

CORPORATION OF THE TOWNSHIP OF WESTMEATH

By-Law No. 88-09

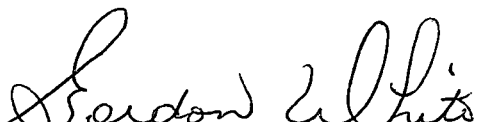
A By-Law to sell land in Lot 18, Concession NFA


- Whereas
- 1) The Municipal Act RSO 1980 Section 193 SS 1 empowers Municipal Corporations to sell property owned by them, which is surplus to their needs
 - 2) The parcel of land hereinafter referred to is not required for municipal purposes, and the Corporation of the Township of Westmeath believes the consideration to be fair and reasonable, and that the sale will be in the public interest.

Now therefore the Council of the Corporation of the Township of Westmeath enacts as follows:-

- 1 That the Corporation of the Township of Westmeath sell the lands described as Part of Lot 18, Concession North Front A, Township of Westmeath, designated as Part 1 on Reference Plan 49R-8743 to Lindsay Price for the sum of one hundred dollars (\$ 100.00) plus related costs (legal and survey fees)
- 2 That the Reeve and the Clerk of the Municipality be empowered and authorized to execute whatever documents are required in order to effect the said sale.

PASSED AND ENACTED this 6th day of April, 1988


Reeve


Deputy Clerk

Transfer/Deed of Land

A

Form 1 — Land Registration Reform Act, 1984

FOR OFFICE USE ONLY

FOR OFFICE USE ONLY

<p style="text-align: center; font-size: 24px; font-weight: bold;">289435</p> <p>NUMBER Certificate of Registration</p> <p style="font-size: 24px; font-weight: bold;">2³³ APR 18 1988</p> <p>RENFREW No. 49 PEMBROKE New Property Identifiers</p> <p style="text-align: center; font-size: 18px; font-weight: bold;">LAND REGISTRAR</p> <p style="text-align: right; font-size: 12px;">Additional: See Schedule <input type="checkbox"/></p> <hr/> <p>Executions</p> <p style="text-align: right; font-size: 12px;">Additional: See Schedule <input type="checkbox"/></p>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 3 pages	(3) Property Identifier(s) Block Property	
	(4) Consideration	ONE HUNDRED DOLLARS Dollars \$ 100.00		
	(5) Description	This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>		
	That part of Lot 18 Concession North Front "A" Township of Westmeath County of Renfrew designated as Part 1 Plan 49R-8743.			
	(6) This Document Contains	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	(7) Interest/Estate Transferred Fee Simple
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that				
Name(s)	Signature(s)	Date of Signature Y M D		
... CORPORATION OF THE TOWNSHIP OF WESTMEATH	<i>Gordon White</i>	1988 03 31		
	Reeve, - Gordon White			
	<i>Patricia Burn</i>	1988 03 31		
	Clerk, - Patricia Burn			
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction				
Name(s)	Signature(s)	Date of Signature Y M D		
(10) Transferor(s) Address for Service <p style="text-align: center;">Westmeath, Ontario</p>				
(11) Transferee(s)				
PRICE, Lindsay		Date of Birth Y M D 1934 07 20		
PRICE, Dorothea		1935 08 04		
Joint Tenants				
(12) Transferee(s) Address for Service <p style="text-align: center;">Beachburg, Ontario</p>				
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.				
Signature	Signature	Date of Signature Y M D		
Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.				
Name and Address of Solicitor	Signature	Date of Signature Y M D		
(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.				
Name and Address of Solicitor	Signature	Date of Signature Y M D		
(15) Assessment Roll Number of Property	Cty. Mun. Map. Sub. Par.	NOT ASSIGNED		
(16) Municipal Address of Property		(17) Document Prepared by:		
R.R. # 1 Westmeath		Huckabone, Shaw, O'Brien Radley-Walters and Reimer 284 Pembroke East Pembroke, Ontario.		
		Fees and Tax		
		Registration Fee	20.00	
		Land Transfer Tax	—	
		Total	20.00	

Planning Act — OPTIONAL
Affix Statement by Solicitor for Transferee(s) here if necessary

SCHEDULE

By-Law No. 88-09 of the Corporation of the Township of Westmeath was registered on the 18th day of APRIL 1988 as No. 289434. The said by-law authorized the sale of the within lands by the transferor to the transferee.

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.

DYE & DURHAM CO. LIMITED
Form No. 500
(Amended Aug. 1, 1986)

No. 3

THE MATTER OF THE CONVEYANCE OF (insert brief description of land)
Part of Lot 18 N.F.A. Part 1 Plan 49R 8743
Township of Westmeath County of Renfrew

(print names of all transferors in full)
CORPORATION OF THE TOWNSHIP OF WESTMEATH

(see instruction 1 and print names of all transferees in full)
LINDSAY PRICE & DOROTHEA PRICE

(see instruction 2 and print name(s) in full)
Delbert A. O'Brien

TAKE OATH AND SAY THAT:

- 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))
Lindsay Price and Dorothea Price
described in paragraph(s) ~~XXXX~~ (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.

(To be completed where the value of the consideration for the conveyance exceeds \$250,000).

- I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance
- contains at least one and not more than two single family residences.
 - does not contain a single family residence.
 - contains more than two single family residences. (see instruction 3)
- Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.

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 and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) none

THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	<u>100.00</u>	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>nil</u>	
(b) (ii) Given back to vendor	\$	<u>nil</u>	
(c) Property transferred in exchange (detail below)	\$	<u>nil</u>	
(d) Securities transferred to the value of (detail below)	\$	<u>nil</u>	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>nil</u>	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>nil</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>100.00</u>	\$ <u>100.00</u>
(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)	\$	<u>nil</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>nil</u>	
(j) TOTAL CONSIDERATION	\$	<u>100.00</u>	

All Blanks Must Be Filled In. Insert "Nil" Where Applicable.

6. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) n/a
7. If the consideration is nominal, is the land subject to any encumbrance? _____
7. Other remarks and explanations, if necessary. _____

Sworn before me at the City of Pembroke
in the County of Renfrew
this 18 day of April 1988
Mary Lucille Mick
A Commissioner for taking Affidavits, etc.
MARY LUCILLE MICK, a Commissioner for taking Affidavits, County of Renfrew, for Huckabone, Shaw, O'Brien, Radley-Walters & Reimer, Barristers and Solicitors.
Expires 6 November, 1990.

Delbert A. O'Brien
signature(s)

Property Information Record

- A. Describe nature of instrument: deed
- B. (i) Address of property being conveyed (if available) not available
- (ii) Assessment Roll No. (if available) not assigned
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) Main Street, Beachburg, Ontario
- 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
D. A. O'Brien
284 Pembroke East
Pembroke, Ontario.

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