



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NUMBER 3658-2023**

**BEING A BY-LAW TO AUTHORIZE THE TRANSFER PT LT 7 CON 4, TOWNSHIP OF
AUGUSTA BEING PART 1 & 2 ON PLAN 15R7510 TOWNSHIP OF AUGUSTA,
COUNTY OF GRENVILLE AND BEING ALL OF PIN 68167-0095 LT**

WHEREAS Section 9 of the Municipal Act 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 James Lloyd Andress. the land legally described a:

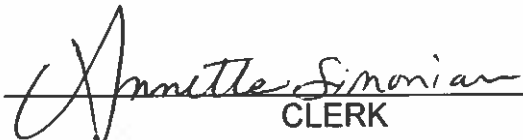
**PT LT 7 CON 4, TOWNSHIP OF AUGUSTA BEING PART 1 & 2 ON PLAN
15R7510 TOWNSHIP OF AUGUSTA, COUNTY OF GRENVILLE AND BEING
ALL OF PIN 68167-0095 LT)**

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

1. **THAT** the land described above of this by-law be transferred from The Corporation of the Township of Augusta to James Lloyd Andress.
2. **THAT** the Mayor and the Clerk are hereby authorized to execute any and all documents and to do anything necessary to complete the sale and transfer of property described above at a price of \$36,000.
3. **THAT** Schedule A attached hereto form part of this By-Law.
4. **THAT** the process for Sale of Surplus Land has been satisfied.
5. **THAT** this By-Law shall come into force and effect upon the date of the final passing thereof.

Read a first, second, and third time and finally passed this 25th day of September, 2023.


MAYOR


CLERK

LRO # 15 Transfer

Received as GC84864 on 2023 09 07 at 11:50

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

Properties

PIN 68167 - 0095 LT Interest/Estate Fee Simple
 Description PT LT 7 CON 4 AUGUSTA PT 1 & 2, 15R7510; AUGUSTA
 Address PRESCOTT

Consideration

Consideration \$36,000.00

Transferor(s)

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

Name THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
 Address for Service 3560 County Rd 26
 Prescott, Ontario
 K0E 1T0

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

This document is being authorized by a municipal corporation Jeff Shaver, Mayor and Annette Simonian, Clerk.

Transferee(s)

	Capacity	Share
Name ANDRESS, JAMES LLOYD	Registered Owner	
Date of Birth 1985 07 08		
Address for Service 3196 County Rd. 26 Brockville, ON K6V 5T2		

Statements

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.

Signed By

John David Simpson 21 Court House Avenue acting for Signed 2023 09 07
 Brockville Transferor(s)
 K6V 5V2

Tel 613-342-4491

Fax 613-342-8570

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Brian George Evelyn 3 Court Terrace acting for Signed 2023 09 07
 Brockville Transferee(s)
 K6V 4T4

Tel 613-345-1907

Fax 613-345-4604

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).

Submitted By

WILSON/EVELY 3 Court Terrace 2023 09 07
 Brockville
 K6V 4T4

Tel 613-345-1907

Fax 613-345-4604

Fees/Taxes/Payment

Statutory Registration Fee	\$69.00
Provincial Land Transfer Tax	\$180.00
Total Paid	\$249.00

File Number

Transferor Client File Number :	205025
Transferee Client File Number :	23-24437

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68167 - 0095 PT LT 7 CON 4 AUGUSTA PT 1 & 2, 15R7510; AUGUSTA

BY: THE CORPORATION OF THE TOWNSHIP OF AUGUSTA

TO: ANDRESS, JAMES LLOYD

Registered Owner

1. ANDRESS, JAMES LLOYD

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	\$36,000.00
(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))	\$36,000.00
(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	\$36,000.00

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", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. 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. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
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. GC84864 Date: 2023/09/07

B. Property(s): PIN 68167 - 0095 Address PRESCOTT Assessment -
Roll No

C. Address for Service: 3196 County Rd. 26
Brockville, ON K6V 5T2

D. (i) Last Conveyance(s): PIN 68167 - 0095 Registration No.
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Brian George Evely
3 Court Terrace
Brockville K6V 4T4