith shall be read and construed as "Grantor" or "Grantors", "Grantee" or "Grantees", and "he", "she", "it" or "they", "his", "her", "its" or "their", or "him", "her", "it" or "them", respectively, as the number and gender of the party or parties referred to in each case require, and the number of the verb agreeing therewith shall be construed as agreeing with the said word or pronoun so substituted.

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: _____

PER: _____

THE REGISTRY ACT

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

1. I am 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 M. 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 () 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 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 day of ,)
1980.)

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 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 30th day of March, 1977, as Number 279570, against the lands conveyed in the within instrument.
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 day of)
1980.)

A COMMISSIONER, ETC.

IN THE MATTER OF THE PLANNING ACT (as amended)

AND IN THE MATTER OF THE TITLE TO PART BLOCK "U", PLAN 25 FOR VILLAGE OF
FONTHILL NOW KNOWN AS PLAN 717 FOR TOWN OF
PELHAM, REGIONAL MUNICIPALITY OF NIAGARA
AND IN THE MATTER OF A DEED

Deed, Mortgage,
Agreement of
Sale, Lease, etc.

THEREOF, FROM THE CORPORATION OF THE TOWN OF PELHAM
TO SUSAN BENI

DATED MAY 13TH, 1980 .

I, GORDON CHERNEY

of the Town of Pelham in the Regional
Municipality of Niagara,
MAKE OATH AND SAY AS FOLLOWS:

1. I am 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
this Niagara
day of 19 80

Delete
if not
applicable

State
other
reason
if any

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

THE MATTER OF THE CONVEYANCE OF (insert brief description of land) PART BLOCK "U", PLAN 25 FOR VILLAGE OF FONTHILL NOW KNOWN AS PLAN 717 FOR 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) SUSAN BENI
 I, (see instruction 2 and print name(s) in full) SUSAN BENI

MAKE OATH AND SAY THAT:

- 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)
- 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)
- 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
- THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ 2,617.44	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ nil	
(b) (ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange (detail below)	\$ nil	
(d) Securities transferred to the value of (detail below)	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (total of (a) to (f))	\$ 2,617.44	\$ 2,617.44
(h) VALUE OF ALL CHATTELS — items of tangible personal property (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)	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION	\$ 2,617.44	
- If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) n/a
- Other remarks and explanations, if necessary n/a

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

SWORN before me at the Town of Pelham
 in the Reg. Municipality of Niagara
 this day of 19 80

(signature(s))

A Commissioner for taking Affidavits, etc.

PROPERTY INFORMATION RECORD

- Describe nature of instrument
- (i) Address of property being conveyed (if available)
- (ii) Assessment Roll # (if available)
- Mailing address(es) for future Notices of Assessment under The Assessment Act for property being conveyed (see instruction 6)
- (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 ☐
- Name(s) and address(es) of each transferee's solicitor

For Land Registry Office use only

REGISTRATION NO.

LAND REGISTRY OFFICE NO.

REGISTRATION DATE

