

184731

DATED: December 5th, 1983

184731

No. 184731  
Registry Division of Victoria (No. 57)  
I CERTIFY that this instrument is registered as of

.M. '83 DEC-9 P. 208 in the

Land Registry  
Office at  
Lindsay,  
Ontario,  
*Elizabeth Ann Legacey*  
LAND REGISTRAR

*c/o Warner, Cork & Siegel  
Box 208  
Lindsay Ont.*

EASEMENT AGREEMENT

PROPERTY OF REGISTRY OFFICE  
EXTRACT MICROFILM

BY: *[Signature]* BY: *[Signature]*

*[Signature]*  
63.00  
*rel A*

*[Signature]*  
WARNER, CORK & SIEGEL  
Barristers & Solicitors  
27-24 Peel St. P.O. Box 208  
Lindsay K9V 4S1 Ontario

Appendix D  
to  
Report RS2020-004  
File No.

9.  
THIS INDENTURE made the 5th day of December,  
One Thousand, Nine Hundred and Eighty-three (1983).

BETWEEN:

~~184732~~  
184731  
ALLAN STANLEY, ~~XXXXXXXX~~,  
of the Township of Verulam,  
in the County of Victoria,  
hereinafter called the Grantor,

OF THE FIRST PART,

- and -

GORDON C. MCKEE and HELEN MCKEE;  
REGINALD SHEEHEY; MONICA ROBINSON;  
RAYMOND W. J. ARMSTRONG and BEATRICE  
ARMSTRONG; TREVOR J. V. CUDBIRD and  
FRANCES E. RUTKE; PAUL D. PANKURST;  
KEITH J. STEELE and GRETA J. STEELE;  
BRIAN D. HART and DEBRAH K. HART;  
J. M. WAYNE CODE; ALFRED C. CHALKLIN  
and CORNELIA CHALKLIN; BEEHIVE CAMPS  
LIMITED;  
hereinafter called the Grantees,

OF THE SECOND PART,

WHEREAS the Grantees are the owners of all of the  
lots on Registered Plan 577;

AND WHEREAS Gordon C. McKee and Helen McKee are the  
owners of Lot 8, Plan 577;

AND WHEREAS Reginald Sheehey is the owner of Lot 9,  
Plan 577;

AND WHEREAS Monica Robinson is the owner of Lot 10,  
Plan 577;

AND WHEREAS Raymond W. J. Armstrong and Beatrice  
Armstrong are the owners of Lot 12, Plan 577;

AND WHEREAS Trevor J. V. Cudbird and Frances E. Rutke  
are the owners of Lot 14, Plan 577;

AND WHEREAS Paul D. Pankurst is the owner of Lot 15,  
Plan 577;

AND WHEREAS Keith J. Steele and Greta J. Steele are  
the owners of Lot 16, Plan 577;

AND WHEREAS Brian D. Hart and Debrah K. Hart are the  
owners of Lot 46, Plan 577;

AND WHEREAS J. M. Wayne Code is the owner of Lot 47  
Plan 577;

AND WHEREAS Alfred C. Chalklin and Cornelia Chalklin  
are the owners of Lot 48, Plan 577;

AND WHEREAS Beehive Camps Limited is the owner of Lots  
1, 2, 3, 4, 5, 6, 7, 11, 13, 17, 18, 19, 20, 21, 22, 23, 24,  
25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39,  
40, 41, 42, 43, 44 and 45.



SCHEDULE "A"

1

ALL AND SINGULAR those lands and premises located in the following municipality, namely, in the Township of Verulam, in the County of Victoria, and Province of Ontario, and being composed of Part of the East half of Lot 16, in the Sixth Concession, of the Township of Verulam, described as Part 1, on a Reference Plan deposited in the Land Registry Office for the Registry Division of Victoria (No. 57) as 57R-3737.

SCHEDULE "B"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Verulam and being Lots 1 to 48 both inclusive, according to Registered Plan 577 for the said Township of Verulam.

# PLANNING ACT AFFIDAVIT

IN THE MATTER OF THE PLANNING ACT (as amended)

AND IN THE MATTER OF THE TITLE TO Part of the East half of Lot 16,  
Concession 6, Township of Verulam, being Part 1, Plan 57R-3737;

AND IN THE MATTER OF A Grant of Easement

Deed, Transfer,  
Mortgage, Charge,  
etc.

