

I,

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

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

transfer to:

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 _____ .

SIGNED by the above named

in the presence of

(Witness sign here)

(Transferor sign here)

(Transferor sign here)

Consent of Spouse

FORM A
Dower Act
Sections 4 and 6

I, _____ being married to the above named

_____ do hereby give my consent to the disposition of our homestead, made in the 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

FORM C
Dower Act
Sections 5, 6 and 9

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,
 - (b) is aware that the *DOWER ACT* gives her (or him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent,
 - (c) 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 said disposition,
 - (d) is executing the document freely and voluntarily without any compulsion on the part of her husband (or his wife).

DATED at _____
in the _____
this _____ day of _____ , _____

(Title of officiating officer)
(A person authorized to take proof of execution of instruments under the Land Titles Act)

(Print name of Officiating Officer)

(Expiry date of Commission)

Dower Affidavit

FORM B
Dower Act
Section 4

I, _____
of _____ in the _____

make oath and say:

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

- OR -

A judgement for damages was obtained against me by the spouse (or my principal by my principal's spouse) and registered in the Land Titles Office on _____ as Instrument number _____ .

SWORN before me at _____

in the _____

this _____ day of _____ , _____

(Signature)

(A Commissioner, etc. (or as the case may be)

(Print name of commissioner)

(Expiry date of commission)

Affidavit of Attestation of an Instrument

Form 31
Land Titles Act
Sections 155 and 156

I, _____
of _____ in the _____

make oath and say:

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;

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;

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

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 _____
this ____ day of _____, _____

(A Commissioner, Etc. (or as the case may be))

(Witness Sign Here)

(Print Name of Commissioner)

(Expiry Date of Commission)

Affidavit Re Value Of Land

Form 32
Land Titles Act
Section 164

I, _____

of _____ in the _____

make oath and say:

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

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.

SWORN before me at _____

in the _____

this ____ day of _____, _____

(A Commissioner, Etc. (or as the case may be))

(Signature of Transferee or Agent or Solicitor)

(Print Name of Commissioner)

(Expiry Date of Commission)

Affidavit of Minors for Estates

Schedule A
Land Titles Act
Sections 120(1)(d)

I, _____ ,
of _____ , in the _____ ,

make oath and say:

1. THAT I am the Administrator (or Executor) for the Estate of _____
late of _____ in the _____ ,
Deceased and as such have a personal knowledge of the facts hereinafter deposed to.

2. THAT there are no minors interested in the said Estate nor were there any minors interested in the Estate at the time of
the death of the said deceased.

SWORN before me at _____
in the _____
this ____ day of _____ , _____

(A Commissioner, Etc. (or as the case may be))

(Signature)

(Print Name of Commissioner)

(Expiry Date of Commission)