

Properties

PIN 56018 - 1417 LT Interest/Estate Fee Simple
Description PCL 116-1 SEC M94; LT 116 PL M94 MCIRVINE; FORT FRANCES
Address 655 FIRST STREET EAST
FORT FRANCES

PIN 56018 - 1418 LT Interest/Estate Fee Simple
Description PCL 117-1 SEC M94; LT 117 PL M94 MCIRVINE; FORT FRANCES
Address 655 FIRST STREET EAST
FORT FRANCES

Consideration

Consideration \$0.00

Transferor(s)

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

Name MICKELSON, HAL WILLIAM
Address for Service 809 SCOTT STREET
FORT FRANCES, ON
P9A 1J3

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name JARVIS, IAN
Date of Birth 1958 10 31
Address for Service 655 FIRST STREET EAST
FORT FRANCES, ON
P9A 1L5

Joint Tenants

Name JARVIS, LORI ANN
Date of Birth 1961 02 08
Address for Service 655 FIRST STREET EAST
FORT FRANCES, ON
P9A 1L5

Joint Tenants

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE 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 the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Clint Allen Calder

1455 Idylwild Dr., Suite 206-197, R. acting for
R. #2 Transferor(s)
Fort Frances
P9A 3M3

Signed 2019 08 23

Tel 807-274-7076

Fax 807-274-7968

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Deborah Anne Humphreys

101 244 Camelot Street
Thunder Bay
P7A 4B1

acting for
Transferee(s)

Signed 2019 08 28

Tel 807-577-0806

Signed By

Fax 807-345-9886

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

DEBORAH HUMPHREYS LAW OFFICE

101 244 Camelot Street
Thunder Bay
P7A 4B1

2019 08 28

Tel 807-577-0806

Fax 807-345-9886

Fees/Taxes/Payment

Statutory Registration Fee	\$64.40
Provincial Land Transfer Tax	\$0.00
Total Paid	\$64.40

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 56018 - 1417 PCL 116-1 SEC M94; LT 116 PL M94 MCIRVINE; FORT FRANCES
56018 - 1418 PCL 117-1 SEC M94; LT 117 PL M94 MCIRVINE; FORT FRANCES

BY: MICKELSON, HAL WILLIAM

TO: JARVIS, IAN

Joint Tenants

JARVIS, LORI ANN

Joint Tenants

1. JARVIS, IAN AND JARVIS, LORI ANN

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 deposed to.

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

(a) Monies paid or to be paid in cash	\$0.00
(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))	\$0.00
(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	\$0.00

4.

Explanation for nominal considerations:

h) Correcting deed to correct: TO TRANSFER PIN 56018-1418 and 56018-1417 TOGETHER AS THEY WERE PREVIOUSLY SUPPOSED TO BE BUT ONLY 56018-1418 WAS TRANSFERRED TO THE TRANSFEREES. PROPERTY 56018-1418 WAS TRANSFERRED BACK TO HAL WILLIAM MICKELSON IN ORDER TO TRANSFER BOTH PIN 56018-1417 AND PIN 56018-1418 TO IAN JARVIS AS ORIGINALLY INTENDED.

5. The land is subject to encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (a) This is not a conveyance of land that is located within the "specified region".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 48 Registration No. RD38344 Date: 2019/08/28

B. Property(s):
PIN 56018 - 1417 Address 655 FIRST STREET EAST
FORT FRANCES Assessment -
Roll No
PIN 56018 - 1418 Address 655 FIRST STREET EAST
FORT FRANCES Assessment -
Roll No

C. Address for Service: 655 FIRST STREET EAST
FORT FRANCES, ON
P9A 1L5

D. (i) Last Conveyance(s): PIN 56018 - 1417 Registration No. RD10252
PIN 56018 - 1418 Registration No. RD38343

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Deborah Anne Humphreys

LAND TRANSFER TAX STATEMENTS

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Thunder Bay P7A 4B1