THEREOF, FROM ALLAN STANLEY, IN TRUST to GORDON C. MCKEE & HELAN MCKEE,  
REGINALD SHEEHY, MONICA ROBINSON, RAYMOND W. J. ARMSTRONG & BEATRICE ARMSTRONG,  
XXX TREVOR J.V.CUDBIRD and FRANCES E. RUIKE, PAUL D. PANKURST, KEITH J. STEELE &  
GRETA J. STEELE, BRIAN D. HART & DEBRAH K. HART, J.M.WAYNE CODE, ALFRED C.CHALKLIN  
DATED December 5th, 1983 . & CORNELIA CHALKLIN & BEEHIVE  
CAMPS LIMITED

I, LEONARD S. SIEGEL,

of the Town of Lindsay, in the County  
of Victoria, Solicitor,

MAKE OATH AND SAY AS FOLLOWS:

1. I am solicitor for the Grantor

named in the above mentioned Instrument, and have knowledge of the matters hereinafter sworn.

2. A consent under section 49 of the Planning Act, as amended, in respect of the said Instrument  
is not required because

(a) *the person conveying or otherwise dealing with land in the said Instrument does not retain the  
fee or the equity of redemption in, or a power or right to grant, assign or exercise a power of  
appointment with respect to any land abutting the land that is being conveyed or otherwise  
dealt with.*

To be made by  
one of the parties  
or by his solicitor

Delete (a)  
if not applicable

State other  
reason if any

SWORN before me

at the Town of Lindsay,

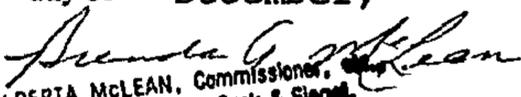
in the County of Victoria,

this 9th

day of December,

1983 .

  
\_\_\_\_\_  
Leonard S. Siegel

  
BRENDA ALBERTA McLEAN, Commissioner,  
Province of Ontario, for Warner, Cork & Siegel.  
My Commission expires February 14, 1984 COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

Form 1 - Land Transfer Tax Act

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of the East half of Lot 16,  
Con. 6, Township of Verulam being  
Part 1, Plan 47R-3737;  
BY (print names of all transferors in full) ALLAN STANLEY, IN TRUST

TO (see instruction 1 and print names of all transferees in full) GORDON C. MCKEE, HELEN MCKEE, REGINALD SHEEHEY,  
MONICA ROBINSON, RAYMOND W. J. ARMSTRONG, BEATRICE ARMSTRONG, TREVOR J.V. CUDBIRD & FRANCES  
E. RUTKE, PAUL D. PANKURST, KEITH J. STEELE & GRETA J. STEELE, BRIAN D. HART & DEBRAH K. HART,  
(see instruction 2 and print name(s) in full) J.M. WAYNE CODE, ALFRED C. CHALKLIN & CORNELIA CHALKLIN & BEEHIVE  
I, LEONARD S. SIEGEL, CAMPS LIMITED

MAKE OATH AND SAY THAT:

- I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s); (see instruction 2)
  - (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; GORDON C. MCKEE & HELEN MCKEE,
  - (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) REGINALD SHEEHEY, MONICA ROBINSON,  
RAYMOND W. J. ARMSTRONG & BEATRICE ARMSTRONG, TREVOR J.V. CUDBIRD, FRANCES E. RUTKE,  
and PAUL D. PANKURST.... described in paragraph(s) ~~XXXXXX~~ (c) above; (strike out references to inapplicable paragraphs)
  - (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))  
.....  
..... described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)
  - (f) A transferee described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own  
behalf and on behalf of (insert name of spouse) .....  
who is my spouse described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable)

and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1 (1)(f) and (g) of the Act. (see instruction 3).

