Elena Martischuk c/o 676 Vaughan Road, York, Ontario NON-DOMESTIC

NOTICE OF,

CERTIFICATE OF ACCEPTANCE OF DECLARATION OF CROWN LAND PATENT,

CROWN LAND PATENT listed in Liber E, Folio 532 in the Ministry of Natural Resources and Forestry in Crown Land Registry records. Dated AUGUST 3 1799. (SEE ATTACHED),

KNOW ALL YE MEN AND WOMEN BY THESE PRESENT.

- 1. That I, Elena Martischuk, do hereby certify and declares that I, am an "Assignee" in law in the CROWN LAND PATENT named and numbered above; that I have brought forward said Crown Land Patent Forever Benefit (SEE ATTACHED), **Hooper v. Scheimer, 64 U.S. 23 How. 235 (1859),** in my name as it pertains to the land described below. The character of said land so claimed by the patent, and legally described and referenced under the Crown Land Patent Listed above is; being in the Township of York aforesaid, in the County of York and Home District of the Province of Upper-Canada; (SEE ATTACHED)
- 2. That I, Elena Martischuk, is domiciled at 676 Vaughan Road, York, Ontario NON-DOMESTIC. Unless otherwise stated, I have individual knowledge of matters contained in this NOTICE OF, CERTIFICATE OF ACCEPTANCE OF DECLARATION OF CROWN LAND PATENT. I am fully competent to testify with respect to these matters.
- 3. I, Elena Martishuk, am an Assignee at Law and a bona fide subsequent assignees by contract, of certain legally described portion of CROWN LAND PATENT under the original, certified CROWN LAND PATENT listed in Liber E, Folio 532 in the Ministry of Natural Resources and Forestry in Crown Land Registry records, Dated August 3 1799, which is duly authorized to be executed in pursuance of the supremacy of treaty law, citation and Constitutional Mandate, herein referenced, whereupon a duly authenticated true and correct lawful description, together with all hereditament, tenements, pre-emptive rights appurtenant thereto, the lawful and valuable consideration which is appended hereto, and made a part of this NOTICE OF, CERTIFICATE OF ACCEPTANCE OF DECLARATION OF CROWN LAND PATENT, listed in Liber E, Folio 532 in the Ministry of Natural Resources and Forestry in Crown Land Registry records, Dated August 3 1799 (SEE ATTACHED).
- 4. No claim is made herein that I have been assigned the entire tract of land as described in the original patent. My assignment of land is inclusive of only the attached lawful description herein, Land Conveyed By Deed (SEE ATTACHED).

 The filing of this NOTICE OF, CERTIFICATE OF ACCEPTANCE OF DECLARATION OF CROWN LAND PATENT shall not deny or infringe on any right, privilege, or Immunity of any other Heirs or Assignees to any other portion of land covered in the above described Patent listed in Liber E, Folio 532 in the Ministry of Natural Resources and Forestry in Crown Land Registry records, Dated August 3 1799 (SEE ATTACHED).
- 5. If this duly certified CROWN LAND PATENT is not challenged by a lawfully qualified party having a Lawful claim, Lawful lien, Lawful debt, or other Lawful interest in said land having filed a claim in a court of competent jurisdiction in law within sixty (60) days from the date of posting of this NOTICE OF, CERTIFICATE OF ACCEPTANCE OF DECLARATION OF CROWN LAND PATENT, then the above described land shall remain the Allodial Freehold title of the Heirs or Assignees. I, Elena Martischuk, claim said Crown Land Patent. This Crown Land Patent shall be considered henceforth perfected in my name as an Assignee. I, Elena Martischuk, hereby make Lawful claim to the FOREVER BENEFIT in my name in said land described above, and all future claims by others against this land shall be forever waived.

