

187569

TO BE SIGNED BY THE PARTIES

Dated August 30 AD 1965

NOSTRA REALTY LIMITED

MAVAK INVESTMENTS LTD.

91 Dundas St. W.
Toronto, Ont.

Deed of Gift

WITHOUT DOWER

SITUATE

John A. Stewart, Limited, Toronto

6.1.0

Printed
719

For 3.24 14 OCT 1965
Alma Baker

THIS INSTRUMENT
TO BE SIGNED BY THE PARTIES
IN THE PRESENCE OF TWO
WITNESSES

PAGE AND KAMIN,
12 Richmond St. E.
Toronto 1, Ontario

Alma Baker's consent
2 read to

I, the within instrument named make oath and say
 THAT at the time of the execution and delivery by me of the within instrument I was (married)
 (unmarried), (a widower), and of the full age of twenty-one years or
 thereabouts, and I was legally married to
 HUSBAND
 to her dowry and was of the full age of twenty-one years or
 thereabouts at the time of the execution and delivery of the within instrument, I was legally married to
 WIFE
 he was of the full age of twenty-one years
 and was of the full age of twenty-one years
 at the time of the execution and delivery of the within instrument, I was legally married to
 SWORN before me at the
 day of
 AD 19

COUNTY OF
 THE DISTRICT OF
 AFFIDAVIT AS TO MARRIAGE STATUS
 TO WIT

1. THAT I was personally present and did see the within instrument and a Duplicate duly signed, sealed and
 executed by
 2. THAT the said instrument and Duplicate were executed by the said part
 at the
 of the
 and that
 3. THAT I know the said part
 of the full age of twenty-one years.
 4. THAT I am a subscribing witness to the said instrument and Duplicate
 SWORN before me at the
 day of
 in the year of our Lord, 19

CANADA
 PROVINCE OF ONTARIO
 of the
 in the
 of
 (This name written in full, no initials)
 of
 make oath and say

This Indenture,

made in duplicate the 30th day of August
in the year of our Lord one thousand nine hundred and sixty-five.
In Pursuance of the Short Forms of Conveyances Act:

Between

ROSTRA REALTY LIMITED, a company
incorporated under the laws of
the Province of Ontario,

hereinafter called the "GRANTOR",

OF THE FIRST PART,

and-

HAVAH INVESTMENTS LIMITED, a com-
pany incorporated under the laws
of the Province of Ontario,

hereinafter called the "GRANTEE",

OF THE SECOND PART.

Witnesseth that in consideration of other good and valuable consideration
and the sum of -----ONE (\$1.00)-----dollar of

lawful money of Canada now paid by the said grantee to the said grantor (the receipt
whereof is hereby by it acknowledged) it has the said grantor BOTH
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises situate, lying and
being in the Township of Toronto, in the County of Peel and Province
of Ontario, and being composed of the whole of Block "N" according to
registered Plan Number 719.

Act p. Deed with Power

TO HAVE AND TO HOLD unto the said grantee, its
their sole and only use forever.

SUCCESSORS
heirs/and assigns to and for

SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed
in the original grant thereof from the Crown.

THE said grantor COVENANTS with the said grantee THAT he it has the
right to convey the said lands to the said grantee notwithstanding any act of the said
grantor

AND that the said grantee shall have quiet possession of the said lands free from all
encumbrances

AND the said grantor COVENANTS with the said grantee that it will execute
such further assurances of the said lands as may be requisite

AND the said grantor COVENANTS with the said grantee that it has done
no act to encumber the said lands

AND the said grantor RELEASES to the said grantee ALL its claims upon
the said lands

~~XXXXXXXXXX~~

~~XX~~

AND reserving unto the Grantor for itself, its successors, servants,
agents and assigns, until the acceptance of the subdivision by the
Corporation of the Township of Toronto, the right to enter the lands
included herein without charge, to undertake modifications of the
surface drainage features of the said lands such that the surface
drainage features comply with the drainage patterns provided in the
subdivision agreement between the Grantor and the Corporation of the
Township of Toronto or as may be otherwise approved by the Engineer
for the said Township.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

ROSTRA REALTY LIMITED

Per [Signature]

Affidavit as to Legal Age

PROVINCE OF ONTARIO
COUNTY OF

To Wit: I, _____ of the _____ of _____ in the _____ of _____

in the within instrument named, make oath and say

THAT at the time of the execution and delivery by

of the within instrument

of the full age of twenty-one years.

SWORN before me at the

of

in the

of

this

day of

A D 19

A Commissioner for taking Affidavits, etc.

Affidavit, Land Transfer Tax Act IN THE MATTER OF THE LAND TRANSFER TAX ACT.

PROVINCE OF ONTARIO
COUNTY OF YORK

To Wit: I, Bernard Jacob Kamin
of the CITY OF TORONTO
in the County of York Solicitor for the
GRANTOR named in the within (or annexed) transfer make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the sell (or of either of them.

- I am the grantor named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- The true amount of the money in cash and the value of any property or security included in the consideration is as follows:

(a) Money paid in cash	\$ <u>64350⁰⁰</u>
(b) Property transferred in exchange	Equity value \$ _____ Encumbrance \$ _____
(c) Securities transferred to the value of	\$ _____
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ <u>338550</u>
(e) Monies secured by mortgage under this transaction	\$ <u>26160</u>
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ _____
Total consideration <u>\$429,000⁰⁰</u>	

- If consideration is nominal, in the transfer for natural love and affection?
- If so, what is the relationship between Grantor and Grantee?
- Other remarks and explanations, if necessary. \$58,000

Sworn before me at the City
of Toronto
in the County
of York
this 14th
day of October

A.B. 19 65

R. Finckel
A Commissioner, etc.