

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

Properties

PIN 40582 - 0069 *LT* *Interest/Estate* Fee Simple
Description PT LT 40 CON 2 SR TYENDINAGA; PT RDAL BTN CON 2 SR AND CON A OR 3 SR TYENDINAGA CLOSED BY QR370784; PT BLK F PL 162 PT 6-8, 21R1839; T/W QR566218; DESERONTO ; COUNTY OF HASTINGS
Address DESERONTO

PIN 40582 - 0010 *LT* *Interest/Estate* Fee Simple
Description PCL 8-1 SEC 162 (DESERONTO); PT LT 8 PL 162 TYENDINAGA; PT BLK F PL 162 TYENDINAGA; PT BLK G PL 162 TYENDINAGA; PT RDAL BTN CON A & 2 TYENDINAGA S OF THE RD, CLOSED BY QR370784; PT LT 39 CON 2 TYENDINAGA; PT LT 40 CON 2 TYENDINAGA PT 1, 2 & 3 21R13593, EXCEPT PT 1 TO 5 21R16245, S/T PT 2 21R13593 AS IN QR370790 IN FAVOUR OF PT 6, 7 & 8 21R1839; TYENDINAGA ; COUNTY OF HASTINGS
Address DUNDAS ST EAST
DESERONTO

Consideration

Consideration \$1,450,000.00

Transferor(s)

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

Name 2824143 ONTARIO INC.
Address for Service 221 Helen Avenue, Markham, Ontario
L3R 1J7

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 MOHAWKS OF THE BAY OF QUINTE *Registered Owner*
Address for Service 24 Meadow Drive, Tyendinaga Mohawk Territory, ON K0K
1X0

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 standing.
STATEMENT OF THE SOLICITOR FOR THE TRANSFEEE (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

David Craig Munday 27 Princess St, Suite 300 acting for Signed 2024 06 25
Kingston Transferor(s)
K7L 1A3

Tel 613-544-0211
Fax 613-542-9814

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).

Gregory Roger Morton Parker 54 Victoria Avenue acting for Signed 2024 06 25
Belleville Transferee(s)
K8N 1Z7

Tel 613-771-9991
Fax 613-771-9998

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

Signed By

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

Submitted By

BALDWIN LAW PROFESSIONAL CORPORATION

54 Victoria Avenue
Belleville
K8N 1Z7

2024 06 25

Tel 613-771-9991

Fax 613-771-9998

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$69.95
<i>Provincial Land Transfer Tax</i>	\$25,475.00
<i>Total Paid</i>	\$25,544.95

File Number

Transferor Client File Number : 36679-4

Transferee Client File Number : 24-326

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 40582 - 0069 PT LT 40 CON 2 SR TYENDINAGA; PT RDAL BTN CON 2 SR AND CON A OR 3 SR TYENDINAGA CLOSED BY QR370784; PT BLK F PL 162 PT 6-8, 21R1839; T/W QR566218; DESERONTO ; COUNTY OF HASTINGS

40582 - 0010 PCL 8-1 SEC 162 (DESERONTO); PT LT 8 PL 162 TYENDINAGA; PT BLK F PL 162 TYENDINAGA; PT BLK G PL 162 TYENDINAGA; PT RDAL BTN CON A & 2 TYENDINAGA S OF THE RD, CLOSED BY QR370784; PT LT 39 CON 2 TYENDINAGA; PT LT 40 CON 2 TYENDINAGA PT 1, 2 & 3 21R13593, EXCEPT PT 1 TO 5 21R16245, S/T PT 2 21R13593 AS IN QR370790 IN FAVOUR OF PT 6, 7 & 8 21R1839; TYENDINAGA ; COUNTY OF HASTINGS

BY: 2824143 ONTARIO INC.

TO: MOHAWKS OF THE BAY OF QUINTE

Registered Owner

1. R. DONALD MARACLE

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 _____ 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 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:

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	\$1,450,000.00
(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))	\$1,450,000.00
(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	\$1,450,000.00

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- 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	LRO 21	Registration No.	HT349134	Date:	2024/06/25
B. Property(s):	PIN 40582 - 0069	Address	DESERONTO	Assessment	-	Roll No
	PIN 40582 - 0010	Address	DUNDAS ST EAST DESERONTO	Assessment	-	Roll No
C. Address for Service:	24 Meadow Drive, Tyendinaga Mohawk Territory, ON K0K 1X0					
D. (i) Last Conveyance(s):	PIN 40582 - 0069	Registration No.	HT295233			

LAND TRANSFER TAX STATEMENTS

PIN 40582 - 0010 Registration No. HT284021

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

E. Tax Statements Prepared By: Gregory Roger Morton Parker
54 Victoria Avenue
Belleville K8N 1Z7