

**THE CORPORATION OF THE TOWN OF LATCHFORD**

**BY-LAW NO. 2015-22**

**BEING A BY-LAW** to authorize the execution of all required legal documents for the sale of land to Jean and Bob Mikkola being described as PCL 16481 SEC;LOT 342 PLM57NB;LT42548 Latchford.

**AND WHEREAS** in pursuant to Section 8 (1) of the Municipal Act, 2001, S.O., 2001, c.25, as amended, 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;


**AND WHEREAS** Council of the Corporation of the Town of Latchford accepted and signed an Agreement of Sale on August 20<sup>th</sup> 2015 for the property as noted above.

**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 all required legal documents for the sale of Town property described as PCL 16481 SEC;LOT 342 PLM57NB;LT42548 Latchford to Jean and Bob Mikkola.

**READ a FIRST, SECOND AND THIRD TIME** and finally passed this 15<sup>th</sup> day of October 2015.

  
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Mayor, George Lefebvre

  
\_\_\_\_\_  
Clerk, Jaime Allen

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The first part of the paper discusses the  
 importance of the study and the objectives  
 of the research. It also outlines the  
 methodology used in the study and the  
 results of the data analysis. The second  
 part of the paper discusses the implications  
 of the findings and the conclusions drawn  
 from the study. The paper concludes with  
 a summary of the main findings and the  
 recommendations for further research.

The study was conducted in a laboratory  
 setting and the results were compared  
 with those of previous studies. The  
 findings of the study are consistent with  
 those of previous studies and support the  
 hypothesis that the study was designed to  
 test. The study also identified some  
 limitations and suggested areas for  
 further research.



# ***Kemp Pirie***

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

Phone: 705-647-7353  
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September 4, 2015

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

SEP 15 2015

Dear Jaime & George:

RE: The Corporation of the Town of Latchford (the "Vendor") s/t Marie Jeanne Lucille Mikkola and Edvin Robert Mikkola (the "Purchaser")  
Legal Description: PCL 16481 SEC SST; LT 342 PL M57NB COLEMAN SRO; S/T LT42548, Latchford, District of Timiskaming (the "Property")  
Closing Date: September 4, 2015  
Our File No: 23848

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## **Your Sale Transaction**

The above-noted transaction was completed on September 4, 2015 in accordance with the terms of an Agreement of Purchase and Sale dated August 14, 2015, together with any and all addendums and amendments thereto (hereinafter collectively referred to as the "Purchase Agreement").

## **Transfer of Title**

In accordance with a direction received from the Purchaser, title was transferred on closing to Marie Jeanne Lucille Mikkola and Edvin Robert Mikkola.

## **Statement of Adjustments**

All adjustments set out on the statement of adjustments (as reviewed and approved by you) were made as of September 4, 2015. The statement sets out that:

- The purchase price for the Property was \$8,000.00 and HST. on this amount was \$1,040.00.
- The Purchaser was credited with the deposit(s) in the sum of \$500.00.
- The balance due on closing was \$8,540.00.

You should review the enclosed statement of adjustments to note any additional items (and the corresponding amounts) that were adjusted on the closing of your transaction.

### **Real Estate Commission**

The real estate commission payable upon the sale of the property, including HST payable, amounted to \$1,130.00. The real estate broker had received the purchaser's deposit of \$500.00.

This has been applied on account of the commission leaving a balance owing of \$630.00. As you will note from the Statement of Receipts and Disbursements, a cheque for this amount has been forwarded to the real estate broker.

### **Acknowledgment of Conflict of Interest**

An acknowledgment was obtained from both you and the Purchaser indicating that our firm was acting for both the Vendor and the Purchaser in this transaction. The acknowledgement specifically sets out that any information received from one of the parties cannot be treated as confidential as against the other party, and that if a dispute should arise between the parties, our firm will not be able to act for either party in the dispute.

### **Statement of Account**

The Statement of Account is enclosed, together with the Statement of Receipts and Disbursements which outlines the manner in which funds were received and disbursed on your behalf.

The latter statement reflects that our account has been paid in full.

The latter statement reflects that there was a balance of \$7,261.94 owing to you, for which a cheque is enclosed.

### **Enclosures**

1. Statement of Adjustments;
2. Statement of Account;
3. Statement of Receipts and Disbursements;
4. Real Estate Commission Statement;
5. Your Acknowledgment and Direction authorizing the Electronic Registration of the Transfer and any Other Documents, as applicable;
6. Purchaser's Undertaking to Readjust & Direction Re Title;
7. Our trust cheque in the amount of \$7,261.94 representing the net proceeds of sale;
8. Your Acknowledgment of Conflict re Purchaser;
9. Copy of Transfer registered as DT51617;
10. Copy of Notice registered as DT51618.

Thank you for retaining the undersigned to represent you with respect to this transaction and if you require further assistance in the future or if you should have any questions with respect to any of the foregoing matters discussed in this reporting letter, please feel free to contact the writer at your convenience.

Yours very truly,

Kemp Pirie



GEORGE WILLIAM KEMP

GWK:jl

Encl.