

Dec 150

L.R. Act



No. 435494

435494-M

1966 OCT 17 PM 2:32

LAND REGISTRY ACT
FORM C
(Section 128)

Application for Registration of Charge A 14

Date Oct. 17, 1966

I, _____, solemnly declare
that I am [or Solicitor for or the duly authorized Agent of _____

and that he is] entitled to a
Restrictive Covenant (see 537452.4)
over the land hereunder described, and hereby make application under the provisions of the "Land Registry Act"
and claim registration of a charge accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner of the charge is _____

† Not applicable where the applicant is a corporation. Strike out words not applicable.
I am a British subject.† [Or]
I am not a British subject.† [Or]
I am informed by _____, and
(Adapt to suit circumstances.)

† For use where the application is made by a solicitor or agent.
I verily believe, that the person so entitled to be registered as owner of the charge is a British subject [or] is not a British subject.††
The fee-simple is registered in Vol. 2914, Fol. _____, of the Register.

DESCRIPTION OF LAND 537452.4

MUNICIPALITY OR ASSESSMENT DISTRICT	LOT OR SECTION	ADMEASUREMENT OR ACREAGE
Mun. of North Vancouver	lots 30 AND 31 Block 33 D.L.S. 578, 785, 880 AND 882	

LIST OF INSTRUMENTS Plan 11666

DATE	PARTIES	CHARACTER OF DEED
	Restrictive Covenant	29/8/66 @ 11.38

And I solemnly declare that I have investigated and ascertained the value of the interest covered by the charge, registration of which is hereby applied for, and that the true value thereof at the date of this application is _____ Dollars: [In the case of a Solicitor or Agent, add] and I am duly authorized by the owner to make this application [In the case of an Agent, add] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.
And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me this _____ day of _____, 19____ at _____, British Columbia.
(Signature) M. Carpenter
(Full post-office address)
For mailing notices and documents.

* NOTE.—Insert here the estate less than the fee-simple, or encumbrance or equitable interest claimed in, over, or upon the land: e.g., fee-simple for \$500; estate for life, its pendants (according to circumstances, upon, in, over).

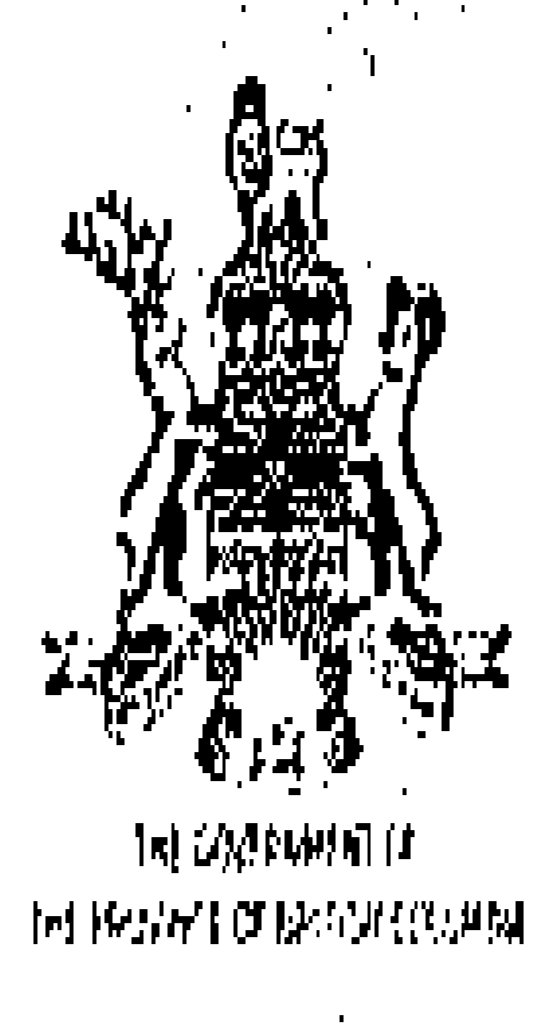
Do not write outside the side-line. Space reserved for binding.

Remarks
R. C. suspect
put in

British

537452

No. 537452-1



LAND REGISTRY ACT
FORM A

Application for Registration of Fee-simple

Date August 26, 1966

I, HERBERT CHARLES MILLHAM, solemnly

declare that I am [or Solicitor for or the duly authorized Agent of Frank Zimmer], and that he is [] entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the person so entitled to be registered as owner is Frank Zimmer, Builder of 3096 East 20th Avenue, in the City of Vancouver, in the Province of British Columbia.

