BROOKS, MACFARLANE & BIELBY BARRISTERS & SOLICITORS

GEOFFREY F. BROOKS, Q.C. DUNCAN M. MACFARLANE, Q.C. THOMAS A. BIELBY JOHN M. PATUS TELEPHONE 735-5684 384-9788 (AREA CODE 416)

P. O. BOX 67
76 DIVISION STREET
WELLAND, ONTARIO
L3B 5N9

January 26, 1982.

The Corporation of the Town of Pelham,
P. O. Box 400,
Pelham Municipal Building,
Pelham Town Square,
Fonthill, Ontario.
LOS 1EO.

Attention: Murray Hackett, Esq.

Dear Sirs:

Re: Town of Pelham purchase from Chambers

Pursuant to your instructions this matter has now been completed and please find enclosed the original deed along with our account.

Pursuant to your instructions the deed and easement were prepared and the deed was registered on title. The easement was delivered to your office as it was felt that registration was not necessary as it was only temporary.

Please be advised that we are not certifying title to the property but pursuant to our understanding only subsearched the property to ascertain that the vendors had title and after which we registered the deed.

We thank you for allowing us to be of service to you in this matter and remain,

Yours very truly,

BROOKS, MACFARLANE & BIELBY

PER:

TAB:bd

Encls.

This Indenture

made in duplicate the 18th day of November, one thousand nine hundred and eighty-one.

In Pursuance of the Short Forms of Conveyances Art:

Between

GARTH COLVER CHAMBERS, of the Town of Pelham in the Regional Municipality of Niagara, formerly of the Village of Fenwick in the County of Welland and SHIRLEY KATHLEEN CHAMBERS, his spouse, of the same place

HEREINAFTER CALLED

THE "GRANTORS"
OF THE FIRST PART

AND

THE CORPORATION OF THE TOWN OF PELHAM,

HEREINAFTER CALLED

THE "GRANTEE"
OF THE SECOND PART

W itnesseth	that in	consideration	of	
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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, formerly in the Township of Pelham and being composed of Part of Lot 14, Concession 11 now known as

Part 1 on a Reference Plan 59R-3642 for the Registry Division of Niagara South.///

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 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.

Signed, Sealed and Delivered IN THE PRESENCE OF

may Hackett

Shirley Chambers

AFFIDAVIT OF SUBSCRIBING WITNESS

MURRAY I. HHCKETT

of the

Town of Pelham,

in the

Regional Municipality of Niagara,

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed by GARTH COLVER CHAMBERS and Town of Pelham

SHIRLEY KATHLEEN CHAMBERS

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 Town of Pelham, IN the Regional Municipality of Niagara

1981. day of December,

LLOYD J. TUNNACLIFFE A Commissioner, etc., Judicial District of Niagara South for the erc Expires June 6th, 1984.

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

WE

GARTH COLVER CHAMBERS and SHIRLEY KATHLEEN CHAMBERS

of the

Town of Pelham,

in the

Regional Municipality of Niagara,

(severally) make oath and say:

When K / WE executed the attached instrument,

XXXXX / WE WERE EACH at least eighteen years old;

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

XX

X-MAKIN KADAUKEX

We were spouses of one another. (c)

We were residents of Canada within the meaning of The Income Tax Act of Canada.

(SEVERALLY) SWORN before me at the Town of

Pelham in the Regional

Municipality of Niagara

18 th

December, 1981

LLOYD J. TUNNACLIFFE A Commissioner, etc., Judicial

District of Niagara South for the A COMMISSIONE OF THE PROPERTY OF THE PERTY O

Note: Where affiliant made in Sand in the meaning of section 1(f) of The Funity Law Reform Act, 1973 and when he assessed the power of attorney he/she had attained the age of majority".

