

D213671

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

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

(4) Consideration -----TWO----- Dollars \$ 2.00-----

(5) Description This is a: Property Division Property Consolidation

part of Lot 234, Block "CC", Municipal Plan 83 of the Town of Uxbridge, being Part 10, Plan 40R-8706, Township of Uxbridge, Regional Municipality of Durham

Additional See Schedule

Additional See Schedule

(a) Redescription New Easement Plan Sketch

(b) Schedule for: Description Additional Parties Other

(7) Interest/Estate Transferred ~~Fee Simple~~ easement

Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that the real property herein has never been occupied by myself and/or my spouse as a matrimonial home.

Signature(s) Date of Signature Y M D
MORGAN, WILLIAM WAYNE *William Morgan* 1985 01 17

Spouse(s) of Transferor(s) I hereby consent to this transaction Signature(s) Date of Signature Y M D

Transferor(s) Address for Service 23 Brock Street West, Uxbridge, Ontario, L0C 1K0

Transferee(s) THE REGIONAL MUNICIPALITY OF DURHAM Signature Date of Birth Y M D
G. Herrema 1986 01 24
G. HERREMA, Chairman

C. W. Lundy 1986 01 24
C. W. LUNDY, Clerk

Transferee(s) Address for Service C. W. LUNDY, Regional Clerk, The Regional Municipality of Durham, 605 Rossland Road East, Whitby, Ontario, L1N 6A3

3) 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 Signature Date of Signature Y M D
Signature Date of Signature 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. Date of Signature Y M D
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. Date of Signature Y M D
Signature Date of Signature Y M D

Assessment Roll Number of Property City Mun Map Sub Par
Municipal Address of Property
Assigned
(17) Document Prepared by:
S. K. JAIN, Q. C.,
Regional Solicitor, Durham,
The Regional Municipality of /
605 Rossland Road East,
WHITBY, Ontario, L1N 6A3

Fees and Tax	
Registration Fee	
Land Transfer Tax	
Total	

Additional Property Identifier(s) and/or Other Information
ADDITIONAL COVENANTS

Transferor doth hereby grant, transfer and convey unto the Transferee, its successors and assigns the free, uninterrupted and unobstructed right and easement to construct, operate and maintain such sanitary sewer or sewers together with any and all appurtenances thereto as may be required from time to time on, in, across, under and through the lands described in Box 5 hereof.

TOGETHER with the right of the Transferee, its successors and assigns and its and their servants, agents, contractors and workmen with all necessary materials, to enter upon the said lands at all times and to pass and repass thereon for the purposes of installing, constructing, reconstructing, examining, repairing and maintaining the said sewers or any part thereof whether or not any part to be so constructed, installed, repaired, or maintained is in place on the land described above;

TO HAVE AND TO HOLD the said easement or right in the nature of an easement on, in, across, under and through the lands described in Box 5 hereof unto the Transferee, its successors and assigns for its and their sole and only use forever;

That the Transferor, for his heirs, executors, administrators, successors and assigns covenant with the Transferee, its successors and assigns to keep the said lands described in Box 5 hereof free and clear of any buildings, or structures or obstructions; not to deposit on or over any fill from the said lands, and not to do or suffer to be done any other thing which now or might injure or damage any of the works of the Transferee herein;

That the Transferor covenants with the Transferee that he has the right to convey the said rights and easements to the Transferee, notwithstanding any act of the Transferor;

That the Transferee shall have quiet possession of the said rights and easements, free from all encumbrances, save as aforesaid;

That the Transferor covenant with the Transferee that he will execute such further assurances for the said rights and easements as may be requisite;

That the Transferor release to the Transferee all claims upon the estate herein conveyed for the rights granted by this Indenture.

That the Transferee covenants and agrees with the Transferor that it will fill in all excavations and, as far as is practicable, restore the lands and premises to the condition existing prior to any entry thereon to exercise the rights hereby granted;

That the Transferee further agrees to place a 50 mm (2 inch) lift of hot mix asphalt over the existing 6.096 m (20 feet) of the easement.

IT IS UNDERSTOOD and agreed by and between the parties hereto that the burden of this Indenture and of all the covenants herein contained shall run with the lands hereinbefore described and the benefit of this indenture and of all covenants contained herein shall run with all other lands and interests in land owned, occupied or used by the Transferee, its successors and assigns, for the purpose of operating and maintaining the said sewer or sewers and that this indenture shall be binding upon and enure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns;

That the Encumbrancer, Morgan Trust Company of Canada to the extent of its interest in the lands of the Transferor hereby consents to and agrees in the transfer of the easement herein contained and for its administrators, successors and assigns, hereby subordinates and surrenders all right, title and interest in the land herein to the Transferee and the rights and easements herein granted.

