LRO# 12 Transfer

The applicant(s) hereby applies to the Land Registrar.

Receipted as CE1046822 on 2021 11 24 at 16:51

Properties

01560 - 0136 LT

yyyy mm dd Page 1 of 3

Description

Interest/Estate

Address

PIN

PT W1/2 LT 13 CON 6 SANDWICH EAST PT 2 12R12694; CITY OF WINDSOR 4190 SIXTH CONCESSION

WINDSOR

Consideration

Consideration

\$1,125,000.00

Transferor(s)

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

Name

2800573 ONTARIO INC.

Address for Service

372 Letino Drive

Belle River, Ontario N0R 1A0

I, Hazim Al Harraq, President, and Alex Mereby, Director, have the authority to bind the corporation.

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

Transferee(s)

Capacity

Share

Name

2863167 ONTARIO INC.

Registered Owner

Address for Service

1436 Helsinki Court

Windsor, Ontario N9G 0B4

Statements

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

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.

Signed By

Ayman Haddad

423 Pelissier St.

acting for Transferor(s)

acting for

Transferee(s)

Signed 2021 11 24

Windsor

N9A 4L2

Tel 519-255-9840

Fax 519-255-1413

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).

Mary-Ann Margurite Keefner

416-214-5200

250 University Avenue Suite 700

Signed

2021 11 24

Toronto

M5H 3E5

416-214-5400

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

SHIBLEY RIGHTON LLP

250 University Avenue Suite 700

2021 11 24

Toronto M5H 3E5

Tel 416-214-5200

Fax

Tel

416-214-5400

LRO # 12 Transfer

The applicant(s) hereby applies to the Land Registrar.

Receipted as CE1046822 on 2021 11 24

at 16:51

yyyy mm dd Page 2 of 3

Fees/Taxes/Payment

Statutory Registration Fee

\$66,30

Provincial Land Transfer Tax

\$18,975.00

Total Paid

\$19,041.30

File Number

Transferee Client File Number :

2212984/MAK/TD

In the matte	ANSFER TAX S	e of: 0156	0 - 0136	DTM					
	300573 ONTARIO		0-0136	PT W1/2	-T 13 CON 6 S	ANDWICH EA	AST PT 2 12R12	694: CITY	OF WINDSON
	863167 ONTARIO I							,	OF WINDSOR
1. PAWAN	KHICHI, PRESIDE	ENT				Registered	Owner		
l am									
☐ (a)	A person in trust f	or whom the	land oon						
☐ (b)	A trustee named i	n the above	describes	veyed in the	∍ above-descrik	ed conveyand	ce is being conv	eved.	
☐ (¢)	A transferee name	d in the abo	vo dooo		101111111111111111111111111111111	iana is being	conveyed:		
☐ (d)	The authorized ag	ent or solicit	or oaling t	ocu convey	ance;				
✓ (e)	The President, Vic	e-President	Manager	Secretory	action for	_described in	paragraph(s) (_) above.	
ON	ITARIO INC. desci	ibed in nara	aranh/c) (مر		easurer autho	rized to act for 2	863167	
☐ (f) A	\ transferee descrit	oed in parag	raph () a	nd am mak	ing those state				
of_	who is my s	ouse descr	bed in pa	ragraph ()	and ac cuch I	nents on my o	own behalf and o I knowledge of t	on behalf	
her	ein deposed to.			-9.4pm (_)	and as such, I	nave persona	l knowledge of t	he facts	
2. I have read	d and considered ti	ne definition	of "single	family resid	dence" set out i	n subsection 1	1/1) of the A		
contains at	least one and not	more than to	vo single :	family resid	ences	, oubsection	(1) of the Act. 1	ne land be	eing conveyed
	onsideration for t								
(a) Mo	onies paid or to be	paid in cash							\$1,125,000.00
(D) MC	ortgages (i) assume	ed (show pri	ncipal and	interest to	be credited aga	ainst purchase	price)		\$0.00
	(ii) Given i	Back to Ven	dor		•		,,		
(c) Pro	operty transferred in	n exchange	(detail bel	ow)					\$0.00
	ir market value of t								\$0.00
(e) Lie	ns, legacies, annui	ities and ma	intenance	charges to	which transfer	is subject			\$0.00
(f) Oth	er valuable conside	eration subje	ct to land	transfer tax	(detail below)	, , , , , , , , , , , , , , , , , , , ,			\$0.00
(g) Val	ue of land, building	g, fixtures an	d goodwil	subject to	land transfer ta	x (total of (a)	to (fl)		\$0.00
(h) VA	LUE OF ALL CHA	TTELS -item	s of tangil	ele persona	l property	x (total of (a)	(i))		\$1,125,000.00
(i) Othe	er considerations fo	or transactio	n not inclu	ided in (a) (or (h) above				\$0.00
(j) Tota	l consideration			(0)	()		•		\$0.00
Other remark	s and explanations	s, if necessa	ry.		·		 i-		\$1,125,000.00
	information prescri ance. The informa		II PIOVIGE	a as commi	ICO DV A I / ODDI	J4.			
	transferee(s) has rull", "specified region that this conveyar								ntity", "foreign transferee(s)
3. (a)	inis is not a conve	yance of lan	d that is lo	cated withi	n the "specified	region".			
4. The	transferee(s) decla	re that they	will keen a	at their plac	e of residence i	in Ontario (ar	at their principal	place of h	usinges in
									curate
		Payable un	aei me ra	na rransie	lax Act for a l	period of at lea	ast seven vears		
	transferee(s) agree ntaining such inforn istry of Finance up	nation as wi	l enable a	n accurate	determination of	of the taxes pa	nents, records a syable under the	nd accoun Land Trai	ts in such form nsfer Tax Act, to
OPERTY Info	rmation Record								-· . <u></u>
A. Nature	of Instrument:	Transfer							
		LRO 12	Regist	ration No.	CE10	46822	Data	0004/44	20.4
B. Propert	y(s):	PIN 01560		Address	4190 SIXTH CONCESSION WINDSOR		Date: Assessment Roll No	2021/11/	24
C. Address	s for Service:	1436 Helsii Windsor, O							
	Conveyance(s):	PIN 0156				CE102427	' 2		
(ii) Lega	I Description for Pr	operty Conv	eyed: Saı			Yes 🗸 No		n 🗀	
E. Tax Sta	tements Prepared	_		Margurite k			HOURIOW	⊔	
		2		sity Avenu	e Suite 700				



