

LRO # 53 **Transfer**

In preparation on 2025 09 05 at 14:46
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This document has not been submitted and may be incomplete.

Properties

PIN 73573 - 0054 LT *Interest/Estate* Fee Simple
Description PCL 14245 SEC SES; PT LT 12 CON 4 NEELON AS IN LT79756 EXCEPT LT100633, LT115442, LT141083 & LT141290; GREATER SUDBURY
Address 171 SECOND AVENUE NORTH
 SUDBURY

Consideration

Consideration \$500,000.00

Transferor(s)

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

Name MERRICK, MARLENE
 Acting as an individual
Address for Service c/o 1869 Courtland Drive
 Sudbury, ON P3A 1J9

I am at least 18 years of age.
 I am not a spouse
 This document is not authorized under Power of Attorney by this party.

Transferee(s) *Capacity* *Share*

Name NONO, RYAN *Capacity* Registered Owner
 Acting as an individual
Date of Birth 2001 12 02
Address for Service 254 55th Street
 Brooklyn, N. Y.
 11220

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.
 STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.
 STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Diane Anne Marie Nicole Violette 11 Elgin Street, Unit 1 acting for Signed 2025 09 05
 Sudbury Transferee(s)
 P3C 5B6

Tel 705-562-0945
 Email diane@violettelaw.com

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).
 I have the authority to sign and register the document on behalf of the Transferee(s).

Calculated Taxes

Provincial Land Transfer Tax \$6,475.00

File Number

Transferor Client File Number : 25-180

9/8/2025

DocuSigned by:

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