

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)*