

This Indenture

made in duplicate the 10th day of September,
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

TOWN OF PELHAM NON-PROFIT HOUSING
CORPORATION, a non-profit corporation in-
corporated under the laws of the Province
of Ontario,

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 acknowl-
edged, he the said Grantor DOTH 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 Parts 4 and 7 on Plan 59R-3126.
SUBJECT to an easement for a storm sewer over Part 4 on Plan
59R-3126 ./////

TO HAVE AND TO HOLD unto the said Grantee/^{its}~~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/^{it}~~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/^{it}~~he~~ will execute such further assurances of the said lands as may be requisite.

AND the said Grantor COVENANTS with the said Grantee that/^{it}~~he~~ has done no act to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL/^{its}~~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 hereto 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
Signed, Sealed and Delivered /authorized in that behalf.
IN THE PRESENCE OF THE CORPORATION OF THE TOWN OF PELHAM

PER: E. S. Bergensten Mayor

PER: M. May Hallett 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, NOW KNOWN AS PLAN 717, SHOWN AS PARTS 4
AND 7 ON PLAN 59R-3126, TOWN OF PELHAM, REGIONAL MUNICIPALITY OF
AND IN THE MATTER OF A DEED /NIAGARA.

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

THEREOF, FROM THE CORPORATION OF THE TOWN OF PELHAM
TO TOWN OF PELHAM NON-PROFIT HOUSING CORPORATION
DATED SEPTEMBER 10, 1980 .

I, DUNCAN M. MACFARLANE,

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

MAKE OATH AND SAY AS FOLLOWS:

1. I am the solicitor for the grantor~~xxx~~
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

Delete
if not
applicable

~~(xxx) 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~~

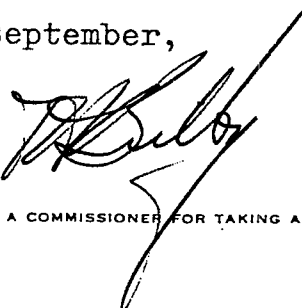
State
other
reason
if any

(b) The present registered owner is a municipal corporation
and is therefore exempt from the provisions of The Planning
Act.

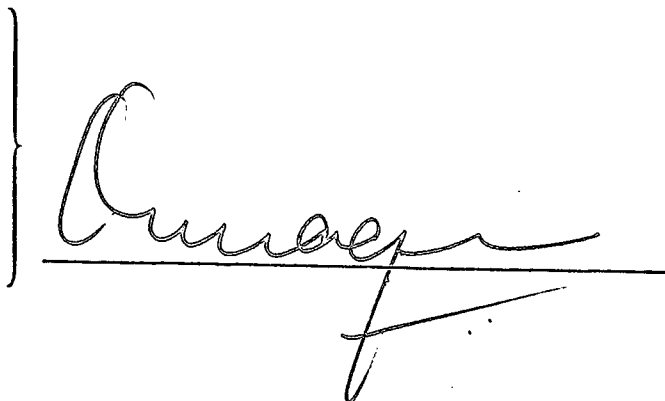
SWORN before me

at the City of Welland,
in the Regional Municipality of
Niagara,
this 22nd
day of september,

1980.



A COMMISSIONER FOR TAKING AFFIDAVITS, ETC



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)* PART BLOCK "C", PLAN 25 FOR THE
VILLAGE OF FONTHILL, NOW KNOWN AS PLAN 717, SHOWN AS PARTS 4 AND 7 ON PLAN
59R-3126, 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)* 1 & Pt Lot 26 Plan 25 NKA 717
TOWN OF PELHAM NON-PROFIT HOUSING
CORPORATION

I, *(see instruction 2 and print name(s) in full)* ALLEN BLACKMORE, of the Town of Pelham, in the
Regional Municipality of Niagara,

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))*

(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))*
Town of Pelham
Non-Profit Housing Corporation
described in paragraph(s) ~~(a), (b), (c)~~, (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 | \$ 106,233.00 | |
| (b) Mortgages (i) Assumed <i>(show principal and interest to be credited against purchase price)</i> | \$ nil | |
| (ii) Given back to vendor | \$ nil | |
| (c) Property transferred in exchange <i>(detail below)</i> | \$ nil | |
| (d) Securities transferred to the value of <i>(detail below)</i> | \$ nil | |
| (e) Liens, legacies, annuities and maintenance charges to which transfer is subject | \$ nil | |
| (f) Other valuable consideration subject to land transfer tax <i>(detail below)</i> | \$ nil | |
| (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL
SUBJECT TO LAND TRANSFER TAX <i>(total of (a) to (f))</i> | \$ 106,233.00 | \$ 106,233.00 |
| (h) VALUE OF ALL CHATTELS — items of tangible personal property
<i>(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)</i> | \$ nil | |
| (i) Other consideration for transaction not included in (g) or (h) above | \$ nil | |
| (j) TOTAL CONSIDERATION | \$ 106,233.00 | |

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

SWORN before me at the Town of Pelham,
in the Regional Municipality of Niagara,
this 15th day of September, 19 80

LLOYD J. TUNNA, CLIFFE
A Commissioner in and for the
District of Niagara South for the

Corporation of the Town of Pelham.
Expires June 15th 1981.

(signature(s))
ALLEN BLACKMORE

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument Deed
- B. (i) Address of property being conveyed *(if available)* Pelham Town Square, Fonthill, Ontario.
- (ii) Assessment Roll # *(if available)* N/A
- C. Mailing address(es) for future Notices of Assessment under The Assessment Act for property being conveyed *(see instruction 6)*
Town of Pelham Non-Profit Housing Corporation, c/o The Corporation of the
Town of Pelham, 43 South Pelham Street, Fonthill, Ontario, L0S 1E0.
- D. (i) Registration number for last conveyance of property being conveyed *(if available)* N/A
- (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
BROOKS, MACFARLANE,
Barristers and Solicitors,
76 Division Street,
Welland, Ontario.

For Land Registry Office use only

REGISTRATION NO.

LAND REGISTRY OFFICE NO.

REGISTRATION DATE

