

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 21R-9796

RECEIVED AND DEPOSITED

DECEMBER 1, 1986

DEC. 15, 1986

G.K. BARRETT C.S.T.

LAND REGISTRAR FOR THE REGISTRY DIVISION OF HASTINGS (21)

PART SCHEDULE

PART	LOT	R.P.N°	INST. N°
1	20 West of George St.	1	282959

PLAN OF SURVEY SHOWING

PART OF LOT 20,
WEST SIDE OF GEORGE STREET,
REGISTERED PLAN N° 1,
CITY OF BELLEVILLE,
COUNTY OF HASTINGS.

Scale 1" = 20'

STEWART W. ALLAN LTD. 1986

CAUTION : THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- This survey and plan are correct and in accordance with the Surveys Act and the Registry Act and the regulations made thereunder.
- The survey was completed on the 2nd day of December, 1986.

December 2, 1986

STEWART W. ALLAN
Ontario Land Surveyor

NOTE:

The bearing of N18°16'00"W on the westerly limit of George Street, Plan 21R-9236, is astronomic and governs all bearings hereon.

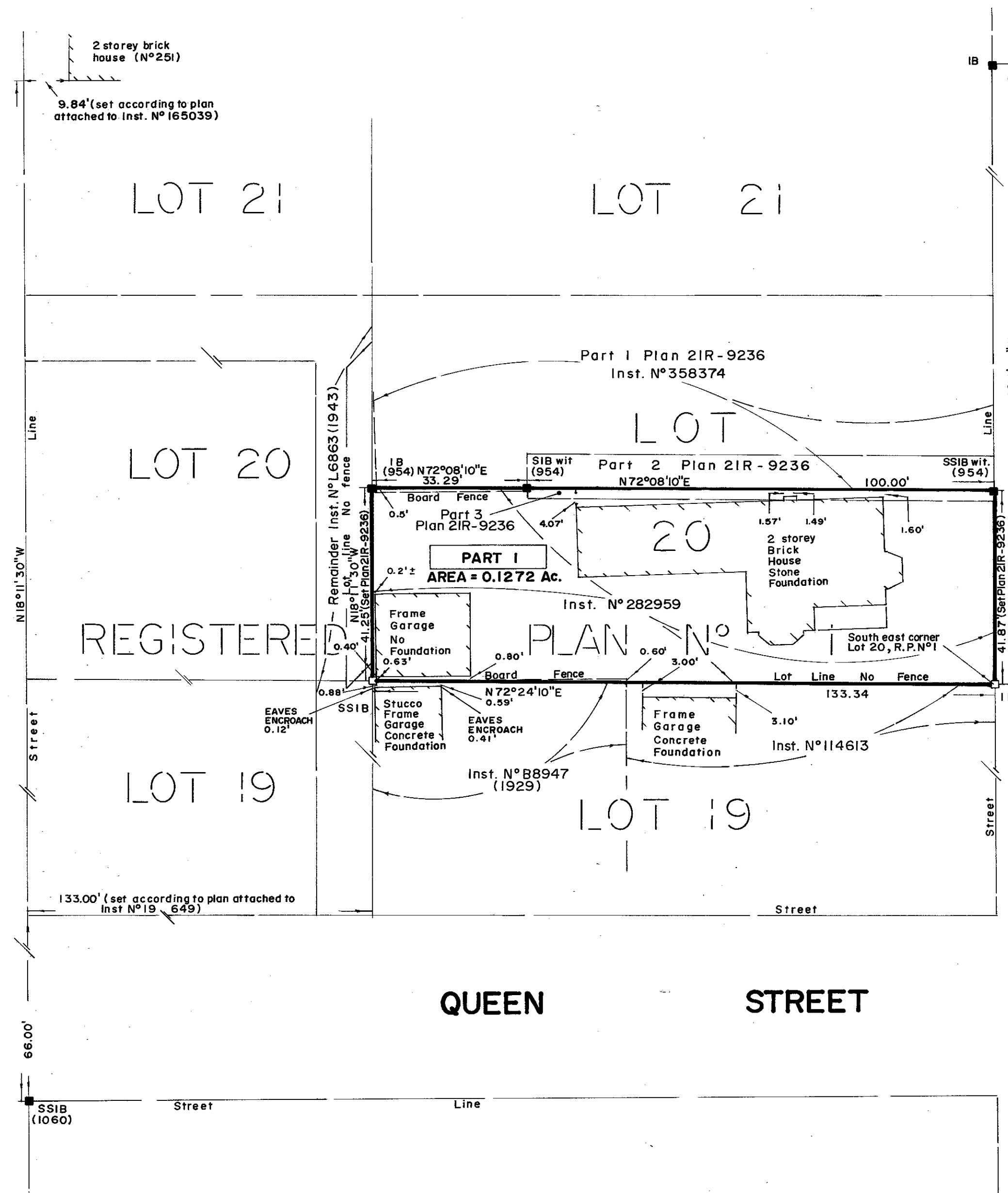
- - denotes found monuments
- - denotes planted monuments

