

Transfer/Deed of Land

Form 1 Land Registration Reform Act

A

Province of Ontario
 CA 295186
 CENTRAL DISTRICT OF BRANT
 TORONTO DISTRICT OF YORK
 YORK REGION OF ONTARIO

1994 07 22 12 56

(1) Registry Land Titles (2) Page 1 of 3 pages

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

(4) Consideration
 Natural Love and affection and TWO Dollars \$ 2.00

(5) Description This is a Property Division Property Consolidation

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
WHITE, Gerald James	<i>Gerald J. White</i>	1994 07 22
WHITE, Maureen Thelma	<i>Maureen J. White</i>	1994 07 22

(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

[Redacted]

(11) Transferee(s)

Name(s)	Date of Birth Y M D
HOLLOWAY, Jerry Clayton	1959 03 01
WHITE, Julia Marie	1961 07 28

as joint tenants

(12) Transferee(s) Address for Service

[Redacted]

(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.

Signature	Date of Signature Y M D	Signature	Date of Signature Y M D
<i>Maureen J. White</i>	1994 07 22	<i>Gerald J. White</i>	1994 07 22

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: 1994 07 22

(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: _____

(15) Assessment Roll Number of Property: 19 04 085 050 04000

(16) Municipal Address of Property: [Redacted]

(17) Document Prepared by:
 J. Bruce Hodgson
 Barrister & Solicitor
 2346 Danforth Avenue
 TORONTO, Ontario M4C 1K7

Fees and Tax	
Registration Fee	50-
Land Transfer Tax	NT.
Total	50-

FOR OFFICE USE ONLY

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Additional Property Identifier(s) and/or Other Information

Part of Lot 86,
Registered Plan 384-E
City of Toronto, Municipality of Metropolitan Toronto
Registry Division of Metropolitan Toronto (No. 64)
more particularly described as follows:

COMMENCING at a point in the westerly limit of
Seymour Avenue being the north-easterly angle of the said
Lot;

THENCE SOUTHERLY along the said limit 20 feet;

THENCE WESTERLY and parallel to the northerly limit of the
said Lot, 100 feet and 9 3/4 inches to the westerly
limit of the said Lot;

THENCE NORTHERLY along the said westerly limit 20 feet;

THENCE EASTERLY along the northerly limit of the said lot,
100 feet and 7 1/2 inches to the place of beginning.

TOGETHER WITH the right to maintain in its present condition,
the eave on the south side of the dwelling house standing in
1912 upon the hereinbefore described parcel, which eave projects
to the south of the aforesaid parcel a distance of 8 inches
more or less, beginning at the distance of 9 feet and 3 inches
more or less westerly from the said limit of Seymour Avenue,
and extending westerly a distance of 26 feet and 10 inches more
or less.

Previously described in Instrument No.

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

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) 66 Seymour Avenue, Toronto
Part Lot 86, Plan 384-E, Toronto

3

BY (print names of all transferors in full) GERALD JAMES WHITE and MAUREEN THELMA WHITE

TO (see instruction 1 and print names of all transferees in full) JERRY CLAYTON HOLLOWAY and JULIA MARIE WHITE

1. (see instruction 2 and print name(s) in full) JERRY CLAYTON HOLLOWAY

MAKE 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)) _____

_____ 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) I am a transferee described in paragraph (c) (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) Julia Marie White who is my spouse described in paragraph (c) (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)(j) 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>	
(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 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>2.00</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 8) Transfer from Mother and Father to Daughter and Son-in-law for natural love & affection.

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

7. Other remarks and explanations, if necessary. nil

Sworn before me at the City of Toronto
in the Municipality of Metropolitan Toronto
this 22 day of July 19 94

A Commissioner for taking Affidavits, etc. _____
Signature(s) Jerry C. Holloway

Property Information Record A - Describe nature of instrument <u>Deed of Land</u> B. (i) Address of property being conveyed (if available) <u>66 Seymour Avenue, Toronto</u> (ii) Assessment Roll No. (if available) <u>19 04 085 050 04000</u> C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) <u>66 Seymour Avenue, Toronto, Ontario</u> <u>M4J 3T5</u> 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/> E. Name(s) and address(es) of each transferee's solicitor <u>J. Bruce Hodgson</u> <u>Barrister & Solicitor</u> <u>2346 Danforth Avenue</u>	For Land Registry Office Use Only Registration No. _____ Registration Date _____ Land Registry Office No. _____	
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School Support Ontario Education Act, 1997

- (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). 0449D (00-09)