

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 10365

**A BY-LAW TO DESIGNATE 53 MAPLE AVENUE  
IN THE CITY OF WELLAND, KNOWN AS THE  
REILLY/COULSON HOUSE, OF HISTORIC OR  
ARCHITECTURAL VALUE OR INTEREST**

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

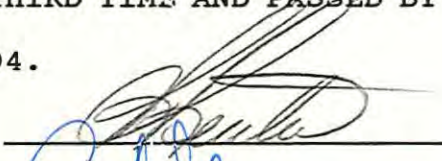
AND WHEREAS the Council of the Corporation of the City of Welland has caused to be served upon the owner of the lands and premises municipally known as 53 Maple Avenue, commonly known as the Reilly/Coulson House, and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper, having general circulation in the municipality, once a week for each of three consecutive weeks;

AND WHEREAS no Notice of Objection to the proposed designation was served upon the Clerk of the City of Welland.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:

1. That the real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law, known as the Reilly/Coulson House at 53 Maple Avenue in the City of Welland, be designated as being of historic or architectural value or interest.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in said Schedule "A" attached hereto in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the aforesaid property and upon The Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Welland.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL  
THIS 17th DAY OF May, 1994.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

94-84

SCHEDULE "A"

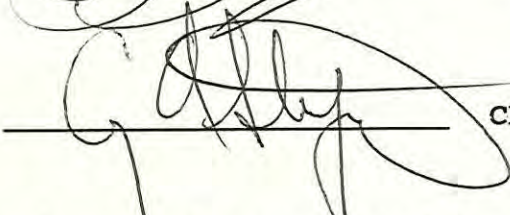
TO

CITY OF WELLAND BY-LAW 10365

PASSED THE 17TH DAY OF MAY, 1994.



ACTING  
MAYOR



CLERK

ALL AND SINGULAR that certain parcel or tract of land and premises situate in the City of Welland, and in the County of Welland, and being firstly: Lot No. 69 on the south side of Maple Avenue, formerly Jane Street, Bald's Survey,

SECONDLY being part of Block "R" Plan 1649 and being in the rear of the said Lot No. 69 and described as follows:

COMMENCING at the south west angle of said Lot No. 69;

THENCE South 40 feet;

THENCE Easterly parallel with the Southern boundary of said lot No. 69, 66 feet;

THENCE Northerly parallel with the Western boundary thereof 40 feet to the south east angle of said Lot 69;

THENCE Westerly along the southern boundary of said Lot No. 69 to the place of beginning, the said Lot 69 and Block "R" being shown on the Map or Plan of the Town of Welland, registered in the Registry Office for the County of Welland, on the 13th day of June, 1876,

THIRDLY being part of Lot No. 70 on the south side of Maple Avenue, Bald's Survey formerly Jane Street and Part of Block "R" Plan 1649 in the rear, more particularly described as follows:

COMMENCING on the North easterly angle of said Lot No. 70;

THENCE West along the Northerly limit of said Lot No.70, 3 feet;

THENCE Southerly on a straight line to the south easterly angle of Land in Block "R" conveyed to James Morwood by Deed No. 2474;

THENCE Northerly along the Easterly limit of said land in Block "R" and along the Easterly limit of said Lot. No. 70 to the place of beginning.

Save and accept part of Lot 69, W.A. Bald Plan, now known as Plan 552, and shown as Part 1 on Reference Plan No. 59R-1828 as described in Instrument No. 272816.



## CIVIC CORNER CITY OF WELLAND

By-law 10365

**In the matter of the Ontario Heritage Act,  
R.S.O. 1990, Chapter 0.18  
And in the matter of the structure and  
property referred to as the  
Reilly/Coulson House  
and known municipally as  
53 Maple Avenue**

### **NOTICE OF INTENTION TO DESIGNATE**

TAKE NOTICE THAT the Council of the Corporation of the City of Welland intends to designate the structure and property known as the Reilly/Coulson House, 53 Maple Avenue as a structure of architectural and historical interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

**Reasons for the Proposed Designation:**

In June 1872, Susan Buchner purchased Lot 69 on the south side of Jane Street (Maple Avenue) from Thaddeus Hooker, owner of Hooker Brickyard. Henry Buchner, husband of Susan, was a great grandson of Crowland's first white settlers. Henry Buchner died shortly after the house was constructed and it was subsequently purchased by Hugh Rose on November 17, 1875. Ten days later, Thaddeus Hooker purchased the house as a wedding present for his son Daniel. Daniel served on the School Board for six years, was elected to Town Council in 1889, 1890, 1894, 1900, 1901, 1902 and 1903, was Deputy Reeve in 1895 and 1896 and was elected Mayor in 1898 and 1899.

