

**PROPRIÉTÉ DE
L'ASSEMBLÉE LÉGISLATIVE
QUÉBEC**

1914

Town of Roxboro

Chap. 91

259

C H A P. 91

An Act to incorporate the town of Roxboro and ratify the titles of Remi Realty Limited to certain real estate therein.

[Assented to 19th February, 1914]

WHEREAS Charles Honoré Cattelli, merchant; John Rowley, contractor, and George Henderson, accountant, all of the city and district of Montreal, in the Province of Quebec, have by their petition represented:

That they have acquired or caused to be acquired certain property in the parish of St. Genevieve, in the county of Jacques Cartier, with a view of subdividing the said property and offering the same for sale to the public, and proceeding with modern improvements thereon;

That in order to effect the said improvements it is necessary to erect the said territory into a town, with the usual and necessary powers conferred by the "Cities' and Town's Act;

That in the various titles to lands now owned by the Remi Realty Limited, the lands are variously described, and there appears some doubt as to their identity, and it is desirable to dispel all doubt;

That it is desirable also that the titles of Remi Realty Limited to certain real estate situated therein be ratified and confirmed;

And whereas it is expedient to grant the prayer contained in the said petition;

Therefore, His Majesty, with the advice and consent of the Legislative Council and of the Legislative Assembly of Quebec, enacts as follows:

1. The lots of land known and designated on the official plan and book of reference for the parish of St. Genevieve, in the county of Jacques Cartier under the original numbers 38, 39, 40, 41, 42, 43, 44, 45, 48, 49, 292, 293, 311 and the greater part of 36 and the northwesterly corner of 291, are hereby erected into a town municipality under the name of the "Town of Roxboro", and the inhabitants and ratepayers of the said corporation are constituted a town corporation under the said name.

2. The Cities' and Towns' Act shall govern the said town of Roxboro, except where the provisions of the said act are inconsistent herewith or may derogate herefrom.

R.S. 5271
replaced for
the town.

First gen-
eral election.

3. Article 5271 of the Revised Statutes, 1909, is replaced, for the town, by the following:

“**5271.** The first general election of the mayor and aldermen shall be held on the fifth Monday following the sanction of this act, and the nominations for such offices shall be held on the fourth Monday following such sanction. Such elections and nominations shall be held at a place to be fixed by the returning officer, who shall be J. A. Chauret, notary public, of St. Genevieve, in the county of Jacques Cartier.

Second and
subsequent
elections.

The second general election shall be held on the first juridical day of the month of February, 1917, until which time the mayor and aldermen elected at the first general election shall hold office, and the subsequent general elections shall be afterwards held every third year, on the first juridical day of February.”

R.S. 5283,
5284 & 5285
not to apply.

4. Articles 5283, 5284 and 5285 of the Revised Statutes, 1909, shall not apply to the town.

R.S. 5301 re-
placed for
the town.

Term of
Mayor.

5. Article 5301 of the Revised Statutes, 1909, shall be replaced, for the town, by the following:

“**5301.** The mayor shall be elected for three years by the majority of the municipal electors who have voted.”

R.S. 5302 re-
placed for
the town.

Term of
aldermen.

6. Article 5302 of the Revised Statutes, 1909, is replaced, for the town, by the following:

“**5302.** The municipality shall not be divided into wards, and the aldermen, four in number, shall be elected for the same period, by the majority of the municipal electors of the municipality, who have voted.”

R.S. 5363
par. 8, re-
placed.

Disqualifi-
cation.

7. Paragraph 8 of article 5363 of the Revised Statutes, 1909, is replaced, for the town, by the following:

“8. Whosoever has not his residence or place of business in the municipality.”

Exception
for first three
years.

8. Nevertheless, during the first three years following the date of the coming into force of this act, paragraph 8 of article 5363 of the Revised Statutes, 1909, as replaced by section 7 of this act, shall not apply to the town, and the mayor and aldermen thereof may be residents of another municipality on the Island of Montreal.

Place of
voting.

9. The voting shall be held at a single place appointed by resolution of the council or in default thereof, by the returning-officer.