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4) none

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash .....	\$ 2.00	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) .....	\$ nil	
(ii) Given back to vendor .....	\$ nil	
(c) Property transferred in exchange (detail below) .....	\$ nil	
(d) Securities transferred to the value of (detail below) .....	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject .....	\$ nil	
(f) Other valuable consideration subject to land transfer tax (detail below) .....	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (TOTAL OF (a) to (f)) .....	\$ 2.00	\$ 2.00
(h) VALUE OF ALL CHATTELS - Items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended) .....		\$ nil
(i) Other consideration for transaction not included in (g) or (h) above .....		\$ nil
(j) TOTAL CONSIDERATION .....		\$ 2.00

ALL BLANKS  
MUST BE  
FILLED IN.  
INSERT "NIL"  
WHERE  
APPLICABLE.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) Trustee to custui que trust

6. If the consideration is nominal, is the land subject to any encumbrance? ..undetermined

7. Other remarks and explanations, if necessary ...Conveys only an easement and if encumbrances exist they are not being assumed by the grantees herein.

SWORN before me at the Town of Lindsay,  
in the County of Victoria,  
this 9th day of December, 1983.

*Brenda G. McLean*  
A Commissioner for taking Affidavits, etc.

BRENDA ALBERTA McLEAN, Commissioner,  
Province of Ontario, for Warner, Cork & Siegel.

*Leonard S. Siegel*  
signature(s)

Leonard S. Siegel

PROPERTY INFORMATION RECORD

- Describe nature of instrument: Grant of Easement
- (i) Address of property being conveyed (if available) n/a
- (ii) Assessment Roll No. (if available) n/a
- Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6) n/a  
c/o Warner, Cork & Siegel  
Box 208 Wilby, Peterborough
- (i) Registration number for last conveyance of property being conveyed (if available)
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes  No  Not Known
- Name(s) and address(es) of each transferee's solicitor  
Warner, Cork & Siegel,  
22 Peel St. (P.O. Box 208),  
LINDSAY, Ontario  
K9V 4S1

For Land Registry Office use only	
REGISTRATION NO.	
Land Registry Office No.	
Registration Date	

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of the East half of Lot 16,  
Con. 6, Township of Verulam being  
Part 1, Plan 47R-3737;

BY (print names of all transferors in full) ALLAN STANLEY, IN TRUST

TO (see instruction 1 and print names of all transferees in full) GORDON C. MCKEE, HELEN MCKEE, REGINALD SHEEHY,  
MONICA ROBINSON, RAYMOND W. J. ARMSTRONG, BEATRICE ARMSTRONG, TREVOR J.V. CUDBIRD & FRANCES  
E. RUTKE, PAUL D. PANKURST, KEITH J. STEELE & GRETA J. STEELE, BRIAN D. HART & DEBRAH K. HART,  
(see instruction 2 and print name(s) in full) J.M. WAYNE CODE, ALFRED C. CHALKLIN & CORNELIA CHALKLIN & BEEHIVE  
I, LEONARD S. SIEGEL, CAMPS LIMITED

MAKE OATH AND SAY THAT:

- 1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s): (see instruction 2)
(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 (insert name(s) of principal(s)) KEITH J. STEELE & GRETA J. STEELE, BRIAN D. HART & DEBRAH K. HART, J.M. WAYNE CODE, ALFRED C. CHALKLIN & CORNELIA CHALKLIN & BEEHIVE CAMPS LIMITED
(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))
(f) A transferee described in paragraph ( ) (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph ( ), (insert only one of paragraph (a), (b) or (c) above, as applicable)

and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1 (1)(f) and (g) of the Act. (see instruction 3).

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4) none

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

Table with 3 columns: Description, Amount, and Total. Rows include: (a) Monies paid or to be paid in cash \$ 2.00; (b) Mortgages (i) Assumed \$ nil; (ii) Given back to vendor \$ nil; (c) Property transferred in exchange \$ nil; (d) Securities transferred to the value of \$ nil; (e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ nil; (f) Other valuable consideration subject to land transfer tax \$ nil; (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (TOTAL OF (a) to (f)) \$ 2.00; (h) VALUE OF ALL CHATTELS - Items of tangible personal property \$ nil; (i) Other consideration for transaction not included in (g) or (h) above \$ nil; (j) TOTAL CONSIDERATION \$ 2.00

ALL BLANKS MUST BE FILLED IN. INSERT "NIL" WHERE APPLICABLE.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) Trustee to custodi que trust

6. If the consideration is nominal, is the land subject to any encumbrance? undetermined

7. Other remarks and explanations, if necessary Conveys only an easement and if encumbrances exist they are not being assumed by the grantees herein.