In 1906, the house was sold to Millicent Reilly. Jolliffe Reilly, husband of Millicent, and his brother Crowell operated Reilly and Reilly Shoes at 19 East Main Street. A daughter of Millicent and Jolliffe, Mary Elletta, married Charles H.L. Coulson in 1916. They resided at 53 Maple Avenue and assumed ownership on the death of Mr. Reilly in 1928.

Charles Coulson was appointed City Engineer for the City of Welland in 1918 and held the position until 1952. His father, John, was Governor of the Welland County Jail from January 18, 1884 until 1913. A daughter of Charles, Mary Lou, married Robert D. Peart. They still own and reside in the house. Their daughter was the fourth generation in this family to be raised in this house.

The house was constructed in three phases, the first being built in 1873 in the Italianate style. Some of the exterior features include wide eaves and long, narrow, round-arched openings (windows and doors) capped with voussoirs in contrasting buff brick. A one-story addition was constructed in the Italianate style in 1878. A second storey was added to the addition between 1910 and 1914.

A weather station, originally located at the Governor's House adjacent to the Court House, was moved to 53 Maple Avenue by Charles Coulson. It was rebuilt by Mr. Coulson in the 1930's and was used as the 'official' weather report for the Welland Tribune until Mr. Coulson's death in 1957.

Notice of objection to the proposed designation may be filed with the Clerk of the Corporation of the City of Welland not later than the 9th day of May, 1994.

Dated at the City of Welland this 9th day of April, 1994.

CRAIG A. STIRTZINGER  
City Clerk  
City Hall, 411 East Main Street  
Welland, Ontario L3B 3X4

94-84

**THE TRIBUNE**  
**SATURDAY, APRIL 16TH, 1994**  
**CIVIC CORNER**

In the matter of the Ontario Heritage Act,  
R.S.O. 1990, Chapter 0.18

By-law 10365

And in the matter of the structure  
and property referred to as the  
Reilly/Coulson House  
and known municipally as  
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In June 1872, Susan Buchner purchased Lot 69 on the south side of Jane Street (Maple Avenue) from Thaddeus Hooker, owner of Hooker Brickyard. Henry Buchner husband of Susan, was a great grandson of Crowland's first white settlers. Henry Buchner died shortly after the house was constructed and it was subsequently purchased by Hugh Rose on November 17, 1875. Ten days later, Thaddeus Hooker purchased the house as a wedding present for his son Daniel. Daniel, who served on the School Board for six years, was elected to Town Council in 1889, 1890, 1894, 1900, 1901, 1902 and 1903, was Deputy Reeve in 1895 and 1896 and was elected Mayor in 1898 and 1899.

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Charles Coulson was appointed City Engineer for the City of Welland in 1918 and held the position until 1952. His father, John, was Governor of the Welland County Jail from January 18, 1884 until 1913. A daughter of Charles, Mary Lou, married Robert D. Peart. They still own and reside in the house. Their daughter was the fourth generation in this family to be raised in this house.

The house was constructed in three phases, the first being built in 1873 in the Italianate style. Some of the exterior features include wide eaves and long, narrow, round-arched openings (windows and doors) capped with voussoirs in contrasting buff brick. A one-storey addition was constructed in the Italianate style in 1878. A second storey was added to the addition between 1910 and 1914.

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94-84



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And in the matter of the structure  
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53 Maple Avenue

By-law 10365

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Dated at the City of Welland this 9th day of April, 1994.

CRAIG A. STIRTZINGER  
City Clerk  
City Hall, 411 East Main Street  
Welland, Ontario L3B 3X4

*L*

*first purchase*

# This Indenture

made (in duplicate) the 8th day of July  
one thousand nine hundred and fifty-seven  
In Pursuance of The Short Forms of Conveyances Act, and of The Devolution of  
Estates Act,

Between

JOHN FREDERICK COULSON,

of the City of Toronto in the  
County of York, Production Assistant  
the Administrator of the Estate of Charles Lake Coulson

late of the City of Welland in the  
County of Welland, Retired, deceased,  
hereinafter called the Grantor, of the First Part,  
and

ROBERT DOUGLAS PEART, and  
MARY LOU PEART, his wife, both

of the City of Welland in the  
County of Welland  
hereinafter called the Grantees, of the Second Part.

WHEREAS the said Charles Lake Coulson  
died on or about the 18th day of January 19 57  
intestate, and Letters of Administration of his estate and effects were granted  
to the Grantor by the Surrogate Court of the County of Welland on the 4th day of July 19 57

And were registered in the Registry Office for the Registry Division of *the County*  
*Welland* as No. 92880 G.R.

AND WHEREAS the said Charles Lake Coulson  
was, at the time of his decease, seized and possessed of the lands hereinafter described.

