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McNamee & Gilbert, Limited, Law Stationers, Toronto

This Indenture

made in duplicate the Ninth day of December
in the year of our Lord one thousand nine hundred and eighteen
In pursuance of the Act respecting Short Forms of Conveyances

Duncan Bell, of the Township of East Gwillimbury of the County
of York, Farmer,

of the first part,

against William Edward the VII, of the said party of the first part,

of the second part,

William Edward the VII, of the third part,

of the third part,

Witnesseth, that in consideration of Two hundred and Ninety-one and Twenty-one
hundred's Dollars of lawful money of Canada
now paid by the said party of the Third part, to the said party of the
first part (the receipt whereof is hereby by him acknowledged) He the said party
of the first part DO GRANT and surrender unto the said party of the Third

All and Singular that certain parcel or tract of land and premises containing
in the Township of East Gwillimbury and County of York and Province of Ont-
ario, containing by measurement Eleven and Sixty-five hundredths acres
(11.65 / 100), be the same more or less, and being composed of parts of Lots
Numbers 117 and 118, Concession 1, west Yonge street in the said Township of
East Gwillimbury, and which said parcel is here particularly described as
follows;

Commencing at a point in the southerly limit boundary of Lot 117,
at the distance of Thirteen hundred feet (1300') measured westerly thereon

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from the westerly limit of Yonge street; Thence North Sixteen degrees
and ten minutes (14 ') west, Nineteen hundred and ninety- three
feet six inches (1993 ' 6 ") to a stake planted in the limit between the
northerly and southerly halves of said Lot No 118, at the distance of Fifteen
hundred and one feet (1501 ') measured westerly thereon from the said
westerly limit of Yonge street; Thence westerly along the limit between the
said halves of said Lot No 118 One hundred and Thirty-four feet (134 ')
to the southerly margin of the East Branch of the Holland River, thence

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limit of Lot No 117; Thence Easterly, along the last mentioned margin One
Hundred and Sixty feet (160 '), more or less, to the place beginning

The said parcel being further shewn coloured pink on a plan of
survey made by Ontario Land Surveyors Speight and Van Nostrand dated 1st
1907
April and hereunto attached.

And the said party of the first part for the consideration
aforesaid, released to the party of the third part all his claims upon the
said land, and further released to the party of the third part from all
claims and demands for severance or depreciation or arising out of the exprop-
riation or taking by the party of the said lands or the construction maintenance
and operation thereon of the work known as the Trent Canal.

do have and to hold unto the said party of the Third part and successors
heirs and assigns to and for his and their sole and only use forever Subject
Nevertheless to the reservations, limitations, provisoes and conditions expressed in the original
Grant thereof from the Crown

Dated 14 Dec 1914

Duncan Bell,

TO

HIS Majesty King Edward VII.

Deed of Land

SITUATE

in the County of York

Hessons & Gilbert, Limited, Law Solicitors, Toronto.

parcel 16

I Certify that the within instrument is duly Entered and Registered in the Registry Office for the Registry Division of the County of York File No. 23. In witness whereof I have hereunto set my hand and the Seal of the said Registry Office at Toronto, A.D. 1914

Don Jay Registrar

In Witness Whereof the said parties hereto have hereunto set their hands and seals

Signed, Sealed and Delivered, IN THE PRESENCE OF
AS. Williams
after having been read over and explained.

Duncan Bell
his
Margaret x Bell
mark

The said party of the first part **Covenants** with the said party of the Third part that he has the right to convey the said lands to the said party of the Third part notwithstanding any act of the said party of the first part

And that the said party of the Third part shall have quiet possession of the said lands free from all encumbrances

~~And the said party of the first part will execute such further assurances of the said lands as may be requisite.~~

And the said party of the first part **Covenants** with the said party of the Third part that he has done no act to encumber the said lands.

And the said party of the first part **Releases** to the said party of the Third part all his Claims upon the said lands.

And the said Margaret Bell, wife of the said party of the first part, hereby bars her dower in the said lands.

County of W. Sussex }
 } of the Town of Seamarket
 } in the County of York
 }
 } TO WIT: Bornton make oath and say:

1. That I was personally present and did see the within Instrument and Duplicate thereof duly signed, sealed and executed by Duncan Bell and Margaret Bell, two of

[Redacted] the parties to the said Instrument and Duplicate were executed by the said parties to the said

- 3. That I know the said parties
- 4. That I am a subscribing witness to the said Instrument and Duplicate.

Sworn before me at the Town
of Seamarket,
in the County
of York
this 11 day of December
in the year of our Lord 1905

A.S. Williams

[Signature]

SECTION 1
HOLLAND RIVER IMPROVEMENT

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PLAN SHEWING
PARTS OF LOTS NO 117 & 118 COM 1 W OF YONGE
TWP OF EAST GWILLIMBURY
COUNTY OF YORK.

Scale - 1 inch = 400 feet

