

Properties

PIN	05174 - 0132	LT	Interest/Estate	Fee Simple
Description	PART LOT 31 PK LOT 3 PL 8828 LANARK S LYING WITHIN SW 1/2 LOT 2 CON 2 DRUMMOND PART 3 ON 27R11389; SUBJECT TO AN EASEMENT IN GROSS AS IN LC205108; TOWN OF PERTH			
Address	85 WILSON STREET W PERTH			
PIN	05174 - 0133	LT	Interest/Estate	Fee Simple
Description	PART LOT 31 PK LOT 3 PL 8828 LANARK S LYING WITHIN SW 1/2 LOT 2 CON 2 DRUMMOND PART 4 ON 27R11389; SUBJECT TO AN EASEMENT IN GROSS AS IN LC205108; TOWN OF PERTH			
Address	PERTH			
PIN	05174 - 0134	LT	Interest/Estate	Fee Simple
Description	PART LOT 31 PK LOT 3 PL 8828 LANARK S LYING WITHIN SW 1/2 LOT 2 CON 2 DRUMMOND PARTS 1,2 ON 27R11389; SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 ON 27R9832 AS IN LC106217; SUBJECT TO AN EASEMENT IN GROSS AS IN LC205108; TOWN OF PERTH			
Address	PERTH			

Source Instruments

Registration No.	Date	Type of Instrument
LC240163	2022 07 20	Charge/Mortgage

Consideration

Consideration \$450,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name WESTBORO MANAGEMENT LTD.
Address for Service 267 Richmond Road, 2nd Floor, Ottawa,
Ontario K1Z 6X3

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.

Name WESTBORO MORTGAGE INVESTMENT LP.
Address for Service 267 Richmond Road, 2nd Floor, Ottawa,
Ontario K1Z 6X3

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	2831496 ONTARIO INC.	Registered Owner
Address for Service	1325 Drummond School Rd, Perth, Ontario K7H 3C8	

Document(s) to be Deleted

The encumbrance(s) listed in the related deletions field is/are subsequent in priority to the charge and is/are to be deleted

Registration No.	Date	Type of Instrument
LC240165	2022/07/20	Charge/Mortgage

Statements

The document is authorized under the charge and the Mortgages Act.

The sale proceedings and transfer comply with the charge, the Mortgages Act and if applicable the Bankruptcy and Insolvency Act (Canada), the Condominium Act, 1998, the Construction Act, and the Farm Debt Mediation Act (Canada).

The charge was in default at the time notice of sale was given on <2024/12/19> and continues to be in default and the money has been advanced under the charge.

This transaction is not subject to any writs of execution

Title to the land is not subject to spousal rights under the Family Law Act

Statements

Schedule: The Notice of Assignment of Rents registered on 2022/07/20 as Instrument No. LC240164 is to be deleted from title. The Notice of Assignment of Rents registered on 2022/07/20 as Instrument No. LC240166 is to be deleted from title.

Signed By

Lauren Margaret Humphreys 1 Eglinton Avenue East, Suite acting for Signed 2025 03 21
803 Transferor(s)
Toronto
M4P 3A1

Tel 416-900-3865

Email lhumphreys@gclaw.ca

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).

Elizabeth Shirley Midolo 2 Wilson Street West acting for Signed 2025 03 21
Perth Transferee(s)
K7H 2M5

Tel 613-264-8080

Email elizabeth@iretonfendley.com

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

IRETON FENDLEY PROFESSIONAL CORPORATION 2 Wilson Street West 2025 03 24
Perth
K7H 2M5

Tel 613-264-8080

Email elizabeth@iretonfendley.com

Fees/Taxes/Payment

Statutory Registration Fee	\$70.90
Provincial Land Transfer Tax	\$5,475.00
Total Paid	\$5,545.90

File Number

Transferee Client File Number : 25-00123

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 05174 - 0132 PART LOT 31 PK LOT 3 PL 8828 LANARK S LYING WITHIN SW 1/2 LOT 2 CON 2 DRUMMOND PART 3 ON 27R11389; SUBJECT TO AN EASEMENT IN GROSS AS IN LC205108; TOWN OF PERTH

05174 - 0133 PART LOT 31 PK LOT 3 PL 8828 LANARK S LYING WITHIN SW 1/2 LOT 2 CON 2 DRUMMOND PART 4 ON 27R11389; SUBJECT TO AN EASEMENT IN GROSS AS IN LC205108; TOWN OF PERTH

05174 - 0134 PART LOT 31 PK LOT 3 PL 8828 LANARK S LYING WITHIN SW 1/2 LOT 2 CON 2 DRUMMOND PARTS 1,2 ON 27R11389; SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 ON 27R9832 AS IN LC106217; SUBJECT TO AN EASEMENT IN GROSS AS IN LC205108; TOWN OF PERTH

BY: WESTBORO MANAGEMENT LTD.
WESTBORO MORTGAGE INVESTMENT LP.

TO: 2831496 ONTARIO INC.

Registered Owner

1. DAVID IRETON AND ANDREW JAMES

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 2831496 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 deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

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

(a) Monies paid or to be paid in cash	\$450,000.00
(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))	\$450,000.00
(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	\$450,000.00

6. Other remarks and explanations, if necessary.

- The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A2831486.
- 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:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- 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.
- 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.
- I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument:	Transfer: Power Of Sale		
	LRO 27	Registration No.	LC268153
			Date: 2025/03/24
B. Property(s):	PIN 05174 - 0132	Address 85 WILSON STREET	Assessment -
		W	Roll No
		PERTH	
	PIN 05174 - 0133	Address PERTH	Assessment -

Roll No
Assessment -
Roll No

E. Tax Statements Prepared By: Elizabeth Shirley Midolo
2 Wilson Street West
Perth K7H 2M5