AND WHEREAS for the purposes of administering the Estate of the said deceased it  
is necessary to sell the said lands.

Now this Indenture Witnesseth, that (in pursuance of the powers vested in him )  
 the said Grantor as personal representative of the said  
 Charles Lake Coulson deceased,  
 and in consideration of the sum of Other good & valuation consideration &  
 the sum of \$1.00- - of lawful money of Canada, to him in hand paid  
 by the said Grantee<sup>s</sup>, the receipt whereof is hereby acknowledged, Do GRANT AND  
 CONVEY unto the said Grantee<sup>s</sup> their heirs and assigns FOR EVER:  
 as joint tenants and not as tenants in common,

All and Singular that certain parcel or tract of land and premises situate  
 in the City of Welland, and in the County of Welland, and being  
 firstly: Lot No. 69 on the south side of Maple Avenue, formerly  
 Jane Street, Bald's Survey, SECONDLY being part of Block "R"/and <sup>Plan 1649</sup>  
 being in the rear of the said Lot No. 69 and described as follows:  
 COMMENCING at the south west angle of said Lot No. 69; THENCE  
 South 40 feet; THENCE Easterly parallel with the Southern bound-  
 ary of said lot No. 69, 66 feet; THENCE Northerly parallel with  
 the Western boundary thereof 40 feet to the south east angle of  
 said Lot 69; THENCE Westerly along the southern boundary of said  
 Lot No. 69 to the place of beginning, the said Lot 69 and Block  
 "R" being shown on the Map or Plan of the Town of Welland, reg-  
 istered in the Registry Office for the County of Welland, on the  
 13th day of June, 1876, THIRDLY being part of Lot No. 70 on the  
 south side of Maple Avenue, <sup>Bald's Survey</sup> formerly Jane Street and Part of  
 Block "R"/in the rear, more particularly described as follows:  
 COMMENCING on the North easterly angle of said Lot No. 70; THENCE  
 West along the Northerly limit of said Lot No. 70, 3 feet; THENCE  
 Southerly on a straight line to the south easterly angle of Land  
 in Block "R" conveyed to James Morwood by Deed No. 2474; THENCE  
 Northerly along the Easterly limit of said land in Block "R" and  
 along the Easterly limit of said Lot No. 70 to the place of  
 beginning.

CANADA  
PROVINCE OF ONTARIO  
County of Welland

I, DANIEL JOSEPH MURPHY  
of the City of Welland  
County of Welland  
Barrister-at-law

of Welland in the  
County of Welland  
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by JOHN FREDERICK COULSON

2. THAT the said Instrument and duplicate were executed by the said party one of the parties thereto. at the City of Welland, in the County of Welland

3. THAT I know the said party

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the City of Welland in the County of Welland this 9th day of July A.D. 19 57

*D. J. Murphy*

*John Frederick Coulson*

A Commissioner for taking Affidavits, etc.

CANADA  
PROVINCE OF ONTARIO  
of  
TO WIT:

I, of the of

in the of make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by

2. THAT the said Instrument and duplicate were executed by the said part of the parties thereto. at the of

3. THAT I know the said part

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the in the this day of A.D. 19

A Commissioner for taking Affidavits, etc.

Dated July 8th 19 57

JOHN FREDERICK COULSON

TO

ROBERT DOUGLAS PEART  
MARY LOU PEART

This Document  
Is The Property Of  
THE REGISTRY OFFICE  
For The

Registry Division of  
WELLAND

Deed of Land  
(ADMINISTRATOR)

Being in the City of Welland

Newsome & Gilbert Limited, Toronto

I certify that the within instrument is duly Entered and Registered in the Registry Office for the Registry Division of the County of Welland, in Book for the CITY OF WELLAND

