

**TITLE SEARCH PRINT**

File Reference: PAGEOT  
 Declared Value \$180,000.

2018-10-17, 09:41:48  
 Requestor: Emily Robertson

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	EB88867
From Title Number	P52519
<b>Application Received</b>	1988-09-30
<b>Application Entered</b>	1988-10-13
<b>Title Cancelled</b>	<b>2015-11-04</b>
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	ROYSTON LOUIS WELHAM, DIRECTOR OF FINANCE MARINA JOSEPHINE WELHAM, WRITER 8055 ARTHUR DRIVE, R.R.#1 SAANICHTON, BC V0S 1M0 AS JOINT TENANTS
<b>Taxation Authority</b>	North Saanich, District of
<b>Description of Land</b>	
Parcel Identifier:	001-849-549
Legal Description:	LOT 19, SECTION 1, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 1741
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	LAND TAX DEFERMENT ACT AGREEMENT
Registration Number:	EN92105
Registration Date and Time:	1999-10-05 10:55
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	RESTRICTS DEALINGS
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	
Registration Date:	2015-11-04
Description:	ALL CA4769005

SEP 30 09 11.1

EB088867 J

RECEIVED  
LAND TITLE OFFICE

DO NOT WRITE ABOVE THIS LINE FOR LAND TITLE USE ONLY.

Small Print A (Section 11), Vancouver, B.C.

LAND TITLE ACT  
FORM 23 (Section 11(1))

TRANSFER OF AN ESTATE IN FEE-SIMPLE

NOTE: Before submitting this application, applicants should check and satisfy themselves as to the tax position, including taxes of the Crown Provincial, a municipality and improvement, water and irrigation districts.

NATURE OF INTEREST: FEE SIMPLE

PARCEL IDENTIFIER NO(S): 001-849-549

HEREWITH FEE OF \$ 35.00

MARKET VALUE: \$180,000.00

Full name, address, telephone number of person presenting application: **JOHNS, SOUTHWARD, GLAZIER & WALTON**  
Barristers and Solicitors  
202 - 911 Yates Street  
VICTORIA, British Columbia  
V8W 2R9  
(Tel. 381-7321)

Address of person entitled to be registered as owner if different than shown in instrument:

*Pamela L. Garsaway*  
Signature of Applicant, or Solicitor or Authorized Agent

For Land Title Office use only.

P 52519

Z/We (full name, address, and occupation) **NORMAN HEPTING**, Construction Inspector, and **MYRTLE RUBY HEPTING**, Clerk, of 4971 Marcombe Road, N.E., Calgary, Alberta, T2A 4J5, AS JOINT TENANTS,

The owner(s) in fee simple of the following land, in British Columbia: (District of North Saanich)

PID 001-849-549

Lot 19, Section 1, Range 4 East, North Saanich District, Plan 1742 09/30/88 A5842a FEE NOM 35.00

in consideration of \$1.00 and other good and valuable consideration to and for us by:

(full name, address, and occupation) **ROYSTON LOUIS WELHAM**, Director of Finance, and **MARINA JOSEPHINE WELHAM**, Writer, of 8055 Arthur Drive, R. R. #1, Saanichton, British Columbia, V0S 1M0, AS JOINT TENANTS,

(the "transferee") transfer to the transferee all my/our estate and interest in the land:

EXECUTED this 25 day of August, 19 88.

SIGNED IN THE PRESENCE OF:

Signature [Signature]  
Address J. RUSSELL IMPETT  
Barrister & Solicitor  
4th Floor, 777 Fort Street  
Occupation Victoria, B.C. V8W 1G9  
(as to all signatures)

[Signature]  
NORMAN HEPTING  
[Signature]  
MYRTLE RUBY HEPTING

(Or in the case of a corporation)  
The Common Seal of

was hereunto affixed in the presence of:

Authorized Signatory \_\_\_\_\_

Authorized Signatory \_\_\_\_\_

NOTE: 1. If this transfer is executed by a corporation, it must be sealed, see section 16 of the Property Law Act.  
2. This transfer must be witnessed and the execution proved in the manner prescribed by Part 3.

