

PROTECT YOUR
B  UNDARIES

Easement Report

83 UNION STREET
Picton, ON

In partnership with



Property Address:

83 UNION STREET
Picton, ON

Property Identification Number (PIN):

55073-0115 (LT)

Legal Description:

PT LT 1196, 1198-1199 PL 24 PICTON PT 1, 2
47R1327 S/T PE168611; PRINCE EDWARD

Official documents attached:

PARCEL IDENTIFICATION NUMBER (PIN):
55073-0115 (LT)

EASEMENT DOCUMENT:
PE168611

Easement Report

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 1196, 1198-1199 PL 24 PICTON PT 1, 2 47R1327 S/T PE168611; PRINCE EDWARD

Instrument Identifier	Instrument Date	Instrument Date	Parties To	Parties To
PE168611	2003/12/15	2003/12/15	75 PICTON STREET	

Easement Language

THE SUBJECT PROPERTY (83 PICTON STREET) IS SUBJECT TO THE FOLLOWING LEGAL RIGHTS:

SUBJECT TO a right-of-way over that part of said Lot 1196, Registered Plan 24, Town of Picton, now in the Municipality of the County of Prince Edward, designated as Part 2, Plan 47R-1327.

Summary

The Subject Property (83 Picton Street) gives access to its Neighboring Property (75 Picton Street) to use a portion of its land, designated as Part 2 on Reference Plan 47R1327, 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 1196, 1198-1199 PL 24 PICTON PT 1, 2 47R1327 S/T PE168611; PRINCE EDWARD

Instrument Identifier	Instrument Date	Instrument Date	Parties To	Parties To
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NONE	NONE	NONE	NONE	NONE
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Easement Language

NONE

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.

716-1351

PARTS SCHEDULE			
Part	Lot	Reg'd Plan	Inst. N°
1	1196 1198, 1199	24	14374
2	1198		

Reference
234
R.P. N°24, Picton

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

DATE JANUARY 26, 1977

STEWART W. ALLAN O.L.S.

