TITLE SEARCH PRINT 2019-01-08, 09:17:57

File Reference: Requestor: Allison Evans

Declared Value $$257,500.00

CURRENT AND CANCELLED INFORMATION SHOWN

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	AC265015
From Title Number	W123521E
Application Received	1989-10-27
Application Entered	1989-11-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address: WALTER RAYMOND MACKIE, ENGINEER
MARTHA AGNES MCCARTHY, PHYSICIAN
3085 STARLIGHT WAY
COQUITLAM, BC
V3C 3P9
AS JOINT TENANTS

Taxation Authority Coquitlam, City of

Description of Land

Parcel Identifier: 010-477-519

Legal Description:

LOT 18 DISTRICT LOT 374 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 19285

Legal Notations

LAND HEREIN WITHIN BUILDING SCHEME, SEE 421078E

Charges, Liens and Interests

Nature:	RESTRICTIVE COVENANT
Registration Number:	249187C
Remarks:	INTER ALIA SEE 421078E

Nature:	MORTGAGE
Registration Number:	AC265016
Registration Date and Time:	1989-10-27 11:32
Registered Owner:	THE ROYAL BANK OF CANADA
Cancelled By:	**BH264670**
Cancelled Date:	**1994-07-14**

Nature:	MORTGAGE
Registration Number:	BG110999
Registration Date and Time:	1993-04-02 12:15
Registered Owner:	ROYAL BANK OF CANADA
Cancelled By:	**BH264671**
Cancelled Date:	**1994-07-14**

Nature:	MORTGAGE
Registration Number:	BH264672
Registration Date and Time:	1994-07-14 11:41
Registered Owner:	ROYAL BANK OF CANADA
Cancelled By:	**BR306456**
Cancelled Date:	**2001-11-16**

Nature:	MORTGAGE
Registration Number:	BP85574
Registration Date and Time:	2000-04-14 12:02
Registered Owner:	ROYAL BANK OF CANADA
Cancelled By:	**BR306455**
Cancelled Date:	**2001-11-16**

Nature:	MORTGAGE
Registration Number:	BR280484
Registration Date and Time:	2001-10-24 11:24
Registered Owner:	ROYAL BANK OF CANADA
Cancelled By:	**BB1952266**
Cancelled Date:	**2011-04-19**

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE
Corrections	NONE

Status: Registered Doc # 249187C RCVD: 0001-01-01 POST: 2019-02-26 09:14:53

6

249187
249187C

APPLICATION No. _____ DEPOSIT No. _____
Deposited

CHARGE

APPLICANT: Lewis B Green

FULL ADDRESS: 7 Imperial Rd.
Box 789 Tecumseh
Can A0

TO: Per Cy.

MEMO. _____

MARKED UP BY _____ REFERENCE _____

DRAWN BY _____ DATE 10-11 19 8

REG. BY _____ DATE _____ 19 ____ REF. _____

CERTIFICATE _____

CARD MARKED BY _____

INDEXED BY _____

MARKED OFF BY _____

CHECKED BY _____

COMPARED BY _____

★ E. O. R.

Page 1 of 6

LAND REGISTRY
NEW WESTMINSTER B.C.
2491870
1950 NOV 10 PM 2:15

Lots 7 & 37
Block 7
Lots 373 and 374
Grp 1 plan 10284

Restrictive Covenants ~~easements~~
by Cons Agr. 421078C

Cont 418051C

Form 15(12) Deed of Land Perfection Planned Products

421078

This Indenture

Made the 15th day of September, in the year of our Lord one thousand nine hundred and fifty-eight.

In Pursuance of the "Short Form of Deeds Act"

Between RANCH ESTATES LTD., a Company incorporated under the laws of the Province of British Columbia, with registered offices at 800 Hall Building, 789 West Pender Street, in the City of Vancouver, Province of British Columbia,

Insert full Name, Street Address and Occupation of Grantor and of Grantee.

(hereinafter called the "Grantor")

AND

RONALD LEROY ADAMS, Truck Driver, and MARGARET ISABEL ADAMS, his Wife, both of 3360 Venables Street, in the City of Vancouver, Province of British Columbia, JOINT TENANTS,

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of One ($1.00)----------

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **DOTH GRANT** unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Coquitlam, Province of British Columbia, and more particularly known and described as:-

Lot Twenty-five (25)

Block Seven (7)

District Lot Three Hundred and Seventy-four (374)

Group One (1),

New Westminster District,

Plan 19285.

No. 421078 E Registered the 13 day of 11 19 58 on Certificate of Title No. 421078 E Folio ..... on application received the 17 day of 10 58 at the hour of 9:26 G.G. Malledge Registrar

421078

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; **Subject nevertheless** to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the crown.