* Note: See Section 42(3) of The Fumily Law Reform Act, 1978 where sponse does not join in or consent; or complete a separate affidavit,

Form 10hd Affidavit -- The Planning Act Registry Act lands only me and Gilbert Limited, Toronto

IN THE MATTER OF THE PLANNING ACT (as amended)

ND IN THE MATTER OF THE TITLE TO PART OF LOT 14, CONCESSION 11 NOW PART ON REFERENCE PLAN 59R-3642 FOR REGISTRY DIVISION OF NIAGARA SOUTH, AND IN THE MATTER OF THE TITLE TO TOWN OF PELHAM, REGIONAL MUNICIPALITY OF NIAGARA, FORMERLY TOWNSHIP OF PELHAM AND IN THE MATTER OF A

Delete if not applicable

THEREOF, FROM GARTH COLVER CHAMBERS and SHIRLEY KATHLEEN CHAMBERS

TO THE CORPORATION OF THE TOWN OF PELHAM

November 18th, 1981. DATED

I, GARTH COLVER CHAMBERS,

of the in the Pelham Regional Town

Municipality of Niagara

MAKE OATH AND SAY AS FOLLOWS:

the Grantors one of 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 five enex registered bundered by an exchanging leepot the equal between milimain row as AND THE PROPERTY AND THE PROPERTY OF THE PROPE hand a battang the land differ ted by x ket
 - (b) The Planning Act is not applicable because it is a sale to a municipal corporation.

SWORN before me

Town of Pelham at the

in the Regional Municipality

of Niagara
/8th

this

day of December, 1981.

LLOYD J. TUNNACLIFFE A Commissioner, etc., Judicial District of Niagara South for the Corporation of the Town of Pelham. Expires June 6th, 1984.

LAND TRANSFER TAX ACT Refer to all Instructions on Reverse Side. AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

0			
	IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land). PART. OF. NOW. PART. 1. ON REFERENCE PLAN. 59R-3642. FOR REGISTRY. SOUTH, TOWN OF PELHAM, FORMERLY TOWNSHIP OF PELHAM, BY (print names of all transferors in full)	DIVISION OF NIAGARA REGIONAL MUNICIPAL OF NIAGAR	 ĮŢY
	GARTH COLVER CHAMBERS AND SHIRLEY KATHLEEN CHAMBERS TO (see instruction 1 and print names of all transferees in full) THE CORPORATION	OF THE TOWN OF	
	I, (see instruction 2 and print name(s) in full) GORDON CHERNEY		
	i, (doc mendene) 2 and pinn mane(e) many		
1.	MAKE OATH AND SAY THAT: I am (place a clear mark within the square opposite that one of the following paragraphs that described instruction 2) (a) A person in trust for whom the land conveyed in the above-described conveyance is being (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	g conveyed; ;	ee
	described in paragraph(s) (a), (b), (c) above; (strike out references to inapple of the 光经以外次分类的数据数据数据数据数据数据数据数据数据数据数据数据数据数据数据数据数据数据数据	ct forTHE: (insert name(s) of corporation(s))	
	(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above 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) and as such, I have personal knowledge of the facts herein deposed to.	or (c) above, as applicable)	
2.	I have read and considered the definitions of "non-resident corporation" and "non-resident perso	n" set out respectively in clauses 1(1)(f)
3.	and (g) of the Act. (see instruction 3) The following persons to whom or in trust for whom the land conveyed in the above-described convey	vance is being conveyed are non-reside	ent
	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		
	(ii) Given back to vendor \$nil		
	(c) Property transferred in exchange (detail below) \$ n.1.1	1	
	(d) Securities transferred to the value of (detail below) \$nil	ALL BLAN	
	is subject\$ni.l	MUST BI	N.
	(f) Other valuable consideration subject to land transfer tax (detail below) \$ nil (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL	(INSERT "N WHERE	
	SUBJECT TO LAND TRANSFER TAX (total of (a) to (f)) \$.3,.000.00	\$.3,000,00 APPLICAB	LE.
	(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	s	
5.	If consideration is nominal, describe relationship between transferor and transferee and state punion.		
6. 7.	If the consideration is nominal, is the land subject to any encumbrance? n/a		
••			
	SWORN before me at the Town of Pelham in the Regional Municipality of Niagara this 13-1 day of January, 1982	\sim	
	A Commissioner for taking Affidavits, etc.		
	PROPERTY INFORMATION RECORD		
А . В.	Describe nature of instrument Deed. (i) Address of property being conveyed (if available)754 Foss Road, Fenw.	ick, Ontario	
	(ii) Assessment Roll # (if available)		•••
C.		ing conveyed (see instruction 6)	•••
D.	003		
E.	Name(s) and address(es) of each transferee's		
	76 Division Street For Land Registry	Office use only	
	P. O. Box 67 Welland Ontario REGISTRATION NO.		
	L3B 5N9 LAND REGISTRY OFFICE NO.		
	REGISTRATION DATE		

Agging Office To SC 600 percentary and property of the CREAT (1995) The same street