at 10:55 o'clock P.M. of the 16 day of

JUL 1957 NUMBER 93230

*S. M. Clark* REGISTRAR

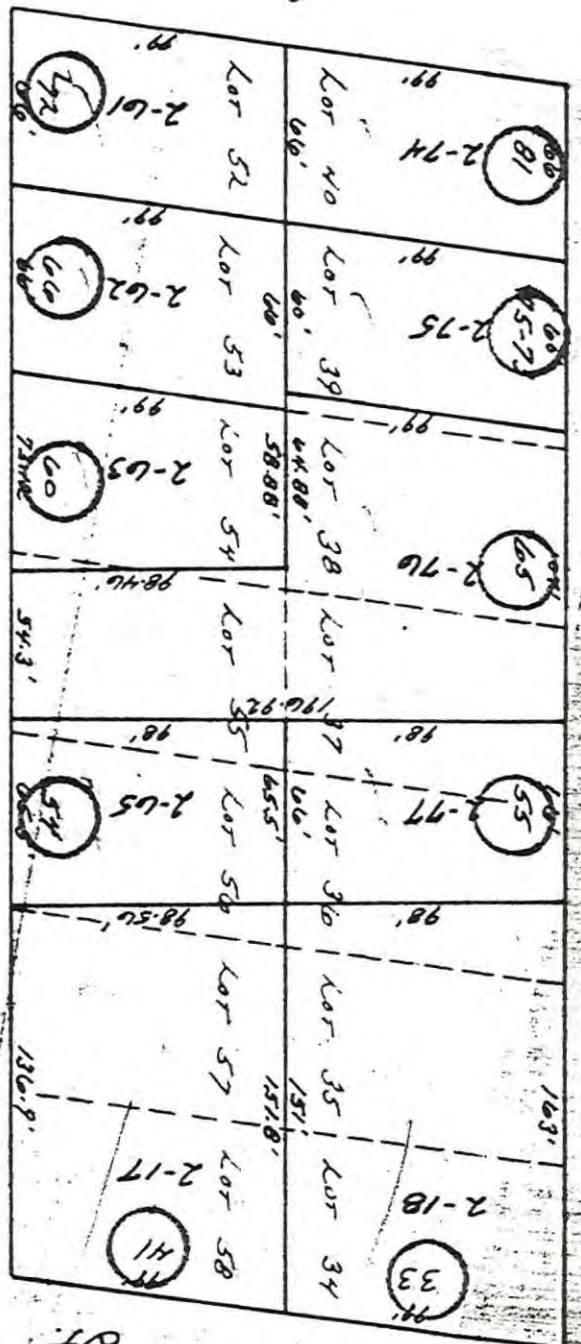
ROSE TYRILL ROSE & MURPHY  
BARRISTERS & SOLICITORS  
WELLAND, ONTARIO LL

*10-55*  
*Rose, P.*  
*4-50*  
*5-00*





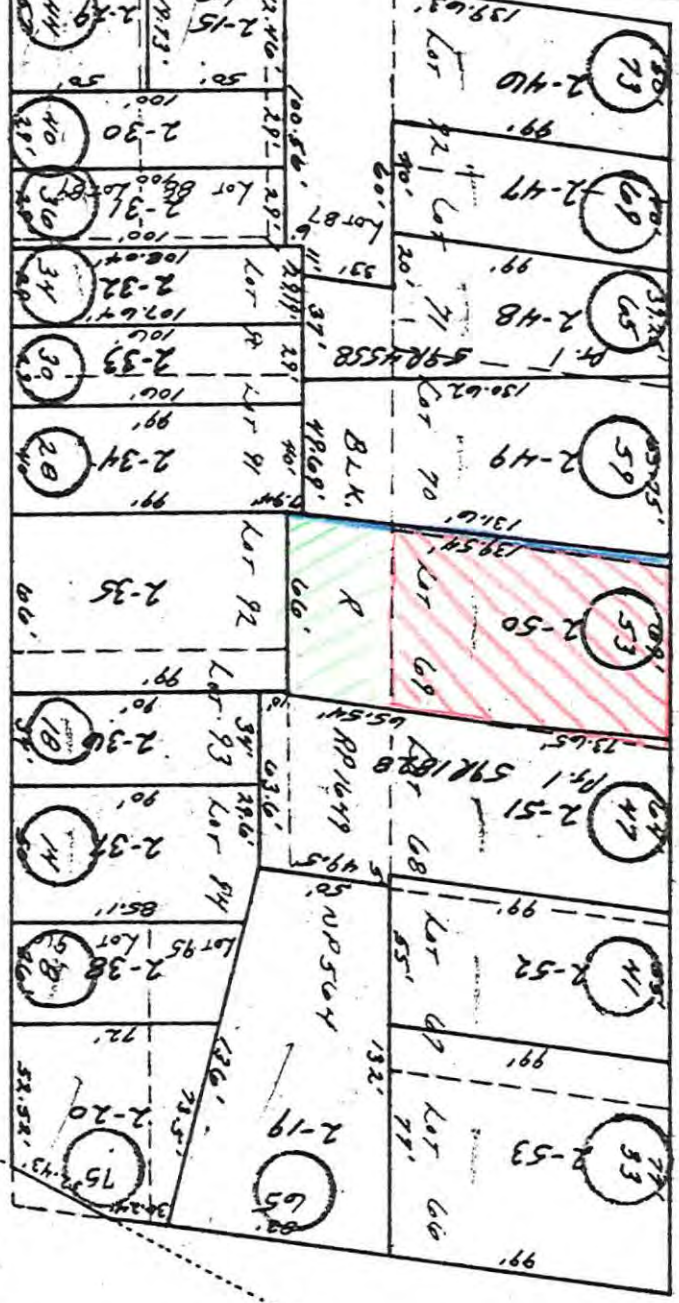
DARL DUM. H. BIRD R.