CLEAR CERTIFICATE / CERTIFICAT LIBRE

SHERIFF OF / SHÉRIF DE:

COUNTY OF ESSEX (WINDSOR)

CERTIFICATE # /

43836484-8021728B

N° DE CERTIFICAT:

DATE OF CERTIFICATE /

2021-NOV-24

DATE DU CERTIFICAT:

SHERIFF'S STATEMENT

THIS CERTIFIES THAT THERE ARE NO ACTIVE WRITS OF EXECUTION, ORDERS OR CERTIFICATES OF LIEN FILED WITHIN THE ELECTRONIC DATABASE MAINTAINED BY THIS OFFICE IN ACCORDANCE WITH SECTION 10 OF THE EXECUTION ACT AT THE TIME OF SEARCHING AGAINST THE REAL AND PERSONAL PROPERTY OF:

DÉCLARATION DU SHÉRIF

CE CERTIFICAT ATTESTE QU'IL N'Y A AUCUNE ORDONNANCE ACTIVE OU AUCUN BREF D'EXÉCUTION FORCÉE OU CERTIFICAT DE PRIVILÈGE ACTIF DANS LA BASE DE DONNÉES ÉLECTRONIQUE MAINTENUE PAR CE BUREAU AUX TERMES DE L'ARTICLE 10 DE LA *LOI SUR L'EXÉCUTION FORCÉE* AU MOMENT DE LA RECHERCHE VISANT LES BIENS MEUBLES ET IMMEUBLES DE :

NAME SEARCHED / NOM RECHERCHÉ

	PERSON OR COMPANY / PERSONNE OU SOCIÉTÉ	NAME OR SURNAME, GIVEN NAME(S) / NOM OU NOM DE FAMILLE, PRÉNOM(S)
1.	COMPANY / SOCIÉTÉ	2800573 ONTARIO INC.

CAUTION TO PARTY REQUESTING SEARCH:

- 1. IT IS THE RESPONSIBILITY OF THE REQUESTING PARTY TO ENSURE THAT THE NAME SEARCHED IS CORRECT.
- 2. BY VIRTUE OF THIS CERTIFICATE, THE SHERIFF IS ASSURING THAT THIS NAME WILL REMAIN CLEAR UNTIL THE END OF CLOSE OF THIS BUSINESS DATE, UNLESS THE SHERIFF IS DIRECTED OTHERWISE UNDER AN ORDER OF THE COURT.

AVERTISSEMENT À LA PARTIE QUI DEMANDE LA RECHERCHE :

- 1. IL INCOMBE À LA PARTIE QUI DEMANDE LA RECHERCHE DE S'ASSURER QUE LE NOM RECHERCHÉ EST EXACT.
- 2. EN VERTU DU PRÉSENT CERTIFICAT, LE SHÉRIF ASSURE QUE CE NOM DEMEURE LIBRE JUSQU' À LA FIN DE CETTE JOURNÉE DE TRAVAIL, À MOINS DE RECEVOIR DES DIRECTIVES CONTRAIRES AUX TERMES D'UNE ORDONNANCE DU TRIBUNAL.

CHARGE FOR THIS CERTIFICATE CA\$12.15 / FRAIS POUR CE CERTIFICAT :

Receipted as CE1046955 on 2021 11 25

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

at 14:03

Properties

PIN

01560 - 0137 LT

Interest/Estate

Fee Simple

Description

PT W1/2 LT 13 CON 6 SANDWICH EAST PT 1 12R12694; WINDSOR

Address

4170 6TH CONCESSION ROAD

WINDSOR

Consideration

Consideration

\$1,050,000.00

Transferor(s)

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

Name

NASSEREDDINE, SAMIRA

Address for Service

620 North Rear Road

Lakeshore ON

N0R 1K0

I am at least 18 years of age.