- 6. When a lawfully qualified State National has a Lawful claim to said title and is challenged, the court must be a court of competent original and exclusive jurisdiction in the Common law Supreme Court, or any other court of competent jurisdiction (Article III). Any action against a patent by a corporate state or their Respective statutory, Legislative units (i.e., courts) would be an action at law which is outside the venue and jurisdiction of these Article III courts. There is no Law issue contained herein which may be heard in any of the State or Federal courts (Article I/III), nor can any court of Equity/Admiralty/Military set aside, annul, or change a CROWN LAND PATENT. (See; Corpus Juris Secundum, volume 73B, topic of Public Lands, section on Land Patents.)"Once the land patent is issued, nothing in the patent can be changed by either the grantor nor the grantee".
- 7. Therefore, said land remains unencumbered, free and clear, and without Lawful liens or Lawful attachments in of any kind, and is hereby declared to be private land and private property, not subject to any commercial forums (i.e. U. C. C. or P.P.S.A. or Canadian equivalent) whatsoever.
- 8. A Common law courtesy of sixty (60) days is stipulated for any challenges hereto and no Lawful challenge is presented or otherwise latches or estoppel shall forever bar the same against said ALLODIAL freehold estate; assessment lien theory to the contrary, notwithstanding. Therefore, said NOTICE OF, CERTIFICATE OF ACCEPTANCE OF DECLARATION OF CROWN LAND PATENT, after (60) days from date of posting, if no Lawful challenges are brought forth and upheld, perfects this ALLODIAL TITLE in my name, Elena Martischuk, forever

PERJURY JURAT

I, Elena Martischuk, do affirm under penalty of perjury, acknowledge that the foregoing is true and correct to the best of my belief and knowledge. And further deponent saith not. I now affix my autograph of the above affirmations with EXPLICIT RESERVATION OF ALL OF MY UNALIENABLE RIGHTS, WITHOUT PREJUDICE to any of those rights pursuant to U.C.C. 1-308 and U.C.C. 1-103.6 and/or Canadian Equivalent.



By: Isna Maetischuk

Elena Martischuk, Assignee

All Rights Reserved, Without Prejudice, Non Waived Ever

I(We), the undersigned, bear witness this day 4 of December, in the year of our Lord, two thousand and twenty four, that the one known to me as Elena Martischuk did appear before me and, upon her solemn affirmation under the pains and penalties of Perjury, acknowledge that she autographed this NOTICE OF CERTIFICATE OF ACCEPTANCE AND DECLARATION OF CROWN PATENT, as her free and voluntary act.

337'

Witness

Witnes

Notary:

a Commissioner, etc.,
Province of Ontario,
Barrister and Solicitor,
LSO# 55101H





MINISTRY OF NATURAL RESOURCES

I HEREBY CERTIFY THAT

the enclosed is a true and faithful copy of the original record of the:

CROWN PATENT

as issued to:

THE HONORABLE AENEAS SHAW

and recorded in the Crown Land Registry.

IN TESTIMONY WHEREOF I have hereunto set my Hand and affixed the Seal of the Ministry of Natural Resources of the Province of Ontario at the City of Peterborough in the said Province this twenty-eighth day of August A.D. 2024.

for the MINISTER OF NATURAL RESOURCES

Slacey wilk

Peter Rufull Resident UPPERCANADA. GEORGE the THIRD by the grace of GOD of Great-Britain, France,

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Dated August 3, 1799

Crown Grant

70

THE HONORABLE AENEAS SHAW

Township of York Liber E Folio 532

Deed - With Dower

YORK 484827 This Indenture

made (in duplicate) the thirtieth day of May one thousand nine hundred and sixty-three.

In Pursuance of The Short Forms of Conveyances Act

Between

SAM STARR, Retired Conductor, and ROSE STARR, his wife, both of the City of Toronto, in the County of York, as Joint Tenants and not as Tenants in Common,

hereinafter called the Grantors of the first Part

-and-

Dye & Durham 52 Adelaide St. E. Toronto, Can.

