

Properties

<i>PIN</i>	05303 - 0274 LT	<i>Interest/Estate</i>	Fee Simple	<input checked="" type="checkbox"/>	Redescription
<i>Description</i>	PART LOT 1 CONCESSION 7 RAMSAY, DESIGNATED AS PART 1 27R11831; TOWN OF CARLETON PLACE				
<i>Address</i>	CARLETON PLACE				
<i>PIN</i>	05303 - 0279 LT	<i>Interest/Estate</i>	Fee Simple	<input checked="" type="checkbox"/>	Redescription
<i>Description</i>	LOTS 19 TO 27 (INCLUSIVE), 47 TO 50 (INCLUSIVE), 53, 54, 74 TO 81 (INCLUSIVE), 104 TO 121 (INCLUSIVE), PARK LOT D AND PART OF PARK LOTS A, B AND C ALL ON PLAN 3469, LANARK N RAMSAY DESIGNATED AS PART 4, 27R11831; TOWN OF CARLETON PLACE				
<i>Address</i>	CARLETON PLACE				
<i>PIN</i>	05303 - 0280 LT	<i>Interest/Estate</i>	Fee Simple	<input checked="" type="checkbox"/>	Redescription
<i>Description</i>	LOTS 7 TO 17 (INCLUSIVE) PLAN 3469 LANARK N RAMSAY, DESIGNATED AS PART 5, 27R11831; TOWN OF CARLETON PLACE.				
<i>Address</i>	CARLETON PLACE				
<i>PIN</i>	05303 - 0278 LT	<i>Interest/Estate</i>	Fee Simple	<input checked="" type="checkbox"/>	Redescription
<i>Description</i>	LOTS 34 TO 44 (INCLUSIVE), 68 TO 71 (INCLUSIVE) AND PART OF LOTS 45 AND 72, ALL ON PLAN 3469 LANARK N RAMSAY DESIGNATED AS PART 6, 27R11831; TOWN OF CARLETON PLACE				
<i>Address</i>	CARLETON PLACE				

Consideration

Consideration \$2,500,000.00

Transferor(s)

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

Name THORBJORNSSON GROUP LTD.
Address for Service 421-130 Industrial Avenue
 Carleton Place, ON
 K7C 3T2

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Transferee(s)

	<i>Capacity</i>	<i>Share</i>
<i>Name</i> INVERNESS HOMES INC.	Registered Owner	
<i>Address for Service</i> c/o 200-38 Auriga Drive Nepean, Ontario K2E 8A5		

Statements

The Lanark Land Division Committee has consented to the severance herein. See Schedules

I KENNETH J. BENNETT solicitor make the following law statement Reference Plan 27R11831 has been deposited on title to accurately describe the subject lands. Part 1, 4, 5 and 6 on Plan 27R11831 depict all the lands described in PIN 05303-0274, 05303-0279, 05303-0280 and 05303-0278 respectively.

Signed By

Kenneth James Bennett	32 Beckwith St. Carleton Place K7C 2T2	acting for Transferor(s)	Signed	2022 05 13
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Tel 613-257-1655

Fax 613-257-8837

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).

Daniel Candeias Fernandes	418 Preston Street Ottawa K1S 4N2	acting for Transferee(s)	Signed	2022 05 13
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Tel 613-228-4213

Fax 613-228-4223

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

Signed By

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

Submitted By

DANIEL C. FERNANDES LAW OFFICE

418 Preston Street
Ottawa
K1S 4N2

2022 05 13

Tel 613-228-4213

Fax 613-228-4223

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$66.30
<i>Provincial Land Transfer Tax</i>	\$46,475.00
<i>Total Paid</i>	\$46,541.30

File Number

Transferor Client File Number : TGL25

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 05303 - 0274 PART LOT 1 CONCESSION 7 RAMSAY, DESIGNATED AS PART 1 27R11831; TOWN OF CARLETON PLACE

05303 - 0279 LOTS 19 TO 27 (INCLUSIVE), 47 TO 50 (INCLUSIVE), 53, 54, 74 TO 81 (INCLUSIVE), 104 TO 121 (INCLUSIVE), PARK LOT D AND PART OF PARK LOTS A, B AND C ALL ON PLAN 3469, LANARK N RAMSAY DESIGNATED AS PART 4, 27R11831; TOWN OF CARLETON PLACE

05303 - 0280 LOTS 7 TO 17 (INCLUSIVE) PLAN 3469 LANARK N RAMSAY, DESIGNATED AS PART 5, 27R11831; TOWN OF CARLETON PLACE.

05303 - 0278 LOTS 34 TO 44 (INCLUSIVE), 68 TO 71 (INCLUSIVE) AND PART OF LOTS 45 AND 72, ALL ON PLAN 3469 LANARK N RAMSAY DESIGNATED AS PART 6, 27R11831; TOWN OF CARLETON PLACE

BY: THORBJORNSSON GROUP LTD.

TO: INVERNESS HOMES INC.

Registered Owner

1. KYLE MCCUTCHEON

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 INVERNESS HOMES INC. described in paragraph(s) (C) 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.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2,500,000.00
(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))	\$2,500,000.00
(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	\$2,500,000.00

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (a) This is a conveyance of land located outside of the Greater Golden Horseshoe Region pursuant to an agreement of purchase and sale or an assignment of an agreement of purchase and sale that was entered into ON OR BEFORE March 29, 2022, AND THE LAND IS NOT BEING CONVEYED to any foreign corporation that is not a purchaser under the agreement of purchase and sale or a corporation to which the agreement of purchase and sale was assigned, or to any foreign national or taxable trustee other than a purchaser, or the spouse of a purchaser, under the agreement of purchase and sale or a person, or the spouse of a person, to whom the agreement was assigned.
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 27 Registration No. LC237779 Date: 2022/05/13

B. Property(s):

PIN 05303 - 0274	Address CARLETON PLACE	Assessment -
		Roll No
PIN 05303 - 0279	Address CARLETON PLACE	Assessment -
		Roll No
PIN 05303 - 0280	Address CARLETON PLACE	Assessment -
		Roll No

LAND TRANSFER TAX STATEMENTS

PIN 05303 - 0278 Address CARLETON PLACE Assessment -
Roll No

C. Address for Service: c/o 200-38 Auriga Drive
Nepean, Ontario
K2E 8A5

D. (i) Last Conveyance(s): PIN 05303 - 0274 Registration No. LC221062
PIN 05303 - 0279 Registration No. LC150119
PIN 05303 - 0280 Registration No. LC221062
PIN 05303 - 0278 Registration No. LC149007

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Daniel Candeias Fernandes
418 Preston Street
Ottawa K1S 4N2