ADDITIONAL SIGNATORIES
 (to be signed)

MORGAN TRUST COMPANY OF CANADA

PER: [Signature]
 Dorothy de Munnik
 Assistant Secretary

PER: [Signature]
 Philip Armstrong
 V. P. Personal Finance

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) part of Lot 234, Block "CC", Municipal Plan 83 of the Town of Uxbridge, being Part 10, Plan 40R-8706, Township of Uxbridge, Regional Municipality of Durham

BY (print names of all transferors in full) WILLIAM WAYNE MORGAN

TO (see instruction 1 and print names of all transferees in full) THE REGIONAL MUNICIPALITY OF DURHAM

I, (see instruction 2 and print name(s) in full) TERENCE LEE CLARKE

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;
[X] (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) The Regional Municipality of Durham
(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 () (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. 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. (see instruction 3).
3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4) n/a NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:
(a) Monies paid or to be paid in cash \$ 2.00
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ nil
(ii) Given back to vendor \$ nil
(c) Property transferred in exchange (detail below) \$ nil
(d) Securities transferred to the value of (detail below) \$ nil
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ nil
(f) Other valuable consideration subject to land transfer tax (detail below) \$ nil
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (TOTAL OF (a) to (f)) \$ 2.00 \$ 2.00
(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) \$ nil
(i) Other consideration for transaction not included in (g) or (h) above \$ nil
(j) TOTAL CONSIDERATION \$ 2.00

ALL BLANK MUST BE FILLED IN INSERT "NI" WHERE APPLICABLE

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) n/a
6. If the consideration is nominal, is the land subject to any encumbrance? n/a
7. Other remarks and explanations, if necessary n/a

SWORN before me at the Town of Whitby in the Regional Municipality of Durham this 5th day of February 19 85. A Commissioner for taking Affidavits, etc.

TERENCE LEE CLARKE signature(s)

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument: easement
B. (i) Address of property being conveyed (if available) not assigned
(ii) Assessment Roll No. (if available) not known
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6). The Regional Municipality of Durham, 605 Rossland Road East, Whitby, Ontario, L1N 6A3
D. (i) Registration number for last conveyance of property being conveyed (if available) not known
(ii) Legal description of property conveyed: Same as in D.(i) above. Yes [] No [] Not Known [X]

E. Name(s) and address(es) of each transferee's solicitor S. K. JAIN, Q. C. Regional Solicitor, The Regional Municipality of Durham, 605 Rossland Road East, WHITBY, Ontario, L1N 6A3

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

Welcome Jenni
3963 OF 6000 REPORTS VIEWED

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[HELP](#)
[CENTRE](#)

SEARCH BY: ADDRESS | ADDRESS RANGE | NAME | PIN | INSTRUMENT/PLAN | LOT&CONCESSION

POSTAL CODE/MUNICIPALITY LRO/PROVINCE | INSTRUMENT/PLAN #

DURHAM (40) | D213671 |

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23 BROCK ST W
 UXBRIDGE | L9P1P5 ACTIVE | PIN 268450076
[Search By Block](#) | [Enhanced Report](#) | [GeoWarehouse Store](#)

Land Registry Information - PIN: 268450076

[Print](#)
[Store](#)
[Parcel Register](#)

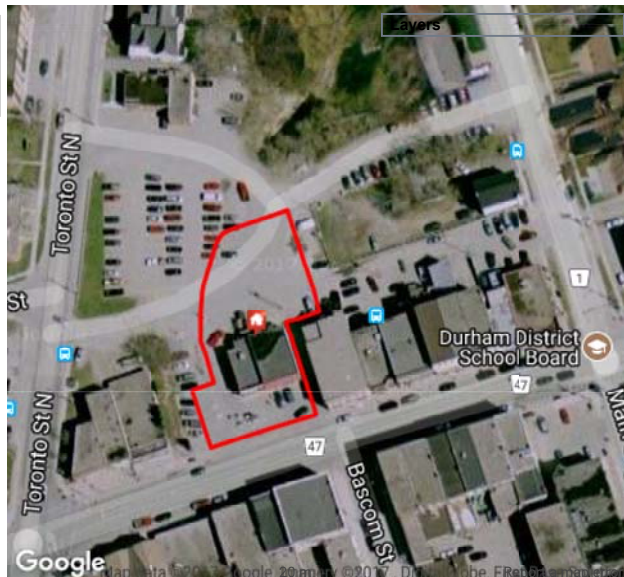
Address: 23 BROCK ST W
 Municipality: UXBRIDGE LRO: 40 Area: 1,840 m2
 Land Registry Status: ACTIVE Registration Type: LT Perimeter: 196 m
 Description: LT 233 1/2 BLK CC PL 83 & PT LTS 227 & 234 BLK CC PL 83 AS IN D143257; S/T & T/W D143257 ; S/T D213671, TU7036 TOWNSHIP OF UXBRIDGE
 Party To: 2013973 ONTARIO LIMITED;

Sales History Information

DATE:	TYPE:	AMOUNT:
06/27/2012	T	\$851,000
PARTY TO: 2013973 ONTARIO LIMITED;		
05/16/2005	T	\$825,900
PARTY TO: 1647954 ONTARIO LTD.;		
08/24/1982	T	\$2
PARTY TO: MORGAN, WILLIAM WAYNE;		

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