

STATEMENT OF ADJUSTMENTS

Vendor: Estate of Allister Macnaughton

Purchaser: 17008929 CANADA INC.

Property: 2715 County Rd 43, North Grenville

Adjusted as of: May 29, 2025

| | Credit Purchaser | Credit Vendor |
|--------------------------------------|-------------------------|----------------------|
| <u>SALE PRICE</u> | | \$650,000.00 |
| <u>DEPOSIT</u> | \$10,000.00 | |
| <u>REALTY TAXES</u> | | |
| 2025 interim taxes | \$1,654.86 | |
| Estimated increase for 2025 | 3.00% | |
| Estimated 2025 taxes | \$3,409.01 | |
| Vendor has paid | \$1,654.86 | |
| Vendor's share for 148 days | \$1,382.28 | |
| Credit Vendor | | 272.58 |
| <u>HEAT - FUEL OIL</u> | | |
| 909.00 litre oil tank | | |
| at \$1.3499 per litre | \$1,227.06 | |
| HST calculated at 13.00% | \$159.52 | |
| Credit Vendor | | 1,386.58 |
| <u>BALANCE DUE ON CLOSING</u> | | |
| Payable to | | |
| Jansen Law, in trust | | |
| or as further directed | 641,659.16 | |
| E.&O.E. | \$651,659.16 | \$651,659.16 |

FUNDS SUMMARY

RE: 17008929 Canada Inc. purchase from Estate of Allister Macnaughton
2715 County Rd 43, North Grenville
Closing Date: May 29, 2025
Our File No.: MAT112924

| | |
|----------------------------------------------------------|--------------|
| To vendor on closing | \$641,659.16 |
| Ontario Land Transfer Tax | 9,475.00 |
| Title Search | 470.08 |
| ON Corp | 120.00 |
| Minister of Finance | 84.23 |
| Do Process Software Transaction Charge | 232.22 |
| Teraview | 87.20 |
| DocuSign | 7.35 |
| Title Insurance Premium - Stewart Title Guaranty Company | 345.40 |

| | |
|------------|------------|
| Legal Fees | \$1,550.00 |
| HST (13%) | 201.50 |

DISBURSEMENTS:

Subject to HST

| | |
|------------|---------|
| Office Fee | \$50.00 |
| Couriers | 55.00 |
| | <hr/> |
| | 105.00 |
| HST (13%) | 13.65 |

Not Subject to HST (Agency)

| | |
|---------------------------|---------|
| Bank Charges | \$50.00 |
| Contingency Disbursements | 100.00 |
| | <hr/> |
| | 150.00 |

| | |
|-----------------------------------------|----------|
| Total Legal Fees, Disbursements and HST | 2,020.15 |
|-----------------------------------------|----------|

| | |
|--------------------------------------------------------------------------------------------------------|---------------------------------|
| Client to bring in certified cheque payable to Kelly Santini LLP, <i>in trust</i> in the amount of: | <hr/> \$654,500.79 <hr/> |
|--------------------------------------------------------------------------------------------------------|---------------------------------|

E. & O. E.

17008929 CANADA INC.

Per: _____
Name: James Walker
Title: Authorized Signing Officer

THIS IS AN ESTIMATE ONLY, FINAL ACCOUNTING WILL FOLLOW AFTER CLOSING

MUNICIPALITY OF NORTH GRENVILLE
 285 COUNTY ROAD 44 PO BOX 130
 KEMPTVILLE ON K0G 1J0
 Tel. No. : (613) 258-9569

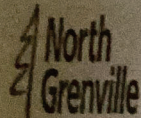
TAX BILL

INTERIM 2025

Billing Date
Mar 04, 2025

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Roll No. 0719 716 04016301.0000 | | Mortgage Co: | |
| Online PIN# 31471 | | Mortgage No: | |
| MACNAUGHTON, MAGDALIN EST, BROWN, JOAN BERNICE T MACNAUGHTON, ROBERT BRIAN TRUSTEE 69 ABEL ST SMITHS FALLS ON K7A 4M5 | | MACNAUGHTON, MAGDALIN EST, BROWN, JOAN BERNICE TRUST and MACNAUGHTON, ROBERT BRIAN 2715 COUNTY RD 43 OXFORD CON 2 PT LOT 26 AND : RP 15R80 PART 8, IRREG 0.37AC 101.57FR 158.00D | |
| 2024 Annualized Taxes | Rate | 2025 Interim Tax Amount | |
| 3,309.72 | 50% of 2024 Taxes | 1,654.86 | |
| Sub Total | | | 1,654.86 |
| Special Charges/Credits | | Summary | |
| | | Interim 2025 Taxes | 1,654.86 |
| | | Past Due (Credit) (As of 03/04/2025) | 0.00 |
| Total | | Total Amount Due | \$ 1,654.86 |

