

Properties				
PIN	01205 - 0133	LT	Interest/Estate	Fee Simple
Description	LOT 43 PLAN 68 SANDWICH WEST; LOT 44 PLAN 68 SANDWICH WEST; LOT 45 PLAN 68 SANDWICH WEST; LOT 46 PLAN 68 SANDWICH WEST; LOT 47 PLAN 68 SANDWICH WEST; LOT 48 PLAN 68 SANDWICH WEST; LOT 49 PLAN 68 SANDWICH WEST; LOT 50 PLAN 68 SANDWICH WEST; LOT 51 PLAN 68 SANDWICH WEST ; WINDSOR			
Address	673 WELLINGTON AVENUE WINDSOR			
PIN	01205 - 0134	LT	Interest/Estate	Fee Simple
Description	LOT 52 PLAN 68 SANDWICH WEST; LOT 53 PLAN 68 SANDWICH WEST ; WINDSOR			
Address	673 WELLINGTON AVENUE WINDSOR			

Consideration	
Consideration	\$1,715,000.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	1000001707 ONTARIO INC.
Address for Service	9401 Alma Street McGregor, Ontario N0R 1J0
A person or persons with authority to bind the corporation has/have consented to the registration of this document.	
This document is not authorized under Power of Attorney by this party.	

Transferee(s)	Capacity	Share
Name	1000621124 ONTARIO INC.	Registered Owner
Address for Service	673 Wellington Avenue Windsor, Ontario N9A 5J5	

Signed By					
Jennifer Lynn McKim	2565 Ouellette Avenue, Suite 100 Windsor N8X 1L9	acting for Transferor(s)	Signed	2023 09 08	
Tel	519-253-7461				
Fax	519-253-2321				
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).					
Zia Shahid Waseer	68 Southdale Road West London N6J 2J1	acting for Transferee(s)	Signed	2023 09 07	
Tel	519-999-9676				
Fax	833-999-9676				
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		
WASEER LAW PROFESSIONAL CORPORATION	68 Southdale Road West London N6J 2J1	2023 09 08
Tel	519-999-9676	
Fax	833-999-9676	

Fees/Taxes/Payment	
Statutory Registration Fee	\$69.00
Provincial Land Transfer Tax	\$30,775.00

Fees/Taxes/Payment

Total Paid

\$30,844.00

File Number

Transferor Client File Number :

220367

Transferee Client File Number :

190990

In the matter of the conveyance of:		01205 - 0133	LOT 43 PLAN 68 SANDWICH WEST; LOT 44 PLAN 68 SANDWICH WEST; LOT 45 PLAN 68 SANDWICH WEST; LOT 46 PLAN 68 SANDWICH WEST; LOT 47 PLAN 68 SANDWICH WEST; LOT 48 PLAN 68 SANDWICH WEST; LOT 49 PLAN 68 SANDWICH WEST; LOT 50 PLAN 68 SANDWICH WEST; LOT 51 PLAN 68 SANDWICH WEST ; WINDSOR
		01205 - 0134	LOT 52 PLAN 68 SANDWICH WEST; LOT 53 PLAN 68 SANDWICH WEST ; WINDSOR
BY:	1000001707 ONTARIO INC.		
TO:	1000621124 ONTARIO INC.		Registered Owner

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 1000621124 ONTARIO INC. described in paragraph(s) (C) 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 deposited to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1,715,000.00
(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))	\$1,715,000.00
(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	\$1,715,000.00

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.

A. Nature of Instrument:	Transfer		
	LRO 12	Registration No.	CE1150865
B. Property(s):	PIN 01205 - 0133	Address	673 WELLINGTON AVENUE WINDSOR
	PIN 01205 - 0134	Address	673 WELLINGTON AVENUE WINDSOR
C. Address for Service:	673 Wellington Avenue Windsor, Ontario N9A 5J5		
D. (i) Last Conveyance(s):	PIN 01205 - 0133	Registration No.	CE1047212
	PIN 01205 - 0134	Registration No.	CE1047212
(ii) Legal Description for Property Conveyed:	Same as in last conveyance?		
	Yes	No	Not known
E. Tax Statements Prepared By:	Zia Shahid Waseer		

LAND TRANSFER TAX STATEMENTS

68 Southdale Road West
London N6J 2J1