Form No. 9-12

ANNA LUISE LORE MEHL of the City of Toronto, in the County of York, Nurse,

hereinafter called the Grantee
of the Second Part

W itnesseth	that in consideration	o f	the	sum	of	SIXTEEN	THOUSAND
FIVE HUNDRED	***						

of lawful money of Canada now paid by the said Grantee to the said Grantors (the receipt whereof is hereby by them acknowledged), they the said Grantor Bo Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises situate lying and being in the Township of York, in the County

of York, and being composed of Lot 9, on the south side of Vaughan Road as shown on a Plan filed in the Registry Office of the East and West Riding of the County of York, as Number 1832.

TOGETHER WITH a Right of Way, in, over, along and upon the rear or southerly ten feet (10°) in depth throughout from east to west of lots 6,7, and 8 as shown on said Plan 1832.

SUBJECT TO a like right of way in, over, along and upon the rea or most southerly ten feet in depth of the most easterly seven feet (7') in width of the said Lot 9.

To have and to hold unto the said Grantee her heirs and assigns, to and for her and their sole and only use for ever. Subject to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

That the Y with the said Grantee Cobenant said Grantor s The have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor s.

shall have quiet possession of the said lands, And that the said Grantee free from all encumbrances.

with the said Grantee that the y And the said Grantor s Cobenant will execute such further assurances of the said lands as may be requisite.

with the said Grantee that t he y And the said Grantor s Covenant have done no act to encumber the said lands.

their to the said Grantee All Release And the said Grantors claims upon the said lands.

In **W**itness **Whereof**

the said parties hereto have hereunto set

their hands and seals.

Signed, Sealed and Belivered IN THE PRESENCE OF

Sam Store Rose Store

AFFIDAVIT AS TO MARRIAGE STATUS

TO WIT:

Harris III	WE, SAM STARR and ROSE STARR,	
Strike out words and	in the within instrument named make oath and say:	,e
parts not applicable and initial.	THAT at the time of the execution and delivery by me of the within instrument to each other each of the full age of twenty-one years at	, 41-
HUSBAND	▗ ╒┋ ╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫╫	į
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WIFE	######################################	
	the person named therein as	
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Seve	rally	
	SWORN before me at the City	
	of Toronto,	
	in the County	
	of York,	
	this 25 day of Mary JUNE	
	A.D. 1963.	
	A.D. 1903.	
	A Commissioner for taking Affidavits, etc.	•
•	A Commissioner for taking Amdavits, etc.	
	Allidabit, Laud Cransfer Can Act	The same of the sa
	IN THE MATTER OF THE LAND TRANSFER TAX ACT	:
PROVINCE C		
• COUNTY OF	of the County of york. Solector for the	
• • • •	To Wit: named in the within (or annexed) transfer make oath and say:	
	1. I am the Solicitor for the Granto	
This affidavit may be made by the purchaser or ven-	named in the within (or annexed) transfer.	
dor or by any one acting for them ander power of	3. The true amount of the monies in cash and the value of any property or security included in	"_
attorney or by an agent accredited in writing by the	the consideration is as follows. (a) Monies naid in cash	~)
dor or by the soli- citor of either of	(b) Property transferred in exchange; Equity value \$	
• •	Encumbrances \$	all
• •	(c) Securities transferred to the value of	blank must be fill
• • •	(e) Monies secured by mortgage under this transaction \$	in.
•••	(f) Liens, annuities and maintenance charges to which transfer is subject\$	1
Constitution of the sales of th	Potal consideration)==
	4. If consideration is nominal, is the transfer for natural love and affection? 5. If so, what is the relationship between Grantor and Grantee?	
	6. Other remarks and explanations, if necessary	
	<u> </u>	
a i a		
Sworn before i	me at the	* (.)
in the County	of York I fel from	1111
this 45		
day of	A.D. 1963	

