

R 58948

PLAN ATTACHED

see page 327

had.

Date September 2nd 1960

WILLIS BERNDT et al

TO

CHARLES WILKES and CAROL LESS WILKES

Address Paterson New Jersey U.S.A

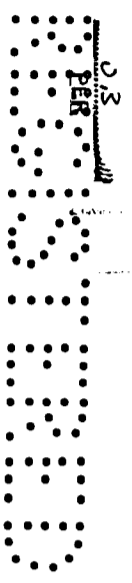
Quit Claim Deed of LAND to JOINT TENANTS

United Stationary Co. Ltd., Toronto

Without investigation of title

I certify that the within instrument is duly entered and registered in the Registry Office for the County of Renfrew at 11:52 o'clock A.M. of the 11 day of SEP A.D. 1962 as Number 58948

Deputy Registrar



A Commissioner, etc.

Sworn before me at the Township of North Algona County in the County of Renfrew this 5th day of September 1960

James O. Howard

- 1. THAT I was personally present and did see the annexed instrument and a duplicate thereof duly signed, sealed and executed by Willis Berndt, Ruby Berndt and Korean Beulah Berndt three of the parties thereto.
2. THAT the said instrument and duplicate were executed by the said part les at the Village of Eganville of the County of Renfrew
3. THAT I know the said part les
4. THAT I am a subscribing witness to the said instrument and duplicate

PROVINCE OF ONTARIO
County of Renfrew
of the Village of Eganville
in the County of Renfrew,
Barriester-at-Law
make oath and say:

Affidavit of Execution

J. James Alphonso Howard

5pp & sketch

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THIS INDENTURE made (in duplicate) the second day of
September one thousand nine hundred and sixty
IN PURSUANCE OF THE SHORE FORMS OF CONVEYANCES ACT,

BETWEEN

WILLIS BERNDT, Labourer, and RUBY BERNDT, Spinster,
both of the Township of Wilberforce in the County of
Renfrew and Province of Ontario,

hereinafter called the "GRANTORS" of the FIRST PART

and

CHARLES WILKES, Gentleman and his wife CAROL LEE WILKES
both of the Paterson in the State of New
Jersey in the United States of America

hereinafter called the "GRANTEES" of the SECOND PART

and

COREEN BEAULAH BERNDT wife of the said Grantor of the
said Township of Wilberforce

hereinafter called the "PARTY" of the third part

WITNESSETH, that in consideration of two hundred and sixty-----
of lawful money of Canada
----- Dollars, /now paid

by the said Grantees to the said Grantors, the receipt whereof
is hereby by them acknowledged, they the said Grantors Do Grant
unto the said Grantees in fee simple, as joint tenants,

ALL AND SINGULAR that certain parcel or tract of land and
premises situate, lying and being in the Township of South Algona,
County of Renfrew, Province of Ontario, and being composed of part
of Lot 13, Concession 10, of the said Township, containing by
admeasurement 4 acres more or less as shown outlined in red on the
attached plan of survey and which said parcel or tract of land may
be more particularly described as follows:-

PREMISING that the Easterly limit of Lot 13, Concession 10,
has a bearing assumed to be North 20 degrees 52 minutes West and
relating all bearings herein, thereto:-

COMMENCING at a survey post planted within said Lot 13, which
may be located by commencing at the South East angle of Lot 13,
Concession 10, thence North 20 degrees 52 minutes West along the
Easterly limit of said Lot 13 a distance of 1144.80 feet, thence
South 69 degrees 07 minutes West a distance of 581.40 feet, thence
North 20 degrees 53 minutes West a distance of 525 feet to the
place of commencement:-

THENCE North 20 degrees 53 minutes West parallel to the
Westerly limit of said Lot 13 a distance of 262.50 feet to a survey
post planted:-

THENCE South 69 degrees 07 minutes West a distance of 664 feet to the Westerly limit of said Lot 13:-

THENCE South 20 degrees 53 minutes East along the said Westerly limit a distance of 262.50 feet:-

THENCE North 69 degrees 07 minutes East a distance of 664 feet more or less to the place of commencement.

