



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 226-76

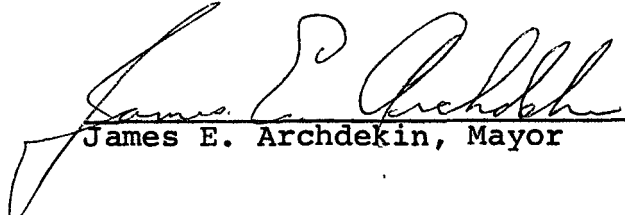
A By-law to authorize the execution
of a Deed of Conveyance.
(EARL CRAIG)

WHEREAS it is deemed necessary to convey to Earl Craig,
certain lands;

NOW THEREFORE the Council of the Corporation of the City
of Brampton ENACTS as follows:

1. That the Mayor and Clerk are hereby
authorized to affix their signatures
to the indenture attached hereto as
Schedule 'A'.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open
Council this 8th day of November, 1976.


James E. Archdekin, Mayor


Kenneth R. Richardson, Clerk

Registered
NOV 15/76
#412343 VS.

This Indenture

made in duplicate the 8th day of November
one thousand nine hundred and Seventy Six

In Pursuance of the Short Forms of Conveyances Act:
Between

THE CORPORATION OF THE CITY OF BRAMPTON

hereinafter called the Grantor

OF THE FIRST PART

A N D

JOHN ORR CRAIG, of the City of Brampton,
in the Regional Municipality of Peel, farmer, and
MARY VICTORIA CRAIG, his wife, of the
same place, as Joint Tenants and not
as Tenants in Common,

hereinafter called the Grantees

OF THE SECOND PART

Witnesseth that in consideration of other good and valubale con-

sideration and the sum of ONE -----

----- (\$1.00) ----- dollar of
lawful money of Canada now paid by the said grantees to the said grantor (the receipt
whereof is hereby by it acknowledged) the the said grantor DOTH
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being in the City of Brampton, in the Regional Municipality of
Peel, (formerly in the Township of Chinguacousy, in the County
of Peel), being composed of part of Lot 16 in the 5th Concession,
East of Hurontario Street, in the City of Brampton, and being
more particularly described as parts of Lots 1 and 3 according
to a plan registered in the Registry Office for the Registry
Division of Peel (No. 43) as Number 43R-3376.

To have and to hold unto the said Grantee their heirs and
assigns, to and for their sole and only use for ever. **Subject**
Nevertheless to the reservations, limitations, provisoes and conditions,
expressed in the original grant thereof from the Crown.

The said Grantor **Covenant** with the said Grantee **That** he **do** ha **ve** the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor .

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

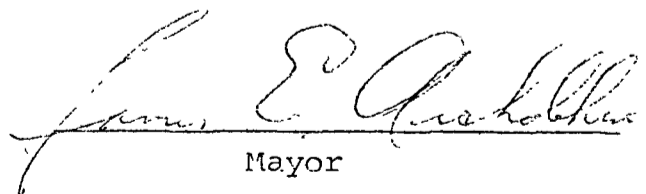
And the said Grantor **Covenant** with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor **Covenant** with the said Grantee that he ha **ve** done no act to encumber the said lands.

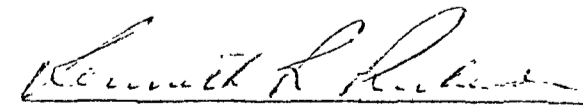
And the said Grantor **Release** to the said Grantee **All** claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF



Mayor



Clerk

The Land Transfer Tax Act, 1974

AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made

by: THE CORPORATION OF THE CITY OF BRAMPTON

to: JOHN ORR CRAIG and
MARY VICTORIA CRAIG

on the day of 19.....

I, JUDITH ELLEN HENDY
of the CITY OF BRAMPTON

in the REGIONAL MUNICIPALITY OF PEEL

make oath and say that:

1. I am SOLICITOR FOR THE GRANTOR
named in the within (or annexed) conveyance.

2. I have a personal knowledge of the facts stated in this affidavit.

3. (1) The total consideration for this transaction has been allocated as follows:

| | |
|---|------------------|
| (a) Land, building, fixtures and goodwill | \$ 281.00 |
| (b) Chattels — items of tangible personal property (see note) | \$ nil |
| TOTAL CONSIDERATION | <u>\$ 281.00</u> |

(2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

| | |
|---|------------------|
| (a) Monies paid in cash | \$ 281.00 |
| (b) Property transferred in exchange (Detail Below) | \$ nil |
| (c) Securities transferred to the value of (Detail Below) | \$ nil |
| (d) Balances of existing encumbrances with interest owing at date of transfer | \$ nil |
| (e) Monies secured by mortgage under this transaction | \$ nil |
| (f) Liens, legacies, annuities and maintenance charges to which transfer is subject | \$ nil |
| (g) Other (Detail Below) | \$ nil |
| TOTAL CONSIDERATION (should agree with 3(1) (a) above) | <u>\$ 281.00</u> |

All blanks must be filled in.

