



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NUMBER 3179-2015**

BEING A BY-LAW TO AUTHORIZE THE TRANSFER OF BLOCKS 36 AND 38, PLAN 15M5, TOWNSHIP OF AUGUSTA, COUNTY OF GRENVILLE, AND BEING ALL OF PINS 68183-0040(LT) AND 68183-0038(LT)

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

AND WHEREAS the Township has agreed to transfer to P.F. Donnelly Const'n Ltd. the land legally described as:

- (i.) Blocks 36 and 38, Plan 15M5, Township of Augusta County of Grenville, being all of PINS 68183-0040(LT) and 68183-0038(LT).

NOW THEREFORE, according to *Section 11(1) and 27(1) of the Municipal Act, R.S.O. 2001, c. 25*, as amended, the Council of The Corporation of the Township of Augusta hereby enacts as follows:

1. That the land described in paragraph (i.) of this by-law be transferred from The Corporation of the Township of Augusta to P.F. Donnelly Const'n Ltd.
2. That the Mayor and Clerk are hereby authorized to execute any and all documents and to do anything necessary to complete the sale and transfer of property described in (i.) of this by-law at a price of \$200.00 (including all costs).
3. That this By-law shall come into force and effect upon the date of the final passing thereof.

Read a first time this 6 day of July, 2015.

Read a second time this 6 day of July, 2015.

Read a third time this 6 day of July, 2015.



Doug Malanka, Mayor



Pierre Mercier, CAO/Clerk

ACKNOWLEDGEMENT AND DIRECTION

TO: John D. Simpson
(Insert lawyer's name)

AND TO: STEWART, CORBETT
(Insert firm name)

RE: Twp. of Augusta transfer to P.F. Donnelly Const'n Ltd. (File 202360) (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, ON, this _____ day of _____, 2015.

WITNESS

(As to all signatures, if required)

N/A

Doug Malanka
DOUG MALANKA, MAYOR, TWP. OF AUGUSTA

Pierre Mercier
PIERRE MERCIER, CAO/CLERK, TWP. OF AUGUSTA

Properties

PIN 68183 - 0040 LT *Interest/Estate* Fee Simple
Description BLOCK 38, PLAN 15M5, TWSP OF AUGUSTA.
Address NORTH AUGUSTA

PIN 68183 - 0038 LT *Interest/Estate* Fee Simple
Description BLOCK 38, PLAN 15M5, TWSP OF AUGUSTA.
Address NORTH AUGUSTA

Consideration

Consideration \$ 1.00

Transferor(s)

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

Name THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
Acting as a company
Address for Service 3560 County Road 28
R.R. #2
Prescott, ON
K0E 1T0

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

This document is being authorized by a municipal corporation by Doug Malanka, Mayor and Pierre Mercier, CAO/Clerk.

Transferee(s)**Capacity****Share**

<i>Name</i>	P.F. DONNELLY CONST'N LTD. Acting as a company	Registered Owner
<i>Address for Service</i>	c/o Wilson/Evely 3 Court Terrace, P.O. Box 1 Brockville, Ontario K6V 5T7	

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.

Calculated Taxes

Provincial Land Transfer Tax \$0.00

File Number

Transferor Client File Number : 202360

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68183 - 0040 BLOCK 38, PLAN 15M5, TWSP OF AUGUSTA.

68183 - 0038 BLOCK 36, PLAN 15M5, TWSP OF AUGUSTA.

BY: THE CORPORATION OF THE TOWNSHIP OF AUGUSTA

TO: P.F. DONNELLY CONST'N LTD. Registered Owner %(all PINs)

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

PROPERTY Information Record

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

B. Property(s):
PIN 68183 - 0040 Address NORTH AUGUSTA Assessment Roll No -
PIN 68183 - 0038 Address NORTH AUGUSTA Assessment Roll No -

C. Address for Service: c/o Wilson/Evelly
3 Court Terrace, P.O. Box 1
Brockville, Ontario
K6V 5T7

D. (i) Last Conveyance(s): PIN 68183 - 0040 Registration No.
PIN 68183 - 0038 Registration No.

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