



# Transfer/Deed of Land

Form 1 - Land Registration Reform Act

Wilson (Estate) # 10784

**A**

**(1) Registry**  Land Titles  **(2) Page 1 of 4 pages**

**(3) Property Identifier(s)** Block \_\_\_\_\_ Property \_\_\_\_\_ Additional Fee Schedule

**(4) Consideration**  
**THREE THOUSAND THREE HUNDRED**  
 Dollars \$ **3,300.00**

**(5) Description** This is a: Property Division  Property Consolidation   
**Part Lot 13, Concession 5, Formerly TWP. ENNISMORE, NORTH E TWP OF Smith-Ennismore-Lakefield, County of Peterborough, more particularly described on Schedule 'A' attached as Page 2.**

**Additional Fee Schedule**   
**Additional Fee Schedule**

**(6) This Document Contains:** (a) Redescription  (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 **Jordan Errol Wilson and Winnifred Viola Wilson were spouses of one another at the time of his death. The property transferred was not ordinarily occupied by Jordan Errol Wilson or Winnifred Viola Wilson, who was not separated from Jordan Errol Wilson, as their family residence.**

Name(s)	Signature(s)	Date of Signature Y M D
WILSON, Jordan Errol (Estate)		
GARRAWAY, Dorrell - (Estate Trustee)	<i>Dorrell Garraway</i>	2002 10 19

**(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:** c/o 3 - 100 Wellington Street, ST. THOMAS, Ontario N5R 2R2

**(11) Transferee(s)** **ERLWYN DRIVE RESIDENTS ASSOCIATION**

Date of Birth Y M D

**(12) Transferee(s) Address for Service:** c/o Mr. Jack McVicar, P. O. Box 456, PETERBOROUGH, Ontario K9J 6Z6

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

**(14) 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 that transferor 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	Signature

**(14) Solicitor for Transferee(s)** I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50(2)(i) (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 am an Ontario solicitor in good standing.

Date of Signature Y M D	Signature

**(15) Assessment Roll Number of Property:** City, Mun, Insp, Sub, Fee: **NOT ASSIGNED**

**(16) Municipal Address of Property:**

**(17) Document Prepared by:** Monty F. Fordham Barrister & Solicitor 4 Egin Street ST. THOMAS, Ontario N5R 3L6 (519) 633-4000

Fees and Tax	
Registration Fee	
Land Transfer Tax	
Total	

SCHEDULE "A"

All and singular that certain parcel or tract of land, situate, lying and being in the township of Smith Ennismore Lakefield in the County of Peterborough and the Province of Ontario and being composed of part of Lot Number 13, in the 5<sup>th</sup> Concession of the said Township herein- after described as parcels "A" and "B", which said parcels are further described as follows:-

PREMISING that the Northerly limit of the said Lot Number 13 has an astronomical course of North 71 degrees 12 minutes East and relating all bearings herein, thereto,-

PARCEL "A"; - indicated as a strip of land 66 feet in width and shown coloured yellow on the said plan of survey attached – Instrument 4204. Said strip of land lies immediately Northeast of and adjoins the following described limits: -

COMMENCING at the said iron post placed at the said point in the Northerly limit of the said Lot distant 632.4 feet Easterly from the North Westerly angle thereof,-

THENCE South 26 degrees 32 minutes East, 547.1 feet to an iron post, -

THENCE South 3 degrees 10 minutes East, 722.6 feet to an iron post,-

THENCE South 75 degrees 08 minutes East, 350.32 feet to an iron post placed at a point in the said Westerly limit of the herein described parcel.

PARCEL "B"; - indicated as a strip of land 66 feet in width and shown coloured red on the said plan of survey attached – Instrument 4204. Said strip of land lies South Easterly of and adjoins the following described limits: -

BEGINNING where an iron post has been placed in the said Northerly limit of the said Lot distant 632.4 feet Easterly from the North Westerly angle thereof,-

THENCE South 26 degrees 32 minutes East, 547.1 feet to an iron post, -

THENCE South 3 degrees 10 minutes East, 722.6 feet to an iron post,-

THENCE South 75 degrees 08 minutes East, 350.32 feet to an iron post,-

THENCE north 6 degrees 31 minutes East, 66.6 feet, more or less to its intersection with a line drawn parallel with and distant 66 feet Northerly from the last mentioned course, which said point marks the point of commencement of the parcel to be described,-

THENCE South 6 degrees 31 minutes West, 1859.3 feet to an iron post,-

THENCE South 18 degrees 43 minutes East, 64.3 feet to an iron post placed at a point in the said Westerly limit of the herein described parcel.