M - Measured

P - Registered Plan N° 1

STEWART W. ALLAN LTD
ONTARIO LAND SURVEYORS
24 GROVE STREET
BELLEVILLE, ONTARIO.
K8P 1W2
(613) 968 8306

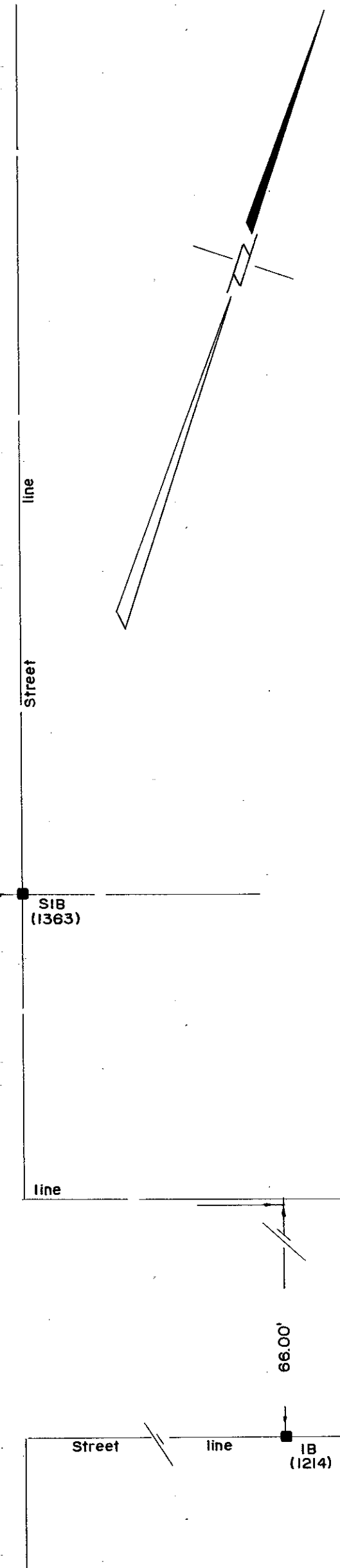
Drawn by : T. Maracle



GEORGE STREET

JOHN STREET

QUEEN STREET



Drawn by: W.D. Shortt C.S.T.

PROTECT YOUR
B  UNDARIES

Easement Report

242 GEORGE STREET
Belleville, ON

In partnership with



Property Address:

242 GEORGE STREET
Belleville, ON

Property Identification Number (PIN):

40502-0054 (LT)

Legal Description:

PT LT 20 W/S GEORGE ST PL 1 THURLOW PT 1
21R9796; S/T & T/W QR524784; BELLEVILLE ;
COUNTY OF HASTINGS

Official documents attached:

PARCEL IDENTIFICATION NUMBER (PIN):

40502-0054 (LT)

EASEMENT DOCUMENT:

QR524784

Easement 1: Subject To

It means that another property or party has legal rights to use a portion of your land for a specific purpose.

Easement Detection

PT LT 20 W/S GEORGE ST PL 1 THURLOW PT 1 21R9796; S/T & T/W QR524784; BELLEVILLE ; COUNTY OF HASTINGS

Instrument Identifier	Instrument Date	Instrument Date	Parties To	Parties To
QR524784	1996/03/01	1996/03/01	244 GEORGE STREET	

Easement Language

THE SUBJECT PROPERTY (242 GEORGE STREET) IS SUBJECT TO THE FOLLOWING LEGAL RIGHTS:
SUBJECT TO A RIGHT-OF-WAY over Part 3, Plan 21R-9236 being part of said Lot 20.

Summary

The Subject Property (242 George Street) gives access to its Neighbouring Property (244 George Street) to use a portion of its land, designated as Part 3 on Reference Plan 21R9236, as a right-of-way.

Easement 2: Together With

It means that your property has legal rights to use a portion of another property for a specific purpose.

