

2175

THIS INDENTURE made the 21 day of March in the year of our Lord Two Thousand and Twenty-three (A.D. 2023).

IN PURSUANCE OF THE ENACTMENTS RESPECTING THE SHORT FORMS OF INDENTURES

BETWEEN:

ARLENE M. RICE, of Charlottetown, in Queens County, Province of Prince Edward Island,

(hereinafter called the "Grantor")

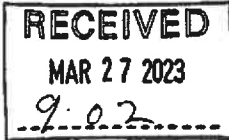
OF THE ONE PART

AND:

103040 P.E.I. INC., a body corporate, duly incorporated under the laws of the Province of Prince Edward Island,

(hereinafter called the "Grantee")

OF THE OTHER PART



WITNESSETH that in consideration of Five Dollars (\$5.00) of lawful money of Canada now paid by the Grantee to the Grantor (the receipt whereof is hereby by him/her acknowledged) the said Grantor Does grant unto the Grantee, its successors, administrators, heirs and assigns forever, all and singular the lands described in Schedule "A" hereto annexed.

TOGETHER WITH all the rights, privileges, easements, advantages and appurtenances to the said lands belonging or appertaining or thereunto now or heretofore holden, used, occupied or enjoyed: **TO HAVE** and **TO HOLD** the said lands and premises with their appurtenances unto and to the use of the Grantee, its successors, administrators, heirs and assigns forever.


(1) **THE SAID GRANTOR COVENANTS** with the said Grantee (2) that she/he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor (3) **AND** that the said Grantee shall have quiet possession of the said lands (4) free from all encumbrances. (5) **AND** the said Grantor covenants with the said Grantee that he/she will execute such further assurances of the said lands as may be requisite. (6) **AND** the said Grantor covenants with the said Grantee that he/she has done no act to encumber the said lands. (7) **AND** the said Grantor releases to the said Grantee all his/her claim upon the said lands.

AND the Grantor warrants and covenants with the Grantee that to the best of his/her knowledge and belief the buildings, if any, on the property herein conveyed does not contain urea formaldehyde foam insulation.



IN WITNESS WHEREOF the said Grantor has hereunto set her hands and seals
on the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

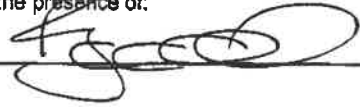

_____)


_____ ●
ARLENE RICE

EXEMPT SUPPLY OF PROPERTY CERTIFICATE (Delete if not applicable)

The Grantor being the Vendor hereby certifies that the sale of a portion of the property described as PID 33739 in the foregoing Indenture is an Exempt Supply of Property as defined in Sections 2 to 5, 8 and 9 of Part I of Schedule V of the Excise Tax Act (Canada).

SIGNED and DELIVERED
in the presence of:


_____)


_____)
ARLENE RICE

C A N A D A

PROVINCE OF PRINCE EDWARD ISLAND

IN THE MATTER of the Family Law Act,
Stats. P.E.I. 1995;

- and -

IN THE MATTER of the Registry Act,
Revised Statutes of Prince Edward Island,
1988, Chapter R-10 as amended.

AFFIDAVIT OF SPOUSAL STATUS OR INTEREST

I, ARLENE M. RICE, of Charlottetown, Queens County, Province of Prince Edward Island MAKE OATH AND SAY AS FOLLOWS:

1. I was at least eighteen (18) years of age at the time I signed this Affidavit and have personal knowledge of the matters hereinafter stated.
2. I am a resident of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purposes of this Affidavit:
 - (i) "Spouse" has the same meaning as set forth in the Family Law Act, Section 1(g), that is:
an individual who, in respect of another person:
 - (a) is married to the other person, or
 - (b) has entered into a marriage with the other person that is voidable or void, in good faith on the part of the person asserting a right under this Act.
 - (ii) "Family Home" has the same meaning as set forth in the Family Law Act, Section 19, which provides that:
 - (a) Every property in which a married person has an interest and that is or, if the spouses are living separate and apart, was at the time of separation ordinarily occupied by the person and his or her spouse as their family residence is their family home.
 - (b) The ownership of a share or shares, or of an interest in a share or shares, of a corporation entitling the owner to occupy a housing unit owned by the corporation shall be deemed to be an interest in the unit for the purposes of subsection (1).
 - (c) If property that includes a family home is normally used for a purpose other than residential, the family home is only the part of the property that may reasonably be regarded as necessary to the use and enjoyment of the residence.
4. THAT I have no former spouse with a right to possession or other interest in the property described in Schedule "A" hereto by reason of an Order of the Court or a domestic contract pursuant to the Family Law Act; and
5. (Mark the applicable one of the following sections)
 - (a) XX I am not a spouse.
 - OR
 - (b) _____ is my spouse, and either (Select and mark one):
 - (i) _____ The property referred to in Schedule "A" has never been occupied by me and my spouse as our Family Home, or
 - (ii) _____ The property is not designated as a Family Home under Section 21 of the Family Law Act and an instrument designating another property as the Family Home of me and my spouse is registered under Section 21 and not cancelled, or
 - (iii) _____ My spouse has released all rights under Part IV of the Family Law Act and amendments thereto by a domestic contract.

6. The Property is not now the subject of a Court Order, interim or otherwise, under the provisions of the Family Law Act.

AFFIRMED before me at)
Charlottetown, in Queens County,)
Province of Prince Edward Island)
this 2nd day of March, 2023.)