MAPLE AVE. N. BIRD R.

NP 552

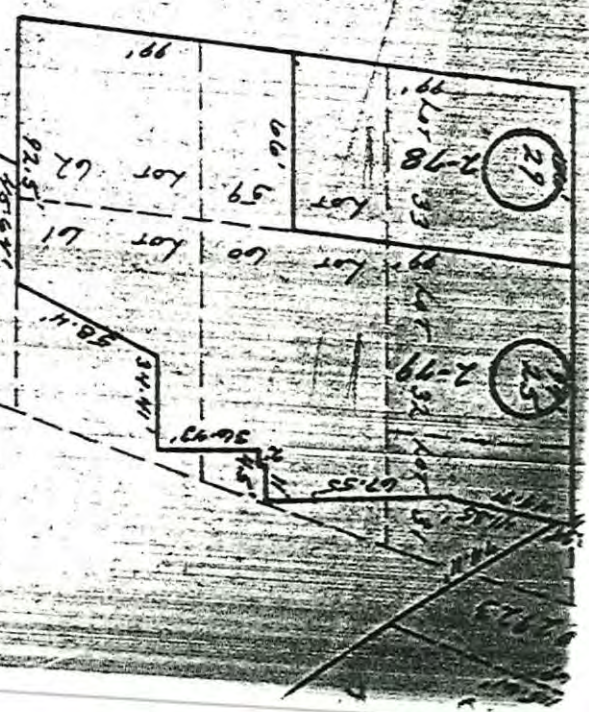
AVE.



NP 585

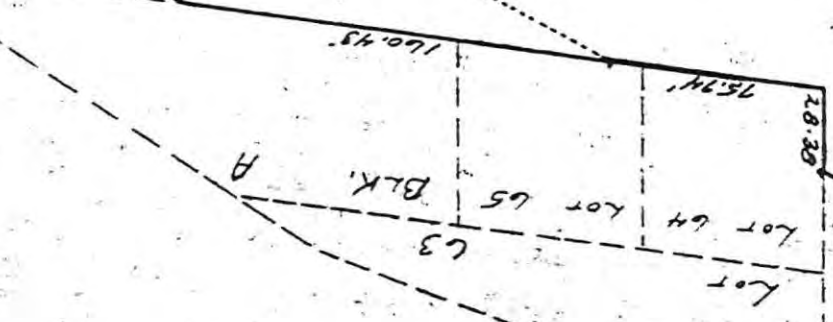
ST.

ST.



R 1

 FIRSTLY  
 SECONDLY  
 THIRDLY



By-law 10365

**In the matter of the Ontario Heritage Act,  
R.S.O. 1990, Chapter 0.18**

**And in the matter of the structure  
and property referred to as the  
Reilly/Coulson House  
and known municipally as  
53 Maple Avenue  
in the City of Welland in the  
Province of Ontario**

**NOTICE OF PASSING OF BY-LAW**

TAKE NOTICE THAT the Council of the Corporation of the City of Welland passed By-law 10365 on the 17th day of May, 1994 to designate 53 Maple Avenue, known as the Reilly /Coulson House as being of architectural and historical value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Dated at the City of Welland this 21st day of May, 1994.

CRAIG A. STIRTZINGER,  
City Clerk,  
City Hall, 411 East Main Street,  
Welland, Ontario L3B 3X4

94-84

By-law 10365

**In the matter of the Ontario Heritage Act,  
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CRAIG A. STIRTZINGER,  
City Clerk,  
City Hall, 411 East Main Street,  
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94-84

**WELLAND TRIBUNE**  
**SATURDAY, JUNE 4TH, 1994**

By-law 10365

**In the matter of the Ontario Heritage Act,  
R.S.O. 1990, Chapter 0.18**

**And in the matter of the structure  
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CRAIG A. STIRTZINGER,  
City Clerk,  
City Hall, 411 East Main Street,  
Welland, Ontario L3B 3X4

# This Indenture

*Call of a part*

made (in duplicate) the 18th day of NOVEMBER

one thousand nine hundred and seventy-six.

In Pursuance of The Short Forms of Conveyances Act.