The persons qualified to vote shall vote at such place, and no person shall vote more than once at the election for mayor, nor more than once in respect of any one of the four aldermen's seats.

Only one vote to each voter for each office.

The provisions of the Cities' and Towns' Act respecting voting subdivisions and deputy returning-officers within a municipality, shall not apply to the town.

Provisions not to apply.

10. Article 5382 of the Revised Statutes, 1909, is replaced, for the town, by the following:

R.S. 5382 replaced for the town.

"5382. The mayor shall see that the electors' list for the municipality is made as aforesaid, and he may dismiss the clerk if the latter refuses or neglects to so make the said list, and also any civic employee who tampers with the same."

Duty of Mayor to see that list is made.

11. Article 5413 of the Revised Statutes, 1909, is replaced, for the town, by the following:

R.S. 5413 replaced for the town.

"5413. The general elections for the mayor and aldermen of the municipality shall be held every three years, on the first juridical day of February, in accordance with the provisions hereinafter contained."

When general elections are held.

12. Paragraph 1 of article 5422 of the Revised Statutes, 1909, is replaced, for the town, by the following:

R.S. 5422 par. 1, replaced for the town.

"5422. 1. Ten electors qualified to vote and whose names are entered on the list of electors in force in the municipality, may nominate a candidate for the office of mayor, and ten electors qualified to vote and whose names are entered on the list of electors in force in the municipality, may nominate a candidate for the office of alderman, by signing, in either case, a nomination paper, in the form H, if the mayor be in question, and in the form I if an alderman be in question, stating therein the names and surname, residence and profession or occupation of the person nominated, in such manner as sufficiently to identify such candidate, and by delivering the said nomination-paper to the returning-officer on the day and at the hour and place indicated in the notice of the returning-officer published in accordance with article 5419, or causing the same to be delivered to the returning-officer as hereinafter mentioned."

Who may nominate candidates, and form of nomination paper.

13. Article 5501 of the Revised Statutes, 1909, is replaced, for the town, by the following:

R.S. 5501 replaced for the town.

"5501. Except the returning-officer, the deputy returning-officer, the poll-clerk and the constables and special

Strangers not to enter

municipality armed.

constables appointed by the returning-officer or the deputy returning-officer for the orderly conduct of the election or poll and the preservation of the public peace thereat, no person who has not had a stated residence in the municipality for at least six months next before the day of such election, shall come, during any part of the day upon which the poll is to remain open, into the municipality, armed with offensive weapons of any kind such as firearms, swords, staves, bludgeons or the like; and no person being in the municipality shall arm himself, during any part of the day, with any such offensive weapon, and thus armed approach within one mile of the place where a poll is held, unless called upon to do so by lawful authority."

R.S. 5505 replaced for the town.

14. Article 5505 of the Revised Statutes, 1909, is replaced, for the town, by the following:

Hotel bars, &c., to be closed.

"**5505.** No person shall keep open any bar in a hotel or club, or any tavern, shop or store, whether licensed or not, in which spirituous or fermented liquors are ordinarily sold, in the municipality, during the day of voting, and any person so offending shall be guilty of an offence triable summarily, and shall be liable to a fine of fifty dollars, and to imprisonment not exceeding three months in default of payment."

R.S. 5506 replaced for the town.

15. Article 5506 of the Revised Statutes, 1909, is replaced, for the town, by the following:

Liquor not to be supplied during certain days.

"**5506.** On the polling day no person shall, within the limits of the municipality, either sell for a price in money or in exchange for any article, or lend or deliver, or gratuitously supply, any quantity whatever of spirituous or fermented liquor; and any person who so sells, lends, delivers or supplies such liquor, shall, unless he proves that the liquor so sold, lent, delivered or supplied, was sold, lent, delivered or supplied for a sick person upon the certificate of a priest or minister of some religious denomination, or of a physician, be guilty of an offence triable summarily, and be liable to a fine of fifty dollars and to imprisonment not exceeding three months in default of payment; and whoever shall give or deliver a false certificate in respect thereof shall be guilty of an offence summarily triable, and shall be liable to a fine of fifty dollars, and, in default of payment, to imprisonment not exceeding one month."

