

**Properties**

*PIN* 68130 - 0412 LT *Interest/Estate* Fee Simple  
*Description* PT LT 26 CON 2 OXFORD AS IN PR32710 & PT 8 15R80; S/T PR32710; NORTH GRENVILLE  
*Address* 2715 COUNTY ROAD 43  
KEMPTVILLE

**Consideration**

*Consideration* \$650,000.00

**Transferor(s)**

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

*Name* BROWN, JOAN BERNICE  
*Address for Service* 1726 Smithers Crescent, Orléans,  
Ontario K1C 4X2

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2025/05/29. Clear execution Number(s) 51508603-3085370B Allister Reid MacNaughton. I Paul A. Jansen confirm the appropriate party(ies) were searched.

*Name* MACNAUGHTON, ROBERT BRIAN  
*Address for Service* 69 Able Street, Smiths Falls, ONTARIO  
K7A 4M6

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2025/05/29. Clear execution Number(s) 51508603-3085370B Allister Reid MacNaughton. I Paul A. Jansen confirm the appropriate party(ies) were searched.

**Transferee(s)**

*Capacity*

*Share*

*Name* 17008929 CANADA INC. Registered Owner  
*Address for Service* 2044 Dovercourt Ave, Ottawa, Ontario K2A 0X1

**Statements**

The personal representative has the authority to transfer the land under the terms of the will, if any, the Estates Administration Act and the Succession Law Reform Act.

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

The debts of the deceased are paid in full

No consents are required for this transfer

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

**Signed By**

Paul Alphonse Jansen 215 Van Buren St. acting for Signed 2025 05 29  
Kemptville Transferor(s)  
K0G 1J0

Tel 613-258-7462

Email paul@jansenlaw.com

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).

Michael James Abrams 2401-160 Elgin Street acting for Signed 2025 05 29  
Ottawa Transferee(s)  
K2P 2P7

Tel 613-238-6321

**Signed By**

Email mabrams@kellysantini.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**

KELLY SANTINI LLP

2401-160 Elgin Street  
Ottawa  
K2P 2P7

2025 05 29

Tel 613-238-6321

Email mabrams@kellysantini.com

**Fees/Taxes/Payment**

<i>Statutory Registration Fee</i>	\$70.90
<i>Provincial Land Transfer Tax</i>	\$9,475.00
<i>Total Paid</i>	\$9,545.90

**File Number**

*Transferor Client File Number :* MA2544801 (MRP)

# LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68130 - 0412 PT LT 26 CON 2 OXFORD AS IN PR32710 & PT 8 15R80; S/T PR32710; NORTH GRENVILLE

BY: BROWN, JOAN BERNICE  
MACNAUGHTON, ROBERT BRIAN

TO: 17008929 CANADA INC. Registered Owner

## 1. JAMES WALKER

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 17008929 CANADA 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.

## 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:

contains at least one and not 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	\$650,000.00
(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))	\$650,000.00
(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	\$650,000.00

## 6. Other remarks and explanations, if necessary.

1. 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 A2883334.
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.
6. 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 By Personal Representative  
LRO 15 Registration No. GC94789 Date: 2025/05/29

B. Property(s): PIN 68130 - 0412 Address 2715 COUNTY ROAD Assessment 0719716 - 040163010000  
43 Roll No  
KEMPTVILLE

C. Address for Service: 2044 Dovercourt Ave, Ottawa, Ontario K2A 0X1

D. (i) Last Conveyance(s): PIN 68130 - 0412 Registration No. PR60108  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Michael James Abrams  
2401-160 Elgin Street  
Ottawa K2P 2P7