## Between

ROBERT DOUGLAS PEART, of the City of Welland, in the Regional Municipality of Niagara, Teacher, and

MARY LOU PEART, his wife, of the same place, as joint tenants and not as tenants in common,

Hereinafter called the Grantors of the FIRST PART

- and -

W. J. CAMPBELL CONSTRUCTION COMPANY LIMITED, a Company incorporated under the laws of the Province of Ontario and having its Head Office at the City of Welland, in the Regional Municipality of Niagara,

Hereinafter called the grantee of the SECOND PART

## Witnesseth

that in consideration of the sum of - - - - -

- - - Four Hundred & Fifty - - - - -

- - (\$450.00) - - - - - Dollars of lawful money of Canada, now paid

by the said Grantee to the said Grantors, the receipt whereof is hereby

by them acknowledged, the said Grantors Do Grant

unto said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises

situate, lying and being in the City of Welland in the Regional

Municipality of Niagara, formerly in the County of Welland,

and being composed of part of Lot 69, W. A. Bald Plan, now known

as Plan 552, and shown as Part 1 on Reference Plan No.59R-1828.

SERIAL NUMBER 94993803

This is to certify that no lien is claimed under The Land Speculation Tax Act, 1974, with respect to the designated land described herein, to and including December 27, 1976  
DATE

for The Minister of Revenue  
*Robert H. L. ...*



Ontario

~~WE~~ Robert Douglas Peart and Mary Lou Peart, both  
of the City of Welland  
in the Regional Municipality of Niagara

\* If attorney  
see footnote

make oath and say: When we executed the attached instrument,

~~WE~~ were at least eighteen years old.

Strike out  
inapplicable  
clauses.

~~XXXX XXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

We were married to each other.

We held the land as Joint Tenants / ~~XXXXXX Partnership Property~~

We are residents of Canada within the meaning of The Income Tax Act.

Resident of  
Canada, etc.

(SEVERALLY) SWORN before me at the City  
of Welland in the Reg. Mun. of  
Niagara  
this 21<sup>st</sup> day of November 19 76

*Mary Lou Peart*  
*Robert Douglas Peart*

*Margaret Lenahan*

Lenahan, a Commissioner, etc.  
District of Niagara South  
A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.  
of Banks, Barristers,  
September 28, 1977

30 NOV 76 1526 A \* 0000.96  
0011.351

\* Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (marital status, and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority".

Dated November 18 19 76

ROBERT DOUGLAS PEART and

MARY LOU PEART

PROPERTY OF THE  
REGISTRY OFFICE

W. J. CAMPBELL CONSTRUCTION  
--- COMPANY LIMITED ---

Address: 47 Maple Avenue,  
Welland, Ontario.

# Deed of Land

SITUATE

IN THE CITY OF WELLAND

UNITED STATIONERY CO. LIMITED, LEGAL FORM DEPT.  
30 PRODUCTION DRIVE, SCARBOROUGH

ASSESSMENT ROLL NO. 030/002/050/00

ADDRESS OF PROPERTY:

53 Maple Avenue,  
Welland, Ontario.

ROSE AND BANKS  
BARRISTERS & SOLICITORS  
191 DIVISION STREET  
WELLAND ONTARIO

272816

✓

2.55  
20260

272816

No. Registry Division of Niagara South (No. 59)  
I CERTIFY that this instrument is registered as of

NOV 30 1976

In the

Land Registry  
Office at  
Welland,  
Ontario.

*James Schlemm*  
LAND REGISTRAR

THIS SPACE TO BE RESERVED FOR CERTIFICATE OF REGISTRATION

REGISTRATION FEE	10. <sup>00</sup>
LAND TRANSFER TAX	1.35
RETAIL SALES TAX	—

<p style="text-align: center; font-size: 1.2em;">674629</p> <p>CERTIFICATE OF REGISTRATION CERTIFICAT D'ENREGISTREMENT NIAGARA SOUTH/SUD(59)WELLAND</p> <p style="font-size: 1.2em;">'94 07 14 12 37</p> <p style="text-align: center;"><i>[Signature]</i> LAND REGISTRAR/REGISTRATEUR</p> <p>New Property Identifiers <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span></p> <p>Executions <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of 3 pages</p>
	<p>(3) Property Identifier(s) Block Property <span style="float: right;">Additional: See Schedule <input type="checkbox"/></span></p>	
	<p>(4) Nature of Document BY-LAW NUMBER 10365</p>	
	<p>(5) Consideration  Dollars \$</p>	
	<p>(6) Description In the City of Welland, in the Regional Municipality of Niagara and being composed of: Lot 69, Part of Lot 70, south side of Maple Ave., formerly Jane St., Bald's Survey, now known as Plan 552 and Part of Block "R", Plan 1649, now known as Plan 564, more particularly described on the attached schedule. Save and except part of Lot 69, W.A. Bald Plan, now known as Plan 552, being Part 1 on Plan 59R-1828.</p>	
	<p>(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	

(8) This Document provides as follows:

