

Properties

PIN 01275 - 0382 LT Interest/Estate Fee Simple

Description LT 314 PL 1056 SANDWICH WEST; LT 315 PL 1056 SANDWICH WEST; LT 316 PL 1056 SANDWICH WEST; LT 317 PL 1056 SANDWICH WEST; WINDSOR

Address 2916 MCKAY AVENUE WINDSOR

PIN 01275 - 0592 LT Interest/Estate Fee Simple

Description PART BLOCK P, PLAN 1056 SANDWICH WEST (PART ALLEY CLOSED BY R625200); PART BLOCK V, PLAN 1286 SANDWICH WEST (PART ALLEY CLOSED BY R625200), PART 1, PLAN 12R29011; SUBJECT TO AN EASEMENT AS IN R625200E; CITY OF WINDSOR

Address WINDSOR

Consideration

Consideration \$625,000.00

Transferor(s)

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

Name LEHMAN, ASHLEY NICOLE
Address for Service 6450 Holden Road
Tecumseh, ON
N0R 1L0

I am at least 18 years of age.
My spouse is a party to this document or has consented to this transaction.
This document is not authorized under Power of Attorney by this party.

Name PAGLIARELLA, THOMAS JOSEPH
Address for Service 6450 Holden Road
Tecumseh, ON
N0R 1L0

I am at least 18 years of age.
My spouse is a party to this document or has consented to this transaction.
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
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Name	DEVON PLACE INCORPORATED	Registered Owner
Address for Service	1 - 1780 North Talbot Road Oldcastle, Ontario N9G 0C1	

Signed By

Thomas William Hogarth	230 McCurdy Drive Amherstburg N9V 3V1	acting for Transferor(s)	Signed	2024 09 06
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Tel 519-736-7999
Fax 519-736-9987

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).

Joseph Christopher Giorgi	333 Wyandotte St. E. Windsor N9A 3H7	acting for Transferee(s)	Signed	2024 09 06
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Tel 519-258-5030
Fax 519-971-9051

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

FAZIO GIORGI LLP	333 Wyandotte St. E. Windsor	2024 09 06
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Submitted By

N9A 3H7

Tel 519-258-5030

Fax 519-971-9051

Fees/Taxes/Payment

Statutory Registration Fee	\$69.95
Provincial Land Transfer Tax	\$8,975.00
Total Paid	\$9,044.95

File Number

Transferor Client File Number : 11-16167

Transferee Client File Number : 2024-152

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 01275 - 0382 LT 314 PL 1056 SANDWICH WEST; LT 315 PL 1056 SANDW CH WEST; LT 316 PL 1056 SANDWICH WEST; LT 317 PL 1056 SANDWICH WEST WINDSOR
01275 - 0592 PART BLOCK P, PLAN 1056 SANDWICH WEST (PART ALLEY CLOSED BY R625200); PART BLOCK V, PLAN 1286 SANDWICH WEST (PART ALLEY CLOSED BY R625200), PART 1, PLAN 12R29011; SUBJECT TO AN EASEMENT AS N R625200E; CITY OF WINDSOR

BY: LEHMAN, ASHLEY NICOLE
PAGLIARELLA, THOMAS JOSEPH

TO: DEVON PLACE INCORPORATED Registered Owner

1. MARC MASOTTI

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 DEVON PLACE INCORPORATED described in paragraph(s) (c) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () 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	\$625,000.00
(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))	\$625,000.00
(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	\$625,000.00

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 A2671418.
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
LRO 12 Registration No. CE1197116 Date: 2024/09/06

B. Property(s): PIN 01275 - 0382 Address 2916 MCKAY AVENUE Assessment 3739080 - 41005500
WINDSOR Roll No
PIN 01275 - 0592 Address WINDSOR Assessment -
Roll No

C. Address for Service: 1 - 1780 North Talbot Road
Oldcastle, Ontario
N9G 0C1

LAND TRANSFER TAX STATEMENTS

D. (i) Last Conveyance(s): PIN 01275 - 0382 Registration No. CE721420

PIN 01275 - 0592 Registration No. CE1179838

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

E. Tax Statements Prepared By: Joseph Christopher Giorgi
333 Wyandotte St. E.
Windsor N9A 3H7