

## **DIRECTION AND ACKNOWLEDGMENT**

I hereby authorize and constitute, AMANDA BERLONI PROFESSIONAL CORPORATION as my attorney to complete any signed documents delivered to her by the undersigned including, where applicable, any electronic registration documents, by inserting, without limitation, any dates, rates, amounts and registration numbers necessary to complete such documents and to make any amendment thereto as to form required to effect registration of such documents in all relevant jurisdictions, and to prepare and register such documents as may be required to amend, confirm or correct registration on title to property reflect the state of title, and this document shall serve as the sole and sufficient authority for doing so.

DATED at Greater Sudbury this 4th day of May, 2026

DocuSigned by:

*Ryan Nono*

604138495E8E423

Ryan NONO

**DIRECTION RE TITLE**

**TO:** KM WADEL INC.  
**AND TO:** Jacob Gauthier Professional Corporation  
Barrister & Solicitor  
**RE:** NONO p/f KM WADEL INC.  
221 Racicot Drive, GARSON

---

I HEREBY AUTHORIZE AND DIRECT you to engross the deed or transfer with respect to the above transaction as follows:

**Full Name**

NONO, Ryan  
as registered owner

**Birthdate**

December 2, 2001

**Address for service:**

254 55th St  
Brooklyn, NY  
USA  
11220

AND FOR SO DOING this shall be your good, sufficient and irrevocable authority.

**DATED** at Greater Sudbury, this 4th day of May, 2026.

DocuSigned by:

*Ryan Nono*

694138495F8F423  
Ryan NONO

**ACKNOWLEDGEMENT AND DIRECTION**

**TO:** Amanda Berloni  
**AND TO:** Amanda Berloni Professional Corporation  
**RE:** NONO purchase from KM WADEL INC. (File No.: 240267)

**This will confirm that:**

- I have reviewed the information set out below, and that this information is accurate;
- You are authorized and directed to register electronically on our behalf the document(s) described in this Acknowledgement and Direction as well as any other document(s) required to complete the transaction described above;
- You are authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto as Schedule "A" and we acknowledge that we shall be bound by the terms of that Agreement;
- The effect of the electronic documents described in this Acknowledgement and Direction has been fully explained to us and we understand that we are parties to and bound by the terms and provisions of these electronic document(s) to the same extent as if we had signed these documents; and
- I am in fact the party named in the electronic documents described in this Acknowledgement and Direction and I have not misrepresented my identity to you.

**DESCRIPTION OF TRANSFER (for the Transferee(s)):**

**Property**

*PIN* 73496-0655 LT *Estate/Qualifier* Fee Simple  
*Description* Pt Lt 8, Con 1, being Parts 20, 21, 22 and 23 on Plan 53R-19722, City of Greater Sudbury  
*Address* 221 Racicot Drive  
 GARSON , ON P3L 1L5

**Transferor(s)**

Name KM WADEL INC.

**Transferee(s)** *Capacity* *Share*

Name NONO, Ryan registered owner  
 Date of Birth December 2, 2001

**Consideration** \$680,000.00

Dated at Greater Sudbury, this 4th day of May, 2026.

WITNESS: )  
 )  
 )  
 Name: \_\_\_\_\_ )  
 as to the signature of Ryan NONO )

DocuSigned by:  
 Ryan Nono  
 Ryan Nono F423...

**ACKNOWLEDGEMENT AND DIRECTION**

**TO:** Amanda Berloni  
**AND TO:** Amanda Berloni Professional Corporation  
**RE:** NONO purchase from KM WADEL INC. (File No.: 240267)  
 and NONO mortgage to Canadian Imperial Bank of Commerce (Ref. No. 367 843 6)

**This will confirm that:**

- I have reviewed the information set out below, and that this information is accurate;
- You are authorized and directed to register electronically on our behalf the document(s) described in this Acknowledgement and Direction as well as any other document(s) required to complete the transaction described above;
- You are authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto as Schedule "A" and we acknowledge that we shall be bound by the terms of that Agreement;
- The effect of the electronic documents described in this Acknowledgement and Direction has been fully explained to us and we understand that we are parties to and bound by the terms and provisions of these electronic document(s) to the same extent as if we had signed these documents; and
- I am in fact the party named in the electronic documents described in this Acknowledgement and Direction and I have not misrepresented my identity to you.

**DESCRIPTION OF CHARGE/MORTGAGE (for the Chargor(s)):**

<b>Property</b>				
<i>PIN</i>	73496-0655	LT	<i>Estate/Qualifier</i>	Fee Simple
<i>Description</i>	Pt Lt 8, Con 1, being Parts 20, 21, 22 and 23 on Plan 53R-19722, City of Greater Sudbury			
<i>Address</i>	221 Racicot Drive GARSON , ON P3L 1L5			

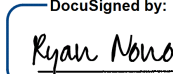
<b>Chargor(s)</b>	
<i>Name</i>	NONO, Ryan
I am at least 18 years of age.	
I am not a spouse.	
This document is not authorized under Power of Attorney by this party.	

<b>Chargee(s)</b>	<i>Capacity</i>	<i>Share</i>
<i>Name</i>	CANADIAN IMPERIAL BANK OF COMMERCE	

<b>Provisions</b>			
<i>Principal</i>	\$544,000.00	<i>Currency</i>	CDN
<i>Calculation period</i>	Semi-Annually, not in advance		
<i>Balance Due Date</i>	2030 05 06		
<i>Interest Rate</i>	4.24% per annum		
<i>Payments</i>	\$2,661.21		
<i>Interest Adjustment Date</i>	May 6, 2026		
<i>Payment Date</i>	6th day of each and every month		
<i>First Payment Date</i>	June 6, 2026		
<i>Standard Charge Terms</i>	2026-02		
<i>Insurance Amount</i>	Full Insurable Value		
<i>Guarantor</i>			

**Dated at Greater Sudbury , this 4th day of May, 2026.**

WITNESS: \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 Name: \_\_\_\_\_ )  
 as to the signature of Ryan NONO )

DocuSigned by:  
  
 Ryan NONO  
 Ryan NONO 8F423...