BY-LAW NUMBER 10365

A By-law to designate 53 Maple Avenue in the City of Welland, known as the Reilly/Coulson House, of Historic or Architectural value or interest.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF WELLAND	<i>[Signature]</i> Jon/Richard Reuter - MAYOR	1994 06 9
	<i>[Signature]</i> Craig A. Stirtzinger - CITY CLERK	1994 06 9

(11) Address for Service: 411 East Main Street, Welland, Ontario, L3B 3X4

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

<p>(14) Municipal Address of Property 53 Maple Avenue Welland, Ontario</p>	<p>(15) Document Prepared by: George C. M. Banks 411 East Main Street Welland, Ontario L3B 3X4</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width:50%;">Registration Fee</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td><b>Total</b></td> <td> </td> </tr> </table>	Fees and Tax		Registration Fee						<b>Total</b>	
Fees and Tax												
Registration Fee												
<b>Total</b>												

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# LaRose, Leon, Taylor & Fazari LLP

BARRISTERS and SOLICITORS

Mark J. LaRose, B.A., LL.B.  
Paul D. Leon, B.A., LL.B.  
Paul R. Taylor, B.A., LL.B.  
Angelo P. Fazari, B.A., B. Comm., LL.B.  
Steven L. Nagy, B.Sc.(H), LL.B.

P.O. Box 366, 149 West Main Street  
Welland, Ontario,  
Canada L3B 5P7  
Telephone: (905) 735-2921  
Facsimile: (905) 735-4519

June 26, 2001

Clerk of the City of Welland  
City Hall  
411 East Main Street  
Welland, Ontario L3B 3X4



Dear Sir:

*By-law 10365*

*Copy to LACAC  
T. Fitzpatrick  
B. Silvestri*

Re: Susan Victoria Noakes purchase from Peart Estate  
53 Maple Avenue, Welland - Historical designation By-Law10365

In accordance with the Ontario Heritage Act, this letter serves as notice to you of the change of ownership of the above property from the Estate of Mary Louise Peart to Susan Victoria Noakes as of June 26, 2001. We enclose a copy of the registered Transfer/Deed of Land no. LT184747 for your records.

Yours truly,

LaROSE LEON TAYLOR & FAZARI LLP

Per:

Mark J. LaRose

/J

Enclosure

*201-41*

**COPY**

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 2em; font-weight: bold; color: blue;">COPY</p> <p style="font-size: 1.5em; font-weight: bold;">LT 184746</p> <p style="text-align: center;">CERTIFICATE OF RECEIPT RECEPISSE</p> <p style="text-align: center;">NIAGARA SOUTH (NO. 59) WELLAND</p> <p style="font-size: 1.2em; font-weight: bold;">01 JUN 26 PM 4 47</p> <p style="font-size: 1.5em; font-weight: bold; color: blue;">[Signature]</p> <p>Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/></p>	<p>(2) Page 1 of 2 pages</p>	
	<p>(3) Property Identifier(s) <b>64103</b> Block <b>64103</b> Property <b>0078 (LT)</b></p> <p style="text-align: center;"><b>Part of the P.I.N</b></p>		<p>Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Consideration <b>One hundred ten thousand one dollars</b></p> <p style="text-align: right;">Dollar \$ <b>110,001.00</b></p>		
	<p>(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/></p> <p><b>Lot 69, Plan 552 except Part 1 of Reference Plan 59R-1828</b>  <b>Part Lot 70, Plan 552 as in RO93230 &amp; AA42055;</b>  <b>Part Block R plan 564 as in RO93230,</b>  <b>City of Welland, Regional Municipality of Niagara</b></p> <p><b>Land Titles Division of Niagara South (No. 59)</b></p>		

<p>(6) This Document Contains</p>	<p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p>	<p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>(7) Interest/Estate Transferred Fee Simple</p>
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(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that **I, Helen Elizabeth WEEKES, am a spouse. The property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.**

<p>Name(s) <b>WEEKES, Helen Elizabeth</b> as Estate Trustee for the Estate of <b>Mary Louise Peart</b></p>	<p>Signature(s) <i>Helen Elizabeth Weekes</i></p>	<p>Date of Signature</p>	<p>Y <b>2001</b></p>	<p>M <b>06</b></p>	<p>D <b>20</b></p>
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(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

<p>Name(s)</p>	<p>Signature(s)</p>	<p>Date of Signature</p>	<p>Y</p>	<p>M</p>	<p>D</p>
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(10) Transferor(s) Address for Service **15 Vine Avenue, Toronto, Ontario M6S 1V6**

(11) Transferee(s)

<p><b>NOAKES, Susan Victoria</b></p>	<p>Date of Birth</p>	<p>Y <b>1951</b></p>	<p>M <b>04</b></p>	<p>D <b>06</b></p>
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(12) Transferee(s) Address for Service **53 Maple Avenue, Welland, Ontario L3C 5E9**

