

SCARBOROUGH 607815

REGISTRY DIVISION OF TORONTO BOROUGH AND YORK SOUTH (No. 64)

CERTIFICATE THAT THIS INSTRUMENT IS REGISTERED

4.17 P.M.

OCT 10 1980 IN THE

Registry Office Toronto, Ontario.

[Signature]

LAND REGISTRAR

THIS SPACE TO BE RESERVED FOR CERTIFICATE OF REGISTRATION

546,547 / 2546

REGISTRATION FEE	
LAND TRANSFER TAX	
RETAIL SALES TAX	

SCARBOROUGH 607815

Dated 2nd October, 1980

STELLA HARRISON

TO

STANLEY ALBERT WOODLEY and MARGARET WOODLEY

Address:

70000.

Deed of Land

SITUATE

Pts. Lots 546 and 547, Plan 2546, Borough of Scarborough

One & Division Co. Limited, 180 Baitley Drive, Toronto

PROPERTY OF THE REGISTRY OFFICE
ADDRESS OF PROPERTY

5 Atkinson Avenue, Scarborough, Ontario

MICHAEL G. TATHAM
4721 (Lawrence Ave. East)

WILLIAM G. TATHAM, Barrister and Solicitor, 5524 Lawrence Ave. East, West Hill, Ontario.

53958

Parties: Stella Harrison, Stanley Albert Woodley, Margaret Woodley

(SEVERALLY) SWORN before me at the Borough of Scarborough, in the Municipality of Metropolitan Toronto, this 9 day of October 19 80

[Signature]

[Signature]

Where affidavit made by attorney solicitor... I have read the attached instrument and certify for (name) to be the true and correct copy of the original... I have read the original instrument and certify for (name) to be the true and correct copy of the original... I have read the original instrument and certify for (name) to be the true and correct copy of the original...

Within the meaning of section 116 of The Family Law Reform Act, 1978—

- a) I was NOT a spouse.
- b) I was a spouse of one another.
- c) I was my spouse.

I was not a non-resident of Canada within the meaning of Section 116 of The Income Tax Act. I have carefully read the recitals in the within Deed and they are all true.

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I AM, STELLA HARRISON,

of the Borough of Scarborough, in the Municipality of Metropolitan Toronto

make oath and say: When I executed the attached instrument,

I WAS at least eighteen years old.

This Indenture

made (in duplicate) the second day of October, one thousand nine hundred and eighty.

In Pursuance of The Short Forms of Conveyances Act

Between

STELLA HARRISON, of the Borough of Scarborough, in the Municipality of Metropolitan Toronto,

hereinafter called the GRANTOR of the FIRST PART:

- and -

STANLEY ALBERT WOODLEY, Esquire, and MARGARET WOODLEY, his wife, both of the Borough of Scarborough, in the Municipality of Metropolitan Toronto, as joint tenants and not as tenants in common,

hereinafter called the GRANTEES of the SECOND PART:

WHEREAS JOSEPH HARRISON, of the Borough of Scarborough, in the Municipality of Metropolitan Toronto, and the GRANTOR were seized in fee simple as joint tenants and not as tenants in common of the lands hereinafter described;

AND WHEREAS JOSEPH HARRISON died on the 31st day of March, 1975, and the GRANTOR is therefore the sole owner of the lands by right of survivorship;

AND WHEREAS Certificate for Registration of the Province of Ontario for the Estate of JOSEPH HARRISON respecting the lands was registered in the Registry Division of Toronto Boroughs and York South (No. 64) on the 9th day of May, 1975, as Number 514294 ;

Witnesseth that in consideration of other good and valuable

consideration and the sum of TWO ----- (\$2.00) ----- Dollars

of lawful money of Canada now paid by the said Grantee s to the said Grantor (the receipt whereof is hereby by her acknowledged),

the said Grantor Do th Grant unto the said Grantees in fee simple, as joint tenants and not as tenants in common,

All and Singular that certain parcel or tract of land and premises

situate lying and being in the Borough of Scarborough, in the Municipality of Metropolitan Toronto and Province of Ontario, and being composed of part of Lots 546 and 547 according to registered Plan Number 2546 York, in the Registry Division for Toronto Boroughs and York South, which said parcel may be more particularly described as follows:

PREMISING that the easterly limit of Atkinson Avenue has a bearing of North 17 degrees 10 minutes 00 seconds West, according to Registered Plan 2546 York and referring all bearings herein thereto;

COMMENCING at the northwest angle of said Lot 546;

THENCE SOUTH 17 degrees 10 minutes 00 seconds East along the westerly limits of Lots 546 and 547 aforesaid 63 feet 2-3/8 inches to a point therein distant 13 feet 2-3/8 inches measured southerly along the westerly limit of Lot 547 aforesaid from the northwest angle thereof;

THENCE NORTH 72 degrees 42 minutes 50 seconds East parallel to the northerly limit of Lot 547 aforesaid 100 feet 0 inches to a point;

THENCE NORTH 17 degrees 10 minutes 00 seconds West parallel to the Westerly limit of Lot 547 and 546 aforesaid 63 feet 2-3/8 inches to the northerly

Dye & Durham Co. Limited Toronto, Canada Form 1 to 4

limit of said Lot 546;

THENCE SOUTH 72 degrees 42 minutes 50 seconds West along the Northerly
limit of Lot 546 aforesaid 100 feet 0 inches to the point of
commencement.

To have and to hold unto the said Grantees, 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~~s with the said Grantee s ~~That~~ she has the right to convey the said lands to the said Grantee s notwithstanding any act of the said Grantor .