TOGETHER WITH A RIGHT-OF-WAY at all times and in common with all those entitled thereto, in, over, along and upon that portion of said Lot 13, Concession X, which may be more particularly described as follows:-

COMMENCING at a point on the easterly limit of said Lot 13 distant 66 feet measured on a course North 20 degrees 52 minutes West along the said Easterly limit from the south east angle of Lot 13, Concession X;

THENCE South 69 degrees 08 minutes West a distance of 36 feet;

THENCE North 20 degrees 52 minutes West parallel to the Easterly limit of said Lot 13 a distance of 1573.80 feet;

Thence South 69 degrees 07 minutes West a distance of 535.40 feet;

THENCE South 20 degrees 53 minutes East a distance of 495 feet;

THENCE South 69 degrees 07 minutes WEST A Distance of 10 feet;

THENCE North 20 degrees 53 minutes West a distance of 1050 feet;

THENCE North 69 degrees 07 minutes East a distance of 10 feet;

THENCE South 20 degrees 53 minutes East a distance of 525 feet;

THENCE North 69 degrees 07 minutes East a distance of 571.40 feet to the Easterly limit of said Lot 13;

THENCE South 20 degrees 52 minutes East along the said Easterly limit a distance of 1603.80 feet more or less to the place of commencement;

THE RIGHT-OF-WAY as herein described being shown outlined in yellow and in accordance with plan hereto attached.

TO HAVE AND TO HOLD unto and to the use of the said Grantees, as Joint Tenants and not as tenants in common, their heirs and assigns forever.

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

THE said Grantors COVENANT with the said Grantees THAT they have the right to convey the said lands to the said Grantees notwithstanding any act of the said Grantor.

AND that the said Grantees shall have quiet possession of the said lands, free from all incumbrances.

AND the said Grantors COVENANT with the said Grantees that they will execute such further assurances of the said lands as may be requisite.

AND the said Grantors COVENANT with the said Grantees that they have done no act to incumber the said lands.

AND the said Grantors RELEASE to the said Grantees ALL their claims upon the said lands.

AND the said Coreen Beulah Berndt, wife of the said Grantor Willis Berndt, hereby bars her dower in the said lands.

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

Signed Sealed and Delivered in the presence of

James A. ...

Willis Berndt

Rug Berndt

Coreen B. Berndt

COMBINED AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

Province of Ontario
County of Renfrew
I, Willis Berndt
of the Township of Wilberforce
in the County of Renfrew,
Labourer,

Strike out words and parts not applicable and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

If Attorney see footnote.

- 1. I was of the full age of twenty-one years;
2. And that Ruby Berndt and Coreen Beaulah Berndt who also executed the within instrument are of the full age of twenty-one years
3. I was legally married to the person named therein as my wife/husband;
4. I was unmarried/divorced/widower.

SWORN before me at the Village of Eganville in the County of Renfrew this 27th day of June 1960

Willis Berndt

James A. Howard

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for (State Name) one of the parties named therein and he/she was of the full age of twenty-one years"

AFFIDAVIT UNDER LANDS TRANSFER TAX ACT

In the Matter of The Land Transfer Tax Act

Province of Ontario
County of Renfrew
I, James Alphonso Howard
of the Village of Eganville
in the County of Renfrew,
Barrister-at-Law, 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 solicitor or either of them.

- 1. I am the Solicitor for the Grantors named in the within (or annexed) transfer.
2. I have personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

Table with 2 columns: Description and Amount. Includes rows for Monies paid in cash (\$260.00), Property transferred in exchange (Equity value \$Nil, Encumbrances \$Nil), Securities transferred, Balances of existing encumbrances, Monies secured by mortgage, Liens, annuities and maintenance charges, and Total consideration (\$260.00).

All blanks must be filled in

Clause 4, 5, and 6 should be struck out if not applicable or necessary.

- 4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

SWORN before me at the Township of North Algona in the County of Renfrew this 5th day of September 1960

James A. Howard

Howard W. Smith
A Commissioner for taking Affidavits, etc.