SWORN before me at the Town of Lindsay, in the County of Victoria, this 9th day of December, 1983.

Shirley G. McLean, Commissioner for taking Affidavits, etc. Province of Ontario, for Warner, Cork & Siegel. My Commission expires February 14, 1984.

Leonard S. Siegel (signature)

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument: Grant of Easement
B. (i) Address of property being conveyed (if available) n/a
(ii) Assessment Roll No. (if available) n/a
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6) n/a
D. (i) Registration number for last conveyance of property being conveyed (if available)
(ii) Legal description of property conveyed: Same as in D.(i) above. Yes [ ] No [ ] Not Known [ ]

E. Name(s) and address(es) of each transferee's solicitor Warner, Cork & Siegel, 22 Peel St. (P.O. Box 208), LINDSAY, Ontario K9V 4S1

For Land Registry Office use only
REGISTRATION NO.
Land Registry Office No.
Registration Date

AFFIDAVIT OF SUBSCRIBING WITNESS

I, LEONARD S. SIEGEL  
of the Town of Lindsay  
in the County of Victoria, solicitor,

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed

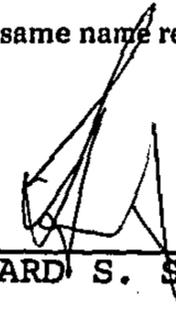
at Lindsay, by ALLAN STANLEY

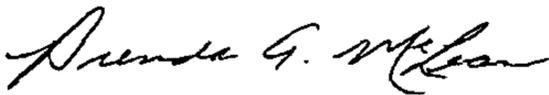
\*See footnote

\*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the Town of Lindsay  
in the County of Victoria,  
this 5th day of December, 19 83

  
LEONARD S. SIEGEL



A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.  
BRENDA ALBERTA McLEAN, Commissioner,  
Province of Ontario, for Warner, Cork & Siegel.  
My Commission expires February 14, 1984.

\* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

MAY, 1982

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I / ~~XXXX~~ ALLAN STANLEY  
of the Township of Verulam  
in the County of Victoria,

(severally) make oath and say: When I / ~~WE~~ executed the attached instrument,

\*If attorney see footnote

I WAS / ~~XXXXXX~~ at least eighteen years old;  
and within the meaning of clause 1 (f) of the Family Law Reform Act,

Strike out inapplicable clauses.

(a) I WAS / ~~XXXXXX~~ a spouse.

(b) \_\_\_\_\_ was my spouse.

(c) ~~XXXXXXXXXXXXXXXXXXXX~~

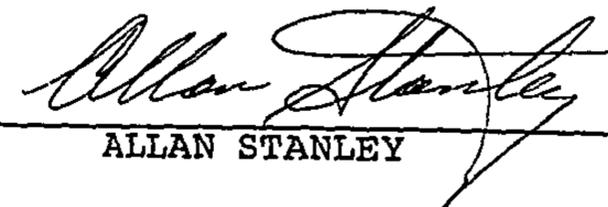
\*\*Not a Matrimonial Home, etc. see footnote.

(d) The property described in the attached instrument has never been occupied by myself and my spouse as our matrimonial home.

Resident of Canada, etc.

(e) I am not a non-resident of Canada within the meaning of the Income Tax Act, as amended.

(SEVERALLY) SWORN before me at the Town  
of Lindsay, in the County of  
Victoria,  
this 5th day of December 19 83

  
ALLAN STANLEY

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

\* Where affidavit is made by an attorney substitute: "When I executed the attached instrument as attorney for (name of principal) he was/was not a spouse within the meaning of Clause 1 (f) of the Family Law Reform Act (and if applicable, insert name of spouse). At the time of execution of the Power of Attorney (name of principal) was at least eighteen years of age. The Power of Attorney is in full force and effect and has not been revoked".

\*\* Where spouse does not join in or consent, see Subsection 42(3) of the Family Law Reform Act, (or complete separate affidavit).