

CORPORATION OF THE TOWNSHIP OF PRINCE

BY-LAW NO. 2008-5

Being a by-law to authorize execution by the Reeve and Administrator of a transfer of property between the municipality and Gordon and Irene Royal.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PRINCE HEREBY ENACTS AS FOLLOWS:


1. THAT the Reeve and Administrator be and they are hereby authorized to execute and affix the Corporate Seal to an Agreement between the municipality and Gordon and Irene Royal, which Agreement is attached hereto as Schedule "A".

2. SCHEDULE "A"

Schedule "A" forms part of this by-law.

READ THREE TIMES AND PASSED in open Council this 12th day of February, 2008.


Reeve


CAO/Administrator

ACKNOWLEDGEMENT AND DIRECTION

TO: Alba Bourdages
(Insert lawyer's name)

AND TO: WISHART & PARTNERS LAW FIRM
(Insert firm name)

RE: The Corporation of the Township of Prince to Royle ("the transaction")
(Insert brief description of transaction)

This will confirm that:

- I/We have reviewed the information set out this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as of the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, _____, am the spouse of _____, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- A Transfer of the land described above.
- A Charge of the land described above.
- Other documents set out in Schedule "B" attached hereto.

Dated at Sault Ste Marie, this _____ day of February, 2008.

WITNESS

(As to all signatures, if required)

THE CORPORATION OF THE TOWNSHIP OF PRINCE
per

Ann Mitchell
Name: Ann Mitchell
Title: CAO / Administrator

Roberta Williamson
Name: Roberta Williamson
Title: Deputy Reeve

We have the authority to bind the Corporation.

This document has not been submitted and may be incomplete.

Properties

PIN 31618 - 0187 LT Interest/Estate Fee Simple Split
Description ROW PL M142 PRINCE PT10, 1R11351; PRINCE
Address PRINCE

Consideration

Consideration \$ 1.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name THE CORPORATION OF THE TOWNSHIP OF PRINCE
Acting as a company
Address for Service 3042 Second Line West
Sault Ste. Marie, ON P6CA 6K4

I, Ann Mitchell, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s) Capacity Share

Name ROYLE, GORDON Joint Tenants
Acting as an individual
Date of Birth 1938 08 19
Address for Service 113 Pleasant Drive
Sault Ste. Marie, ON P6B 4E4

Name ROYLE, IRENE EDITH Joint Tenants
Acting as an individual
Date of Birth 1934 01 04
Address for Service 113 Pleasant Drive
Sault Ste. Marie, ON P6B 4E4

Statements

Schedule: The authority for the Transferor to execute this transfer is given in By-law No. 2003-15 registered on October 21, 2004 as Instrument No. 252643.

Calculated Taxes

Retail Sales Tax \$0.00
Land Transfer Tax \$0.00

File Number

Transferor Client File Number : 10684-22

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 31618 - 0187 ROW PL M142 PRINCE PT10, 1R11351; PRINCE

BY: THE CORPORATION OF THE TOWNSHIP OF PRINCE
TO: ROYLE, GORDON Joint Tenants %(all PINs)
ROYLE, IRENE EDITH Joint Tenants %(all PINs)

1. ROYLE, GORDON AND ROYLE, IRENE EDITH

I am

- (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 _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposited to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	1.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1.00

4.

Explanation for nominal considerations:

s) other: To correct title

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 1 Registration No. Date:

B. Property(s): PIN 31618 - 0187 Address PRINCE Assessment Roll No -

C. Address for Service: 113 Pleasant Drive
Sault Ste. Marie, ON P6B 4E4
113 Pleasant Drive
Sault Ste. Marie, ON P6B 4E4

D. (i) Last Conveyance(s): PIN 31618 - 0187 Registration No.
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes No Not known