

This Indenture

made (in duplicate) the Twelfth day of December
one thousand nine hundred and Sixty

**In Pursuance of The Short Forms of Conveyances Act
Between**

Dye & Durham
Limited
10 Adelaide St. W.
Toronto, Can.
Form 1 to 4

JOHN KOWALENKO, Machinist, and
POLA KOWALENKO, his wife, both of
the City of Toronto, in the County
of York, as Joint Tenants;

Hereinafter called the Grantors
of the FIRST PART

-and-

THE MUSLIM SOCIETY OF TORONTO INC.
a Company incorporated, pursuant to the
Laws of the Province of Ontario, and having
its Head Office in the City of Toronto,
in the County of York,

Hereinafter called the Grantee
of the SECOND PART

Witnesseth that in consideration of other good and valuable

consideration and the sum of TWO - -

- (\$2.00) - Dollars

of lawful money of Canada now paid by the said Grantee to the said
Grantors (the receipt whereof is hereby by them acknowledged),
the said Grantors doth Grant unto the said Grantee in fee simple.

All and Singular th at certain parcel or tract of land and premises
situate lying and being in the City of Toronto, (formerly in the
Town of Toronto Junction) in the County of York, and being
composed of part of Lot 19, Block 22, according to Plan 553, in
the Registry Office for the County of York (now in the Registry
Office for the Registry Division of Toronto) which said parcel
of land may be more particularly described as follows:

COMMENCING at the north-west angle of said Lot 19;

THENCE EASTERLY along the south limit of Dundas Street, Twenty-
four feet three inches (24'3");

THENCE SOUTH 16 degrees east and parallel to the westerly limit
of High Park Avenue, One hundred and thirty-five feet (135');

THENCE WESTERLY and parallel to the south limit of Dundas Street
Twenty-four feet three inches (24'3") more or less to a point in
the west limit of said No.19, said point being One hundred and
thirty-five feet (135') measured southerly along the said west
limit from the north-west angle of said Lot 19;

THENCE NORTHERLY along said west limit of said Lot 19, One hundred and thirty-five feet (135') to the point of commencement.

SUBJECT TO a right-of-way Twelve feet (12') wide for the owners and occupants from time to time of the land to the east of this land over the rear part of these lands and extending from the lane laid out on registered plan number 1014 (immediately to the west of these lands) to the east limit of this property, the south-east angle of said right-of-way corresponding with the south-east angle of these lands.

Successors

To have and to hold unto the said Grantee its/ ~~heirs~~ and assigns, to and for it and its ~~heirs~~ sole and only use for ever. Subject nevertheless to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

The said Grantor s **Covenant** with the said Grantee **That** t he y
ha ve the right to convey the said lands to the said Grantee notwithstanding
any act of the said Grantor s

And that the said Grantee shall have quiet possession of the said lands,
free from all encumbrances.

And the said Grantor s **Covenant** with the said Grantee that t he y
will execute such further assurances of the said lands as may be requisite.

And the said Grantor s **Covenant** with the said Grantee that t hey
ha ve done no act to encumber the said lands.

And the said Grantor s **Release** to the said Grantee **All** their
claims upon the said lands.

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

Signed, Sealed and Delivered
IN THE PRESENCE OF

Wohernuk

John Kowalsky
Paula Kowalsko

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO } NWE. JOHN KOWALENKO and POLA KOWALENKO
 COUNTY OF YORK } of the City of Toronto
 To Wit: } in the County of York

Strike out words and parts not applicable and initial.
 see footnote.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. ~~XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX~~

2. And that we were legally married to each other and are each

~~XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX~~ of the full age of twenty-one years

~~XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX~~

~~XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX~~

SWORN before me at the City of Toronto
 of Toronto in the County of York
 this 4th day of January
 A.D. 1961

John Kowalenko
Pola Kowalenko
Wohernik

A Commissioner for taking Affidavits, etc.
 NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name) of the parties named therein and he/she was of the full age of twenty-one years."

**Affidavit, Land Transfer Tax Act
 IN THE MATTER OF THE LAND TRANSFER TAX ACT**

PROVINCE OF ONTARIO }
 COUNTY OF YORK }

I, *Wallace Andrew Leitch*
 of the City of York
 in the County of York
 named in the within (or annexed) transfer make oath and say:

To Wit: *Executor for the Grantor*

This affidavit may be used by the purchaser or vendor or by any one claiming for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor if either of them.

- I am *Executor for the Grantor* named in the within (or annexed) transfer.
- I have a personal knowledge of the facts stated in this affidavit.
- The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$ 10,500
(b) Property transferred in exchange; Equity value	\$ Nil
Encumbrances	\$ Nil
(c) Securities transferred to the value of	\$ Nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ 15,000
(e) Monies secured by mortgage under this transaction	\$ 10,000
(f) Liens, annuities and maintenance charges to which transfer is subject	\$ Nil
Total consideration	\$ 35,500
- If consideration is nominal, is the transfer for natural love and affection?
- If so, what is the relationship between Grantor and Crantee?
- Other remarks and explanations, if necessary

all blanks must be filled in.

Sworn before me at the City of Toronto
 in the County of York
 this 5th day of January
 A.D. 1961
Ronald H. Lyons
 A Commissioner, etc.

Wohernik