4. If consideration is nominal, is the transfer for natural love and affection?

5. If so, what is the relationship between Grantor and Grantee?

6. Other remarks and explanations, if necessary land no longer required for municipal purposes

SWORN before me at the CITY
of BRAMPTON, IN THE REGIONAL
MUNICIPALITY OF PEEL
this 10th day of NOVEMBER 1976

[Signature]
(signature)

M. Fredrickson
A Commissioner, etc.

NOTE TO PARAGRAPH 3(1) (b): Chattels: Retail sales tax is payable on the valuation of items shown in 3(1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act, R.S.O. 1970, c.415, as amended.

For the purpose of this affidavit insert above only the value of chattels, the total value of which in the opinion of the deponent exceeds \$100.00. This does not exonerate a purchaser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction. When chattels are purchased as part of this transaction with a value of less than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Ontario and remitted to the Minister of Revenue.

Affidavit of Residence

IN THE MATTER OF THE CONVEYANCE OF Part of Lot 16 in the 5th Concession
East of Hurontario Street in the City of Brampton
(insert brief description of land)

TO JOHN ORR CRAIG, of the City of Brampton, (insert names of all transferees), in the Regional
Municipality of Peel, farmer, and MARY VICTORIA CRAIG, his
wife, of the same place, as Joint Tenants and not as Tenants
in common.

I, W. Fredrick Dean of the City of Cambridge
(print name and address)
in the Regional Municipality of Waterloo

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):

- (a) A person to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) One of the trustees named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) An agent authorized in writing to act for _____ who is a person
(insert name of principal)
described in paragraph _____ above (insert only one of paragraph (a), (b), or (c) above);
- (e) The solicitor acting in this matter for John Orr Craig and Mary Victoria Craig who ~~is~~ ^{are} a person ~~s~~
(insert name of client)

described in paragraph c above (insert only one of paragraph (a), (b) or (c) above);
and as such, I have personal knowledge of the facts herein deposed to.

- 2. None of the transferees to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed is, within the meaning of the Act, a non-resident person (strike out this paragraph if inapplicable).
- 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.

(insert the name and place of residence – or in the case of a corporation, the place of incorporation – of any transferee who is a non-resident person. If space is insufficient, attach a list of those transferees who are non-resident persons.)

4. I have read over and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clause f and g of subsection 1 of section 1 of the Act.

Sworn before me

in the City of Brampton

of

this 12th

day of November, 1976

DEFINITIONS OF "NON-RESIDENT CORPORATION" AND "NON-RESIDENT PERSON"

By clause f of subsection 1 of section 1 of the Act, "non-resident corporation" means a corporation incorporated, formed or otherwise organized in Canada or elsewhere,

- (i) that has issued or allotted shares to which are attached 50 per cent or more of the voting rights ordinarily exercisable at meetings of the shareholders of the corporation and that are owned by one or more individuals who are non-resident persons, or by one or more corporations incorporated, formed or organized elsewhere than in Canada, or by any combination of such individuals and corporations;
- (ii) that has issued or allotted shares to which are attached 25 per cent or more of the voting rights ordinarily exercisable at meetings of the shareholders of the corporation and that are owned by any one individual who is a non-resident person, or by any one corporation incorporated, formed, or organized elsewhere than in Canada;
- (iii) one-half or more of the directors of which, or of the persons occupying the position of director by whatever name called, are individuals who are non-resident persons;
- (iv) without share capital and one-half or more of the members of which are non-resident persons; or
- (v) that is controlled directly or indirectly by one or more non-resident persons, including a non-resident corporation within the definition contained in the provisions of this clause other than this subclause;