Easement Detection

PT LT 20 W/S GEORGE ST PL 1 THURLOW PT 1 21R9796; S/T & T/W QR524784; BELLEVILLE ; COUNTY OF HASTINGS

Instrument Identifier	Instrument Date	Instrument Date	Parties To	Parties To
QR524784	1996/03/01	1996/03/01	242 GEORGE STREET	

Easement Language

THE SUBJECT PROPERTY (242 GEORGE STREET) HAS THE FOLLOWING LEGAL RIGHTS OVER NEIGHBOURING PROPERTIES:
TOGETHER WITH A RIGHT OF WAY OVER PART 2 ON 21R9236 BEING PART OF LOT 20

Summary

The Subject Property (242 George Street) has a right to access a portion of its Neighbouring Property (244 George Street), designated as Part 2 on Reference Plan 21R9236, as a right-of-way.

The two strips of land, together, form a mutual right-of-way.

About easements and this document:

What Documents Are in this Report?

We have provided you with two types of document:

The Parcel Register for your property.

Easement Instruments on title

Where does the information in this report come from?

The Parcel Register and Easement Instruments come from Teranet Inc. Teranet is the exclusive provider of Ontario's online property search and registration. They developed, own and operate the Ontario Electronic Land Registration System – one of the most advanced, secure and sophisticated land registration systems in the world. Protect Your Boundaries is a licensed partner of Teranet.

How Accurate is this Report?

This report is based on the easements identified in the thumbnail legal description of a property provided by Teranet Inc. If an easement is in the property's thumbnail legal description, we have made every reasonable effort to identify it and provide you with the legal documentation that describes the easements, along with a simplified explanation. We do not warrant the identification or explanation of any easements (registered or unregistered) that do not appear in the property's thumbnail legal description, or that have been documented in the thumbnail legal description in a nonconventional manner.

Is this report a full title search?

No it is not. It is simply an identification of, and explanation of the easements identified in a property's thumbnail legal description.

What is an easement?

An easement provides the legal right to use a portion of another's land for specific purposes. Are there different types of easement? Yes, there are dozens of types of easement, however the two most common ones in residential properties are access easements (including shared driveways, laneways and access paths), and utility easements.

Are all easements shown on title?

The answer should be yes, however the sheer volume of easement that exist means that occasionally a legitimate easement does not make it onto a property's title. That does not mean it doesn't exist or that it's not valid. Unregistered easements are a rare occurrence, so if you suspect that there's an easement on a property that's not shown in the legal description contact us at Protect Your Boundaries for a full investigation.

What is a Parcel Register?

A Parcel Register is the official record of land ownership and property information that is held by the Land Registration System of Ontario. It is a realtime current account of the property you own that is managed by Teranet Inc. who is responsible for managing and providing access to this information.

What is an Easement Instrument?

An easement instrument is a legal document that is registered on title and describes the location, extent and use of an easement, and the rights and obligations of those party to the easement.

Subject To vs. Together With Easement Rights

There are always two parties to an easement:

The Servient Tenement the—party giving up the access right.

The Dominant Tenement—the party gaining the right.

If a property is the servient tenement in an easement, it is "Subject To" the rights of another party. In the property's legal description this is usually abbreviated to "ST" or "S/T". If a property is the dominant tenement in an easement, it holds rights over another property "Together With" that property. In the property's legal description this is usually abbreviated to "TW" or "T/W".

What does it mean if my property is Subject To (S/T) and easement.

It means that another property or party has legal rights to use a portion of your land for a specific purpose. The extent and location of the easement are usually described in the easement instruments (attached to this report), or on a land survey, which you can search for on Protect Your Boundaries (www.protectyourboundaries.ca).

What Does it mean if my property has Together With (T/W) rights on an easement.

It means that your property has legal rights to use a portion of another property for a specific purpose. The extent and location of the easement are usually described in the easement instruments (attached to this report), or on a land survey, which you can search for on Protect Your Boundaries (www.protectyourboundaries.ca).

Selling a House with Easements

Easements affect how you can use your land and therefore can affect the value of the property. Always disclose easements to your agent who will advise you on how best to document them in your property's listing.

Buying a house with easements

Before you put a bid in on a property make sure you understand if there are easements that affect it. Easement scan drastically affect your use of land, and so understanding what you can and cannot do on parts of your new house is an important step in your research and decision-making.