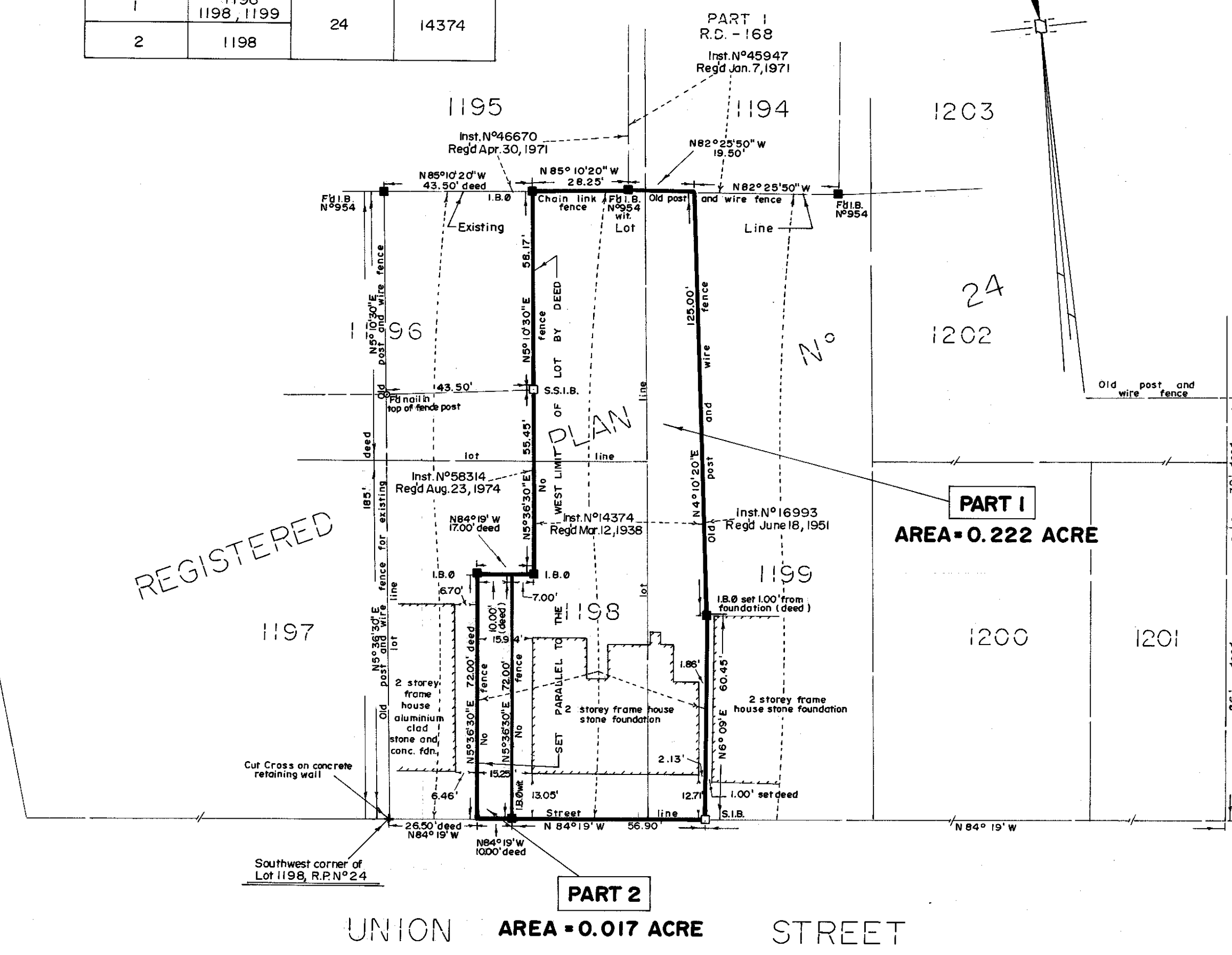
RECEIVED AND DEPOSITED AS

PLAN 47R-1327

DATE **7 FEB.** 1977

Stewart W. Allan

LAND REGISTRAR FOR THE REGISTRY
DIVISION OF PRINCE EDWARD (47)



PLAN OF SURVEY SHOWING

**PART OF LOTS 1196, 1198 AND 1199,
REGISTERED PLAN N° 24,
TOWN OF PICTON,
COUNTY OF PRINCE EDWARD.**

Scale 1" = 30'

STEWART W. ALLAN LTD. 1977

**CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE
MEANING OF SECTION 29, 32 OR 33 OF THE PLANNING ACT.**

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

- 1) This survey and plan are correct and in accordance with the Surveys Act and the Registry Act and the regulations made thereunder.
- 2) The survey was completed on the 26th day of January, 1977

(Date) January 26, 1977

Stewart W. Allan
Ontario Land Surveyor

BEARING REFERENCE

The bearing of N 5° 29' 30" W between found monuments marked N°954 on the easterly limit of Church Street (shown on Plan 47R-455) is assumed astronomic and governs all bearings hereon and is referred to the meridian through the southern limit of Lot 18, Concession I, South East of Carrying Place, Township of Hallowell where the same is intersected by the Kings Highway.

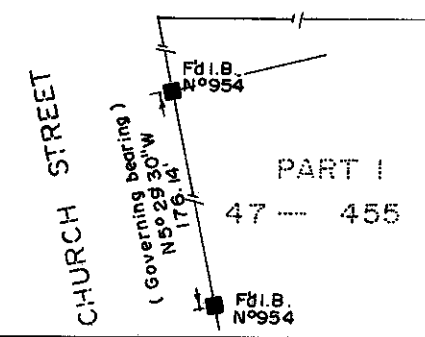
All hanging lines shown on this plan have been verified.

- I.B.Ø denotes iron bar 3/4"Ø x 2'
- S.S.I.B. denotes iron bar 1" x 1" x 2'
- S.I.B. denotes iron bar 1" x 1" x 4'

Survey Party Chief : G. Morden C.S.T.

Drawn by : S.A. Storms

Examined by : S.W. Allan O.L.S.