Exception.

Penalty for false certificate.

R.S. 5507 replaced for the town.

16. Article 5507 of the Revised Statutes, 1909, is replaced, for the town, by the following:

5507. During the day mentioned in article 5506, and under the same penalties, but subject to the same exceptions in case of sickness, it is forbidden to cause to be brought or transported, or to bring or transport, within the limits of the municipality, or from one place to another within the said limits, any quantity whatever of spirituous or fermented liquor.

This provision shall not affect the sale, transport, delivery or purchase of spirituous or fermented liquor, made in good faith and in the ordinary course of business by a merchant or trader; provided that the cases, casks, bottles or envelopes containing the said liquor be not opened, broken or unclosed during the days above mentioned.

Liquor not to be brought into the municipality on polling day.

Exception for merchants.

Proviso.

17. Article 5556 of the Revised Statutes, 1909, is replaced, for the town, by the following:

5556. The council shall sit at the place designated by it by by-law or resolution; and such place may be changed, or the council may select a place outside the municipality, in which to hold its sittings and for the clerks' office."

R.S. 5556 replaced for the town.

Where sessions are held.

18. For the purpose of the first election, all owners of lands within the town, whose titles are registered at the date of the sanction of this act shall be municipal electors and qualified to hold municipal office.

Qualification of electors for first election.

19. The by-laws of the parish of St. Genevieve shall not apply to the town of Roxboro, but the town shall maintain the public road abutting its limits.

By-laws of St. Genevieve not to apply.

20. The title of the Remi Realty, Limited, in and to the several lots of land known and designated on the official plan and in the book of reference for the parish of St. Genevieve, in the county of Jacques Cartier, under the original numbers 38, 39, 40, 41, 42, 43, 44, 45, 48, 49, and 311, and parts of lots 36 and 292, and the whole of lot 293, with the exception of the part belonging to The Canadian Northern Ontario Railway Company, as appears by the deeds annexed hereto as schedules A, B, C, D, E and F, is hereby ratified and confirmed.

Title of Remi Realty Limited to certain lots ratified and confirmed.

21. This act shall come into force on the day of its sanction.

Coming into force.

SCHEDULE A

On this day, the twenty-eighth of the month of February,
nineteen hundred and eleven,

BEFORE ME,

ERNEST R. DECARY, the undersigned notary, duly admitted
and sworn in and for the Province of Quebec, residing
and practising in the city and district of Montreal,

CAME AND APPEARED :

JOHN P. MULLARKEY, of the city of Montreal, contractor,
hereinafter called "the vendor,"

Who doth hereby sell with legal warranty and free and
clear of all encumbrances whatsoever,

UNTO

REMI REALTY LIMITED, a corporation duly incorporated by
letters patent of Canada, issued on the seventh day of
February instant (1911), herein acting and represented
by CHARLES HONORE CATELLI, of the city of Montreal,
its president, and EDWIN ALBERT BRISSETT, of the said
city of Montreal, its secretary-treasurer, both duly
authorized to the effect hereof under the by-laws of the
said company, hereto present and accepting, purchaser,
for and on behalf of the said company, the following
immoveable property, namely :

DESCRIPTION.

A piece or parcel of land situate in the parish of St. Geneviève, forming part of the lot known and designated as number two hundred and ninety-two (292) on the official plan and book of reference of the said parish of St. Geneviève, containing about one hundred and eight arpents in superficies, more or less, without warranty as to precise measurement, the more or less being to the benefit or loss of the purchaser, bounded in front by the public road and the property of Anselme Lavigne, in rear by lots numbers thirty-five and forty-two on the said official plan, on one side towards the south by Marcelin Lalande, fils, and on the other side towards the north by the said Anselme Lavigne, and lots numbers thirty-six, forty-one and forty-two on the said official plan, with the house, barn and other buildings thereon erected.

With all the rights, members and appurtenances thereunto belonging, without exception or reserve of any kind on the part of the vendor.

TITLE.

