SALE AND CONVEYANCE
FROM
WILLIAM ALEXANDER MACKAY, ESQ.
TO
FRANK WALKINSHAW, ESQ.

Reg. No. 217247
18/6/12
Mackay

2nd copy to W. A. Mackay June 12/12
Reg. copy to Mr. Walkinshaw 29/4/12 Letter attached
B E F O R E M T R E S F R A N C I S E. M C K E N N A, the undersigned Pub-
lic Notary for the Province of Quebec, practis-
ing at the City of Montreal.

A P P E A R E D:-

WILLIAM ALEXANDER MACKAY of the City of Montreal
Merchant.

WHO has hereby sold and conveyed with legal warranty.

U N T O:- FRANK WALKINSHAW of the City of Montreal, Merchant,
hereto present and accepting the following immovable prop-
erty, namely:

DESCRIPTION.

Those certain emplacements situate at St Anne du Bout d'Ile, fronting on the Public Road and forming part of Official Lot Number Three hundred and eleven on the Official Plan and Book of Reference of the Parish of St Anne du Bout d'Ile, in the County of Jacques Cartier, known as Subdivisions Numbers Thirty-four-two, Thirty-five-two and Thirty-six-two of the said Official Lot (311-34-2, 311-35-2 & 311-36-2); as also those certain lots forming part of Official Lot Number Three hundred and twelve on the said Official Plan and Book of Reference, known as Subdivisions Numbers Ten, Eleven, Fourteen Fifty-six, Fifty-seven and Fifty-eight of the said Official Lot (312-10, 11, 14, 56, 57 & 58); containing altogether a superficial area of Sixty-three thousand seven hundred and sixty-eight feet (63,768') English Measure and more or less.

As the said property now subsists with all its rights, members and appurtenances without exception or reserve of any kind on the part of the Vendor.

T I T L E.

The Vendor acquired the said property from James Birch-enough by deed of Sale passed before R.A. Dunton, Notary, on the Fifth of January Nineteen hundred and eleven, and registered in the Registry Office for the Registration Division of the Counties of Hochelaga and Jacques Cartier under No. 184396

VENDOR'S DECLARATIONS.

THE Vendor declared and covenanted:-
1st. That the said property is held under the tenure of franc
aleu roturier, having been duly commuted and commutation
price paid.

2nd. That the same is free and clear of all hypothecs and
encumbrances save certain amounts due to the Edgewater
Company Limited and to Joseph Sauve. The Vendor binds him-
self hereby to have the hypothecs created in favor of the
said Mortgage Creditors radiated and discharged when the
final payment of the purchase price of the present Sale has
been made to him.

3rd. That all assessments and rates, general or special,
on the said property have been paid to the
day of Nineteen hundred and twelve.

4th. That he was only once married and that his wife is
still alive.

5th. The Purchaser will pay costs of sidewalks, drainage,
and water service which may be laid in street bounding said
property in proportion to frontage of same.

CONDITIONS.

THIS Sale is thus made subject to the following conditions
to the fulfilment whereof the Purchaser binds and obliges
himself, namely:

1st. To pay the costs of this deed, its registration and
of a copy for the Vendor.

2nd. To pay all assessments and rates, general or special,
that may be imposed upon the said property as and from the
day of Nineteen hundred and twelve.

3rd. To fulfill and abide by all the conditions of the
Vendor's deed of Acquisition.

4th. Not to call upon the Vendor to contribute to the
fencing of the said lots, nor to furnish title deeds or cer-
tificates of Search re said lot.

5th. To comply with By-Laws of Town of St Anne de Belle-
vue and not to erect on said lots any slaughter-house, pigg-
ery, glue or soap factory, tannery, quarry or any manufacture
or any business which might deteriorate adjacent property,
without the consent of the Vendor, and not to erect any
buildings within five feet of street line. The Vendor re-
serves the right to grade streets, if necessary deposit
the earth on land above mentioned, and also reserves right
to raise or lower level of street without liability for dam-
gages, and clear and remove brush and undergrowth.

POSSSESSION.

The Purchaser will be the absolute owner of the said pro-
erty as and from the date hereof with immediate possession.

PRICE.

The present Sale and Conveyance is thus made for and in
consideration of the price and sum of Two thousand four
hundred and fifty Dollars ($2450.00), on account whereof
the Vendor acknowledges to have received from the Purchaser at
the execution hereof the sum of

TEN THOUSAND" five hundred and

whereof quit for so much.

And the balance or remaining sum of

SEVEN THOUSAND" five hundred and
dollars the Purchaser binds and obliges himself to pay to the Vendor
in Two years from the day of June

Nineteen hundred and twelve, with interest thereon at the
rate of Six per centum per annum reckoned from the

day of June Nineteen hundred and twelve and payable
half-yearly on the day of

and December each year, the first payment whereof
will become due on the day of

Nineteen hundred and twelve, with interest on all overdue interest at the same rate.

To secure the payment of the said balance of price and
interest the said sold property remains hypothecated in favor
of the Vendor who reserves his privilege.

WHEREOF ACTED: Executed at the City of Montreal on
the day of June Nineteen hundred

and twelve, and of record in the office of the undersigned
Notary under Number Four thousand one hundred and

And after due reading hereof the parties hereto signed
with and in presence of said Notary.

WITNESS our hand this the day of

Notary Public

[Signature]

[Signature]