

THE CORPORATION OF THE TOWN OF LATCHFORD

BY-LAW NO. 13/1334

BEING A BY-LAW to authorize the sale of lands to Sandra G Green and Edward T Green (Lot 242 and 256 Murphy Mill Road) PCL 7515 SEC SST, Lot **242**, PL M57NB Coleman SRO, S/T LT 42548 Latchford Dis and PCL 16289 sec SST:
Lot **256** PL M57NB Coleman SRO S/T LT 42548.

WHEREAS under Section 8 of the Municipal Act, 2001, S.O., 2001, c.25, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS under Section 9. (1) (a) and (b) of the Municipal Act, 2001, S.O., 2001, c.25, as amended, Section 8 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues;

NOW THEREFORE the Council of the Corporation of the Town of Latchford enacts as follows:

"That the Mayor and Clerk are hereby authorized to sign and seal the Agreement of Purchase and sale to: Sandra G Green and Edward T Green (Lot 242 and 256 Murphy Mill Road) PCL 7515 SEC SST, Lot **242**, PL M57NB Coleman SRO, S/T LT 42548 Latchford Dis and PCL 16289 sec SST: Lot **256** PL M57NB Coleman SRO S/T LT 42548.

READ a FIRST, SECOND AND THIRD TIME and finally passed this 18th day of April 2013



Mayor



Clerk

Kemp Pirie

Barristers & Solicitors
22 Armstrong Street P.O. Box 1540
New Liskeard, ON P0J 1P0

Phone: 705-647-7353
Fax: 705-647-6473

April 23, 2013

APR 24 2013

The Corporation of the Town of Latchford
P.O. Box 10
Latchford, Ontario
P0J 1N0

Dear Jaime & George:

RE: The Corporation of the Town of Latchford (the "Vendor") s/t Green (the
"Purchaser")
Murphy Mill Road, Latchford, Ontario P0J 1N0 (the "Property")
Legal Description: PCL 16289 SEC SST; LT 256 PL M57NB COLEMAN SRO;
S/T LT42548; PCL 7515 SEC SST; LT 242 PL M57NB
COLEMAN SRO; S/T LT42548, Latchford, District of
Timiskaming
Closing Date: April 26, 2013
Our File No: 22345

We acknowledge receipt of a copy of the Agreement of Purchase and Sale in the above matter and thank you for your instructions to act on your behalf.

YOUR CONTACT AT OUR FIRM: Your file has been assigned to Julia Loranger. If you are calling our office with information or if you have any questions as the transaction progresses, please contact her. The undersigned will supervise the file and will deal with any unusual difficulties that may be encountered. If you have any questions that our clerk is unable to answer, please contact the undersigned.

LEGAL COSTS: We confirm that the fees we will be charging in this matter are as follows:

Closing Fee re Sale:	\$500.00
TOTAL FEES:	\$500.00

The above fees have been quoted to you on the understanding that we will not encounter unusual difficulties in the completion of the transaction or extensions of the closing date. In the event that unexpected difficulties or extensions arise as a result of matters beyond our control, we reserve the right to increase our fee to reflect any additional time expended by the undersigned, our clerk and other staff in the completion of the transaction.

In addition to the above fee you will be billed for disbursements paid by us on your behalf in the course of completing the transaction and HST on the legal fees and taxable disbursements. In most cases, disbursements and HST will range between \$120.00 and \$220.00. If we incur additional disbursements after closing, we will submit a supplementary account to you.

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DOCUMENTS ENCLOSED FOR YOUR SIGNATURE: We are enclosing the following for your signature:

1. Acknowledgement and Direction authorizing the Electronic Registration of the Transfer together with our Document Registration Agreement and Transfer in Preparation attached as schedules - 8 pages, sign and date page 2 only and initial the circle in the bottom right hand corner of every other page;
2. Vendor's Combined Declaration - 4 pages, sign, have your signature witnessed by a Commissioner and date page 4 only and initial the circle in the bottom right hand corner of every other page.

Kindly sign, date and initial all the documents where indicated and return same to us by Fax in order that we may receive them prior to the scheduled closing date. Mail the original signed copies to our office.

DOCUMENTS ENCLOSED FOR YOUR INFORMATION: We are enclosing the following for your information:

1. Statement of Adjustments;
2. Statement of Account;
3. Statement of Receipts and Disbursements;
4. Real Estate Commission Statement.

Yours very truly,

Kemp Pirie

GEORGE WILLIAM KEMP

GWK:jl

Encl.