The vendor acquired the said property from John Rowley, by deed of sale, passed before C. J. E. Charbonneau, notary, on the twenty-first day of November, nineteen hundred and ten, registered in the registry office for the counties of Hochelaga and Jacques Cartier under number 181111.

VENDOR'S DECLARATIONS.

Declares said vendor :

1st. That the said property is held under the tenure of *franc aleu roturier*, the same having been commuted and is free and clear of all hypothecs and encumbrances whatsoever, and of all taxes to the date hereof.

2nd. That he was but once married and that his wife is alive.

POSSESSION AND CONDITIONS.

The purchaser shall be the absolute owner of the said property from this date and shall take possession thereof as and from the date hereof, subject to the following conditions, to the fulfilment of which the purchaser binds himself, namely :

1st. To take the said property in its present condition.

2nd. To pay all municipal and school taxes, general or special, which may be imposed upon the said property as and from the date hereof.

3rd. To pay the costs of these presents and their registration.

4th. To execute for and on behalf of the vendor and to his exoneration all the conditions set forth in his deed of acquisition.

PRICE.

This sale is thus made for the price of one dollar paid cash and other good and valid consideration, which the vendor acknowledges to have received to his entire satisfaction, whereof quit :—

WHEREOF ACTE :—Thus done and passed at the said city of Montreal, and of record in the office of the said notary under number nine thousand nine hundred and twenty-nine.

And after due reading hereof the parties signed in presence of the undersigned notary.

(Signed) J. P. MULLARKEY,
 “ C. H. CATELLI, President,
 “ E. A. BRISSETT, Secy.-Treas.
 “ E. R. DECARY; Notary.

Seal by Remi Realty Limited, incorporated 1911.

True copy of the original hereof remaining of record in my office.

E. R. DECARY,
 Notary.

REGISTRY OFFICE OF THE REGISTRATION DIVISION OF HOCHELAGA AND JACQUES-CARTIER.

I, the undersigned, hereby certify that this document was duly registered at length in this office, at fifty-five minutes past one o'clock, in the afternoon, on the tenth day of the month of March, 1911, in register D, volume 134, folio 493, and under the number 186,564.

CHAURET & LACOMBE,
 Registrar.

SCHEDULE B

On this day, the eleventh of the month of December, nineteen hundred and eleven,

BEFORE ME,

ERNEST R. DECARY, the undersigned notary, duly admitted and sworn in for and for the Province of Quebec, residing and practising in the city and district of Montreal.

CAME AND APPEARED :

JOHN PATRICK MULLARKEY, of the city of Montreal, contractor, hereinafter called "the vendor,"

Who doth hereby sell with legal warranty,

UNTO

REMI REALTY LIMITED, a corporation, duly incorporated by letters patent of the Dominion of Canada, issued on the

seventh day of February last (1911), herein acting and represented by CHARLES HONORE CATELLI, of the city of Montreal, the president of said company, and by JOHN ROWLEY, of the same place, secretary thereof, both duly authorized to the effect hereof by and in virtue of a resolution of the board of directors of said company, passed at a meeting held on the eighteenth day of November, nineteen hundred and eleven, hereinafter called "the purchaser," hereto present and accepting, the following immoveable property, namely :

DESCRIPTION.

Three lots of land situate and being in the parish of Ste. Geneviève, known and designated under the numbers thirty-eight, thirty-nine and forty-one (38, 39 and 41) upon the official plan and book of reference of the parish of Ste. Geneviève, with a house, barn and other buildings thereon erected.

The said lots are bounded as follows :

In front towards the north by the Rivière des Prairies, on one side towards the east by Leandre Lecavalier and Gilbert Bertrand, in rear towards the south by the land of Alphonse Cardinal or representatives, and on the other side towards the west by Adelard Leblanc or representatives; said lots being crossed by the public road, and containing together eighty-five arpents in superficies, more or less, without guarantee as to precise measurement, the more or less to be to the profit or loss of the purchaser.

As the said property now subsists with all the rights, members and appurtenances thereunto belonging, without exception or reserve of any kind on the part of the vendor.

TITLE.

