

**DIRECTION RE TITLE**

TO: Marlene Merrick

AND TO: Alesia Sostarich,  
Her solicitor(s) herein

RE: Ryan Nono (the "Purchaser") p/f Marlene Merrick (the "Vendor")  
171 Second Ave, Sudbury, Ontario P3B 3L7 (the "Property")  
Closing Date: September 10, 2025  
Our File No: 25NonoRya

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You are hereby authorized, instructed and directed to complete the Transferee portion of the

Transfer as follows:

<u>Transferee</u>	<u>Date of Birth</u>
Nono, Ryan	December 2, 2001
Address For Service:	254 55th Street Brooklyn, N.Y. 11220

And for so doing this shall be your good and sufficient authority.

Dated this     day of September, 2025

9/8/2025

DocuSigned by:

*Ryan Nono*

694138495787423...  
Ryan Nono

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**DIRECTION**

**TO PAY MORTGAGE FUNDS**

TO: CIBC Mortgages Inc.

RE: Ryan Nono m/t CIBC Mortgages Inc.  
Mortgage Reference No.  
171 Second Ave, Sudbury, Ontario P3B 3L7  
Assessment Roll No: 5307-53-010-021-09800  
Closing Date: September 10, 2025

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You are hereby authorized, instructed and directed to:

Make the proceeds under the Mortgage in connection with the above transaction payable to the undersigned's Solicitor(s), Violette Law Professional Corporation, in trust or as further directed, and for so doing this shall be your good and sufficient authority.

Dated this    day of September 2025

9/8/2025

DocuSigned by:  
*Ryan Nono*  
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\_\_\_\_\_  
Ryan Nono

**ACKNOWLEDGMENT AND DIRECTION  
To Register Transfer and Mortgage**

TO: Diane A. Violette, B.A., LL.B.

AND TO: CIBC Mortgages Inc.

RE: Ryan Nono p/f Marlene Merrick  
171 Second Ave, Sudbury, Ontario P3B 3L7  
Closing Date: September 10, 2025

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This will confirm that:

- The undersigned has reviewed the information set out in this Acknowledgment and Direction and in the documents described below (the "Documents"), and that this information is accurate. The undersigned are in fact the parties named in the Documents and the undersigned have not misrepresented our identities to you.
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on behalf of the undersigned, the Documents in the form attached subject to any minor changes or additions that may be necessary to complete the transaction described above.
- You are hereby authorized and directed to enter into an escrow closing arrangement and the undersigned hereby acknowledges the said Agreement has been reviewed by the undersigned and that the undersigned shall be bound by its terms.
- The effect of the Documents has been fully explained to the undersigned and it is understood that the undersigned are parties to and bound by the terms and provisions of these electronic Documents to the same extent as if the undersigned had signed them.

**DESCRIPTION OF ELECTRONIC DOCUMENTS**

The Document(s) described in this Acknowledgment and Direction are the document(s) selected below which are attached hereto as "Document in Preparation".

- A transfer of the land described above as per our Direction re: Title.
- A First Mortgage as per our lenders instructions on the Land described above.

Dated this            day of September, 2025.

9/8/2025

DocuSigned by:  
*Ryan Nono*  
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Ryan Nono

**ACKNOWLEDGMENT AND DIRECTION TO CLOSE**

TO: Diane A. Violette, B.A., LL.B.

RE: Ryan Nono p/f Marlene Merrick  
171 Second Ave, Sudbury, Ontario P3B 3L7  
Closing Date: September 10, 2025

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**LAWYER'S RETAINER**

You are authorized and instructed to use TITLE INSURANCE to protect my ownership interest(s) arising from the purchase of the property and as such you will not be providing us with a lawyer's opinion on title.

I understand and acknowledge that the scope of your retainer includes only those matters related to the completion of this purchase transaction, including those matters set out below. Any subsequent services provided by you after the closing date may be subject to fees, disbursements and HST.

The undersigned confirm(s) that the funds used to complete this purchase transaction come from the undersigned's personal sources.

**PURCHASER'S INFORMATION**

The undersigned has told you that the *Use of Property*, except as may be specifically provided in any instructions to you:

- The undersigned is satisfied with the present use and state of the property and the undersigned is not purchasing the property on the basis that the undersigned can legally alter, modify or add to the property or any buildings or structures located on it.
- The undersigned does not require or desire any assurances regarding the limitations or prohibitions on the ability to carry out changes to the property and the buildings and structures located on it.


**OUTSTANDING MATTERS AFFECTING THE PROPERTY**

The undersigned confirms that a current up-to-date survey of the property is the only way to fully assess the status of the property in terms of the actual boundaries and limits of the property, the property's compliance with zoning by-laws, and the existence of any unregistered interests that affect the property. Notwithstanding this the undersigned hereby waives any requirements to obtain an up to date survey of the said property and accepts the said property on as is where is basis.

The undersigned has/have reviewed the above noted matters and instruct(s) the solicitor to complete the purchase transaction subject to those items set out above.

Dated this     day of September, 2025.

9/8/2025

DocuSigned by:  
  
694130495F0F423...  
Ryan Nono

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