* Not applicable where the applicant is a corporation. Strike out words not applicable. I am informed by Frank Zimmer, and verily believe, that the person so entitled to be registered as owner is a British subject ~~or is not a British subject~~.

† For use where the application is made by a solicitor or agent. The fee-simple is registered in Vol. 2720, Fol. 48885L of the Register.

DESCRIPTION OF LAND

MUNICIPALITY OR ASSESSMENT DISTRICT	LOT OR SECTION	ADMEASUREMENT OR ACREAGE
Municipality of North Vancouver	Lots 30 & 31, Block 33, District Lots 578, 785, 880 & 882, Group 1, N.W.D., Plan 11666. These parcels are within a building scheme (see 491507L). Subject also to a right of way registered under No. 38231.	\$33.00

LIST OF INSTRUMENTS

DATE	PARTIES	CHARACTER OF DEED
August 22nd, 1966	MOUNTAIN ESTATES LTD. - to - FRANK ZIMMER	C. of T. 48885L L.R.O. Vancouver. Deed of Land herewith. A.C.2 herewith. Tax Certificate herewith.

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is \$14,000.00 dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [in the case of a Solicitor or Agent, add] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [in the case of an Agent, add] and I reside in the Province of British Columbia, and am of the full age of twenty one years. And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

DECLARED before me this 26th day of August, 1966 at Vancouver, British Columbia. (Signature) DAVIS & COMPANY 14th floor - 1150 W. Georgia St. Vancouver 6, B.C. (603-8521)

Do not write outside the side-line. Space reserved for binding.

1 OF 3 PAGES DEED OF LAND WILLIAMS & MACKIE LIMITED, PRINTERS & STATIONERS, VANCOUVER, B.C.

77452

This Indenture

Made the 22nd day of August in the year of our Lord one thousand nine hundred and sixty-six

In pursuance of the "SHORT FORM OF DEEDS ACT"

BETWEEN

MOUNTAIN ESTATES LTD., a company duly incorporated under the laws of the Province of British Columbia, and having its registered office at 803 Davie Street, in the City of Vancouver, in the Province of British Columbia. (hereinafter called the Grantor)

AND

FRANK ZIMMER, Builder, of 3096 East 20th Avenue, in the City of Vancouver, in the Province of British Columbia.

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of Fourteen thousand dollars (\$14,000.00)-----

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), he the said Grantor DOETH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Municipality of North Vancouver, in the Province of British Columbia, and more particularly known and described as:

Lots 30 and 31, Block 33, District Lots 578, 785, 880 and 882, Group 1, New Westminster District, Plan 11666. These parcels are within a building scheme (see 491507L).

FORM G, LAND REGISTRY ACT (SECTION 29) MEMORANDUM OF REGISTRATION REGISTERED

Aug 25 1966

an application received at the time written or stamped on this application ALBERT SMITH, Registrar VANCOUVER LAND REGISTRATION DISTRICT

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto and the estate, right, title interest, property, claim and demand of the said Grantor in, to or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever: SUBJECT NEVERTHELESS, to the reservations, limitations, provisos, and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether assessed against said lands now or subsequently to be assessed and all building restrictions (if any) to which the said lands or any part thereof are at the date of this indenture subject. AND subject also to a Right of Way registered under No. 382316M in favour of The Corporation of the District of North Vancouver

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor; and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands save as aforesaid.

AND the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

WHEREVER the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the Corporate Seal of the Grantor was hereunto affixed in the presence of its duly authorized officers the day and year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF
THE CORPORATE SEAL of MOUNTAIN
ESTATES LTD. was hereunto affixed
in the presence of:-
President and Director
Secretary and Director

FOR MAKER (INCLUDING MARRIED WOMEN)

I Hereby Certify that on the ... day of ... 19 ... in the Province of British Columbia, (whose identity has been proved by the ... who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the Maker thereof, and whose name subscribed thereto as part and that know the contents thereof, and that executed the same voluntarily, and of the full age of twenty-one years

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at ... in the Province of British Columbia this ... day of ... in the year of our Lord one thousand nine hundred and ...