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

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

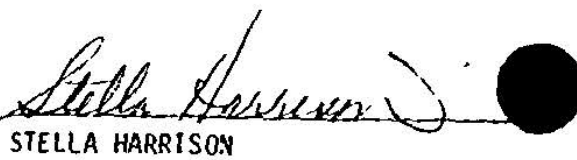
And the said Grantor ~~Covenant~~s with the said Grantee s that she has done no act to encumber the said lands.

And the said Grantor ~~Release~~s to the said Grantee s ~~All~~ her 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




STELLA HARRISON

The Registry Act

IN THE MATTER of the PLANNING ACT (as amended)

AND IN THE MATTER of the TITLE TO PARTS OF LOTS 546 and 547, PLAN 2546,
IN THE BROUGH OF SCARBOROUGH, IN THE MUNICIPALITY OF METROPOLITAN TORONTO.

Deed, Mortgage,
Agreement of
Sale, Lease, etc.

AND IN THE MATTER OF A DEED
THEREOF, FROM STELLA HARRISON
TO STANLEY ALBERT WOODLEY and MARGARET WOODLEY
DATED OCTOBER 2nd, 1980.

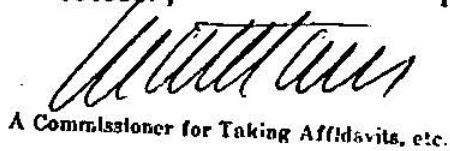
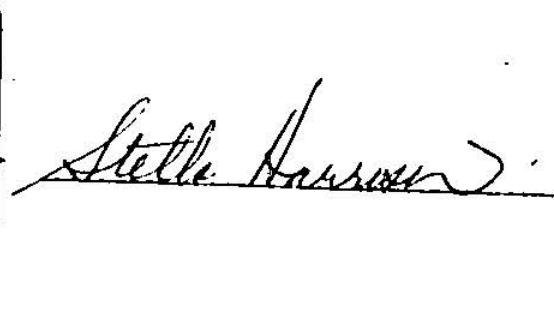
I, STELLA HARRISON,
of the Borough of Scarborough, in the
Municipality of Metropolitan Toronto,
MAKE OATH AND SAY AS FOLLOWS:

1. I am the Grantor
named in the above mentioned Instrument, and have knowledge of the matters hereinafter sworn.
2. The said Instrument, and the conveyance or other dealing with land affected thereby, do not contravene the provisions of The Planning Act, as amended, because
 - (a) The present registered owner does not retain the fee or the equity of redemption in, or a power or right to grant, assign or exercise a power of appointment with respect to any land abutting the land affected by the Deed

date
of suit
applicable

two
the
man
say

SWORN before me
at the Borough of Scarborough,
in the Municipality of Metropolitan Toronto
this 9
day of October, 1980.


A Commissioner for Taking Affidavits, etc.

The Land Transfer Tax Act, 1974
AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

MATTER OF THE CONVEYANCE OF (insert brief description of land)
Lots 546 and 547, Plan 2546, Borough of Scarborough, in the Municipality
of Metropolitan Toronto.

(Print names of all transferors in full) STELLA HARRISON

(See instruction 1 and print names of all transferees in full) STANLEY ALBERT WOODLEY and MARGARET WOODLEY

(See instruction 2 and print name(s) in full) STANLEY ALBERT WOODLEY

TAKE OATH AND SAY THAT:

I am (place a clear mark within the square opposite the 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) 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) MARGARET WOODLEY 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. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses f and g of subsection 1 of section 1 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) None

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$ 70,000.00	
(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) Loans, 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))	\$ 70,000.00	\$ 70,000.00
(h) VALUE OF ALL CHATTELS - Items of tangible personal property (Please note: Sales tax is payable on the value of all chattels unless a contract under the provisions of The Retail Sales Tax Act, R.S.C. 1970, c. 413, as amended.)	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
TOTAL CONSIDERATION		\$ 70,000.00

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 5)
n/a

6. Other remarks and explanations, if necessary
n/a

SWORN before me at the Borough of Scarborough,
in the Municipality of Metropolitan Toronto
this 9th day of October 19 80

A Commissioner for Land Affidavits, etc.

Stanley Albert Woodley
(signature(s))

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument: Deed
- B. (i) Address of property being conveyed (if available): 5 Atkinson Avenue, Scarborough, Ontario
- (ii) Assessment Roll No. (if available): 9-2-350-00100
- C. Mailing address(es) for future Notices of Assessment under The Assessment Act for property being conveyed (See instruction 6): 5 Atkinson Avenue, Scarborough, Ontario
- 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:

MILROD & ELLISON
BARRISTERS & SOLICITORS
4121 LAWRENCE AVENUE EAST
SUITE 203, WEST HILL, ONTARIO
M3J 2S2

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

AFFIDAVIT OF SUBSCRIBING WITNESS

I, WILLIAM G. TATHAN, of the Borough of Scarborough, in the Municipality of Metropolitan Toronto make oath and say: I am a subscribing witness to the attached instrument and I was present and saw it executed at the Borough of Scarborough by STELLA HARRISON

Handwritten signature of William G. Tathan

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 Borough of Scarborough in the Municipality of Metropolitan Toronto, this 9th day of October, 1980

Handwritten signature of Irene M. Cannon

IRENE M. CANNON, a Commissioner of the Ombudsman for Ontario, for William G. Tathan, Barrister and Solicitor, Expires September 1982

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)".

THE LAND TRANSFER TAX ACT, 1974

AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made

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 above in 3(1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act, R.S.O. 1970, c. 121, 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 exempt 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.