

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.

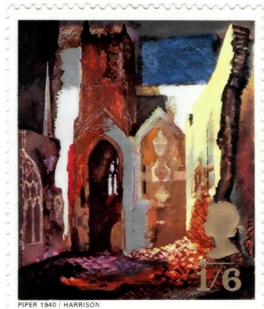
6. When a lawfully qualified State National has a Lawful claim to said title and is challenged, the court must be a court of competent original and exclusive jurisdiction in the Common law Supreme Court, or any other court of competent jurisdiction (Article III). Any action against a patent by a corporate 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:*Elena Martischuk*.....
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.

By:*Elena Martischuk*.....
Witness

By:*Heidi Gault*.....
Witness

Notary:*Brinn Norman*.....

BRINN NORMAN,
a Commissioner, etc.,
Province of Ontario,
and a 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

Peter Russell President

UPPER-CANADA.

GEORGE the THIRD by the grace of GOD of Great-Britain, France, and Ireland, King, Defender of the Faith, and so forth.

To all to whom these Presents shall come,—GREETING:

K NOW YE, that we of our special grace, certain knowledge, and meer motion have given and granted, and by these presents DO GIVE and GRANT unto ~~The Honorable Amos Shaw~~ and his heirs and assigns forever, a certain parcel or tract of land situate in the Township of York — containing by admeasurement ~~two hundred acres~~ be the same more or less, being composed of lot number ~~twenty three~~ in the first Concession: twenty eight in the second Concession and twenty nine in the third Concession and situate, lying and being in the Township of York — and Home — District of our Province aforesaid, together with all the Woods and Waters thereon lying and being, under the reservations, limitations and conditions herein after expressed; which said ~~two hundred~~ Acres of Land, are butted and bounded, or may be otherwise known as follows, (that is to say) Beginning where a post has been planted in front of the first Concession at the South East angle of lot number twenty three then North 10° West one hundred Chains thence South 74° West Ten Chains thence South 10° East one hundred Chains then North 74° East ten chains to the place of Beginning. then again beginning where a post is planted in front of the second and third Concessions at the South East Angle of each of the said lots twenty eight and twenty nine respectively thence North 10° West one hundred Chains, thence South 74° West twenty chains thence South 10° East one hundred Chains: thence North 74° East twenty chains to the place of Beginning in each lot.

AND whereas by an act of the parliament of Great-Britain, passed in the thirty-first year of his Majesty's reign, entitled, "An act to repeal certain parts of an act passed in the fourteenth year of his Majesty's reign, entitled, "An act for making more effectual provision for the government of the province of Quebec, in North-America, and to make further provision for the government of the said province," it is declared, that "no grant of lands hereafter made shall be valid or effectual unless the same shall contain a specification of the lands to be allotted and appropriated solely to the maintenance of a protestant clergy within the said Province," in respect of the lands to be hereby granted; Now know Ye, that we have caused an allotment, or appropriation of ~~Seventy one acres and three sevenths~~ to be made in lot number sixteen in the

1st Concession west of Yonge street.

being in the proportion of one to seven of the lands so hereby granted, as and for a reserve, and to and for the sole use, benefit and support of a protestant clergy, being as nearly adjacent thereto as circumstances will admit, and being as nearly as circumstances and the nature of the case will admit, of the like quality as the lands in respect of which the same is allotted and appropriated, and as nearly as the same can be estimated equal in value to the seventh part of the lands so hereby granted as aforesaid.

TO HAVE AND TO HOLD the said parcel or tract of land to ~~him~~ the said Honorable Amos Shaw and his heirs and assigns forever, saving nevertheless to us, our heirs and successors, all mines of gold, silver, copper, tin, lead, iron, and coal that shall or may now, or hereafter be found on any part of the said parcel or tract of land hereby given and granted as aforesaid; and saving and reserving to us, our heirs and successors, all white pine trees that shall, or may now, or hereafter grow, or be growing on any part of the said parcel or tract of land hereby granted as aforesaid. Provided always that no part of the said parcel or tract of land hereby granted to the said Amos Shaw

this grant made and marked for us, our heirs and successors by our Surveyor-General of Woods, or his lawful deputy, in which case this our grant for such part of the land hereby given and granted to the said Amos Shaw and his heirs as aforesaid, and which upon a survey thereof being made be found within any such reservations, shall be null and void and of none effect, any thing herein contained to the contrary notwithstanding: Provided also that the said Amos Shaw

years erect and build, or cause to be erected and built in and upon some part of the said parcel or tract of land a good and sufficient dwelling-house (he the said Amos Shaw or his assigns not having built, or not being in his or their own right lawfully possessed of thence next ensuing the building of the same. Provided also that if at any time or times hereafter the land so hereby given and granted to the said Amos Shaw

and his heirs shall come into the possession and tenure of any person or persons whomsoever, either by virtue of any deed of sale, conveyance, encroachment or exchange, or by gift, inheritance, descent, devise or marriage, such person or persons shall within twelve months next after his, her or their entry into, and possession of the same, take the oaths prescribed by law, before some one of the magistrates of our said province; and a certificate of such oaths having been so taken shall cause to be recorded in the Secretary's office of the said province: In default of all or any of which said conditions, limitations and restrictions, this said grant, and every thing herein contained, shall be, and we do hereby declare the same to be null and void, to all intents and purposes whatsoever; and the land hereby granted, and every part and parcel thereof, shall revert to, and become vested in us, our heirs and successors in like manner as if the same had never been granted; any thing herein contained to the contrary in any wise notwithstanding.

GIVEN under the Great Seal of our Province of Upper-Canada: WITNESS the Honorable Peter Russell President administering the Government of our said Province, this ~~third~~ day of August in the year of our Lord, one thousand seven hundred and ninety nine and thirty month of our reign.