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

<p>Signature <i>Helen Elizabeth Weekes</i></p>	<p>Date of Signature</p>	<p>Y <b>2001</b></p>	<p>M <b>06</b></p>	<p>D <b>20</b></p>	<p>Signature</p>	<p>Date of Signature</p>	<p>Y <b>2001</b></p>	<p>M <b>06</b></p>	<p>D <b>20</b></p>
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Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

**Donald K. Johnston, Johnston & Marotta**

Name and Address of Solicitor **189 East Main St. / P.O. Box 306 Welland, Ontario L3B 5P7**

Signature *[Signature]* Date of Signature **2001 06 20**

Planning Act - Optional

(14) Solicitor for Transferee(s) I have investigated the transferor(s) 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 subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

PIN: \_\_\_\_\_

<p>Con't. on Schedule <input type="checkbox"/></p>	<p>Name of Transferee(s): <b>SUSAN VICTORIA NOAKES</b></p>	<p>Con't. on Schedule <input type="checkbox"/></p>
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Name and Address of Solicitor **MARKS-LAROSE 149 WEST MAIN ST WELLAND ON L3B 5P7**

Signature *[Signature]* Date of Signature **2001 06 25**

<p>(15) Assessment Roll Number of Property</p>	<p>Cty. <b>27</b> Mun. <b>19</b> Map <b>030</b> Sub. <b>002</b> Par. <b>05000</b></p>	<p>(16) Municipal Address of Property</p> <p><b>53 Maple Avenue Welland, Ontario L3C 5E9</b></p>	<p>(17) Document Prepared by:</p> <p><b>Donald K. Johnston Johnston &amp; Marotta Barristers &amp; Solicitors 189 East Main St. / P.O. Box 306 Welland, Ontario L3B 5P7</b></p> <p style="text-align: right;">01-112</p>
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FOR OFFICE USE ONLY	Fees and Tax	
	Registration Fee	
	Land Transfer Tax	
	Total	

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Lot 69 and Part Lot 70 Plan 552 Except Part 1, Plan 59R1828 as in RO93230 and AA42055 and, Part Block R, Plan 564 as in RO93230 City of Welland, Regional Municipality of Niagara, Pin No. 64103-0078 (LT)

BY (print names of all transferors in full) Estate of Mary Louise Peart and Helen Elizabeth Weekes

TO (see instruction 1 and print names of all transferees in full) Susan Victoria Noakes

I, (see instruction 2 and print name(s) in full) Susan Victoria Noakes

MAKE OATH AND SAY THAT:

- 1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2) (a) A person in trust... (b) A trustee... (c) A transferee... (d) The authorized agent... (e) The President, Vice-President... (f) A transferee described in paragraph ( )...

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000). I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see Instructions 4 and 5) none

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS: (a) Monies paid or to be paid in cash \$ 110,001.00 (b) Mortgages (i) Assumed \$ Nil (ii) Given back to vendor \$ Nil (c) Property transferred in exchange \$ Nil (d) Securities transferred to the value of \$ Nil (e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ Nil (f) Other valuable consideration subject to land transfer tax \$ Nil (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ 110,001.00 (h) VALUE OF ALL CHATTELS - items of tangible personal property \$ Nil (i) Other consideration for transaction not included in (g) or (h) above \$ Nil (j) TOTAL CONSIDERATION \$ 110,001.00

All Blanks Must Be Filled In. Insert "Nil" Where Applicable

- 5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) n/a
6. If the consideration is nominal, is the land subject to any encumbrance? n/a
7. Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Welland in the Regional Municipality of Niagara this 25th day of June 2001

[Signature of Commissioner]

[Signature of Susan Victoria Noakes] Susan Victoria Noakes signature(s)

Property Information Record A. Describe nature of instrument: Transfer/Deed of Land B. (i) Address of property being conveyed (if available) 53 Maple Avenue, Welland, Ontario L3C 5E9 (ii) Assessment Roll No. (if available) 27 19 030 002 05000 C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 53 Maple Avenue, Welland, Ontario L3C 5E9 D. (i) Registration number for last conveyance of property being conveyed (if available) MULTIPLE (ii) Legal description of property conveyed: Same as in D.(i) above. Yes [X] No [ ] Not known [ ] E. Name(s) and address(es) of each transferee's solicitor Mark J. LaRose, LaRose, Leon, Taylor & Fazari LLP 149 West Main Street, Box 366, Welland, Ontario, L3B 5P7 File 013040

For Land Registry Office Use Only Registration No. Registration Date Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation (a) Are all individual transferees Roman Catholic? Yes [ ] No [ ] (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes [ ] No [ ] (c) Do all individual transferees have French Language Education Rights? Yes [ ] No [ ] (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes [ ] No [ ] NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).