LAND TITLE ACT  
FORM 2  
(Sections 41(2) and 44 (2))  
AFFIDAVIT OF WITNESS

I was present and saw this instrument duly signed and executed by

of

the party(ies) to it, for the purposes named in it.

The instrument was executed at

I am the subscribing witness to the instrument and am 16 years old or more.

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

\*Write name and qualifications under section 48, c.p. A  
Commissioner for Taking Affidavits for British Columbia.  
NOTE: This affidavit must be sworn by a witness who is  
not a party to the instrument.

A Sworn Affidavit for the Province of British Columbia  
A Commissioner for Taking Affidavits for British Columbia

DATED 19 88

NOELMAN HEPTING  
and  
MYRTLE RUBY HEPTING

— To —  
ROYSTON LOUISE WELHAM  
and  
MARINA JOSEPHINE WELHAM

TRANSFER OF AN ESTATE  
IN FEE SIMPLE

Filed for Registration at the  
Land Title Office on the  
day of . 19  
under Number

JOHNS, SOUTHWARD, GLAZIER & WALTON  
Barristers and Solicitors  
202 - 911 Yates Street  
VICTORIA, British Columbia  
V8W 2R9

File No. G. 00533\*PMJ  
Mars Proulx and Southwin Ltd., Vancouver, B.C.

A Sworn Affidavit for the Province of British Columbia  
A Commissioner for Taking Affidavits for British Columbia

LAND TITLE ACT  
FORM 6  
(Section 46)  
PROOF OF EXECUTION BY CORPORATION

I CERTIFY that on the  
day of . 19  
at

in British Columbia,

(\*whose identity has been proved by the evidence on oath of (State Full Name, Address, and Occupation)

who is) personally known to me, appeared before me and acknowledged to me that he/she is the authorized signatory of

and that he/she is the person who subscribed his/her name and affixed the seal of the corporation to the instrument, that he/she was authorized to subscribe his/her name and affix the seal to it, (and that the corporation existed at the date the instrument was executed by the corporation.)  
IN TESTIMONY of which I set my hand and seal of office.

at  
this day of . 19

LAND TITLE ACT  
FORM 7  
(Sections 43(e) and 44 (9))  
CERTIFICATE OF ACKNOWLEDGEMENT  
OF TRANSFEROR

I CERTIFY that on the  
day of . 19  
at

In the Province of British Columbia

(\*whose identity has been proved by the evidence on oath of (State Full Name, Address, and Occupation)

who is) personally known to me, appeared before me and acknowledged to me that he/she, they (state) the person(s) mentioned in this instrument as a transferor (or attorney of a transferor) that he/she/they (name(s)) (state) subscribed to it, that he/she/they know(s) the contents of the instrument and executed it voluntarily, and (state) of the age of 19 years or more.  
IN TESTIMONY of which I set my hand and seal of office.

at  
this day of . 19

A Sworn Affidavit for the Province of British Columbia  
A Commissioner for Taking Affidavits for British Columbia

**TITLE SEARCH PRINT**

File Reference: PAGEOT

Declared Value \$736600

2018-10-17, 09:41:48

Requestor: Emily Robertson

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	CA4769005
From Title Number	EB88867
<b>Application Received</b>	2015-10-27
<b>Application Entered</b>	2015-11-04
<b>Title Cancelled</b>	<b>2018-04-25</b>
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	MARINA JOSEPHINE WELHAM, WRITER 8591 LOCHSIDE DRIVE NORTH SAANICH, BC V8L 1M5
<b>Taxation Authority</b>	North Saanich, District of
<b>Description of Land</b>	
Parcel Identifier:	001-849-549
Legal Description:	LOT 19, SECTION 1, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 1741
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	
Registration Date:	2018-04-25
Description:	ALL CA6735968

## VICTORIA LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA Oct-27-2015 14:42:44.001  
 FORM 17 FEE SIMPLE  
 LAND TITLE AND SURVEY AUTHORITY

CA4769005

PAGE 1 OF 2 PAGES

- Your electronic signature is a representation by you that:
  - you are a subscriber; and
  - you have incorporated your electronic signature into
    - this electronic application, and
    - the imaged copy of each supporting document attached to this electronic application,

and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.

- Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
  - the supporting document is identified in the imaged copy of it attached to this electronic application;
  - the original of the supporting document is in your possession; and
  - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

<b>Glenda Lianne Macdonald FF3TPD</b>	Digitally signed by Glenda Lianne Macdonald FF3TPD DN: c=CA, cn=Glenda Lianne Macdonald FF3TPD, o=LAWYOR, ou=Verify ID at www.juricor.com/ LKUP.cfm?id=FF3TPD Date: 2015.10.27 11:30:17 07:00
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## 1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

BEACON LAW CENTRE  
 BARRISTERS AND SOLICITORS  
 104 - 9717 THIRD STREET  
 SIDNEY

BC V8L 3A3

TELEPHONE: 250-656-3280  
 FILE NO.:  
 Sarah Moon

Document Fees: \$78.10

Deduct LTSA Fees? Yes 

## 2a. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [legal description]

**001-849-549 LOT 19, SECTION 1, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 1741**

STC? YES 

## 2b. MARKET VALUE: \$ 736,600.00

## 3. NATURE OF INTEREST: Fee Simple

**TRANSMISSION TO SURVIVING JOINT TENANT(S)**

ADDITIONAL INFORMATION:

## 4. PERSON ENTITLED TO BE REGISTERED AS OWNER: (including occupation(s), postal address(es) and postal code(s))

**MARINA JOSEPHINE WELHAM, WRITER**

8591 LOCHSIDE DRIVE  
 NORTH SAANICH

V8L 1M5

BRITISH COLUMBIA  
 CANADA

# BRITISH COLUMBIA

Vital Statistics Agency

### IMPORTANT DOCUMENT

This certificate is a valuable legal document. Please keep it in a secure place.

ERRORS OR OMISSIONS MUST BE REPORTED DIRECTLY TO THE VITAL STATISTICS AGENCY WITHIN 90 DAYS OF ISSUE.

THIS CERTIFICATE IS INVALID IF PLASTICIZED OR ALTERED

CANADA BRITISH COLUMBIA		CERTIFICATE OF DEATH	
PROVINCE OF BRITISH COLUMBIA Vital Statistics Agency		2675224A	
This is to certify that the following is an extract from the registration on file with the Vital Statistics Agency, Victoria, British Columbia, concerning the death of			
Name	ROYSTON LOUIS WELHAM		
Date of Death	OCT 07, 2015	Sex	MALE
Place of Death	NORTH SAANICH		
Age	79 YEAR(S)	Registration No.	2015-59-026617
Birthplace	UNITED KINGDOM		
Residence	NORTH SAANICH, BRITISH COLUMBIA		
 Given under my hand at Victoria, British Columbia this 08 day of OCT 2015			
			 Jack Shewchuk Registrar General Vital Statistics Agency

VSA-306 (14/06)

**TITLE SEARCH PRINT**

File Reference: PAGEOT  
Declared Value \$1210000

2018-10-17, 09:41:48  
Requestor: Emily Robertson

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	CA6735968
From Title Number	CA4769005
<b>Application Received</b>	2018-04-13
<b>Application Entered</b>	2018-04-25
<b>Title Cancelled</b>	<b>2018-08-21</b>
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	THE PUBLIC GUARDIAN AND TRUSTEE OF BRITISH COLUMBIA 815 - 1200 WEST 73RD AVENUE VANCOUVER, BC V6P 6G5 ADMINISTRATOR OF THE ESTATE OF MARINA JOSEPHINE WELHAM, DECEASED, SEE CA6735968
<b>Taxation Authority</b>	North Saanich, District of
<b>Description of Land</b>	
Parcel Identifier:	001-849-549
Legal Description:	LOT 19, SECTION 1, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 1741
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	NONE
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	
Registration Date:	2018-08-21
Description:	ALL CA6990580