LRO # 80 Transmission By Personal Representative-Land

nd Registered as AT3073963 on 2012 07 16 at 11:03

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

yyyy mm dd Page 1 of 1

Properties

PIN 10450 – 0251 LT

Description LT 9 PL 1832 TWP OF YORK; S/T & T/W CY484827; TORONTO (YORK), CITY OF

TORONTO

Address 676 VAUGHAN RD

YORK

Deceased(s)

Name MEHL, ANNA LUISE LORE

Address for Service 116 Bestview Crescent, Maple, Ontario

L6A 3T1

Date of death was 2012/06/15

Applicant(s) Capacity Share

Name CORNWALL, EVERETT ALORA MCFARLANE Estate Trustee With A Will

Address for Service 116 Bestview Crescent, Maple, Ontario L6A 3T1

The applicant is entitled to be the owner by law, as Estate Trustee of the estate of the deceased owner.

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

Statements

Schedule: I, Mark Schnier, solicitor, hereby make the following law statements: The property is a Ministry conversion from Registry to Land Titles. This transaction is the first dealing with the property after the conversion thereof. The applicant is entitled to be the owner by law, as Estate Trustee for the Estate of the deceased owner. The value of the Estate of Anna Luise Lore Mehl is approximately \$360,000. The Will is the last Will of Anna Luise Mehl. It was properly executed and witnessed. Anna Luise Lore Mehl had died on June 15th, 2012. No application was made for a Certificate of Appointment of Estate Trustee. Anna Luise Lore Mehl was of the age of majority at the time of the execution of the Will. The Will has not been revoked by marriage or otherwise. Anna Luise Lore Mehl is one and the same person as Anna Luise Lore McFarlane. Anna Luise Lore Mehl was not a spouse within the meaning of the Family Law Act, Ontario.

Signed By

Mark Michael Schnier 30 St. Clair Av. West, 10th floor acting for Signed 2012 07 12

Toronto Applicant(s)

M4V 3A1

Tel 4169720861 Fax 4169270305

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

Submitted By

MARK SCHNIER LAW OFFICE 30 St. Clair Av. West, 10th floor 2012 07 16

Toronto M4V 3A1

Tel 4169720861 Fax 4169270305

Fees/Taxes/Payment

Statutory Registration Fee \$60.00 Total Paid \$60.00

File Number

Deceased Client File Number : 2801
Applicant Client File Number : 2801

yyyy mm dd

Page 1 of 3

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

LRO Annotation

Aug 13/12. Execution search against MEHL, Anna Luise Lore is clear. Certificate # 19150956-4860516B. T.G. LRO66

Properties

PIN 10450 - 0251 LT Interest/Estate Fee Simple

Description LT 9 PL 1832 TWP OF YORK; S/T & T/W CY484827; TORONTO (YORK), CITY OF

TORONTO

Address 676 VAUGHAN RD

YORK

Consideration

Consideration \$335,000,00

Transferor(s)

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

CORNWALL, EVERETT ALORA MCFARLANE Name

Address for Service 115 Bestview Crescent, Maple, Ontario

L6A 3T1

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

Transferee(s)		Capacity	Share	
Name	KOSIN, HELENA	Joint Tenants		
Data of Diate	1074 11 00			

Date of Birth

676 Vaughan Road, Toronto, Ontario M6E 2Y6 Address for Service

Name KOSIN. DENIS Joint Tenants

Date of Birth 1978 11 13

Address for Service 676 Vaughan Road, Toronto, Ontario M6E 2Y6

Statements

The personal representative has the authority to transfer the land under the terms of the will, if any, the Estates Administration Act and the Succession Law Reform Act.

The sale is bona fide and for value.

Title to the land is not subject to spousal rights under the Family Law Act

No consents are required for this transfer

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.

Signed By

Mark Michael Schnier 30 St. Clair Av. West, 10th floor 2012 08 01 acting for Signed Toronto Transferor(s)

Transferee(s)

M4V 3A1

4169720861 Tel 4169270305

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).

