

Properties

PIN 05109 - 0127 LT *Interest/Estate* Fee Simple
Description LOT 7 PL 288 LANARK N RAMSAY; PART LOT 4 CON 10 RAMSAY, PARTS 2, 3 AND 4 PLAN 27R9884; S/T RN80835, RN85119; SUBJECT TO AN EASEMENT OVER PARTS 4, 28 ON 26R2678 AND PART 1 ON 26R2358 IN ILLS FAVOUR OF ENBRIDGE GAS DISTRIBUTION INC. AS IN LC54362; TOWN OF MISSISSIPPI MILLS
Address ALMONTE

PIN 05109 - 0126 LT *Interest/Estate* Fee Simple
Description PART LOT 4 CON 10 RAMSAY PART 1 PLAN 27R9884, PARTS 4 AND 28 PLAN 26R2678; S/T RN80835, RN85119 ; S/T EASEMENT OVER PT 4,28, 26R2678 & PT 1, 26R2358 IN FAVOUR OF ENBRIDGE GAS DISTRIBUTION INC. AS IN LC71964; TOWN OF MISSISSIPPI MILLS
Address ALMONTE

PIN 05109 - 0057 LT *Interest/Estate* Fee Simple
Description PT LT 4 CON 10 RAMSAY PT 9, 17 & 18, 26R2678 ; TOWN MISSISSIPPI MILLS
Address ALMONTE

Consideration

Consideration \$475,000.00

Transferor(s)

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

Name CARLGATE DEVELOPMENT INC.
Address for Service c/o Michael Abrams, Kelly Santini LLP,
 Barristers & Solicitors, 301-2301 Carling
 Ave, Ottawa, ONTARIO K2B 7G3

I, Isabelle Margaret Southwell and Julie Anne Reis, have the authority to bind the corporation.

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

Transferee(s)

Name	Capacity	Share
SOUTHWELL HOMES LTD.	Registered Owner	

Address for Service 195 Julie Anne Crescent, Carleton Place, ON, K7C 4M5

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 TRANSFEEE (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

Michael James Abrams	2401-160 Elgin Street Ottawa K2P 2P7	acting for Transferor(s)	Signed	2021 06 23
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Tel 613-238-6321

Fax 613-233-4553

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).

Michael Lawrence Wong	1565 Carling Ave., Suite 400 Ottawa K1Z 8R1	acting for Transferee(s)	Signed	2021 06 23
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Tel 613-236-9442

Fax 613-236-7942

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

LOW MURCHISON RADNOFF LLP

1565 Carling Ave., Suite 400
Ottawa
K1Z 8R1

2021 06 23

Tel 613-236-9442

Fax 613-236-7942

Fees/Taxes/Payment

Statutory Registration Fee	\$65.30
Provincial Land Transfer Tax	\$5,975.00
Total Paid	\$6,040.30

File Number

Transferee Client File Number : MAT26700

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 05109 - 0127 LOT 7 PL 288 LANARK N RAMSAY; PART LOT 4 CON 10 RAMSAY, PARTS 2, 3 AND 4 PLAN 27R9884; S/T RN80835, RN85119; SUBJECT TO AN EASEMENT OVER PARTS 4, 28 ON 26R2678 AND PART 1 ON 26R2358 IN ILLS FAVOUR OF ENBRIDGE GAS DISTRIBUTION INC. AS IN LC54362; TOWN OF MISSISSIPPI MILLS

05109 - 0126 PART LOT 4 CON 10 RAMSAY PART 1 PLAN 27R9884, PARTS 4 AND 28 PLAN 26R2678; S/T RN80835, RN85119 ; S/T EASEMENT OVER PT 4,28, 26R2678 & PT 1, 26R2358 IN FAVOUR OF ENBRIDGE GAS DISTRIBUTION INC. AS IN LC71964; TOWN OF MISSISSIPPI MILLS

05109 - 0057 PT LT 4 CON 10 RAMSAY PT 9, 17 & 18, 26R2678 ; TOWN MISSISSIPPI MILLS

BY: CARLGATE DEVELOPMENT INC.

TO: SOUTHWELL HOMES LTD.

Registered Owner

1. JOHN RICHARD SOUTHWELL

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 SOUTHWELL HOMES LTD. described in paragraph(s) (c) 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.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
does not contain a single family residence or contains more than two single family residences.

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

(a) Monies paid or to be paid in cash	\$475,000.00
(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))	\$475,000.00
(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	\$475,000.00

6. Other remarks and explanations, if necessary.

- 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.
- 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:
- (b) This is not a conveyance of "designated land".
- 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.
- 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 27 Registration No. LC224402 Date: 2021/06/23

B. Property(s):
PIN 05109 - 0127 Address ALMONTE Assessment -
Roll No
PIN 05109 - 0126 Address ALMONTE Assessment -
Roll No
PIN 05109 - 0057 Address ALMONTE Assessment -
Roll No

C. Address for Service: 195 Julie Anne Crescent, Carleton Place, ON, K7C 4M5

D. (i) Last Conveyance(s):
PIN 05109 - 0127 Registration No. LC112316
PIN 05109 - 0126 Registration No. LC112316
PIN 05109 - 0057 Registration No. LC112316

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

LAND TRANSFER TAX STATEMENTS

E. Tax Statements Prepared By: Michael Lawrence Wong
1565 Carling Ave., Suite 400
Ottawa K1Z 8R1