Jouhad Nassereddine and I are spouses of one another and are both parties to this document

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

NASSEREDDINE, JOUHAD

Address for Service

620 North Rear Road

Lakeshore ON

NOR 1K0

I am at least 18 years of age.

Samira Nassereddine and I are spouses of one another and are both parties to this document

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

Transferee(s)

Capacity

Share

Name

2863167 ONTARIO INC.

Registered Owner

Address for Service

1436 Helsinki Court

Windsor, Ontario N9G 0B4

Statements

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

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.

Signed By

Avman Haddad

Tel

423 Pelissier St.

acting for Transferor(s) Signed 2021 11 25

Windsor N9A 4L2

519-255-9840

Fax 519-255-1413

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).

Mary-Ann Margurite Keefner

250 University Avenue Suite 700

acting for Transferee(s) 2021 11 18

Toronto

M5H 3E5

Tel 416-214-5200 416-214-5400

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).

LRO # 12 Transfer

Receipted as CE1046955 on 2021 11 25

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

at 14:03

2021 11 25

Submitted By

SHIBLEY RIGHTON LLP

250 University Avenue Suite 700

Toronto

M5H 3E5

Tel

416-214-5200

Fax

416-214-5400

Fees/Taxes/Payment

Statutory Registration Fee

Provincial Land Transfer Tax

\$17,475.00

\$66.30

Total Paid

\$17,541.30

File Number

Transferee Client File Number :

2212985/MAK/TD

LAND TRANSF	ER TAX STATEMEN	TS	**
In the matter of the		- 0137 PT W1/2 LT 13 CON 6 SANDWICH EAST PT 1 12R12694; WINDSOR	
	REDDINE, SAMIRA REDDINE, JOUHAD		
	ONTARIO INC.	Registered Owner	
1. PAWAN KHIC	HI PRESIDENT		
lam	III, I NEOIDEIVI		
☐ (a) A per ☐ (b) A tru ☐ (c) A trai ☐ (d) The a ☐ (e) The I ☐ ONTAR ☐ (f) A trar ☐ of ☐ ☐	stee named in the above-consferee named in the above-consteree named in the above-consteree agent or solicited resident, Vice-President, IO INC. described in paragetee described in paragewho is my spouse described described in paragement.	land conveyed in the above-described conveyance is being conveyed; described conveyance to whom the land is being conveyed; ve-described conveyance; or acting in this transaction for described in paragraph(s) (_) above. Manager, Secretary, Director, or Treasurer authorized to act for 2863167 tgraph(s) (C) above. graph(_) and am making these statements on my own behalf and on behalf ribed in paragraph (_) and as such, I have personal knowledge of the facts	
2. I have read an	eposed to. d considered the definition	n of "single family residence" set out in subsection 1(1) of the Act. The land being	conveved
nerein:	* * *	two single family residences.	•
		ction is allocated as follows:	
	s paid or to be paid in cas	de.	1 050 000 00
		rincipal and interest to be credited against purchase price)	1,050,000.00 \$0.00
	(ii) Given Back to Ve	• •	\$0.00
(c) Prope	ty transferred in exchange	e (detail below)	\$0.00
(d) Fair m	arket value of the land(s)		\$0.00
(e) Liens,	legacies, annuities and m	naintenance charges to which transfer is subject	\$0.00
		pject to land transfer tax (detail below)	\$0.00
			1,050,000.00
		ems of tangible personal property	\$0.00
		tion not included in (g) or (h) above	\$0.00
(j) Total c	onsideration	\$	1,050,000.00
	nd explanations, if necess	•	
conveyan	ce. The information has be	e purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provide een provided as confirmed by A1786651.	
declare th	specified region" and "tax at this conveyance is not a	onsidered the definitions of "designated land", "foreign corporation", "foreign entit xable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The tra subject to additional tax as set out in subsection 2(2.1) of the Act because: and that is located within the "specified region".	y", "foreign insferee(s)
4. The trai Ontario) s determina 5. The trai and contal	nsferee(s) declare that the such documents, records a tion of the taxes payable un sferee(s) agree that they	ey will keep at their place of residence in Ontario (or at their principal place of busion accounts in such form and containing such information as will enable an acculunder the Land Transfer Tax Act for a period of at least seven years. or the designated custodian will provide such documents, records and accounts will enable an accurate determination of the taxes payable under the Land Transfer.	rate
PROPERTY Inform	ation Record		
A. Nature of	nstrument: Transfer		
	LRO 12	2 Registration No. CE1046955 Date: 2021/11/25	
B. Property(s): PIN 0156	60 - 0137 Address 4170 6TH Assessment 3739070 - 1 CONCESSION ROAD Roll No WINDSOR	5000520
C. Address fo		Isinki Court , Ontario N9G 0B4	
D. (i) Last Co	nveyance(s): PIN 015	560 - 0137 Registration No. CE741024	
* *		onveyed: Same as in last conveyance? Yes ☑ No ☐ Not known ☐	
	nents Prepared By:	Mary-Ann Margurite Keefner 250 University Avenue Suite 700 Toronto M5H 3E5	