Johnny Zinati 100 Cowdray Court, Suite 320 acting for Signed 2012 08 01

Toronto

M1S 5C8

Tel 4163218766

LRO # 80 Transfer By Personal Representative

Registered as AT3091608 on 2012 08 01 at 15:57

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

yyyy mm dd Page 2 of 3

Signed By

Fax 4163218267

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

CANADIAN LANDING CONSULTANTS, INC. 100 Cowdray Court, Suite 320

2012 08 01

Toronto M1S 5C8

Tel 4163218766 Fax 4163218267

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$1,500.00
Municipal Land Transfer Tax	\$0.00
Total Paid	\$1,560.00

File Number

Transferor Client File Number : 2801–1
Transferee Client File Number : 11621

PF	PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS				
_	the matter of the conveyance of: 10450 - 0251 LT 9 PL 1832 TWP OF YORK ; S/T & T/W CY484827; TORONTO (YORK) , CITY OF TORONTO				
BY	: CORNWALL, EVERETT ALORA MCFARLANE				
ТО): KOSIN, HELENA Joint Tenants				
	KOSIN, DENIS Joint Tenants				
1.					
	I am				
	(a) A person in trust for whom the land conveyed in the above–described conveyance is being conveyed;				
	(a) A person in trust for whom the land conveyed in the above—described conveyance 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 deposed to.				
3.	The total consideration for this transaction is allocated as follows:				
	(a) Monies paid or to be paid in cash	335,000.00			
	(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))	335,000.00			
	(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	335,000.00			
_	Other remarks and explanations, if necessary.				
0.	1.Fraction of parties who are qualifying home purchasers: ALL and the agreement of purchase and sale was entered	d into after			
	December 13, 2007, 2.Helena Kosin and Denis Kosin is/are (a) first time home purchaser(s) as defined in the Land Transfer Tax Act, and	z into anoi			
		a within O			
	3.The purchaser(s) will occupy the qualifying home as his/her/their principal residence on 2012/08/01 (Note: must be months of the date of registration or disposition), and	e within 9			
_	4.No purchaser(s) is/are a "spouse" as defined in section 29 of the Family Law Act				
7.	Statements Pertaining only to Municipal Land Transfer Tax:				
	Fraction of parties who are first time home buyers: ALL (evidence must be retained).				
	Helena Kosin and Denis Kosin is/are (a) first time purchaser(s) as defined by the City of Toronto's Municipal Land Transport (Chapter 760 of the City of Toronto Municipal Code)	ansfer Tax			
	The purchaser(s) will occupy the eligible home as his/her/their principal residence on 2012/08/01 (Note: must be wit of the date of registration or disposition)	nin 9 months			
	No purchaser(s) is/are a "spouse" as defined in section 29 of the Family Law Act				
PR	OPERTY Information Record				
	A. Nature of Instrument: Transfer By Personal Representative				
	LRO 80 Registration No. AT3091608 Date: 2012/08/01				
	B. Property(s): PIN 10450 - 0251 Address 676 VAUGHAN RD Assessment 1914031	- 25002600			
	YORK Roll No C. Address for Service: 676 Vaughan Road, Toronto, Ontario M6E 2Y6				
	D. (i) Last Conveyance(s): PIN 10450 - 0251 Registration No. CY484827				
	(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ✓ No ☐ Not known ☐				
	E. Tax Statements Prepared By: Johnny Zinati 100 Cowdray Court, Suite 320 Toronto M1S 5C8				

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

yyyy mm dd Page 1 of 3

Properties

PIN 10450 – 0251 LT Interest/Estate Fee Simple

Description LT 9 PL 1832 TWP OF YORK; S/T & T/W CY484827; TORONTO (YORK), CITY OF

TORONTO

Address 676 VAUGHAN RD

TORONTO

Consideration

Consideration \$2.00

Transferor(s)

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

Name KOSIN, DENIS

Address for Service c/o 676 VAUGHAN RD

TORONTO

I am at least 18 years of age.