This 2025 Interim tax bill is due March 31, 2025 For payment options please visit www.northgrenville.ca



MUNICIPALITY OF NORTH GRENVILLE
 285 COUNTY ROAD 44 PO BOX 130
 KEMPTVILLE ON K0G 1J0
 Tel. No. : (613) 258-9569
 MACNAUGHTON, MAGDALIN EST, BROWN, JOAN BEI
 MACNAUGHTON, ROBERT BRIAN TRUSTEE
 69 ABEL ST
 SMITHS FALLS ON K7A 4M5

Please return this portion with your payment
INTERIM 2025

| | | | |
|-----------|------------------------|--------------------|-------------|
| Roll # | 0719 716 04016301.0000 | Current Amount Due | 1,654.86 |
| Due Date: | Mar 31, 2025 | Past Due (Credit) | 0.00 |
| | | Total Amount Due | \$ 1,654.86 |
| | | Amount Paid | 1654.86 |

1843009001

This Document is in the Form approved by the WORKING GROUP ON LAWYERS AND REAL ESTATE (<http://www.lawyersworkinggroup.com/>) on **August 18, 2022**, except for clearly shown changes. Any changes not clearly shown are of no effect.

PURCHASER'S UNDERTAKING & DIRECTION RE TITLE

VENDOR: ESTATE OF ALLISTER MACNAUGHTON
VENDOR'S LAWYER: JANSEN LAW
PURCHASER: 17008929 CANADA INC.
PURCHASER'S LAWYER: KELLY SANTINI LLP
PROPERTY: 2715 COUNTY RD 43, NORTH GRENVILLE
COMPLETION DATE: MAY 29, 2025

UNDERTAKING

If the Statement of Adjustments delivered in this transaction is inaccurate or incomplete, and if the Vendor has delivered a reciprocal undertaking to readjust, then I UNDERTAKE to the Vendor and the Vendor's Lawyer to readjust and to make any appropriate payments forthwith for any such inaccurate or incomplete item.

DIRECTION RE TITLE

THE UNDERSIGNED AUTHORIZE AND DIRECT the Vendor to prepare the Transfer in this transaction in favour of:

17008929 CANADA INC.
as registered owner

and to show as the Purchaser's address for service the address shown in the tendered Transfer or provided by the Purchaser's Lawyer, and for so doing this shall be your good and sufficient authority.

DATED at Ottawa, Ontario, on 28th day of May, 2025.

17008929 CANADA INC.

Per: _____

Name: James Walker

Title: Authorized Signing Officer

ACKNOWLEDGMENT-RE ORIGINAL DOCUMENTS

TO: Michael J. Abrams
KELLY SANTINI LLP

RE: 17008929 Canada Inc. purchase from Estate of Allister Macnaughton
2715 County Rd 43, North Grenville
Closing Date: May 29, 2025
Our File No.: MAT112924

I, 17008929 Canada Inc., purchaser in the above-mentioned transaction, acknowledge:

Original Documents: KELLY SANTINI LLP operates as a paperless practice, and as such will keep only digital copies of our documents. All original documents and client material will be provided to the undersigned upon completion of this matter, or upon the conclusion of our representation. Retaining and preserving the original documents will be our responsibility.

Backup/Storage: KELLY SANTINI LLP as a paperless practice, keeps digital backups of all files, including emails, and accounting records, both onsite and offsite, including, but not limited to the cloud (which is located on a Canadian server) and external hard drives.

DATED at Ottawa, this 28th day of May, 2025.

17008929 CANADA INC.

Per: _____
Name: James Walker
Title: Authorized Signing Officer

STATUTORY DECLARATION

| | | |
|---------------------|---|--------------------------------------|
| CANADA |) | IN THE MATTER of the title to |
| |) | 2715 County Rd 43, North Grenville |
| PROVINCE OF ONTARIO |) | |
| |) | PIN # 68130-0412 |
| TO WIT: |) | |

I, James Walker, SOLEMNLY DECLARE that:

DO SOLEMNLY DECLARE THAT:

1. Each Purchaser is and will be on the closing date not a non-resident of Canada under the *Prohibition on the Purchase of Residential Property by Non-Canadians Act*, and we make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

DECLARED remotely by
James Walker
stated as being located
in the City of Ottawa
in the Province of Ontario
before me
at the City of Ottawa
in the Province of Ontario,
on the 28th day of May, 2025,
in accordance with O. Reg 431/20,
Administering Declaration Remotely.