By clause g of subsection 1 of section 1 of the Act, "non-resident person" means

- (i) an individual who is not ordinarily resident in Canada or who, if ordinarily resident in Canada, is neither a Canadian citizen nor an individual who has been lawfully admitted to Canada for permanent residence in Canada;
- (ii) a partnership, syndicate, association or other organization of whatsoever kind of which one-half or more of the members are non-resident persons within the meaning of subclause i, iii or iv or in which interests representing in value 50 per cent or more of the total value of the partnership property are beneficially owned by non-resident persons within the meaning of subclause i, iii or iv;
- (iii) a trust established by a non-resident person within the meaning of subclause i, ii or iv or in which non-resident persons within the meaning of subclause i, ii or iv have 50 per cent or more of the beneficial interests in the corpus of the trust or in the income arising therefrom, and "trust" includes the trustees under such a trust in their capacity as the trustees thereof; or
- (iv) a non-resident corporation.

AFFIDAVIT OF SUBSCRIBING WITNESS

I,
of the
in the
I am a subscribing witness to the attached instrument and I was present and saw it executed
at
by
make oath and say:

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the

in the
this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS ETC

Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)", and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

Amended, Jan 1975

THE LAND TRANSFER TAX ACT, 1974
AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made

Identify the parties to the conveyance

by:
to:
on the day of 19

I,
of the
in the

MAKE OATH AND SAY THAT:

1. I am named in the within (or annexed) conveyance.
2. I have a personal knowledge of the facts stated in this affidavit.
3. (1) The total consideration for this transaction has been allocated as follows:

| | | |
|---|-----------|--|
| (a) Land, building, fixtures and goodwill | \$ | |
| (b) Chattels — items of tangible personal property (see note) | \$ | |
| TOTAL CONSIDERATION | \$ | |

- (2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

| | | |
|---|-----------|--|
| (a) Monies paid in cash | \$ | |
| (b) Property transferred in exchange (Detail Below) | \$ | |
| (c) Securities transferred to the value of (Detail Below) | \$ | |
| (d) Balances of existing encumbrances with interest owing at date of transfer | \$ | |
| (e) Monies secured by mortgage under this transaction | \$ | |
| (f) Liens, legacies, annuities and maintenance charges to which transfer is subject | \$ | |
| (g) Other (Detail Below) | \$ | |
| TOTAL CONSIDERATION (should agree with 3(1) (a) above) | \$ | |

All blanks must be filled in.

4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

SWORN before me at the

of
this day of 19 (signature)

A Commissioner, etc.

NOTE TO PARAGRAPH 3(1) (b) - Chattels: Retail sales tax is payable on the valuation of items shown in 3(1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act, RSO 1970, c 415, as amended. For the purpose of this affidavit insert above only the value of chattels, the total value of which in the opinion of the deponent exceeds \$100.00. This does not exonerate a purchaser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction. When chattels are purchased as part of this transaction with a value of less than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Ontario and remitted to the Minister of Revenue.

AFFIDAVIT AS TO AGE AND MARITAL STATUS

I/WE

of the

in the

make oath and say:

When

executed the attached instrument,

I/WE

at least eighteen years old.

I was married / divorced / widower.

was my wife / husband.

We were married to each other.

We held the land as Joint Tenants / Trustees / Partnership Property.

Strike out inapplicable clauses.

Resident of Canada, etc

(SEVERALLY) SWORN before me at the

in the

this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

* Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (marital status), and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority".

19

Dated

CITY OF BRAMPTON, ONTARIO

TO

OF BRAMPTON

NEW BRAMPTON OFFICE

Address:

Deed of Land

SITUATE

IN THE CITY OF BRAMPTON, ONTARIO

Dye & Durham Co Limited 160 Bartley Drive, Toronto

ASSESSMENT ROLL NO

ADDRESS OF PROPERTY

JUDITH E. HENDY

City Solicitor

City of Brampton

24 Queen St. East

Brampton, Ontario

24-16V 1A4

2412343

No.

Registry Division of Peel (No. 43).

I CERTIFY that this instrument is registered as of

In The Land Registry Office at Brampton, Ontario.

Mara Forter
LAND REGISTRAR

THIS SPACE TO BE RESERVED FOR CERTIFICATE OF REGISTRATION

| | |
|-------------------|--|
| REGISTRATION FEE | |
| LAND TRANSFER TAX | |
| RETAIL SALES TAX | |

RESOLVED November 8 19 76



BY-LAW

No. 226-76

A By-law to authorize the execution
of a Deed of Conveyance.
(EARL CRAIG)