KOSIN, HELENA is my spouse and has consented to this transaction.

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

Transferee(s) Capacity Share

Name KOSIN, HELENA Registered Owner

Date of Birth 1974 11 29
Address for Service 676 VAUGHAN RD

TORONTO

Signed By

Igor Yurievich Demitchev

1000 Finch Ave West, Suite 505 acting for Signed 2016 11 20

Toronto Transferor(s)

M3J 2V5

Tel 416-645-0960 Fax 416-645-0961

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Igor Yurievich Demitchev 1000 Finch Ave West, Suite 505 acting for Signed 2016 11 20

Toronto Transferee(s)

M3J 2V5

Tel 416-645-0960 Fax 416-645-0961

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

IGOR DEMITCHEV 1000 Finch Ave West, Suite 505 2016 11 22

Toronto M3J 2V5

Tel 416-645-0960 Fax 416-645-0961

Fees/Taxes/Payment

Statutory Registration Fee \$63.35 Provincial Land Transfer Tax \$0.00 LRO # 80 Transfer

Registered as AT4408156 on 2016 11 22 at 14:56

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

yyyy mm dd Page 2 of 3

Municipal Land Transfer Tax\$0.00Total Paid\$63.35

PF	PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS					
	the matter of the conveyance of: 10450 - 0251 LT 9 PL 1832 TWP OF YORK ; S/T & T/W CY484827; TORONTO (YORK) , CITY OF TORONTO					
BY	Y: KOSIN, DENIS					
TC	O: KOSIN, HELENA Registered Owner					
1.	. KOSIN, HELENA					
	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 ofwho is my spouse described in paragraph(_) and as such, I have personal knowledge of the facts herein deposed to.					
3.	. The total consideration for this transaction is allocated as follows:					
	(a) Monies paid or to be paid in cash	2.00				
	(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))					
(h) VALUE OF ALL CHATTELS -items of tangible personal property						
		0.00				
	(j) Total consideration	2.00				
4.	•					
	Explanation for nominal considerations:					
	m) Inter-spousal transfer for natural love and affection					
5.	. The land is subject to encumbrance					
7.	. Statements Pertaining only to Municipal Land Transfer Tax:					
	Explanation: it is an inter-spousal transfer for natural love and affection					
PF	ROPERTY Information Record					
	A. Nature of Instrument: Transfer					
	LRO 80 Registration No. AT4408156 Date: 2016/11/22					
	B. Property(s): PIN 10450 - 0251 Address 676 VAUGHAN RD Assessment 1914031 - 250026 TORONTO Roll No	600				
	C. Address for Service: 676 VAUGHAN RD TORONTO					
	D. (i) Last Conveyance(s): PIN 10450 - 0251 Registration No. AT3091608					
	(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ✓ No ☐ Not known ☐					
	E. Tax Statements Prepared By: Igor Yurievich Demitchev 1000 Finch Ave West, Suite 505 Toronto M3J 2V5					