7521-274

Transfer/Deed of Land

Form 1 - Land Registration Reform Act

A

0168611 REGISTRATION PRINCE EDWARD COUNTY PICTON 03 DEC 15 PM 3 58 New Property Identifier Executions Additional: See Schedule ☐ Additional: See Schedule ☐	(1) Registry ☒ Land Titles ☐	(2) Page 1 of 29 pages	(3) Property Identifier(s) _____ Block _____ Property _____ Additional: See Schedule ☐
	(4) Consideration NINETY SEVEN THOUSAND XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX Dollars \$ 97,000.00		
	(5) Description This is a Property Division ☐ Property Consolidation ☐ Part of Lots 1196, 1998 and 1199, Registered Plan 24, Town of Picton, now in the Municipality of the County of Prince Edward, designated as Parts 1 and 2 on Plan 47R-1327. SUBJECT TO a right-of-way over that part of said Lot 1196, Registered Plan 24, Town of Picton, now in the Municipality of the County of Prince Edward, designated as Part 2, Plan 47R-1327.		
	(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 I am not a spouse.			
Name(s) DONAHUE, Iola Louise		Signature(s)	Date of Signature Y M D 2003 12 12
(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 89 Bridge Street, P.O. Box 4150, PICTON, ON K0K 2T0			
(11) Transferee(s) ROBERTSON, Martin Peter (as to an undivided one-third interest) ROBERTSON, Alida Maria (as to an undivided one-third interest)		Date of Birth Y M D 1956 07 29 1942 08 30	
(12) Transferee(s) Address for Service c/o M. Peter Robertson, 153 County Road 27, R.R. #3, CONSECON, ON K0K 1T0			
(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		Signature _____	
Date of Signature Y M D 2003 12 12		Date of Signature Y M D 	
Solicitor for the 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.			
Name and Address of Solicitor Bruce F. Campbell 194 Main Street, P.O. Box 1260 PICTON, ON K0K 2T0		Signature	
Date of Signature Y M D 2003 12 12		Date of Signature Y M D 	
(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) ROBERTSON, Martin Peter ROBERTSON, Alida Maria HODGSON, Seven Williams HODGSON, Maria Elizabeth	
Con't. on Schedule ☐		Con't. on Schedule ☐	
Name and Address of Solicitor Christopher Williams 194 Main Street, Box 1200 Picton, Ontario. K0K 2T0		Signature	
Date of Signature Y M D 2003 12 15		Date of Signature Y M D 	
(15) Assessment Roll Number of Property City: 13 Mun: 50 Map: 040 Sub: 040 Par: 11100		(16) Municipal Address of Property 79-81-83 Union Street PICTON, ON K0K 2T0	
(17) Document Prepared by: Bruce F. Campbell Barrister and Solicitor 194 Main Street P.O. Box 1260 PICTON, ON K0K 2T0		Fees and Tax Registration Fee 60.- Land Transfer Tax 695.- Total 755.-	

Additional Property Identifiers and/or Other Information

(11) Additional Transferee(s):

Name(s)

Date of Birth(s)
Y/M/D

HODGSON, Steven William

1948 09 12

HODGSON, Maria Elizabeth

1950 02 12

As joint tenants and not as tenants in common, as to an undivided one-third interest.

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) PART LOTS 1196, 1198 and 1199, REGISTERED PLAN 24, TOWN OF PICTON, NOW IN THE MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD BEING PARTS 1 and 2 ON PLAN 47R-1327. SUBJECT TO A RIGHT-OF-WAY OVER SAID PART 2 ON PLAN 47R-1327.

BY (print names of all transferors in full) IOLA LOUISE DONAHUE
TO (print names of all transferees in full) MARTIN PETER ROBERTSON and ALIDA MARIA ROBERTSON and STEVEN WILLIAM HODGSON and MARIA ELIZABETH HODGSON

I/We have personal knowledge of the facts herein deposed to and MAKE OATH AND SAY THAT:

1. I am/We are (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponent(s)):

- ☒ (a) the transferee(s) named in the above-described conveyance;
☐ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);
☐ (c) the President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for _____ (the transferee(s));
☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____ who is my spouse or same-sex partner.
☐ (e) the transferor and ☐ I am tendering this document for registration and ☐ no tax is payable on registration of this document.

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

(a) Monies paid or to be paid in cash	\$	<u>97,000.00</u>	
(b) Mortgages (i) Assumed (principal and interest)	\$	<u>nil</u>	} All Blanks must be filled in. Insert "Nil" where applicable.
(ii) Given back to vendor	\$	<u>nil</u>	
(c) Property transferred in exchange (detail below in para. 5)	\$	<u>nil</u>	
(d) Other consideration subject to tax (detail below)	\$	<u>nil</u>	
(e) Fair market value of the lands (see instruction 2)	\$	<u>nil</u>	
(f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (a) to (e))	\$	<u>97,000.00</u>	\$ <u>97,000.00</u>
(g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act	\$	<u>nil</u>	
(h) Other consideration for transaction not included in (f) or (g) above	\$	<u>nil</u>	
(i) Total Consideration	\$	<u>97,000.00</u>	

3. To be completed where the value of the consideration for the conveyance exceeds \$400,000.00

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

- ☐ does not contain a single family residence or contains more than two single family residences.
☐ contains at least one and not more than two single family residences.
☐ contains at least one and not more than two single family residences and the lands are used for other than just residential purposes. The transferee has accordingly apportioned the value of consideration on the basis that the consideration for the single family residence is \$ _____ and the remainder of the lands are used for _____ purposes.