By Command of his Honor in Council.

Wm Jarvis Esq

Entered on the Auditors Office
3^d August 1799

Peter Russell auditor Genl.

Registered
4th September
1799
Mr Jarvis Esq

Dated August 3, 1799

Crown Grant

To

THE HONORABLE AENEAS
SHAW

Township of York
Liber E Folio 532

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-

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

hereinafter called the Grantee
of the Second Part

~~Witnesseth that in consideration of the sum of SIXTEEN THOUSAND
FIVE HUNDRED DOLLARS~~

Witnesseth that in consideration of the sum of SIXTEEN THOUSAND

FIVE HUNDRED -----

----- (\$16,500.00) ----- Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantors (the receipt whereof is hereby by them acknowledged), they
the said Grantors do 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 rear
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** **Nevertheless** to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

The said Grantor s Covenant with the said Grantee That t he y
have the right to convey the said lands to the said Grantee notwithstand-
ing any act of the said Grantor s.

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

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

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

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

~~And the said~~

~~And the said Grantor hereby gives her dower in the said lands~~

In Witness Whereof the said parties hereto have hereunto set
their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

John L. Loomis

Sam Starr

Rose Starr

COUNTY OF

AFFIDAVIT AS TO MARRIAGE STATUS

TO WIT:

WE, SAM STARR and ROSE STARR,
in the within instrument named make oath and say:

Strike out
words and
parts not
applicable
and initial.

THAT at the time of the execution and delivery by me of the within instrument ~~we were~~
~~legally married to each other each~~ and of the full age of twenty-one years.

HUSBAND

WIFE

Severally

SWORN before me at the City

of Toronto,

in the County

of York,

this 25th day of May JUNE

A.D. 1963.

Sam Starr
Rose Starr

[Signature]
A Commissioner for taking Affidavits, etc.

~~Affidavit, Land Transfer Tax Act~~
IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO

COUNTY OF *York*

I, *John Grosman*
of the City of *Toronto*
in the County of *York* Solicitor for the *Grantors*
named in the within (or annexed) transfer make oath and say:

To Wit:

- I am *the Solicitor for the Grantors* named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$	<i>16,500.00</i>
(b) Property transferred in exchange; Equity value	\$	<i>nil</i>
Encumbrances	\$	<i>nil</i>
(c) Securities transferred to the value of	\$	<i>nil</i>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$	<i>nil</i>
(e) Monies secured by mortgage under this transaction	\$	<i>nil</i>
(f) Liens, annuities and maintenance charges to which transfer is subject	\$	<i>nil</i>
Total consideration	\$	<i>16,500.00</i>

all
blanks
must
be filled
in.

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

Sworn before me at the
of *Toronto*
in the County of *York*
this *4th*
day of *July*

A.D. 1963

[Signature]
A Commissioner, etc.

[Signature]

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
Toronto
M4V 3A1

acting for
Applicant(s)

Signed

2012 07 12

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
Toronto
M4V 3A1

2012 07 16

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

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).

Name

CORNWALL, EVERETT ALORA MCFARLANE

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

Date of Birth

1974 11 29

Address for Service

676 Vaughan Road, Toronto, Ontario M6E 2Y6

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
Toronto
M4V 3A1

acting for
Transferor(s)

Signed 2012 08 01

Tel 4169720861

Fax 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
Toronto
M1S 5C8

acting for
Transferee(s)

Signed 2012 08 01

Tel 4163218766

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 Toronto M1S 5C8	2012 08 01
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Tel 4163218766

Fax 4163218267

Fees/Taxes/Payment

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

File Number

Transferor Client File Number : 2801-1

Transferee Client File Number : 11621

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

In 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		
TO:	KOSIN, HELENA	Joint Tenants	
	KOSIN, DENIS	Joint Tenants	

1. KOSIN, HELENA AND KOSIN, DENIS

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 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

6. Other remarks and explanations, if necessary.

- 1.Fraction of parties who are qualifying home purchasers: ALL and the agreement of purchase and sale was entered 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
- 3.The purchaser(s) will occupy the qualifying home as his/her/their principal residence on 2012/08/01 (Note: must be within 9 months of the date of registration or disposition), and
- 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 Transfer Tax By–law (Chapter 760 of the City of Toronto Municipal Code)

The purchaser(s) will occupy the eligible home as his/her/their principal residence on 2012/08/01 (Note: must be within 9 months of the date of registration or disposition)

No purchaser(s) is/are a "spouse" as defined in section 29 of the Family Law Act

PROPERTY 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 YORK	Assessment 1914031 – 25002600 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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>					
E. Tax Statements Prepared By:	Johnny Zinati 100 Cowdray Court, Suite 320 Toronto M1S 5C8				

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
Toronto
M3J 2V5

acting for
Transferor(s)

Signed

2016 11 20

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
Toronto
M3J 2V5

acting for
Transferee(s)

Signed

2016 11 20

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
Toronto
M3J 2V5

2016 11 22

Tel

416–645–0960

Fax

416–645–0961

Fees/Taxes/Payment

Statutory Registration Fee

\$63.35

Provincial Land Transfer Tax

\$0.00

Fees/Taxes/Payment

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

PROVINCIAL AND MUNICIPAL LAND TRANSFER TAX STATEMENTS

In 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: KOSIN, DENIS
TO: 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 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	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))	2.00
(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	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

PROPERTY 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 TORONTO	Assessment Roll No	1914031 – 25002600
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not known <input type="checkbox"/>	
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.½ 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	Frank Smith et el	Wadsworth Unwin & Brown P.L.S.

Lot 14 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 1913	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

I, 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 ⁴⁸ 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

By: *Elena Martischuk*
Elena Martischuk