The vendor acquired the said property by deed of sale from Francois Libersant, passed before A. Z. Libersan, notary, on the twenty-second of July last (1911), registered in the registry office for the counties of Hochelaga and Jacques Cartier under number 195074.

POSSESSION.

The purchaser shall be the absolute owner of the said property from this date with possession thereof from and after the first day of May next (1912).

VENDOR'S DECLARATIONS.

The vendor declared and covenanted :

- 1st. That the said property is duly commuted.
- 2nd. That it is free and clear of all taxes and assessments to the date hereof and of all encumbrances whatsoever.
- 3rd. That he was but once married and his wife is alive.

CONDITIONS.

This sale is thus made subject to the following conditions to the fulfilment of which the purchaser binds itself, namely :

- 1st. To pay the costs of this deed and its registration.
- 2nd. To pay all assessments and rates which may hereafter be imposed upon the said property.
- 3rd. To fulfil all the conditions mentioned in the vendor's deed of acquisition above mentioned.

PRICE.

This sale is thus made for and in consideration of the sum of one dollar and other good and valuable considerations, which the vendor acknowledges to have received from the purchaser, whereof quit.

WHEREOF ACTE :—Thus done and passed at the said city of Montreal, and of record in the office of E. R. Decary, notary, under number eleven thousand five hundred and sixty-two.

And after due reading hereof the parties signed in presence of the undersigned notary.

(Signed) C. H. CATELLI, President,
 " JOHN ROWLEY, Sec.-Treas
 " J. P. MULLARKEY,
 " E. R. DECARY, Notary.

True copy of the original hereof remaining of record in my office.

E. R. DECARY,
 Notary.

REGISTRY OFFICE OF THE REGISTRATION DIVISION OF HOCHELAGA AND JACQUES-CARTIER.

I, the undersigned, hereby certify that this document was duly registered at length in this office, at forty minutes past

ten o'clock in the forenoon, on the twenty-second day of the month of December, 1911, in register D, volume 152, folio 338, and under the number 203,820.

CHAURET & LACOMBE,

Registrar.

SCHEDULE C

On this day, the twenty-third of the month of November, nineteen hundred and eleven,

BEFORE ME,

ERNEST R. DECARY, the undersigned notary, duly admitted and sworn in and for the Province of Quebec, residing and practising in the city and district of Montreal,

CAME AND APPEARED :

JOHN PATRICK MULLARKEY, of the city of Montreal, contractor, hereinafter called "the vendor,"

Who doth hereby sell with legal warranty,

UNTO

REMI REALTY LIMITED, a corporation, duly incorporated by letters patent of the Dominion of Canada, issued on the seventh day of February last (1911), herein acting and represented by CHARLES HONORE CATELLI, of the city of Montreal, its president, duly authorized to the effect hereof by and in virtue of a resolution of the board of directors of said company, passed at a meeting held on the eighteenth day of November, nineteen hundred and eleven, hereinafter called "the purchaser," hereto present and accepting the following immoveable property, namely :

DESCRIPTION.

A certain lot of land known and designated on the official plan and book of reference of the parish of Ste. Geneviève, as being the greater part of lot number thirty-six (36), containing twenty arpents, more or less, bounded as follows: To the west by Francois Leberon, to the south by Alphonse Cardinal or representatives, to the east by Octave Laurin,

having about five arpents on the same lot, and to the north by the public road.

As the said property now subsists with all the rights, members and appurtenances thereunto belonging without exception or reserve of any kind on the part of the vendor.

TITLE.

The vendor acquired the same by sale from Gilbert Bertrand, of the said parish of Ste. Geneviève, farmer, passed before A. Chauret, notary, on the twentieth of May, nineteen hundred and eleven, registered in the registry office for the counties of Hochelaga and Jacques Cartier, under number 197,387.

POSSESSION.

The purchaser shall have immediate possession of said property.

VENDOR'S DECLARATIONS.

The vendor declared and covenanted :

1st. That said property is free and clear of all assessments and rates to the date hereof and of all encumbrances whatsoever.

2nd. That he was but once married and his wife is alive.

CONDITIONS.