## RECITALS

1. J. ERROL WILSON became seized of the lands described in Box 5 on Page 1 herein by virtue of a Deed registered as Instrument No. 4204 in the Land Registry Division of Peterborough on June 17, 1947.
2. The said J. ERROL WILSON died on or about the 18<sup>th</sup> day of February, 2000, having duly made a Last Will and Testament.
3. The said J. ERROL WILSON by his said Last Will and Testament devised the lands described in Box 5 on Page 1 herein to the Transferor herein.
4. The lands described in Box 5 on Page 1 herein have vested in the Transferor herein.
5. All debts and legacies of the said J. ERROL WILSON have been fully paid and satisfied.
6. J. ERROL WILSON as mentioned in Instrument No. 4204 is one and the same person as JORDAN ERROL WILSON as mentioned in the Proof of Death Certificate dated February 8, 2000, and is one and same person as JORDAN ERROL WILSON as named in the Last Will and Testament deposited February 14, 2003 as Instrument No. 694772.
7. WHEREAS at the date of death of J. ERROL WILSON, he was the only spouse of WINNIFRED VIOLA WILSON.

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

Refer to instructions on reverse side

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part Lot 13, Concession 5, Township of Smith-  
Ennismore-Lakefield, (formerly Township of Ennismore), County of Peterborough

BY (print names of all transferors in full) Estate of Jordan Errol Wilson

TO (see instruction 1 and print names of all transferees in full) Erlwyn Drive Residents Association

I, (see instruction 2 and print name(s) in full) Jack McVicar

**MAKE OATH AND SAY THAT:**

1. I am: (place a cross 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 in 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)) Erlwyn Drive Residents Association

(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 (a), (b), (c) or (d) above; (insert reference to applicable paragraph)

I (insert only one of paragraphs (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 in my spouse described in paragraph (a) above, (insert only one of paragraphs (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of \_\_\_\_\_

2. (To be completed where the value of the consideration for the conveyance exceeds \$200,000.)

I have read and considered the definition of "single family residences" set out in clause 1 (1)(j) of the Act. The land conveyed in the above-described conveyance

consists of 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 2)

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 \$200,000 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)(i) and (j) 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) Money paid or to be paid in cash	\$	<u>3,300.00</u>		
(b) Mortgages (i) Assumed (show principal and interest to be assumed against purchase price)	\$	<u>nil</u>	} At Rate Must Be Filed in Event "M" Where Applicable	
(ii) Given back to vendor	\$	<u>nil</u>		
(c) Property transferred in exchange (show extent)	\$	<u>nil</u>		
(d) Securities transferred to the value of (insert 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 (insert below)	\$	<u>nil</u>		
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (total of (a) to (f))	\$	<u>3,300.00</u>	\$	<u>3,300.00</u>
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Rate of Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c.45, as amended)	\$	<u>nil</u>		
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>nil</u>		
(j) TOTAL CONSIDERATION	\$	<u>3,300.00</u>		

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 2)

not applicable

6. If the consideration is nominal, is the land subject to any encumbrance? not applicable

7. Other remarks and explanations, if necessary. not applicable

Sworn before me at the City of Peterborough  
in the County of Peterborough  
this 13th day of February, 2003.

*Bonnie Davis*  
A Commissioner for taking Affidavits, etc.

BONNIE JEANNE DAVIS, a Commissioner,  
of the County of Peterborough, for  
Jack McVicar,  
Barrister and Solicitor,  
Expires March 19, 2003.

*Jack McVicar*  
signature  
Jack McVicar

**Property Information Record**

A. Describe nature of instrument: Transfer/Deed

B. (i) Address of property being conveyed (if available) not assigned

(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)

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  
Jack McVicar, 314 Rubidge Street, P. O. Box 456, Peterborough, Ontario, K9J 6Z6

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 Support? 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 final future support will be reported to the relevant authority.