Note: Subsection 2(1)(b) imposes an additional tax at the rate of one-half of one percent upon the value of consideration in excess of \$400,000.00 where the conveyance contains at least one and not more than two single family residences and 2(2) allows an apportionment of the consideration where the lands are used for other than just residential purposes.

4. If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☐ No

5. Other remarks and explanations, if necessary. _____

Sworn before me at the _____ County

of Prince Edward

this 15 day of December, 2003.
(year)

A Commissioner for taking Affidavits, etc.

Martin Peter Robertson

Alida Maria Robertson
Signature(s)

Alida Maria Robertson

Property Information Record

- A. Describe nature of instrument: TRANSFER/DEED OF LAND
B. (i) Address of property being conveyed (if available) 79-81-83 Union Street,
Picton, Ontario. KOK 2T0
(ii) Assessment Roll No. (if available) 13 50 040 040 11100
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed
c/o M. Peter Robertson,
153 County Road 27, R.R.#3, CONSECON, Ontario. KOK 1T0
D. (i) Registration number for last conveyance of property being conveyed (if available) 0162272
(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
HURLEY and WILLIAMS, Barristers and Solicitors
199 Main Street, Box 1200, PICTON, Ontario. KOK 2T0

School 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 (c) and (d) the land being transferred will receive French Public School Board election unless otherwise directed in (a) and (b). 0449H (02-01)

For Land Registry Office Use Only	
Registration No.	
Registration Date (Year/Month/Day)	
Land Registry Office No.	

all instructions on reverse side.

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IOLA LOUISE DONAHUE

(print names of all transferors in full)

(print names of all transferees in full) MARTIN PETER ROBERTSON and ALIDA MARIA ROBERTSON and STEVEN WILLIAM HODGSON and MARIA ELIZABETH HODGSON

I/We have personal knowledge of the facts herein deposed to and MAKE OATH AND SAY THAT:

1. I am/We are (place a clear mark within the square opposite the following paragraph(s) that describe(s) the capacity of the deponent(s)):

☒ (a) the transferee(s) named in the above-described conveyance;☐ (b) the authorized agent or solicitor acting in this transaction for the transferee(s);☐ (c) the President, Vice-President, Secretary, Treasurer, Director or Manager authorized to act for _____

(the transferee(s));

☐ (d) a transferee and am making this affidavit on my own behalf and on behalf of (insert name of spouse or same-sex partner) _____

who is my spouse or same-sex partner.

☐ (e) the transferor and ☐ I am tendering this document for registration and☐ no tax is payable on registration of this document.

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

(a) Monies paid or to be paid in cash	\$ 97,000.00	
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(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange (detail below in para. 5)	\$ nil	
(d) Other consideration subject to tax (detail below)	\$ nil	
(e) Fair market value of the lands (see instruction 2)	\$ nil	
(f) Value of land, building, fixtures and goodwill subject to Land Transfer Tax (Total of (e) to (f))	\$ 97,000.00	\$ 97,000.00
(g) Value of all chattels - items of tangible personal property which are taxable under the provisions of the Retail Sales Tax Act	\$ nil	
(h) Other consideration for transaction not included in (f) or (g) above	\$ nil	
(i) Total Consideration	\$ 97,000.00	

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If consideration is nominal, is the land subject to any encumbrance? ☐ Yes ☐ No

Other remarks and explanations, if necessary. _____

Sworn before me at the _____ County

_____ of Prince Edward

this _____ day of December, 2003. (year)

Steven William Hodgson

Maria E Hodgson
Signature(s)

A Commissioner for Taking Affidavits, etc.

Maria Elizabeth Hodgson

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HURLEY and WILLIAMS, Barristers and Solicitors

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- d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? ☐ Yes ☐ No

NOTE: As to (c) and (d) the land being transferred will receive French Public School Board election unless otherwise directed in (a) and (b). 0449H (02-01)

For Land Registry Office Use Only	
Registration No.	
Registration Date (Year/Month/Day)	
Land Registry Office No.	