A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits for British Columbia.

NOTE--Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Deed of Land SITUATE IN North Vancouver Registered in the Land Registry Office at ... day of ... 19 ... as number ... DATED 537452/11 19 66 MOUNTAIN ESTATES LTD. -TO- FRANK ZIMMER DAVIS & COMPANY BARRISTERS AND SOLICITORS VANCOUVER B.C.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA TO WIT: I, ... of the ... in the Province of British Columbia, make oath and say: 1. I was personally present and did see the within instrument duly signed and executed by ... the part thereto, for the purposes named therein. 2. The said instrument was executed at ... 3. I know the said part, and that of the full age of twenty-one years 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at ... in the Province of British Columbia, this day of ... 19 ...

A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits for British Columbia.

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I Hereby Certify that, on the 22nd day of August, 19 66, at the City of Vancouver, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of J. Eric Allen who is) personally known to me, appeared before me and acknowledged to me that he is the President and Director of Mountain Estates Ltd., and that he is the person who subscribed his name to the annexed instrument as President and Director of the said Mountain Estates Ltd. and affixed the seal of the said Corporation to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at Vancouver in the Province of British Columbia, this 22nd day of August in the year of our Lord one thousand nine hundred and sixty six

A Notary Public in and for the Province of British Columbia. A Commissioner for taking Affidavits for British Columbia.

NOTE--Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

537452

SCHEDULE OF STIPULATIONSMOUNTAIN ESTATES LTD.

1. The Grantee will not erect or maintain any dwelling, building, wall, fence, pole, aerial, or other structure on the said land until the plans and specifications therefor, showing the nature, kind, size, height, and location of such structure, have been submitted to and approved in writing by the Grantor herein.
2. No poultry, swine, sheep, cows, cattle or other livestock shall be kept on the premises.
3. The Grantee will not carry on or permit to be carried on upon the said land or in any building thereon any trade or business whatsoever save and except in such place of business, worship, congregation, or otherwise, as may be approved under procedure similar to that laid down in paragraph one (1) hereof.
4. The Grantee will not erect, expose or maintain or permit to be erected, exposed or maintained, upon the said land any placard or advertising sign other than the usual doorplate of any professional man or woman, save and except those incidental to any place of business, worship, congregation, or otherwise as may be determined pursuant to paragraph three (3) hereof.
5. Not more than one dwelling for one family or household unit, with such further structures as may be necessary for the accommodation of any servants of such one family or household or incidental to the use of such one family or household shall be erected on any one parcel or lot, save and except pursuant to paragraph three (3) herein.
6. This Schedule, and the covenants herein, shall be null and void, and of no further effect, after the first (1st) day of January, A. D. 1975.

Handwritten signatures and initials at the bottom of the page, including a large signature on the right and initials on the left.

From: Vol. 2720 No. 488858 Here Cancel Here Not Cancel
 Appl. No. 537452 L
 Vol. No. Here Cancel Here Not Cancel
 Vol. 2914

Date and Time of Application
 29/8/66 at

OWNER IN FEE-SIMPLE AND ADDRESS:

LEGAL DESCRIPTION:
 M. of N. Vancouver

FRANK ZIMMER
 32 3096 E. 20th Ave.

537452

Lots 30 and 31
 Block 33
 District Lot ~~578, 785, 880 and~~
~~882~~
 Group 1, N.W.D.
 Plan 11666

LIST OF INSTRUMENTS:

22/8/66
 MOUNTAIN ESTATES LTD. X
 to above
 con in fee

Land herein within building
 scheme, see 491507L

T.C. here

ENDORSEMENTS: *R.W. Right-of-Way*

Part of lot 30
Part included in *R.W. 382316-7* *22/4/64* *3-7* *The Corporation of the*
Explanation Plan 7956 *District of North*
(Inter alia) *Vancouver*

ALL R.C. 435494-17 29/8/66 11:58 *As set out in 537452-L*
ALL 435494-17

ALL M 432431-7 29/8/66 11:39 *Mountain Estates*
Ltd.

ALL M 433961-7 20/4/66 2:53 *Bill Finance Limited*

MERGE:

with priority over
M. 434431-17

Declared value \$ 14,000

Owner is/NOT a British Subject.

J.R. or I.
 P.I.
 R.
 D.C.T.
 N.I.

Do not write below this line.

mh