

This Indenture

made in duplicate the 22nd day of August,
 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

HER MAJESTY THE QUEEN IN RIGHT OF CANADA,

HEREINAFTER CALLED

THE "GRANTEE"
OF THE SECOND PART

Witnesseth that in consideration of _____
 _____ONE OR MORE_____dollars

now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him acknowledged, he the said Grantor DOETH GRANT unto the said Grantee in fee simple

THOSE lands and premises located in the following municipality, namely, in the Town of Pelham, in the Regional Municipality of Niagara, and being composed of part of Block "C", according to Registered Plan No. 25 for the Village of Fonthill, and part of Lot 26 according to said Registered Plan No. 25 for the Village of Fonthill, now known as Plan No. 717, shown as Part 9 on Plan 59R-3126./////

TO HAVE AND TO HOLD unto the said Grantee, ^{Her heirs and successors,} ~~his heirs, executors, administrators and assigns or his successors and assigns as they may be to and for their sole and only use forever~~ to and for Her 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 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 Spouse of the Grantor hereby consents to the transaction evidenced by this indenture~~

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 have hereunto set their hands and seals.~~
The Corporation of the Town of Pelham has hereunto affixed its corporate seal duly attested by its proper signing officers duly authorized in that behalf.

Signed, Sealed and Delivered
IN THE PRESENCE OF

THE CORPORATION OF THE TOWN OF PELHAM

PER: E. S. Bergensten Mayor

PER: M. May Hackett Clerk

IN THE MATTER OF THE PLANNING ACT (as amended)

AND IN THE MATTER OF THE TITLE TO PART BLOCK "C", PLAN 25 FOR THE
VILLAGE OF FONTHILL, AND PART OF LOT 26, PLAN 25, NOW KNOWN AS PLAN
NO. 717, SHOWN AS PART 9 ON PLAN 59R-3126, TOWN OF PELHAM, REGIONAL
AND IN THE MATTER OF A DEED /MUNICIPALITY OF NIAGARA

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

THEREOF, FROM THE CORPORATION OF THE TOWN OF PELHAM

TO HER MAJESTY THE QUEEN IN RIGHT OF CANADA

DATED AUGUST 22ND, 1980.

I, ERIC BERGENSTEIN,

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

MAKE OATH AND SAY AS FOLLOWS:

1. I am the mayor of the grantor ~~the~~
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.*

Delete
if not
applicable

State
other
reason
if any

(b)

SWORN before me

at the Town of Pelham,

in the Regional Municipality of
Niagara,

this

day of August,

1980.

Eric Bergenstein
ERIC BERGENSTEIN

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)".

Dated August 22nd, 1980

THE CORPORATION OF THE TOWN OF
PELHAM

—TO—

HER MAJESTY THE QUEEN IN RIGHT
OF CANADA

Head of Land
SITUATE
Town of Pelham,
Regional Municipality of Niagara

Newsome and Gilbert, Limited, — Form 109, 118, 1169 or 1162

ASSESSMENT ROLL No.:
ADDRESS OF PROPERTY: Fonthill, Ontario.

BROOKS, MACFARLANE,
Barristers and Solicitors,
76 Division Street,
Welland, Ontario.

DTM:jhb

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	