

This Indenture

made in duplicate the 6th day of August, 1980.

Between

THE CORPORATION OF THE TOWN OF PELHAM,

hereinafter called the "Party of the First Part"

OF THE FIRST PART

and

JAMES MARTIN BURTON McCLELLAN, of the Town of Pelham, in the Regional Municipality of Niagara, Retired Merchant, and DOROTHY MARGARET McCLELLAN, of the same place, his wife, as joint tenants and not as tenants in common,

hereinafter called the "Party of the Second Part"

OF THE SECOND PART

Witnesseth that in consideration of certain good and valuable consider-

ation and the sum of One-----(\$1.00)-----Dollar now paid by the Party of the Second Part to the Party of the First Part, the receipt whereof is hereby by him acknowledged, he the said Party of the First Part hath granted, released and quitted claim and by these presents DOTH GRANT, RELEASE AND QUIT CLAIM unto the said Party of the Second Part, his heirs, executors, administrators and assigns or its successors and assigns, as the case may be, forever

All the estate, right, title, interest, claim and demand whatsoever both at law and in equity or otherwise howsoever and whether in possession or expectancy of him the said Party of the First Part of, in, to or out of

THOSE lands and premises located in the following municipality, namely, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Town of Pelham, in the Regional ~~and being composed of~~ Municipality of Niagara (formerly in the Township of Pelham, in the County of Welland) and being composed of part of the road allowance between Lots 6 and 7, in the Eighth Concession of the said Township, containing by admeasurement 0.278 acres more or less, which said parcel may be more particularly described as follows:

COMMENCING at a standard iron bar found at the intersection of the Northerly limit of Canboro Road with the said easterly limit of Lot 7 as shown on a Plan of Survey registered in the Land

Registry Office of the Province of Ontario, in the County of Niagara, South

(No. 59) as Plan 59R-1809;

THENCE North 2 degrees 03 minutes 50 seconds west in the easterly limit of said Lot 7, 198.0 feet to an iron tube found;

THENCE North 87 degrees 37 minutes 10 seconds east, 60.0 feet to an iron tube found;

THENCE South 1 degree 48 minutes 20 seconds east, 77.0 feet to a stone monument found;

THENCE North 86 degrees 07 minutes 40 seconds east, 6.35 feet more or less to a point in the westerly limit of said Lot 6;

THENCE South 2 degrees 03 minutes 50 seconds east in the westerly limit of said Lot 6, 106.02 feet more or less to a point in the northerly limit of Canboro Road;

THENCE South 74 degrees 42 minutes 50 seconds west along the said northerly limit, 67.80 feet more or less to the Point of Commencement.

PREMISING that all bearings herein are referred to part of the easterly limit of said Lot 7 as shown on said Plan 59R-1809 to have a bearing of North 2 degrees 03 minutes 50 seconds west.

TOGETHER WITH the appurtenances thereunto belonging or appertaining.

TO HAVE AND TO HOLD the aforesaid lands and premises with the appurtenances thereto belonging or appertaining unto and to the use of the said Party of the Second Part, his heirs, executors, administrators and assigns or its successors and assigns, as the case may be, forever.

SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original Grant thereof from the Crown.

Strike out
if not
applicable

~~AND~~

~~spouse of the said Party of the First Part hereby consent to the transaction evidenced by this Indenture~~

PROVIDED that in construing these presents, the words "Party of the First Part" and "Party of the Second Part" and the pronouns "he", "his", or "him" relating thereto and used therewith shall be read and construed as "Party of the First Part" or "Parties of the First Part", "Party of the Second Part" or "Parties of the Second Part" and "he", "she", "it" or "they", "his", "her", "its" or "their", and "him", "her", "it" or "them", respectively, as the number and gender of the party or parties referred to in 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

Mayor

Clerk

THE LAND TRANSFER TAX ACT, 1974
AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

THE MATTER OF THE CONVEYANCE OF (insert brief description of land) part of the road allowance between Lots 6 and 7, Concession 8, in the Town of Pelham, in the Regional Municipality of Niagara - 0.278 acres

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)

JAMES MARTIN BURTON McCLELLAN and DOROTHY MARGARET McCLELLAN

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

GEORGE FRANCIS DENISON GOLDRING

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 ~~XXXXXX~~ solicitor acting in this transaction for James Martin Burton McClellan and Dorothy Margaret McClellan (insert name(s) of principal(s)) described in paragraph(s) ~~XXXXXX~~ (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) none

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

(a) Monies paid or to be paid in cash \$ nil

(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ nil

(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 \$ nil \$ nil

(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 \$ nil

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 Quit Claim Deed given for the purpose of confirming title in parties of second part and no consideration passed, the same being authorized by By-law No. 639 (1980).

SWORN before me at the Town of Pelham
in the Regional Municipality of Niagara
this 12th day of August, 1980

Margaret Louise Wilcox
A Commissioner for taking Affidavits, etc.

Goldring
(signature(s))

A Commissioner etc., Welland County,
for G. F. D. Goldring, Barrister.

Expires 15th March, 1981.

PROPERTY INFORMATION RECORD

A. Describe nature of instrument Quit Claim Deed

B. (i) Address of property being conveyed (if available) Ridgeville, Ontario

(ii) Assessment Roll # (if available) not available

C. Mailing address(es) for future Notices of Assessment under The Assessment Act for property being conveyed (see instruction 6)
Ridgeville, Ontario. LOS IMO

D. (i) Registration number for last conveyance of property being conveyed (if available) not 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 Mr. G.F.D. Goldring
Solicitor, etc.
Box 819
Fonthill, Ontario
LOS 1EO

For Land Registry Office use only

REGISTRATION NO.

LAND REGISTRY OFFICE NO.

REGISTRATION DATE

AFFIDAVIT OF SUBSCRIBING WITNESS

I,

of the

in the

make oath and say:

*See footnote 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 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)".

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I / WE

of the

in the

* If attorney, see footnote (severally) make oath and say: When I / WE executed the attached instrument,

I WAS / WE WERE EACH at least eighteen years old;

and within the meaning of section 1(f) of The Family Law Reform Act, 1978,

(a) I WAS / I WAS NOT a spouse.

Strike out
inapplicable
clauses.

(b) was my spouse.

(c) We were spouses of one another.

** Not a
matrimonial
home, etc.,
see footnote.

Resident of
Canada, etc.

(SEVERALLY) SWORN before me at the

this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

Note: Where affidavit made by an attorney substitute: "When I executed the attached instrument as attorney for (name) he/she was (spouse) and if applicable, name of other spouse, within the meaning of section 1(f) of The Family Law Reform Act, 1978 and when he/she executed the power of attorney, he/she had attained the age of majority".

** Note: See Section 42(s) of The Family Law Reform Act, 1978 where spouse does not join in or consent; or complete a separate affidavit.