}
}
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}

Michael J. Abrams
A COMMISSIONER, ETC

James Walker

ACKNOWLEDGMENT - NO OFF TITLE SEARCHES

TO: Michael J. Abrams
Kelly Santini LLP
Barristers & Solicitors

RE: 17008929 Canada Inc. purchase from Macnaughton
2715 County Rd 43, North Grenville

We (hereinafter "We"), the undersigned, acknowledge having been informed by Kelly Santini LLP and therefore acknowledge and take full legal and financial responsibility of the following:

- a. We acknowledge that our instructions to you were to transfer this Property without conducting any off-title investigations;
- b. We hereby acknowledge having been advised by you that there is no up-to-date building location survey of the above property before completing the purchase herein and notwithstanding same, we hereby authorize, direct and instruct you to complete the purchase without an up-to-date building location survey, and we hereby release and forever discharge you from any and all liability in connection herewith;
- c. No searches for violation of City, Township or Town code by-laws have been done. (i.e. does current use comply with the relevant zoning by-law, are there any restrictions on future development, is pool too close to property line, is air conditioning unit system too close to property line, etc.);
- d. No searches for lack of Building Permit have been done. (i.e. for deck, additions to house, pool, shed, finished basement, etc.);
- e. No searches for work orders have been done. (i.e. related to dwelling or septic systems);
- f. No searches for violation of any laws, statutes and regulations related to the Environment have been done;
- g. No searches for violation of any laws, statutes and/or regulations related to Rent Control, Landlord and Tenants Matters, etc. have been done;
- h. No searches under the Personal Property Security Act (PPSA). have been done
- i. No searches for Crown Patent, fire code, water potability, septic/well records, brownfields status, environmental status of the property with provincial ministries, conservation authority, etc. have been ordered;
- j. You have not provided any tax law advice with respect to the transfer of the Property nor provided us with any Family Law advice. As well, you have not provided any financial advice regarding consumer credit or debit relief.
- k. No verifications have been done with utilities and taxes for arrears;
- l. No searches with the Technical Standard and Safety Authority have been done to see if the above-ground/in-ground oil tank complies with their rules and regulations, if applicable;
- m. The title insurance policy that you have obtained may contain limitations for information that we knew about prior to closing, such as information outlined in the Seller Property Information Sheet (SPIS), Multiple Listing Service Sheet, Agreement of Purchase and Sale and/or your home inspection report;
- n. We confirm that we have conducted our own investigations into any off-title matters that we are concerned about and that we are fully satisfied with our own investigations into these matters.

DATED at Ottawa, this 28th day of May, 2025.

17008929 CANADA INC.

Per: _____
Name: James Walker
Title: Authorized Signing Officer

ACKNOWLEDGMENT AND DIRECTION FROM PURCHASER

TO: Michael J. Abrams
Kelly Santini LLP
Barristers & Solicitors

RE: 17008929 Canada Inc. purchase from Macnaughton
2715 County Rd 43, North Grenville

This will confirm that you, as my lawyer, have reviewed and explained to the undersigned the various options available to protect my ownership interests arising from the purchase of the above property, and that, in particular, you have explained the advantages and disadvantages of protecting my interests through the purchase of title insurance as compared to a lawyer's opinion on title.

I hereby instruct you to proceed by way of the purchase of title insurance from Stewart Title Guaranty Company.

DATED at Ottawa, this 28th day of May, 2025.

17008929 CANADA INC.

Per: _____
Name: James Walker
Title: Authorized Signing Officer



Ministry of Finance

33 King Street West
PO Box 625
Oshawa ON L1H 8H9

**Prescribed Information for
Purposes of Section 5.0.1
*Land Transfer Tax Act***

This document is confirmation of your submission, and should be maintained for your records.

Notice of Collection: The personal information collected on this form is being collected by the Ministry of Finance pursuant to section 5.0.1 of the Land Transfer Tax Act, R.S.O. 1990, c.L.6 (the "Act"). The personal information will be used in the administration of the Act and for the purpose of compiling statistics and developing economic, tax and fiscal policy. Any questions regarding the collection, use and disclosure of the personal information should be directed to: Manager, Land Taxes, Audit Branch, 33 King Street West, PO Box 625, Oshawa ON L1H 8H9, phone 1-866-668-8297, Teletypewriter (TTY) 1-800-263-7776.

