



**CORPORATION OF THE TOWNSHIP OF AUGUSTA**  
**BY-LAW 2910**

**BEING A BY-LAW TO AUTHORIZE THE ACCEPTANCE OF CERTAIN DEEDS OF LAND  
AND TO ASSUME AND DEDICATE THE SAID LANDS FOR ROAD PURPOSES.**

---

**WHEREAS** Section 8 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, a municipality has the capacity, rights, owners and privileges of a natural person for the purpose of exercising its authority under this or any other act;

**AND WHEREAS** Section 51 (25c) of the Planning Act allows the municipality to impose conditions to the giving of a consent;

**AND WHEREAS** the Corporation of the Township of Augusta deems it expedient to impose the condition that sufficient lands be deeded to the Township, to be assumed and dedicated by the Township for road widening purposes;

**AND WHEREAS** several parcels of land have been so deeded to the said Township as a condition to a subdivision or development agreement, condominium approval, or other municipal purposes;

**AND WHEREAS** it is deemed expedient to accept these parcels of land and to assume and dedicate them for road purposes;

**NOW THEREFORE** the Council of the Corporation of the Township of Augusta hereby enacts as follows:

1. That the lands listed and described in the attached Schedule "A" to this By-law and situate, lying and being in the County of Grenville are accepted by the Corporation of the Township of Augusta.
2. That the said lands be and they are hereby assumed by the Corporation of the Township of Augusta.
3. That the said lands be and they are hereby dedicated as part of the Road System of the Corporation of the Township of Augusta for the road on which they are situate as listed in the herein aforementioned Schedule "A".
4. That the Reeve and Clerk are hereby authorized to sign any and all necessary documents to complete this transaction on behalf of the Corporation of the Township of Augusta.
5. This By-law shall come into force and effect upon the date of the final passing thereof.

READ A FIRST AND SECOND TIME THIS 28<sup>th</sup> DAY OF NOVEMBER, 2011.

READ A THIRD TIME AND FINALLY PASSED THIS 28<sup>th</sup> DAY OF NOVEMBER, 2011.

  
MEL CAMPBELL, REEVE

  
MICHAEL LAROCQUE, CLERK



**SCHEDULE 'A'**

**OF**

**BY-LAW 2910**

<b>Pin Number</b>	<b>Legal</b>	<b>Grantor</b>
Pt of PIN 68167-0107 (LT)	East ½ of Lot 6, Con 4 Geographic Twp. Of Augusta, County of Grenville  Being Pt 10 on 15R-7164	EASTERBROOK, Debra Kay EASTERBROOK, Lorna Jane EASTERBROOK, Stuart Kirk EASTERBROOK, Thomas Kory EASTERBROOK, Thomas Lyn

<b>Transferee(s)</b>	<b>Capacity</b>	<b>Share</b>
<b>Name</b> THE CORPORATION OF THE TOWNSHIP OF AUGUSTA Acting as a company <b>Address for Service</b> 3560 County Road 26 R. R. #2 Prescott, Ontario K0E 1T0		

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.

<b>Signed By</b>				
John David Simpson	21 Court House Avenue Brockville K6V 5V2	acting for Transferee(s)	Signed	2011 12 08
Tel 6133424491				
Fax 6133428570				

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).

<b>Calculated Taxes</b>	
Provincial Land Transfer Tax	\$0.00

<b>File Number</b>	
Transferor Client File Number :	23578
Transferee Client File Number :	202981

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 68167 - 0107 PT EAST 1/2 LT 6 CON 4 AUGUSTA; LYING N OF THE FORCED RD; BEING PT 10 ON 15R7164; AUGUSTA

BY: EASTERBROOK, DEBRA KAY  
EASTERBROOK, LORNA JANE  
EASTERBROOK, STUART KIRK  
EASTERBROOK, THOMAS KORY  
EASTERBROOK, THOMAS LYN  
TO: THE CORPORATION OF THE TOWNSHIP OF AUGUSTA % (all PINs)

1. JOHN D. SIMPSON

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 THE CORPORATION OF THE TOWNSHIP OF AUGUSTA described in paragraph(s) (C) 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	1.00
(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))	1.00
(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	1.00

4.

Explanation for nominal considerations:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: the property is being transferred to The Corporation of the Township of Augusta for road purposes. The land is subject to an encumbrance which has been paid in full, but for which a discharge has not yet been registered.

**PROPERTY information Record**

A. Nature of Instrument: Transfer  
LRO 15 Registration No. Date:

B. Property(s): PIN 68167 - 0107 Address PRESCOTT Assessment Roll No -

C. Address for Service: 3560 County Road 26  
R. R. #2  
Prescott, Ontario  
K0E 1T0

D. (i) Last Conveyance(s): PIN 68167 - 0107 Registration No.  
(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: John David Simpson  
21 Court House Avenue  
Brockville K6V 5V2

This document has not been submitted and may be incomplete.

yyyy mm dd Page 1 of 2

**Properties**

**PIN** 68167 - 0107 LT **Interest/Estate** Fee Simple  **Split**  
**Description** PT EAST 1/2 LT 6 CON 4 AUGUSTA; LYING N OF THE FORCED RD; BEING PT 10 ON  
15R7164; AUGUSTA  
**Address** PRESCOTT

**Consideration****Consideration** \$ 1.00**Transferor(s)**

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

**Name** EASTERBROOK, DEBRA KAY  
Acting as an Individual  
**Address for Service** RR#2, Brockville, ON K6V 5T2

I am at least 18 years of age.

Stuart Kirk Easterbrook and I are spouses of one another and are both parties to this document

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

**Name** EASTERBROOK, LORNA JANE  
Acting as an individual  
**Address for Service** RR#2, Brockville, ON K6V 5T2

I am at least 18 years of age.

Thomas Lyn Easterbrook and I are spouses of one another and are both parties to this document

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

**Name** EASTERBROOK, STUART KIRK  
Acting as an individual  
**Address for Service** RR#2, Brockville, ON K6V 5T2

I am at least 18 years of age.

Debra Kay Easterbrook and I are spouses of one another and are both parties to this document

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

**Name** EASTERBROOK, THOMAS KORY  
Acting as an Individual  
**Address for Service** RR#2, Brockville, ON K6V 5T2

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.

**Name** EASTERBROOK, THOMAS LYN  
Acting as an Individual  
**Address for Service** RR#2, Brockville, ON K6V 5T2

I am at least 18 years of age.

Lorna Jane Easterbrook and I are spouses of one another and are both parties to this document

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

**ACKNOWLEDGEMENT AND DIRECTION**

TO: John David Simpson  
(Insert lawyer's name)

AND TO: STEWART, CORBETT  
(Insert firm name)

RE: Transfer from Easterbrook - Lands for Road Purposes (202981) ("the transaction")  
(Insert brief description of transaction)

**This will confirm that:**

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as of the date of the Agreement of Purchase and Sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, \_\_\_\_\_, am the spouse of \_\_\_\_\_, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

**DESCRIPTION OF ELECTRONIC DOCUMENTS**

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- A Transfer of the land described above.
- A Charge of the land described above.
- Other documents set out in Schedule "B" attached hereto.

Dated at Prescott, Ontario, this \_\_\_\_\_ day of December, 2011.

**WITNESS**

(As to all signatures, if required)

\_\_\_\_\_  
John D. Simpson

x [Signature]  
THE CORPORATION OF THE TOWNSHIP OF AUGUSTA  
Per:  
Title: REEVE

x [Signature]  
Per:  
Title: CAO/CLERK.

I/we have authority to bind the Corporation.