

This Indenture

made (in duplicate) the 9th day of November, one thousand nine hundred and sixty-five.

**In Pursuance of The Short Forms of Conveyances Act
Between**

Dye & Durham
Limited
Toronto, Canada
Form 1 to 4

THE CORPORATION OF THE TOWNSHIP OF TORONTO,

hereinafter called "the Grantor" of the FIRST PART;

- and -

LENWORTH DEVELOPMENTS LIMITED, a Company incorporated under the laws of the Province of Ontario, having its head office in the Township of Etobicoke, in the County of York,

hereinafter called "the Grantee" of the SECOND PART.

Witnesseth that in consideration of other good and valuable consideration

and the sum of TWO (\$2.00)----- Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by it acknowledged), the said Grantor Do th 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 being the whole of Block F, according to registered Plan 680, for the Township of Toronto.

SUBJECT TO an easement in favour of the Grantor for the construction and maintenance of sanitary sewers in, over, along, upon, and under the southwesterly thirty (30') feet in perpendicular width of the said Block 'F', and further, subject to an easement in favour of the Grantor for drainage purposes in, over, along, upon, and under the southeasterly twenty (20') feet in perpendicular width of the said Block 'F'.

To have and to hold unto the said Grantee ^{successors} its / ~~heirs~~ and
assigns, to and for its and their sole and only use for ever. **Subject**
Nevertheless to the reservations, limitations, provisoes 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 ~~he~~ it will execute such further assurances of the said lands as may be requisite.

And the said Grantor ~~Covenants~~ with the said Grantee that ~~he~~ it has done no act to encumber the said lands.

And the said Grantor ~~Releases~~ to the said Grantee ~~All~~ claims upon the said lands.

In Witness Whereof the said parties hereto have ~~hereunto set~~ their hands and seals. executed these presents.

Signed, Sealed and Delivered
IN THE PRESENCE OF

THE CORPORATION OF THE TOWNSHIP
OF TORONTO

By

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO } I/WE
 COUNTY OF } of the of

Strike out words and parts not applicable and initial.

If Attorney see footnote.

To Wit: } in the County of

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

1. I was of the full age of twenty-one years;

2. And that

who also executed the within instrument 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
 of
 in the
 this day of
 A.D. 19

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

PROVINCE OF ONTARIO
 COUNTY OF

I, *Richard J. Tait*
 of the *City of Toronto*
 in the County of *York* solicitor for the grantee
 named in the within (or annexed) transfer make oath and say:

To Wit:

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 of either of them.

1. I am *solicitor for the grantee* named in the within (or annexed) transfer.
2. I have a 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:

(a) Monies paid in cash	\$	<i>nil</i>
(b) Property transferred in exchange; Equity value	\$	<i>5000.00</i>
Encumbrances	\$	<i>nil</i>
(c) Securities transferred to the value of	\$	<i>nil</i>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$	<i>nil</i>
(e) Monies secured by mortgage under this transaction	\$	<i>nil</i>
(f) Liens, annuities and maintenance charges to which transfer is subject	\$	<i>nil</i>
Total consideration	\$	<u><i>5000.00</i></u>

all blanks must be filled in.

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

lands given to grantee under subdivision agreement incorporating obligation on grantee to maintain same & no consideration for dedication of widening of Bloor St.

Sworn before me at the
 of *Toronto*
 in the County of *York*
 this day of *June*
 A.D. 19 *67*
 A Commissioner, etc.

[Signature]

OF

I, _____ of the _____ of _____ in the _____ of _____

TO WIT:

make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____
2. THAT the said Instrument and duplicate were executed by the said part _____ of the parties thereto. _____ at the _____ of _____
3. THAT I know the said part _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the _____ of _____ in the County _____ of _____ this _____ day of _____ A.D. 19 _____

A Commissioner for taking Affidavits, etc.

OF _____ I, _____ of the _____ of _____ in the _____ of _____

TO WIT:

make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____
2. THAT the said Instrument and duplicate were executed by the said part _____ of the parties thereto. _____ at the _____ of _____
3. THAT I know the said part _____
4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the _____ of _____ in the County _____ of _____ this _____ day of _____ A.D. 19 _____

A Commissioner for taking Affidavits, etc.

Friedman
Dated **29850** November 9th 1965.

THE CORPORATION OF
THE TOWNSHIP OF TORONTO

TO

LENWORTH DEVELOPMENTS LIMITED
No 177 Dundas St E

Address: *3665 Bloor St W*
Toronto

Deed of Land

SITUATE

680
Block F, Plan *673*, Toronto Township

Dye & Durham Limited, 10 Adelaide Street West, Toronto, Canada
Law and Commercial Stationers
610

RETURN TO

FRIEDMAN and TAUB,
Barristers,
121 Richmond Street West,
Toronto 1, Ontario.

29850
TORONTO TWP.

JAN 11 1967

Number **29850** vs
is registered in the name of _____
of the City of Toronto in the County of _____
For **TORONTO TWP.**

11 JAN 1967 A.D.

Registrar

Nora Porter

Entered 680

THIS INSTRUMENT
IS FILED FOR
RECORD IN THE OFFICE OF THE
REGISTRAR OF THE
COUNTY OF PEEL