This sale is thus made subject to the following conditions and charges to the fulfilment of which the purchaser binds and obliges itself, namely :

1st. To pay the costs of this deed, and its registration ;

2nd. To pay all assessments and rates imposed upon said property from and after this date, including the seignorial rents ;

3rd. To fulfil all the conditions mentioned in the vendor's deed of acquisition.

PRICE.

This sale is thus made for the sum of one dollar and other good and valuable considerations, which the vendor acknowledges to have received from the purchaser, whereof quit.

WHEREOF ACTE :—Thus done and passed at the said city of Montreal, and of record in the office of E. R. Decary,

notary, under number eleven thousand four hundred and thirty-eight;

And after due reading hereof the parties signed in presence of the undersigned notary.

(Signed) J. P. MULLARKEY,
“ C. H. CATELLI, President,
“ E. R. DECARY, Notary.

True copy of the original hereof remaining of record in my office.

E. R. DECARY,
Notary

REGISTRY OFFICE OF THE REGISTRATION DIVISION OF HOCHELAGA AND JACQUES-CARTIER.

I, the undersigned, hereby certify that this document was duly registered at length in this office, at thirty-five minutes past two o'clock in the afternoon, on the sixth day of the month of December, 1911, in register D, volume 148, folio 531, and under the number 202,705.

CHAURET & LACOMBE,
Registrar.

SCHEDULE D

On this day, the eighteenth of the month of November, nine teen hundred and eleven,

BEFORE ME,

ERNEST R. DECARY, the undersigned notary, duly admitted and sworn in and for the Province of Quebec, residing and practising in the city and district of Montreal,

CAME AND APPEARED :

JOHN ROWLEY, of the city of Montreal, contractor, herein after called "the vendor,"

Who doth hereby sell with legal warranty,

UNTO

REMI REALTY LIMITED, a corporation duly incorporated by letters patent of Canada, issued on the seventh day of

February last (1911), herein acting and represented by CHARLES HONORE CATELLI, of the city of Montreal, its president, duly authorized to the effect hereof in virtue of a resolution of the board of directors passed at a meeting held on the eighteenth day of November instant, 1911, hereto present and accepting purchaser for and on behalf of said company, the following immoveable property, namely :

DESCRIPTION.

1st. A piece of land known and designated upon the official plan and book of reference of the parish of Ste. Geneviève as being lots number forty-eight and forty-nine (48 and 49.)

2nd. An island or a certain piece of land known and designated upon the said official plan and book of reference as lot number three hundred and eleven (311).

As the said property now subsists with all the rights, members and appurtenances thereunto belonging without exception or reserve of any kind on the part of the vendor.

TITLE.

The vendor acquired the said property by deed of sale from Dame Orphese Legault, dit Deslauriers, widow of the late Amedée Lecavalier, before A. Chauret, notary, on the fifteenth of May, nineteen hundred and eleven, registered in the registry office for the counties of Hochelaga and Jacques Cartier under number 197388.

POSSESSION.

The said property shall belong to the purchaser from this date with possession thereof from and after the first day of May next (1912).

VENDOR'S DECLARATIONS.

The vendor declared and covenanted :

1st. That said property is free and clear of all taxes and assessments to the date hereof.

2nd. That it is free and clear of all encumbrances except that hereinafter mentioned and assumed by the purchaser.

3rd. That he was but once married and his wife is alive.

CONDITIONS.

This sale is thus made subject to the following charges

and conditions, to the fulfilment of which the purchaser obliges itself, namely :

1st. To pay the costs of this deed, its registration and a copy for the vendor ;

2nd. To pay all assessments and rates to be imposed upon said property from and after this date ;

3rd. To fulfil all the conditions mentioned in the vendor's said deed of acquisition.

PRICE.

This sale is thus made for the sum of one dollar and other good and valuable considerations which the vendor acknowledges to have received from the purchaser, whereof quit, and in consideration of the purchaser assuming, as it doth hereby assume, the payment of the sum of five thousand dollars to Dame Orphese Legault dit Deslauriers, widow of the late Amedée Lecavalier, being the balance of purchase price due to the latter by the vendor, under the terms of his deed of acquisition above mentioned which said sum is payable by two annual consecutive payments of two thousand five hundred dollars each, the first payment whereof to become due on the first day of May next (1912), and the second on the first day of May at the rate of five and one-half per centum per annum, reckoned from this date and payable with the capital, said payments are to be made at the office of J. A. Chauret, notary, in the said parish.

