

**CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW 3436-2019**

**BEING A BY-LAW TO STOP UP, CLOSE AND SELL/TRANSFER
PART OF THE ROAD ALLOWANCE BETWEEN
LOTS 12 & 13, CONCESSION 3
TOWNSHIP OF AUGUSTA, COUNTY OF GRENVILLE,
DESIGNATED AS PART 2 ON 15R11963
BEING PART OF PIN 68167-0255 (R)**

WHEREAS pursuant to the provisions of *Section 34 of the Municipal Act, R.S.O. 2001, c. 25*, as amended, the Council of every municipality may pass by-laws for stopping up any highway or part thereof and selling same.

AND WHEREAS Council has deemed the above real property to be excess lands, and it expedient to stop up, close and sell to Melville Lambeth Shannon part of the road allowance between Lots 12 and 13, Concession 3, Township of Augusta, County of Grenville, designated as Part 2 on Reference Plan 15R11963, Being part of Pin 68167-0255 (R).

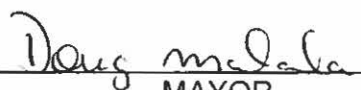
AND WHEREAS no persons would be deprived of a right of access by the closure of the Road Allowance.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF AUGUSTA enacts as follows:

1. THAT the portion of the road allowance between Lots 12 and 13, Concession 3, Township of Augusta, County of Grenville, designated as Part 2 on Reference Plan 15R11963, being part of Pin 68167-0255 (R) is hereby stopped up, closed and shall be transferred to Melville Lambeth Shannon.
 - (a) All costs associated with this process, including legal costs incurred by the Township, shall be borne by Melville Lambeth Shannon.
 - (b) The deed transferring the said property to Melville Lambeth Shannon shall be prepared in a form satisfactory to the Townships Solicitor.
2. That the Mayor and Clerk are authorized and directed to execute all necessary documents in the name of the Township and to affix the seal of the Township thereto.
3. That this By-law does not take effect until it has been registered.

Read a first and second time this 26 day of August, 2019.

Read a third time and finally passed this 26 day of August, 2019.


MAYOR


CLERK

Properties

PIN 68168 - 0154 LT Interest/Estate Fee Simple
Description PT LT 13 CON 5 AUGUSTA PT 1, 15R6218; AUGUSTA
Address PRESCOTT

Consideration

Consideration \$1.00

Transferor(s)

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

Name SHANNON, DWIGHT HENRY
Address for Service 5575 Charlieville Road
Prescott, Ontario
K0E 1T0

I am at least 18 years of age.

Lola Luella Shannon 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 SHANNON, LOLA LUELLA
Address for Service 5575 Charlieville Road
Prescott, Ontario
K0E 1T0

I am at least 18 years of age.

Dwight Henry Shannon 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 WHITTAKER, SUZANN MARIE
Address for Service 3259 Raspberry Bush Trail
Oakville, Ontario
L6L 6V6

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

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

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

Name SHANNON, SUZANN MARIE Registered Owner
Date of Birth 1965 03 28
Address for Service 3259 Raspberry Bush Trail
Oakville, Ontario
L6L 6V6

Statements

Schedule: Suzann Marie Whittaker and Suzann Marie Shannon are one and the same person. This property is currently zoned commercial and will remain commercial on closing.

Signed By

Jessica Janina Lee 6 Court Terrace acting for Signed 2019 05 22
Brockville Transferor(s)
K6V 4T4

Tel 613-345-5613

Fax 613-345-6473

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Jessica Janina Lee 6 Court Terrace acting for Signed 2019 05 22
Brockville Transferee(s)
K6V 4T4

Tel 613-345-5613

Fax 613-345-6473

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional

Signed By

standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

HENDERSON EASTWOOD TUCK PROFESSIONAL CORPORATION

6 Court Terrace
Brockville
K6V 4T4

2019 05 22

Tel 613-345-5613

Fax 613-345-6473

Fees/Taxes/Payment

Statutory Registration Fee	\$64.40
Provincial Land Transfer Tax	\$0.00
Total Paid	\$64.40

File Number

Transferor Client File Number : 60584

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68168 - 0154 PT LT 13 CON 5 AUGUSTA PT 1, 15R6218; AUGUSTA

BY: SHANNON, DWIGHT HENRY
SHANNON, LOLA LUELLA
WHITTAKER, SUZANN MARIE
TO: SHANNON, SUZANN MARIE

Registered Owner

1. SHANNON, SUZANN MARIE

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 _____ described in paragraph(s) () 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:
s) other: from mother and father to daughter for natural love and affection

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

- 1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- 2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- 3. (a) This is not a conveyance of land that is located within the "specified region".
- 4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- 5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 15 Registration No. GC57498 Date: 2019/05/22

B. Property(s): PIN 68168 - 0154 Address PRESCOTT Assessment -
Roll No

C. Address for Service: 3259 Raspberry Bush Trail
Oakville, Ontario
L6L 6V6

D. (i) Last Conveyance(s): PIN 68168 - 0154 Registration No. GC41911
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Jessica Janina Lee
6 Court Terrace
Brockville K6V 4T4