Confirmation Number: A2883334
Date of Form Submission: 2025/05/28
Time of Form Submission: 09:37:59 EST

Property Information

Complete this section for each property associated to the conveyance that is agricultural land or land that contains at least one and not more than six single family residences. Certain properties with associated PINs are not required to complete this section. Please refer to the instructions for more information.

| Property #1 | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Does the transferee or "family member(s)" of the transferee intend to occupy the property as a principal residence? | No |
| PIN | 68130-0412 |
| Does the transferee or person who is acquiring beneficial interest in the land, intend to lease out all or part of the property? | Yes |
| Type of property | Single family residence |
| If the type of property is "single family residence" or "mixed property types" which includes a portion of "single family residence", specify the type of dwelling unit | Detached |
| Is any of the beneficial interest in the land acquired by one or more individuals or corporations not listed as a transferee? | No |

Transferee Information

| Corporation #1 | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Legal name of the corporation | 17008929 CANADA INC. |
| Is the corporation a "foreign corporation"? | No |
| Number of directors of the corporation | 1 |
| Number of directors of the corporation who are "foreign nationals" | 0 |
| What percentage of the voting rights to elect the directors of the corporation is exercisable, by or on behalf of, shareholders who are "foreign nationals" or "foreign corporations"? (%) | 0% |
| The corporation is acting as a trustee, nominee or in a similar capacity, for all or any portion of the beneficial interest in land <i>[Note: If multiple transferees are trustees for the same trust, only one trustee needs to provide information on the beneficiaries of the trust. This would also apply for nominees and other similar arrangements.]</i> | No |

Certification

I am the solicitor for the Transferee(s).

I have authority to sign and submit this document on behalf of the Transferee(s).

Name of Submitter: Natalie Provost for Michael J. Abrams

Email: nprovost@kellysantini.com

ACKNOWLEDGEMENT AND DIRECTION

TO: Michael J. Abrams
AND TO: Kelly Santini LLP
RE: 17008929 Canada Inc. purchase from Estate of Allister Macnaughton (File No.: MAT112924)

This will confirm that:

- I have reviewed the information set out below, and that this information is accurate;
- You are authorized and directed to register electronically on our behalf the document(s) described in this Acknowledgement and Direction as well as any other document(s) required to complete the transaction described above;
- You are authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto as Schedule "A" and we acknowledge that we shall be bound by the terms of that Agreement;
- The effect of the electronic documents described in this Acknowledgement and Direction has been fully explained to us and we understand that we are parties to and bound by the terms and provisions of these electronic document(s) to the same extent as if we had signed these documents; and
- It is in fact the party named in the electronic documents described in this Acknowledgement and Direction and I have not misrepresented our identity to you.

DESCRIPTION OF TRANSFER (for the Transferee(s)):**Property**

| | | | | |
|--------------------|------------------------------------------------------------------------------------------|----|-------------------------|------------|
| <i>PIN</i> | 68130-0412 | LT | <i>Estate/Qualifier</i> | Fee Simple |
| <i>Description</i> | Part Lot 26 , Concession 2 , Being Part 8 On Plan 15R80, Municipality of North Grenville | | | |
| <i>Address</i> | 2715 County Rd 43 North Grenville, ON K0G 1J0 | | | |

Transferor(s)

| | |
|------|----------------------|
| Name | Allister Macnaughton |
|------|----------------------|

Transferee(s)

| | <i>Capacity</i> | <i>Share</i> |
|------|----------------------|------------------|
| Name | 17008929 CANADA INC. | registered owner |

Consideration \$650,000.00

Dated at Ottawa, this 28th day of May, 2025.

17008929 CANADA INC.

Per: _____
Name: James Walker
Title: Authorized Signing Officer

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
Acting as an individual

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) _____ Allister Reid MacNaughton. I Paul A. Jansen confirm the appropriate party(ies) were searched.

Name MACNAUGHTON, ROBERT BRIAN
Acting as an individual

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) _____ Allister Reid MacNaughton. I Paul A. Jansen confirm the appropriate party(ies) were searched.

| Transferee(s) | Capacity | Share |
|----------------------|-----------------|--------------|
|----------------------|-----------------|--------------|

| | | |
|-------------------------------------------------------------------------|------------------|--|
| <i>Name</i> 17008929 CANADA INC. Acting as a company | Registered Owner | |
| <i>Address for Service</i> 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 TRANSFEREE (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.

Calculated Taxes

Provincial Land Transfer Tax \$9,475.00

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 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:

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. Date:
- 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.
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known