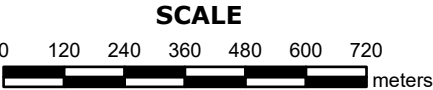


PRINTED ON 21 OCT, 2024 AT 13:46:02  
FOR WMONCRIEFF



PROPERTY INDEX MAP  
HASTINGS(No. 21)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED



# Transfer/Deed of Land

Form 1 — Land Registration Reform Act

Amended N.Y.V. 1997

A

FOR OFFICE USE ONLY

572443

CERTIFICATE OF REGISTRATION  
HASTINGS (20) BELEVILLE

'99 SEP 3 PM 2 08

New Property Identifier

Executions

Additional See Schedule ☐

(1) Registry <input checked="" type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 3 pages
(3) Property Identifier(s)	Block	Property
(4) Consideration ONE HUNDRED AND TWENTY THOUSAND----- Dollars \$ 120,000.00		
(5) Description This is a Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>		
Lot 8 and the North Half of Lot 9, Concession 13 and Part of the East Half of Lot 7. Concession 14, Township of Rawdon, Township of Stirling-Rawdon. County of Hastings.		
See Schedule Page 2.		
Last Deed No. 99519.		

(6) This Document Contains	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	(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)	Signature(s)	Date of Signature Y M D
STORMS, Beverley	<i>Beverley Storms</i>	1999 09 03

(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

c/o Laird McGee, R. R. #1, Stirling, Ontario, K0K 3E0

(11) Transferee(s)

COOPER MILL LTD.

Date of Birth Y M D

(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	Date of Signature Y M D
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
Name and Address of Solicitor	Signature

(14) Solicitor for 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 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.

Name and Address of Solicitor	Date of Signature Y M D
	Signature

(15) Assessment Roll Number of Property

Cty	Mun	Map	Sub	Par
12	20	119	035	07000

(16) Municipal Address of Property

883 Storms Road  
Stirling, Ontario  
K0K 3E0

(17) Document Prepared by:

BAILEY HOBSON PRETSELL  
Barristers and Solicitors  
91 St. Lawrence St. East  
P. O. Box 670  
Madoc, Ontario  
K0K 2K0

Fees and Tax	
Registration Fee	50.00
Land Transfer Tax	925.00
Total	975.00

Planning Act — OPTIONAL

Attest Statement by Solicitor for Transferee(s) here if necessary

FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

DESCRIPTION

Township of Rawdon, now Township of Stirling-Rawdon, County of Hastings and being more particularly described as follows:

## FIRSTLY:

All of Lot 8 and the North Half of Lot 9, Concession 13 of said Township of Rawdon, now Township of Stirling-Rawdon.

## SECONDLY:

Part of the East Half of Lot 7, Concession 14, said Township of Rawdon, now Township of Stirling-Rawdon described as follows:

PREMISING that the south limit of said Lot 7 has a bearing of North 70 degrees 00 minutes East and relating all bearings herein, thereto;

COMMENCING at the south-east corner of said Lot;

THENCE South 70 degrees 00 minutes West in the south limit 733.90 feet;

THENCE North 20 degrees 00 minutes West 365.00 feet;

THENCE South 70 degrees 00 minutes West 273.70 feet to the west limit of the east half of Lot 7;

THENCE North 22 degrees 09 minutes West to the north limit of Lot 7;

THENCE Easterly along the north limit to the north east corner of Lot 7;

THENCE Southerly along the east limit of Lot 7 to the point of commencement.

Last Deed Number 99519.

all instructions on reverse side.  
THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Lot 8, and the north half of Lot 9, Concession 13 and Part of the east half of Lot 7, Concession 14, Township of Rawdon, now Township of Stirling-Rawdon, County of Hastings  
BY (print names of all transferors in full) Beverley Storms  
TO (see instruction 1 and print names of all transferees in full) Cooper Mill Ltd.  
I, (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)) Cooper Mill Ltd.

☐ described in paragraph(s) 10), 10), (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)(j) of the Act. The land conveyed in the above-described conveyance  
☐ contains at least one and not more than two single family residences. **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.**  
☐ does not contain a single family residence.  
☐ contains more than two single family residences. (see instruction 3)

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 ..... \$ 120,000.00  
(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)) ..... \$ 120,000.00 \$ 120,000.00  
(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 ..... \$ 120,000.00

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 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 Municipality of Centre Hastings  
in the County of Hastings  
this 3rd day of September, 1999.

A Commissioner for taking Affidavits, Etc.

JOYCE PEARL WHITE, a Commissioner  
for taking Affidavits, Oaths and Verdicts, for  
Bailey Hobson Pretsell, Barristers and Solicitors  
10, 2001

Signature(s)  
Shane D. C. Hobson

## Property Information Record

- A. Describe nature of instrument: Deed  
B. (i) Address of property being conveyed (if available) 883 Storms Road, Stirling, Ontario, K0K 3E0  
(ii) Assessment Roll No. (if available) 12 20 119 035 07000  
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) 99519  
(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  
Shane D. C. Hobson, Bailey Hobson Pretsell, 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 (a) and (b) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).

04490 (90-09)

PROPERTY DESCRIPTION:LT 8 CON 13 RAWDON; N 1/2 LT 9 CON 13 RAWDON; STIRLING-RAWDON ; COUNTY OF HASTINGS EXCEPT FORFEITED MINING RIGHTS, IF ANY

PROPERTY REMARKS:FORFEITURE QUALIFIER ADDED MAR 22, 2013.

ESTATE/QUALIFIER:RECENTLY:PIN CREATION DATE:  
FEE SIMPLEFIRST CONVERSION FROM BOOK2008/09/22  
LT CONVERSION QUALIFIED

OWNERS' NAMESCAPACITY SHARE  
COOPER MILL LTD.ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2008/09/19 **						
**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: 2008/09/22 **						
PL2265	1982/06/04	PLAN MISCELLANEOUS				C
QR572443	1999/09/03	TRANSFER	\$120,000		COOPER MILL LTD.	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.