Further Reading

More on Easements

[How Easement Affect Private Property Rights](#)

[Homeowner's Guide to Easements](#)

[Province of Ontario Bulletin 200502: Easements and Release of Easements.](#)

Glossary and Definitions:

PIN	Property Identification Number
NY/TB/AT/TR/etc.	Instrument Prefixes
LT	Lot or Land Titles Act Instrument Document
PL	Registered Plan ROW Right of way
S/T	Subject To PT Part (usually in reference to lot)
T/W	Together With

BoundaryPlus™: report integrating ownership and boundary information for homeowners

Charge: also known as a mortgage

Easement: an interest or right in land owned by another that entitles its holder to a specific limited use

Instrument: legal “document” available in land registration system

Land titles: the system of land registration in which ownership and interests affecting ownership interests are recorded and guaranteed, subject to statutory and common law exceptions

Legal description: geographic location of property based on lot/concession/township or lot/block/plan

Parcel register: a record of transactions affecting a property and other information including the current owner, a short legal description, and the estate/qualifiers affecting title

Property Identification Number (PIN): unique 9digit number assigned for each Ontario property

Reference plan: graphic “legal description” in plan form

Registered plan: plan with a unique sequential number placed in the official land registration system whereby an action related to land occurs upon registration

Right of way: a right of access or passage in relation to someone else’s property

Transfer: previously known as a “deed” of property

Terms and Conditions:

Limitations

- a. The information presented in this BoundaryPlus™ Property Report is provided “asis” without representation, warranties or conditions of any kind, either express or implied.
- b. While some of the information in the BoundaryPlus™ Property Report has been extracted from provincial land registration records, the BoundaryPlus™ Property Report is not a product of the Government of Ontario and is not prepared or distributed to the public on its behalf. The Province makes no representations, warranties as to the accuracy or completeness of this Report and offers no guarantees with respect to property boundaries or extent.
- c. The information presented in this BoundaryPlus™ Property Report does not constitute professional legal advice of any kind to be applied in specific situations or disputes. Users with boundary issues or concerns are advised to consult a lawyer and obtain professional advice.
- d. Protect Your Boundaries Inc., its affiliates and suppliers, will accept no liability for any damages whatsoever arising from the use, misuse, or inability to use this BoundaryPlus™ Property Report and its information.

Privacy Policy

We are dedicated to maintaining the highest standards of privacy with respect to personal information that is provided to us. The information collected for this BoundaryPlus™ Property Report is for communicating information we believe to be of interest and relevant to you. It is held securely by Protect Your Boundaries Inc. and not shared with any other party.

LAND
REGISTRY
OFFICE #21

40502-0054 (LT)

PAGE 1 OF 1
PREPARED FOR b2b_parcel_register_
ON 2025/09/17 AT 19:59:14



* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 20 W/S GEORGE ST PL 1 THURLOW PT 1 21R9796; S/T & T/W QR524784; BELLEVILLE ; COUNTY OF HASTINGS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2004/11/22

OWNERS' NAMES

HASTINGS, PATRICIA ALEXANDRA

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2004/11/22 **						
21R9236	1986/05/30	PLAN REFERENCE				C
21R9796	1986/12/15	PLAN REFERENCE				C
QR524784	1996/03/01	TRANSFER	\$135,000		HASTINGS, PATRICIA ALEXANDRA	C
QR524785	1996/03/01	CHARGE	\$90,000		THE TORONTO-DOMINION BANK	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.
NOTE: RESULTS WERE GENERATED VIA WWW.GEOWAREHOUSE.CA