A COMMISSIONER FOR TAKING)
AFFIDAVITS IN THE SUPREME COURT)


ARLENE M. RICE)

SCHEDULE "A"

P1D339739

ALL THAT PARCEL of land situate, lying and being in Charlottetown, in Queens County, Province of Prince Edward Island, being part of Town Lot Number Forty-four (44) in the Second Hundred of Town Lots therein, bounded and described as follows, that is to say:

BY A LINE COMMENCING in the Northern side of Richmond Street and in the Western boundary of Town Lot No. 45 in the said Hundred and running THENCE Northwardly in said Western boundary One Hundred Sixty-five (165) Feet, Eight (8) Inches or to the Southern boundary of Town Lots fronting on Grafton Street;

THENCE Westwardly along said Southern boundary Sixty-two (62) Feet, Four (4) Inches or to the Eastern boundary of lands conveyed by the Grantor to George and Jean Burnett;

THENCE Southwardly along said Eastern boundary and parallel to the aforesaid Western boundary One hundred Sixty-five (165) Feet or to the said Northern side of Richmond Street;

THENCE Eastwardly along the same Sixty-two (62) Feet, Four (4) Inches to the place of commencement.

BEING the land described in a deed of conveyance No. 1020 from Irwin Printing Company Limited to The Maritime Trust Company registered in the Office of the Registrar of Deeds for Queens County on August 20, A.D.1956 in Liber 138, Folio 629.

And as subsequently re-conveyed to Irwin Printing Company Limited by Montreal Trust Company by deed of conveyance dated January 8, 1974 and registered in the Office of the Registrar of Deeds for Queens County on January 8, 1974 in Liber 189, Folio 171 as Document No. 96.

TOGETHER with a right to the Grantee, its successors and assigns, as limited as is practicable in extent and frequency, to back a vehicle upon the lands lying immediately to the west of the lands herein described, and opposite the side door in the print shop located on the lands herein described, when said vehicle is required to delivery heavy loads at such door and is unable to turn on the remaining lands of the Grantee. Such right as more particularly set forth in a deed of conveyance from Irwin Printing Company Limited to George M. Burnett and Jean Burnett dated October 1, 1951 and registered in the Queens County Registry Office on November 2, 1951 in Liber 129, Folio 444 as Document No. 1518.

BEING a portion of the lands described in a deed of conveyance from Hollinger Canadian Newspapers G.P. Inc. to Summerside Newspaper Group ULC dated October 30, 2000 and registered in the Queens County Registry Office on November 14, 2000 in Liber 1094, Folio 35 as Document No. 7539.

SCHEDULE "A"

7127

PID 339721

ALL THAT PARCEL of land situate, lying and being in Charlottetown, in Queens County, Province of Prince Edward Island, being part of Town Lot Numbers 43 and 44 in the Second Hundred of Town Lots therein, and bounded and described as follows:

BY A LINE COMMENCING at a point in the Northern side of Richmond Street distant Twelve (12) Feet Westwardly from the line of the Western wall of Irwin Printing Company Limited's print-shop building; and running

THENCE Northwardly at right angles to Richmond Street One Hundred Sixty-five (165) Feet and Eight (8) Inches or to the rear line of the Town Lots aforesaid;

THENCE at right angles Westwardly One Hundred Eleven (111) Feet to the line of the Eastern boundary of lands of T. Arthur Campbell; *back*

THENCE at right angles Southwardly in the line of the said Eastern boundary to a point therein distant One Hundred Fifteen (115) Feet Northwardly from the Northern side of Richmond Street;

THENCE Southeastwardly at an angle of 45° with the last mentioned course Seventeen (17) Feet or thereabouts to a point distant Twelve (12) Feet Eastwardly from the said Eastern boundary;

THENCE again Southwardly and parallel to the said Eastern boundary One Hundred Three (103) Feet or to the Northern side of Richmond Street;

THENCE Eastwardly along the same to the place of commencement;

SUBJECT to a right in Irwin Printing Company Limited as limited as is practicable in extent and frequency, to back a vehicle upon the lands hereby conveyed opposite the side door in the aforesaid print-shop when the said vehicle is required to deliver heavy loads at such door and is unable to turn on the remaining lands of the Irwin Printing Company Limited;

AS the same is described in a Deed of Conveyance from William R. Burnett and wife to Philip J. Hughes bearing date the 1st day of June A.D., 1961 and registered on the 9th day of June A.D., 1961 in Liber 146, Folio 252 - Queens County Conveyances.

ALL BEING THUS DESCRIBED in a deed of conveyance from Kathleen Hughes to Heather Griswold dated April 28, A.D. 1982 and registered in the Queens County Registry Office on April 28, A.D. 1982 in Liber 347, Folio 3 as Document No. 1161.

DATED March 24 2023

ARLENE M. RICE

- TO -

103040 P.E.I. INC.

DEED of lands in Charlottetown, Queens County

MATTHEW BRADLEY
CARR, STEVENSON & MacKAY
65 Queen Street
Charlottetown, P.E.I.
C1A 7L1

File No. 23-60005/MB/jt

Office of the Registrar of Deeds

For Queens County, Charlottetown, P.E. Island

Book 6010

Doc # 2175

The within document was registered on

The 27th Day of Mar A.D., 2023 on

COMMISSIONER WITNESSED


ASST REGISTRAR