WHEREOF ACTE :—Thus done and passed at the said city of Montreal, and of record in the office of E. R. Decary, notary, under number eleven thousand four hundred and twenty-four.

And after due reading the parties signed in presence of the undersigned notary.

(Signed) C. H. CATELLI, President.
 “ JOHN ROWLEY,
 “ E. R. DECARY, Notary.

True copy of the original hereof remaining of record in my office.

E. R. DECARY,
 Notary.

REGISTRY OFFICE OF THE REGISTRATION DIVISION OF HOCHÉ-
LAGA AND JACQUES-CARTIER.

I, the undersigned, hereby certify that this document was duly registered at length in this office, at fifteen minutes past two o'clock in the afternoon, on the fourth day of the month of December, 1911, in register D, volume 152, folio 501, and under the number 202,501.

CHAURET & LACOMBE,
Registrar.

SCHEDULE E

On this day, the twenty-eighth of the month of February, nineteen hundred and eleven,

BEFORE ME,

ERNEST R. DECARY, the undersigned notary, duly admitted and sworn in and for the Province of Quebec, residing and practising in the city and district of Montreal.

CAME AND APPEARED :

JOHN ROWLEY, of the city of Montreal, contractor, hereinafter called "the vendor,"

Who doth hereby sell with legal warranty and free and clear of all encumbrances whatsoever,

UNTO

REMI REALTY LIMITED, a corporation duly incorporated by letters patent of Canada, issued on the seventh day of February instant (1911), herein acting and represented by CHARLES HONORE CATELLI, of the city of Montreal, its president, and EDWIN ALBERT BRISSETT, of the said city of Montreal, its secretary-treasurer, both duly authorized to the effect hereof under the by-laws of the said company, hereto present and accepting purchaser for and on behalf of the said company, the following immoveable property namely:

DESCRIPTION.

Those certain five lots of land situate in the parish of Ste. Geneviève, known as lots numbers forty, forty-two, forty-

three, forty-four, and forty-five (40, 42, 43, 44, 45) upon the official plan and book of reference of the parish of Ste. Geneviève, with all the buildings thereon erected.

As the whole now is with all the rights members and appurtenances thereunto belonging without exception or reserve of any kind on the part of the vendor.

TITLE.

The vendor acquired the said property from Adelard Leblanc under deed of sale passed before J. A. Chauret, notary, on the ninth day of August, nineteen hundred and ten, and registered in the registry office for the counties of Hochelega and Jacques Cartier under number 176258.

VENDOR'S DECLARATIONS.

Declares said vendor :

1st. That the said property is held under the tenure of *franc aleu roturier*, the same having been commuted and is free and clear of all hypothecs and encumbrances whatsoever, and of all taxes to the date hereof.

2nd. That he acquired the said property during his marriage with Dame Sarah Elizabeth Wright, who is still alive.

POSSESSION AND CONDITIONS.

The purchaser shall be the absolute owner of the said property from this date and shall take possession thereof as and from the date hereof subject to the following conditions, to the fulfilment of which the purchaser binds itself, namely :

1st. To take the said property in its present condition.

2nd. To pay all municipal and school taxes, general or special, which may be imposed upon the said property as and from the date hereof.

3rd. To pay the costs of these presents and their registration.

4th. To execute for and on behalf of the vendor and to his exoneration all the conditions set forth in his deed of acquisition.

PRICE.

This sale is thus made for the price and sum of one dollar paid cash and other good and valid considerations which the vendor acknowledges to have received to his entire satisfaction, whereof quit.

WHEREOF ACTE :—Thus done and passed at the said city of Montreal, and of record in the office of the said notary under the number nine thousand nine hundred and twenty-eight.

And after due reading hereof the parties signed in presence of the undersigned notary.

