



Transfer of Land

Form 8 Land Titles Act
Section 64

Insert Name(s) of Transferor(s)
(Current Owners as shown on Title)

I,

Delete Inapplicable Estate

being registered owner of an estate in fee simple (leasehold, life estate), subject to registered encumbrances, liens and interests, if any, in all that piece of land described as follows:

Insert Complete Legal Description, and if Applicable, the Mines and Minerals Reservation

Set out the True Consideration Received (\$1.00 or NIL is Acceptable)

do hereby, in consideration of (the sum of) (\$ _____) Dollars

Insert Name(s) and the Mailing Address of the New Registered Owner(s)

transfer to:

Multiple Owners Should also include the Tenancy Arrangement (If Not Specified, the Parties are Deemed to Hold Title as Tenants In Common)

all my (our) estate and interest in that piece of land.

IN WITNESS WHEREOF I (we) have hereunto subscribed (affixed) my (our, its) name(s) (and corporate seal by its proper officers)

this _____ (DATE)

Execution by the Transferor(s) Before a Witness is Required

SIGNED by the above named

in the presence of

(TRANSFEROR SIGN HERE)

(WITNESS SIGN HERE)

(TRANSFEROR SIGN HERE)

Form A Dower Act
Sections 4 and 6
Consent of Spouse

Affidavit must be Completed and Signed by the Spouse

I, _____ being married to the above named

_____ do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the property given to me by the *DOWER ACT*, to the extent necessary to give effect to the disposition.

(SIGNATURE OF SPOUSE)

**Certificate of Acknowledgement
By Spouse**

Acknowledgment is to be Completed by a Person Authorized to Take Proof of the Execution of Instruments

1. This document was acknowledged before me by _____
apart from her husband (or his wife).
2. _____ acknowledged to me that she (or he)
 - (a) is aware of the nature of the disposition,
 - is aware that the *DOWER ACT* gives her (or him) a life estate in the homestead and the right to
 - (b) prevent disposition of the homestead by withholding consent,
 - consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (or him) by the *DOWER ACT* to the extent necessary to give effect to the
 - (c) said disposition,
 - is executing the document freely and voluntarily without any compulsion on the part of her husband
 - (d) (or his wife).

DATED at _____

in the province of _____

this _____

(OFFICIATING OFFICER SIGN HERE)

Affidavit must be Completed by the Transferor or Person Authorized to Complete the Affidavit on Behalf of the Transferor

Dower Affidavit

I, _____
of _____ in the Province of _____
make oath and say:

1. I am the transferor (or the agent acting under power of attorney in my favour registered in the Land Titles Office on _____ as instrument number _____ granted by the transferor) named in the within instrument.

2. I am (or My principal is) not married.

OR

Neither myself nor my spouse (or my principal nor my principal's spouse) have resided on the within mentioned land at any time since our (or their) marriage).

OR

I am (or My principal is) married to _____

being the person who executed the release of dower rights registered in the Land Titles Office on _____ as instrument number _____

SWORN before me at _____

in the province of _____

this _____

(DATE)

(SIGNATURE)

A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

Delete and Initial Inapplicable Clauses in Clause 2

Execution Before a Commissioner, etc. Is Required

Insert Name of
Witness (Legible
Names Required)

I, _____
of _____ in the Province of _____
make oath and say:

Require Given
Name(s) and
Surname of each
Transferor
(Current Owners
as Shown on Title)

1. I was personally present and did see _____
_____ who is (are) known to me to be the person(s) named in the within instrument, duly sign the instrument;

Delete and Initial
Inapplicable Clauses

OR

I was personally present and did see _____
_____ who, on the basis of the identification provided to me, I believe to be the person(s) named in the within instrument, duly sign the instrument;

Insert Name of
City / Town and
Province

2. The instrument was signed at _____ in the province of _____ and I am subscribing witness thereto;

Execution by the
Transferor's
Witness Before a
Commissioner, etc.
Is Required

3. I believe the person(s) whose signature I witnessed is (are) at least eighteen (18) years of age.

SWORN before me at _____

in the province of _____

this _____
(DATE)

(WITNESS SIGN HERE)

A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

Affidavit must be
Completed by the
Transferee or their
Agent

I, _____
of _____ in the Province of _____
make oath and say:

Outline the Details
of The
Consideration
(Transfer from
Husband to
Husband and Wife,
or \$1.00, or
Nominal Are
Acceptable)

1. I am (one of) the transferee(s) (or agent of the transferee(s) named in the within transfer and I know the land therein described;

2. I know the circumstances of the said transfer, and the true consideration paid by me (us) is as follows: **(give full details:** cash, assumption of mortgage, exchange or other consideration with cash value of same.) **Completion of Clause #2 is Required.**

Insert the Current
Value of the Land

3. The current value * of the land **, in my opinion is \$ _____

* "value" means the dollar amount that the land might be expected to realize if it were sold on the open market by a willing seller to a willing buyer.

** "land" includes buildings and all other improvements affixed to the land.

Execution Before a
Commissioner, etc.
Is Required

SWORN before me at _____

in the province of _____

this _____
(DATE)

(TRANSFEREE OR AGENT SIGN HERE)

The affidavit must
be sworn within
the preceding 2
years, as the value
of the land must be
reasonably
current.

A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)