

This Indenture

~~made in duplicate~~ **triplicate** the **eighth** day of **October**
one thousand nine hundred and **eighty-one**

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 the Province
of Ontario represented by the Minister of
Transportation and Communications for the
Province of Ontario,
hereinafter called the Grantee

OF THE SECOND PART:

Witnesseth that in consideration of **other good and valuable consideration**
and the sum of ONE-----
----- **(\$1.00)**-----**DOLLAR**

now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him
acknowledged, 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 comprised of~~ **formerly in the Township of Pelham, in the
County of Welland, in the Province of Ontario, being composed
of that portion of LOT 3, CONCESSION 7, of the Geographic
Township of Pelham, designated as PART 2, on a Ministry of
Transportation and Communications Plan of Survey P-1910-41
being a Reference Plan deposited in the Land Registry Office
for the Registry Division of Niagara South as Plan 59R-3461.**

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors, administrators, successors and assigns 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 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.

PROVIDED that in construing these presents the words "Grantor" and "Grantee" and the pronouns "it", "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.

WITNESS the Corporate Seal of the Corporation hereunto affixed as attested by the hands of its proper signing officers in that behalf.

~~XXXXXXXX~~
THE CORPORATION OF THE TOWN OF PELHAM

Per:

E.S. Bergenstein

Murray Hackett

Form 1 - Land Transfer Tax Act

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) **Part Lot 3, Concession 4, Town of Pelham, Regional Municipality of Niagara, PART 2 on Reference Plan 59R-3461**

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) **HER MAJESTY THE QUEEN, represented by the Minister of Transportation and Communications for the Province of Ontario**

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

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 1 (1)(f) and (g) 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)

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

- (a) Monies paid or to be paid in cash \$
- (b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$
(ii) Given back to vendor \$
- (c) Property transferred in exchange (detail below) \$
- (d) Securities transferred to the value of (detail below) \$
- (e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$
- (f) Other valuable consideration subject to land transfer tax (detail below) \$
- (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (TOTAL OF (a) to (f)) \$
- (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. 1980, c.454, as amended) \$
- (i) Other consideration for transaction not included in (g) or (h) above \$
- (j) TOTAL CONSIDERATION \$

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)

6. If the consideration is nominal, is the land subject to any encumbrance?

7. Other remarks and explanations, if necessary

SWORN before me at the
in the
this day of 19

A Commissioner for taking Affidavits, etc.

signature(s)

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument: **Deed**
- B. (i) Address of property being conveyed (if available) **N/A**
- (ii) Assessment Roll No. (if available) **010-01002**
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6). **See E below**
- D. (i) Registration number for last conveyance of property being conveyed (if available) **35007**
- (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

MINISTRY OF TRANSPORTATION & COMMUNICATIONS
PROPERTY SECTION, CENTRAL REGION
3501 DUFFERIN ST., DOWNSVIEW, ONT.
M3K 1N6

For Land Registry Office use only
REGISTRATION NO.
Land Registry Office No.
Registration Date