Transfer/Deed of Land

Form 1 - Land Registration Reform Act

Not to be used after 1992. Amended 1992

A

FOR OFFICE USE ONLY 524784 CERTIFICATE OF REGISTRATION 15 50 SS MAR 1 15 50 Joint Tenants HASTINGS (NO. 21) BELLEVILLE Additional See Schedule	(1) Registry x Land Titles	(2) Page 1 of 2 pages	
	(3) Property Identifier(s) Block Property	Additional See Schedule	
	(4) Consideration ONE HUNDRED AND THIRTY-FIVE THOUSAND----- -----xx/100 Dollars \$ 135,000.00		
	(5) Description This is a Property Division Property Consolidation South half of Lot 20, West side of George Street, Plan 1, City of Belleville, County of Hastings, being more particularly described as Part 1, Plan 21R-9796 SUBJECT TO A RIGHT-OF-WAY over Part 2 2 and 3 , Plan 21R-9236 being part of said Lot 20, TOGETHER WITH A OF WAY OVER PART 2 Last instrument #369074. ON 21R9236 BEING PART OF LOT 20		
(6) This Document Contains	(a) Redescription New Easement Plan/Sketch ☐	(b) Schedule for Description ☐ Additional Parties ☐ Other ☐	(7) Interest/Estate Transferred Fee Simple
(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that we are spouses of one another.			
Name(s)		Signature(s)	Date of Signature Y M D
MORRIN, David Alexander		<i>David Morrין</i>	1996 03 01
MORRIN, Marianne		<i>Marianne Morrין</i>	1996 03 01
as Joint Tenants.			
(9) Spouse(s) of Transferor(s) I hereby consent to this transaction			
Name(s)		Signature(s)	Date of Signature Y M D
(10) Transferor(s) Address for Service 240 George Street, Belleville, Ontario K8N 3H6			
(11) Transferee(s)			
Name(s)		Date of Birth Y M D	
HASTINGS, Patricia Alexandra		1939 09 06	
(12) Transferee(s) Address for Service R.R. #3, Madoc, Ontario K0K 2K0			
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.			
Signature <i>David Morrין</i>		Date of Signature Y M D 1996 03 01	Signature <i>Marianne Morrין</i>
Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act 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 1996 03 01	Signature <i>Richard R. Ketcheson</i>
Name and Address of Solicitor RICHARD R. KETCHESON 212 1/2 Front Street Belleville, Ontario K8N 2Z2		Date of Signature Y M D 1996 03 01	Signature
(14) Solicitor for Transferee(s) I have investigated the transferor(s) 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 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.			
PIN: _____		Name of Transferee(s) Patricia Alexandra Hastings	Name and Address of Solicitor SHANE D. C. HOBSON Bailey & Hobson Box 670, Madoc, Ont. K0K 2K0
Cont on Schedule ☐		Cont on Schedule ☐	Date of Signature Y M D 1996 02 29
Signature _____		Signature <i>Shane D. C. Hobson</i>	
(15) Assessment Roll Number of Property		Cty. Mun. Map Sub Par 12 08 020 050 03300	Fees and Tax
(16) Municipal Address of Property 240 George Street Belleville, Ontario K8N 3H6		(17) Document Prepared by: RICHARD R. KETCHESON Barrister & Solicitor 212 1/2 Front Street Belleville, Ontario K8N 2Z2	Registration Fee 50
			Land Transfer Tax 1075
			Total 1125

Affidavit of Residence and of Value of the Consideration
Form 1 Land Transfer Tax Act

Instructions on reverse side
AFFIDAVIT OF THE CONVEYANCE OF (insert brief description of land) South Half of Lot 20, West Side of George St., Plan 1, City of Belleville, County of Hastings des. as Pl. 1 on ZIR 9796, Subject to a r.o.w. over Lot 3 on ZIR 9236, Together with a r.o.w. over Pl. 2 on Plan ZIR 9236
(Print names of all transferors in full) David Alexander Morrin and Marianne Morrin

TO (see instruction 1 and print names of all transferees in full)

Patricia Alexander Hastings

BY (see instruction 2 and print name(s) in full)

Shane D. C. Hobson

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.
☒ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s))

Patricia Alexander Hastings

described in paragraph(s) (d), (d), (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 () (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. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above described conveyance

- ☐ contains at least one and not more than two single family residences.
☐ does not contain a single family residence.
☐ contains more than two single family residences. (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. 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 and each of the following persons to whom or in trust for whom the land is being conveyed in the above described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) None

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

- (a) Monies paid or to be paid in cash \$ 135,000.00
(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) 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)) \$ 135,000.00 \$ 135,000.00
(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 \$ 135,000.00

All Blanks
Must Be
Filed In.
Insert "Nil"
Where
Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

6. If the consideration is nominal, is the land subject to any encumbrance?

7. Other remarks and explanations, if necessary.

Sworn before me at the Village of Madoc

in the County of Hastings
this 28th day of February 1996
for Shane D. C. Hobson, Barristers and Solicitors
Expires November 10, 1998.

Jayne Whyte
A Commissioner for taking Affidavits, etc.

Shane D. C. Hobson
signature(s)

Property Information Record

- A. Describe nature of instrument: Deed
B. (i) Address of property being conveyed (if available) 240 & 242 George St., Belleville, Ontario
(ii) Assessment Roll No. (if available) 12 08 020 050 03300
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) R. R. #3, Madoc, Ontario, K0K 2K0
D. (i) Registration number for last conveyance of property being conveyed (if available) 369074
(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
Bailey & Hobson, Barristers and Solicitors, 91 St. Lawrence St. East,
P. O. Box 670, Madoc, Ontario, K0K 2K0

For Land Registry Office Use Only

Registration No.

Registration Date

Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐
NOTE: As to () and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).