(Signed) JOHN ROWLEY,
 “ C. H. CATELLI, President,
 “ E. A. BRISSETT, Secy-Treas.
 “ E. R. DECARY, Notary.

Seal of the company.

True copy of the original hereof remaining of record in my office.

E. R. DECARY,
 Notary.

REGISTRY OFFICE OF THE REGISTRATION DIVISION OF HOCHELAGA AND JACQUES-CARTIER.

I, the undersigned, hereby certify that this document was duly registered at length in this office, at fifty-five minutes past one o'clock in the afternoon, on the tenth day of the month of March, 1911, in register D, volume 134, folio 493, and under the number 186,563.

CHAURET & LACOMBE,
 Registrar.

SCHEDULE F

On this first day of the month of December, in the year of our Lord, one thousand nine hundred and thirteen,

BEFORE

JOSEPH ADOLPHE CHAURET, notary public, duly commissioned and sworn in and for the Province of Quebec, residing and practising at Ste. Geneviève, in the district of Montreal.

CAME AND APPEARED :

JOHN PATRICK MULLARKEY, of the city of Montreal, railway contractor, party of the first part, hereinafter styled the vendor,

AND

THE REMI REALTY LIMITED, a corporation duly incorporated by letters patent of Canada issued on the seventh day of February, nineteen hundred and eleven, herein acting and represented by CHARLES HONORE CATELLI, of the city of Montreal, its president, and GEORGE HENDERSON, of the said city of Montreal, its secretary-treasurer, both duly authorized to the effect hereof, under the by-laws of the said company, and moreover by a resolution of the said company passed by its board of directors at a meeting held this day, a copy of which resolution is now annexed to these presents in case of need, after having been signed and certified *ne varietur*, party of the second part, hereinafter styled the purchaser ;

Which said parties have, by these presents, covenanted and agreed together in the manner and form following, that is to say :

The vendor did declare to have sold, assigned, conveyed and made over, and by these presents, he doth hereby sell, assign, convey and make over, with guarantee against all troubles, evictions, hypothecs, dowers, liens and other impediments whatsoever, unto the purchaser, present and accepting as aforesaid.

DESCRIPTION.

A lot of land situate in the parish of Ste. Geneviève, known and designated upon the official plan and book of reference of the parish of Ste. Geneviève under the number two hundred and ninety-three ; to deduct, however, the piece of land sold to the Canadian Northern Ontario Railway Company ; the aforesaid lot of land containing seventy-nine arpents, more or less.

As the whole now is and whereof the purchaser hereby declares himself content and satisfied, having a perfect knowledge thereof.

TITLE.

The property and premises hereinabove described and conveyed belonged to the vendor by deed of sale made in favor of said vendor by Dame Edosse Lavigne, widow of the late Marcelin Lalande, junior, in his lifetime of the parish of Ste. Geneviève, farmer, passed before Ad. Chauret, notary, on the 16th October last, and duly registered this day at the registration division of Hochelaga and Jacques Cartier, a

copy of the said deed and old titles have been handed over at the execution hereof; whereof quit.

To have, hold, use, enjoy and dispose of the aforesaid property by the said purchaser and assigns as his own henceforth forever; subject, however, to all the clauses and obligations mentioned in the aforesaid deed of sale in such wise that the purchaser may never be troubled for or on account of the same.

PRICE.

The present sale is further made for and in consideration of the price and sum of one dollar and other good and valuable considerations which the vendor doth hereby acknowledge to have received from the purchaser at the execution hereof.

MATRIMONIAL STATUS.

The matrimonial status of the vendor has not been changed since he bought the hereinabove described property.

THUS DONE AND PASSED at Montreal, under the number eleven thousand four hundred and seventy-eight of the minutes of the said notary, on the year, month and day first above written.

And after due reading hereof, the said parties have signed with and in the presence of the aforesaid notary.

(Signed) THE REMI REALTY, LIMITED,
per C. H. Catelli, President.
“ GEO. HENDERSON, Secretary.
“ J. P. MULLARKEY,
“ J. A. CHAURET, Notary Public.

True copy of the original hereof remaining of record in my office.

J. A. CHAURET,
Notary Public.
