

Transfer/Deed of Land

Form 1 - Land Registration Reform Act, 1984

A

D295417

REG 1-3 P 200

DURHAM (No. 40) Division

New Property Identifiers

Additional See Schedule ☐

Executions

Additional See Schedule ☐

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 2 pages

(3) Property Identifier(s)

Block

Property

Additional See Schedule ☐

(4) Consideration

TEN-----Dollars \$ 10.00

(5) Description

This is a

Property Division ☐

Property Consolidation ☐

Part of Lot 17, Block 4, Town of Whitby Regional Municipality of Durham designated as Part 14, Plan 40R-10885.

Plan H-50035

(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

Name(s)

Signature(s)

Date of Signature Y M D

THE CORPORATION OF THE

Per:

1988 10 12

TOWN OF WHITBY

Mayor

Clerk

1988 10 12

(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

575 Rossland Road East, Whitby, Ontario L1N 2M8

(11) Transferee(s)

Date of Birth Y M D

VAN HOOFF, Petrus

1929 03 02

(12) Transferee(s) Address for Service

P.O. Box 209, Whitby, Ontario L1N 5S1

(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

Date of Signature Y M D

Date of Signature Y M D

Signature

Signature

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

Date of Signature Y M D

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

(15) Assessment Roll Number of Property

Cty Mun. Map Sub Par

not assigned

(16) Municipal Address of Property not available

(17) Document Prepared by:
SIMS BRADY & MCMACKIN
117 King Street, Box 358
Whitby, Ontario L1N 5S4

Fees and Tax

Registration Fee

Land Transfer Tax

Total

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration

Refer to all instructions on reverse side

LIVE & DISCOUNT CO. LIMITED
T-2-A-155 500
(Amended Aug 1 1985)

Plan H50035

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part Lot 17, Block 4, Town of Whitby
Regional Municipality of Durham designated as Part 14, Plan 40R-10885

BY (print names of all transferors in full) THE CORPORATION OF THE TOWN OF WHITBY

TO (see instruction 1 and print names of all transferees in full) PETRUS VAN HOOFF

I (see instruction 2 and print name(s) in full) PETRUS VAN HOOFF

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 (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)(l) and (lg) 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>10.00</u>	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$ <u>nil</u>	
(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>10.00</u>	\$ <u>10.00</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>10.00</u>	

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 6)

n/a

n/a

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

7 Other remarks and explanations, if necessary Road allowance conveyed to Transferee being abutting owner.

Sworn before me at the Town of Whitby
in the Regional Municipality of Durham
this 18th day of October 19 88

A Commissioner for taking Affidavits, etc.

Michelle Ann Kunetsky a Commissioner, etc.,
Judicial District of Durham,
or Sims Brady & McMackin,
Barristers and Solicitors.
Expires November 20, 1990.

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)
P.O. Box 209, Whitby, Ontario L1N 5S1
D (i) Registration number for last conveyance of property being conveyed (if 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

SIMS BRADY & MCMACKIN
117 King Street
Whitby, Ontario
L1N 5S4

For Land Registry Office use only

REGISTRATION NO

Land Registry Office No

Registration Date