AND SUBJECT to the terms, restrictions, stipulations covenants and conditions set forth in the schedule hereunto annexed which shall attach to and run with the land as part of, and incidental to a building scheme with respect to a subdivision of which the said lands form a part, as set forth in a deed deposited in the Land Registry Office at New Westminster registration number 418051-E.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands, save as aforesaid.

AND the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness .....

Street Address .....

City or Town .....

Occupation of Witness .....

The Corporate Seal of RANCH ESTATES LTD. was hereunto affixed in the presence of:

Maxwell
President

Meredith
Secretary.

Status: Registered Doc # 246587C RCVD: 0001-01-01 RQST: 2019-02-26 09:14:53

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

421078

I HEREBY CERTIFY that, on the 15th day of September, 1958, at Vancouver, in the Province of British Columbia, ~~(whose identity has been proved by the evidence on oath of~~ John Maxwell), who is personally known to me, appeared before me and acknowledged to me that he is the President of Ranch Estates Ltd., and that he is the person who subscribed his name to the annexed instrument as President of the said Ranch Estates Ltd., and affixed the seal of the Ranch Estates Ltd., to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and ~~Seal of Office~~, at Vancouver in the Province of British Columbia, this 15th day of September, in the year of our Lord one thousand nine hundred and fifty-eight.

~~A Notary Public in and for the Province of British Columbia~~
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

Deposited 421078

Dated 15th day of September *1958.*

RANCH ESTATES LTD.

—TO—

RONALD LEROY ADAMS and MARGARET ISABEL ADAMS,

Joint Tenants.

Deed of Land

Perfection Planned Products Form No. 157(2)

MEREDITH & COMPANY,
Barristers and Solicitors,
800-789 West Pender Street,
Vancouver 1, B.C.

FOR WITNESS

Province of British Columbia
To Wit:

I, of the of , in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part , and that of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at
In the Province of British Columbia, this
day of , 19

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the day of , 19 , at , in the Province of British Columbia, (whose identity has been proved by the evidence on oath of), who is personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part , that know the contents thereof, and that executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of British Columbia. this day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Status: Registered Doc #: 2465876C RCVD: 0001-01-01 RQST: 2018-02-26 09.24.53

SCHEDULE

RANCH ESTATES LTD., Restrictive Covenants

421078

For the purpose of creating a building scheme as respects all the plots of land shown on Plan 19285 deposited in the Land Registry Office, Vancouver, British Columbia, whether or not any plot in said scheme shall be further divided or subdivided or re-subdivided, or the description thereof amended, each of the Grantees as to the plot of land purchased by him and with intent to bind all persons in whom the same plot of land shall for the time being be vested (but not so as to be personally liable under this covenant, so far only as regards covenants which are restrictive of the user of the land, after he has parted with the same plot), HEREBY COVENANTS with the others of them, and also as a separate covenant with the Grantor; And the Grantor, as to the remaining plots of land comprised in this building scheme, and with intent to bind all persons in whom the said plots of land shall for the time being be vested (but not so as to be liable under this covenant, so far only as regards covenants which are restrictive of the user of the land, after it has parted with the same plots respectively), HEREBY COVENANTS with the Grantees respectively that each covenanting party and his successors in title will henceforth observe and perform the stipulations hereinafter expressed so far as the same shall affect the said plots of land respectively.

RESTRICTIONS:

(a) The Grantee will not erect or maintain any dwelling, building, wall, fence, pole, aerial, or other structure on the said land until the plans and specifications therefor, showing the nature, kind, size, height, and location of such structure, have been submitted to and approved in writing by the Grantor herein.

(b) The Grantee will not carry on or permit to be carried on upon the said land or in any building thereon any trade or business whatsoever save and except in such place of business, worship, congregation, or otherwise, as may be approved in writing by the Grantor herein

(c) The Grantee will not erect, expose or maintain or permit to be erected, exposed or maintained, upon the said land any placard or advertising sign other than the usual doorplate of any professional man or woman, save and except those incidental to any place of business, worship, congregation, or otherwise as may be approved in writing by the Grantor herein.

(d) Not more than one dwelling for one family or household unit, with such further structures as may be necessary for the accommodation of any servants of such one family or household or incidental to the use of such one family or household shall be erected on any one parcel or lot, save and except as may be approved in writing by the Grantor herein.

It is expressly understood and agreed that the covenants and agreements herein shall run with the land herein, and shall be binding upon the Grantee and all persons claiming through, under or in trust for him, and for the purpose of ensuring that the said covenants shall continue to run with the land, the Grantee further covenanting with the Grantor that he, the Grantee, and his heirs, executors, administrators and assigns, will, in every conveyance, lease or other assurance of the said land or any part thereof, give to the Grantee, lessee or purchaser thereof express notice of the said covenants and agreements above mentioned.

Grantee's Signature:

Ronald LeRoy Adams.

Margaret I. Adams.

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