

THE CORPORATION OF THE TOWNSHIP OF WESTMEATH

By-Law 96-27

A By-Law to Acquire Land for Road Purposes

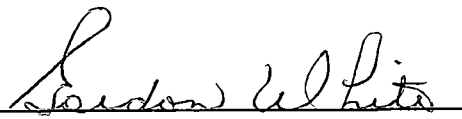
WHEREAS:

1. Under Section 191 of the Municipal Act, R.S.O. 1990, C.M. 45 a Council may pass By-Laws to acquire any land required for the purposes of the Corporation.
2. The persons hereinafter mentioned desire to convey to the Township the lands described in the deed hereinafter mentioned.
3. The Township accepts the lands described in the said deed as a condition of sale of property.

NOW THEREFORE the Municipal Council of the Corporation of the Township of Westmeath ENACTS as follows:-

- 1) That a deed of conveyance from the persons and for the lands referred to hereunder, made in favour of the Corporation of the Township of Westmeath, each as a dedication, be accepted by the Township for public use, and to meet the requirements of the Township.
- 2) That Frederick Harris Whalen and Karen Whalen, as joint tenants, hereby convey to the Township of Westmeath Part of Lot 5, Concession 2, West of Muskrat Lake, designated as Part 1 on Registered Plan 49R-13106
- 3) The lands referred to in Section 2) are hereby established as public highways.

PASSED and ENACTED this 21st Day of August, 1996.



Reeve



Clerk

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) All that portion of Part of Lot 5, Concession 2, West of Muskrat Lake, Township of Westmeath, County of Renfrew and Province of Ontario being Part 1 on Plan 49R-13106
 BY (print names of all transferors in full) Frederick Harris Whalen and Karen Whalen

TO (see instruction 1 and print names of all transferees in full) Municipal Corporation Of The Township Of Westmeath
 I, (see instruction 2 and print name(s) in full) R. BRUCE LEACH

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)) Municipal Corporation Of The Township Of Westmeath described in paragraph(s) X, X (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)) _____

- (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. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).
 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 \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. 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

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

(a) Monies paid or to be paid in cash	\$	<u>2.00</u>	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>Nil</u>	} All Blanks Must Be Filled In. Insert "Nil" Where Applicable
(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>2.00</u>	\$ <u>2.00</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.464, as amended)	\$	<u>Nil</u>	\$ <u>Nil</u>
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>Nil</u>	\$ <u>Nil</u>
(j) TOTAL CONSIDERATION	\$	<u>2.00</u>	\$ <u>2.00</u>

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) Transfer to municipality - exempt from Land Transfer Tax

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

7. Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Pembroke
 in the County of Renfrew
 this 19th day of August 1996

Lori Ann Roche LORI ANN ROCHE, a Commissioner, etc.
 County of Renfrew for R. Bruce Leach, Barrister and Solicitor. Expires March 25, 1997
R. Bruce Leach signature(s)

Property Information Record A. Describe nature of instrument: <u>Transfer/Deed of Land</u> B. (i) Address of property being conveyed (if available) <u>N/A</u> (ii) Assessment Roll No. (if available) <u>Not Assigned</u> C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) <u>Westmeath, Ontario, K0J 2L0</u> D. (i) Registration number for last conveyance of property being conveyed (if available) <u>N/A</u> (ii) Legal description of property conveyed: Same as in D. (i) above. Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/> E. Name(s) and address(es) of each transferee's solicitor <u>R. BRUCE LEACH</u> <u>256 Nelson Street, P.O. Box 546, Pembroke, Ontario, K8A 6X7</u> <u>File 96-318</u>	For Land Registry Office Use Only	
	Registration No.	Registration Date
	Land Registry Office No.	

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes No
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes No
- (c) Do all individual transferees have French Language Education Rights? Yes No
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes No

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b). 04480 (80-08)

FOR OFFICE USE ONLY

(1) Registry Land Titles (2) Page 1 of 2 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Consideration
TWO----- Dollars \$ **2.00**

(5) Description This is a: Property Division Property Consolidation **Lot 5,**
All that portion of Part of east half of Laska, Concession 2, West of Muskrat Lake, Township of Westmeath, County of Renfrew and Province of Ontario being Part 1 on Plan 49R- 13106

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other (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 **We are spouses of one another.**

Name(s)	Signature(s)	Date of Signature Y M D
WHALEN, Frederick Harris		1996 08 16
WHALEN, Karen		1996 08 16
Joint Tenants		

(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 **R. R. #3, Cobden, Ontario K0J 1K0**

(11) Transferee(s) **MUNICIPAL CORPORATION OF THE TOWNSHIP OF WESTMEATH**

Date of Birth Y M D

(12) Transferee(s) Address for Service **Westmeath, Ontario K0J 2L0**

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

Date of Signature Y M D	Signature	Date of Signature Y M D	Signature

Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act 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 50(22)(c)(ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. 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	City: 47 Mun: 58	Map: Sub: Par: NOT ASSIGNED	Fees and Tax
(16) Municipal Address of Property	(17) Document Prepared by: R. BRUCE LEACH 256 Nelson Street P.O. Box 546 Pembroke, Ontario K8A 6X7		
N/A			
Total			