

CORPORATION OF THE VILLAGE OF COBDEN

BY-LAW #1990-17

BEING A By-Law to Sell Land

WHEREAS the Corporation of the Village of Cobden is now seized and possessed of the land hereinafter described;

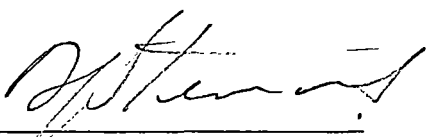
AND WHEREAS under Section 193, Subsection 1 of the Municipal Act, R.S.O. 1980, as amended, a council may pass by-laws to sell or dispose of land no longer required;

AND WHEREAS the land hereinafter described is not required by the Corporation, and the Corporation has entered into an agreement to sell same to the persons at the price following:


THEREFORE the Council of the Corporation of the Village of Cobden hereby enacts as follows:

1. That the land described as that part of Manor Reserve "A", Registered Plan No. 65, designated as PART 1 on Reference Plan 49R-10177 be sold and conveyed to JOHN AUNGER at a price of TWO HUNDRED and FIFTY DOLLARS (\$250.00);
2. That the Clerk and the Reeve be and they are hereby authorized and required to execute a deed of conveyance for the above, to the persons and upon the terms above mentioned under the corporate seal of the Village of Cobden, and deliver the same to the purchasers upon payment of this price.

READ a first, second and passed on the third reading this 11th day of September 1990



 REEVE



 CLERK-TREASURER

FOR OFFICE USE ONLY

NUMBER **323154**
NUMÉRO

Certificate of Registration
Certificat d'enregistrement

10¹⁴ SEP 20 1990

RENFREW
No. 49
PEMBROKE

[Signature]
LAND REGISTRAR
REGISTRATEUR

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(1) Registry <input checked="" type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 2 pages
(3) Property Identifier(s)	Block	Property
(4) Nature of Document By-law No. 1990-17		
(5) Consideration Dollars \$		
(6) Description Part of Manor Reserve "A", Registered Plan 65, designated as PART 1 on Reference Plan 49R-10177, Village of Cobden, County of Renfrew		
(7) 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"/>

(8) This Document provides as follows:

See By-law No. 1990-17 attached

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s) CORPORATION OF THE VILLAGE OF COBDEN	Signature(s) <i>[Signature]</i>	Date of Signature Y M D 1990 09 19
by its solicitor David A. Stewart		

(11) Address for Service
McNab, Stewart & Prince, P.O. Box 338, Renfrew, Ontario, K7V 4A4

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property
Cobden
Ontario
K0J 1K0

(15) Document Prepared by:
McNab, Stewart & Prince
Barristers and Solicitors
117 Raglan Street South
P.O. Box 338
Renfrew, Ontario
K7V 4A4

Fees and Tax	
Registration Fee	
Total	

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Document General

Form 4 — Land Registration Reform Act, 1984

D

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

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

(4) Nature of Document
By-law No. 1990-17

(5) Consideration
Dollars \$

(6) Description
Part of Manor Reserve "A", Registered Plan 65, designated as PART 1 on Reference Plan 49R-10177, Village of Cobden, County of Renfrew

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

FOR OFFICE USE ONLY

NUMBER 323154
NUMÉRO

Certificate of Registration
Certificat d'enregistrement

1014 SEP 20 1990

RENFREW No. 49 PEMBROKE

Alana
LAND REGISTRAR
REGISTRATEUR

vs

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(8) This Document provides as follows:

See By-law No. 1990-17 attached

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s) Signature(s) Date of Signature
CORPORATION OF THE VILLAGE OF COBDEN *David Stewart* 1990 09 19
by its solicitor David A. Stewart

(11) Address for Service McNab, Stewart & Prince, P.O. Box 338, Renfrew, Ontario, K7V 4A4

(12) Party(ies) (Set out Status or Interest)

Name(s) Signature(s) Date of Signature
Y M D

(13) Address for Service

(14) Municipal Address of Property
Cobden
Ontario
K0J 1K0

(15) Document Prepared by:
McNab, Stewart & Prince
Barristers and Solicitors
117 Raglan Street South
P.O. Box 338
Renfrew, Ontario
K7V 4A4

Fees and Tax	
Registration Fee	
Total	

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Transfer/Deed of Land

A

Form 1 — Land Registration Reform Act, 1984

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	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 2 pages
	(3) Property Identifier(s) Block Property	Additional: See Schedule <input type="checkbox"/>
	(4) Consideration TWO HUNDRED AND FIFTY ----- Dollars \$ 250.00	
	(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Part of Manor Reserve "A" Registered Plan 65, designated as PART 1 on Reference Plan 49R-10177, Village of Cobden, County of Renfrew	
New Property Identifiers	Additional: See Schedule <input type="checkbox"/>	
Executions	Additional: See Schedule <input type="checkbox"/>	

(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 type="checkbox"/>	(7) Interest/Estate Transferred Fee Simple
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(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
CORPORATION OF THE VILLAGE OF COBDEN		Y M D
<i>D. Stewart</i>	(Reeve)	1990 09 27
<i>Kendy Stone</i>	(Clerk)	1990 09 27