Summary of chain of titles

Lot 29 Concession 3 from Bay

Crown Patent	to	Hon. Aeneas Shaw	3 Aug. 1799(All 200 acres Lot 29	
			Con 3 from Bay)	
Hon. Aeneas Shaw	to	Alexander Burns	21 Oct. 1806	
William Burns	to	Alexander Wood	7 May 1830	
Alexander Wood	to	James Dawson	21 Mar. 1833(N.1/2 100 acres)	
James Dawson	to	Thomas Dawson	20 Oct. 1868(N.1/2 100 ac.1/6 share)	
John Dawson	to	Mary Ann Fox	15 Apr.1869 (N.½ 100 ac.1/6 share)	
James Fox et ux share)	to	John Dawson	22 Jan. 1869(N.½ 100 ac. 1/6	
John Dawson	to	Thomas Dawson	30 Nov. 1870(N.1/2 100 acres)	
Nathaniel Dawson	to	Joseph E.Cupples	2 September 1871(N.1/2 100 acres)	
Thomas Dawson et ux	to	Matthew Parsons	14 September 1871(part 5/6 share)	
Joseph E.Cupples et al	to	Matthew Parsons	6 May 1872 (N1/2 100 acres)	
Matthew Parsons et ux et al	to	Lewis Hunter	1 Apr. 1873	
Lewis Hunter et ux	to	Willian J.Macdonell	8 Mar. 1873(N1/2 100 acres)	
William J.Wacdonell	to	Theodore Newman	4 Apr. 1873(N1/2 100 acres)	
Theodore Newman et ux	to	Frank Smith et al	28 Apr. 1874(N1/2 100 acres)	
Plan 354 15 June 1874	4	Frank Smith et el	Wadsworth Unwin & Brown P.L.S.	
	Lot 14	1 Plan 354		
Hon. Frank Smith et al	to	Rev. Francis P.Rooney	1 June 1874	
Rev. Francis P.Rooney	to	Eliza O'Hara	14 Sep. 1874	
Eliza O'Hara	to	Ellen Heake	20 Mar. 1901	
Ellen Heake	to	William O'Brien	30 Oct. 1903	
Plan 1832 31 January 1	913	William O'Brien	W.S Gibson O.L.S	
	Lot 9	Plan 1832		
William O'Brien Theresa his wife	to	Robert R. Robertson	15 Jan. 1920	
Waterloo Trust Savings Co. Robert R. Robertson	to	Patrick J. Kirby	31 Oct 1935	

Patrick J. Kirby	to	William O'Brien	16 Mar 1936
Patrick J. Kirby by Atty William O'Brien	to	John J. Tait	18 Aug.1938
James J. Tait	to	Louise O'Halloran	6 Mar.1939
Louise O'Halloran	to	John A. Fryer Mary J. Fryer	20 Apl 1939
John A. Fryer Mary J. Fryer	to	Peter Pesce Sarah Pesce	29 Jan 1943
Sarah Pesce Peter Pesce	to	Winona McKolskey Walter J. McKolskey	28 Nov 194?
Winona McKolskey Walter J. McKolskey	to	Murray Freedman	23 Apl? 195?
Murray Freedman Bernice D. His wife	to	Sam Starr Rose his wife	9 Nov 1955
Sam Starr & Rose Starr	to	Anna Luise Lore Mehl	30 May 1963
Estate of Anna Luise Lore Mehl by Everet Alora McFarlane (Estate Trustee With A Will)	to	Denis Kosin Helena Kosin (Nee Elena Martischuk)	01 Aug 2012
Denis Kosin	to	Helena Kosin (Nee Elena Martischuk)	20 Nov 2016

NOTICE

This Notice is to inform any person who has lawful claim/standing to view this file and/or who wishes to review the complete file on record may do so by requesting an appointment with

Elena Martischuk c/o 676 Vaughan Road, York, Ontario

Notice# 1

1, Elena Martischuk, will set the time, date and place for the review of my documents, no exceptions.

Notice# 2

I, Elena Martischuk, have the summary of the chain of titles included in this file.

Notice #3

This document has a total of pages.

NOTICE:

Failure of any lawful party claiming an interest to bring forward a lawful challenge to this NOTICE OF, Certificate of Acceptance of Declaration of Land Patent and the benefit of Original Land Grant/Patent, as stipulated herein, will be leached and estoppel to any and all parties claiming an interest forever.

Failure to make a lawful claim, as indicated herein, within sixty (60) calendar days of this notice, will forever bar any claimant from any claim against my Allodial Land Patent estate as described herein and will be a Final Judgment.

Dated December 4, 2024

Elena Martischuk

By: Elena Martischuk