(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.O.Box 40, Cobden, Ontario, K0J 1K0

(11) Transferee(s)

Name	Date of Birth
AUNGER, John Lasky	Y M D
	1925 01 25

(12) Transferee(s) Address for Service: 7 Dixon Street, Cobden, Ontario, K0J 1K0

(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	Date of Signature	Signature	Date of Signature
	Y M D		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: not separately assessed

Cty.	Mun.	Map.	Sub.	Par.
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(16) Municipal Address of Property 7 Dixon Street, Cobden, Ontario K0J 1K0	(17) Document Prepared by: McNab, Stewart & Prince Barristers and Solicitors 117 Raglan Street South P.O. Box 338 Renfrew, Ontario K7V 4A4	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td>Registration Fee</td> <td></td> </tr> <tr> <td>Land Transfer Tax</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> </tr> </table>	Fees and Tax		Registration Fee		Land Transfer Tax				Total	
Fees and Tax												
Registration Fee												
Land Transfer Tax												
Total												

Planning Act — OPTIONAL

FOR OFFICE USE ONLY

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)

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Part of Manor Reserve "A",
Registered Plan 65, designated as Part 1, Plan 49R-10177, Village
of Cobden, County of Renfrew
 BY *(print names of all transferors in full)* Corporation of the Village of Cobden

(see instruction 1 and print names of all transferees in full) John Lasky Auger

I, *(see instruction 2 and print name(s) in full)* John Lasky Auger

MAKE OATH AND SAY THAT:

1. *(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. ***(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.*

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>250.00</u>		} All Blanks Must Be Filled In. Insert "Nil" Where Applicable.
(b) Mortgages (i) Assumed <i>(show principal and interest to be credited against purchase price)</i>	\$	<u>nil</u>		
(ii) Given back to vendor	\$	<u>nil</u>		
(c) Property transferred in exchange <i>(detail below)</i>	\$	<u>nil</u>		
(d) Securities transferred to the value of <i>(detail below)</i>	\$	<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 <i>(detail below)</i>	\$	<u>nil</u>		
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX <i>(Total of (a) to (f))</i>	\$	<u>250.00</u>	\$ <u>250.00</u>	
(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. 1980, c.454, as amended)</i>	\$	<u>nil</u>		
Other consideration for transaction not included in (g) or (h) above	\$	<u>nil</u>		
(j) TOTAL CONSIDERATION	\$	<u>250.00</u>		

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. *(see instruction 6)* n/a

6. If the consideration is nominal, is the land subject to any encumbrance? none

7. Other remarks and explanations, if necessary. none

Sworn before me at the Village of Cobden
 in the County of Renfrew
 this 27th day of September 19 90

(Signature of Commissioner)

(Signature of John Lasky Auger)
 signature(s)

A Commissioner for taking Affidavits, etc.

Property Information Record

- A. Describe nature of instrument: Deed of Land
- B. (i) Address of property being conveyed *(if available)* 7 Dixon Street, Cobden, Ontario, K0J 1K0
- (ii) Assessment Roll No. *(if available)* not separately assessed
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 7)* 7 Dixon Street, Cobden, Ontario, K0J 1K0
- 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
- McNab, Stewart & Prince
Barristers and Solicitors
117 Raglan Street South
P.O. Box 338
RENFREW, Ontario
K7V 4A4

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

McNAB, STEWART & PRINCE

BARRISTERS - SOLICITORS
NOTARIES PUBLIC

A. A. McNAB, O.C.
D. A. STEWART, B.A., LL.B.
T. J. PRINCE, B.A., LL.B.
S. L. ANDERSON, B.A., LL.B.

117 RAGLAN STREET SOUTH
P. O. BOX 338

Renfrew, Ontario
K7V 4A4

TELEPHONE
613/432-5844

BRANCH OFFICE
COBDEN, ONTARIO

August 27, 1990.

Municipal Offices,
Village of Cobden,
COBDEN, Ontario.
K0J 1K0

Attention: Wendy C. Stone

Dear Ms. Stone:

Re: Sale of Land to John Auger

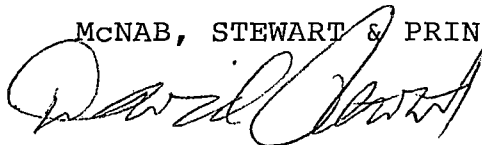
Further to your recent instructions to me, I enclose herewith a draft by-law for consideration by Council. If Council passes this by-law I would ask you to return two certified copies to me so that I might deposit the by-law on title.

If Mr. Auger is having a lawyer act for him, kindly advise of his name. Otherwise, we will have to deliver the Deed directly to him for registration by him.

Thank you for your attention to these matters.

Yours truly,

McNAB, STEWART & PRINCE.



David A. Stewart.

DAS/mm

Encl:

RECEIVED
AUG 28 1990
AUG 28 1990