VICTORIA LAND TITLE OFFICE

LAND TITLE ACT BRITISH COLUMBIA Apr-13-2018 13:39:42.001  
FORM 17 FEE SIMPLE  
LAND TITLE AND SURVEY AUTHORITY

CA6735968

PAGE 1 OF 6 PAGES

- Your electronic signature is a representation by you that:
    - you are a subscriber; and
    - you have incorporated your electronic signature into
      - this electronic application, and
      - the imaged copy of each supporting document attached to this electronic application, and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
  - Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
    - the supporting document is identified in the imaged copy of it attached to this electronic application;
    - the original of the supporting document is in your possession; and
    - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.
- Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Garry Gracey KD2L2C	c=CA, cn=Garry Gracey KD2L2C, o=Notary, ou=Verify ID at www.juricert.com/ LKUP.cfm?id=KD2L2C

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

The Wynford Group  
815-1200 73rd Avenue

Phone: 604-261-0285  
Attention: Natalya Maibaum  
File Reference: Welham, 0106957

Vancouver BC V6P 6G5

Document Fees: \$71.58

Deduct LTSA Fees? Yes

2a. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [legal description]

001-849-549 LOT 19, SECTION 1, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 1741

STC? YES

2b. MARKET VALUE: \$ 1,210,000.00

3. NATURE OF INTEREST: Fee Simple  
**TRANSMISSION TO EXECUTOR OR ADMINISTRATOR**

ADDITIONAL INFORMATION:

4. PERSON ENTITLED TO BE REGISTERED AS OWNER: (including occupation(s), postal address(es) and postal code(s))

**THE PUBLIC GUARDIAN AND TRUSTEE OF BRITISH COLUMBIA, AS ADMINISTRATOR  
OF THE ESTATE OF MARINA JOSEPHINE WELHAM (DECEASED)**  
C/O THE WYNFORD GROUP 815-1200 WEST 73RD AVENUE  
VANCOUVER BRITISH COLUMBIA  
V6P 6G5 CANADA





P180330  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**In the Matter of the Estate of  
MARINA JOSEPHINE RUTH ANN WELHAM, deceased**

**IN PROBATE**



WHEREAS MARINA JOSEPHINE RUTH ANN WELHAM, also known as MARINA JOSEPHINE WELHAM, MARINA JOSEPHINE MOORE and MARINA J WELHAM (the "deceased") whose last known address was North Saanich, British Columbia died on August 30, 2016 and left a will dated May 24, 2016, a copy of which is attached.

Administration of the estate of the deceased is granted to  
**THE PUBLIC GUARDIAN AND  
TRUSTEE OF BRITISH COLUMBIA.**

Sealed by the Supreme Court of British Columbia  
on March 19, 2018

By the Court

Certified a true copy according to the records of the Supreme Court at Vancouver, B.C.  
This 19 day of March 2018  
  
Authorized Signing Officer

**BOBBI BONNEAU**  
Deputy District Registrar

**BOBBI BONNEAU**  
Deputy District Registrar  
Registrar

### LAST WILL AND TESTAMENT

This is the Last Will and Testament of me, Marina Josephine Ruth Ann Welham of 8591 Lochside Drive, Sidney in the Province of British Columbia, Canada.

1. I HEREBY REVOKE all former Wills and other Testamentary Dispositions by me at any time heretofore made and DECLARE this only to be and contain my Last Will and Testament.

2. I NOMINATE, CONSTITUTE, AND APPOINT my biological daughter, Kathleen Carol Ann Pageot, to be the sole Executor and Trustee of this my Will and I DIRECT MY SAID Executor and Trustee to pay all my just debts, funeral and testamentary expenses as soon as conveniently may be after my demise.

3. I GIVE, DEVISE, AND BEQUEATH all residue, both real and personal, whatsoever and wheresoever, of which I am seized or possessed of or entitled to, and over which I have any power of appointment, unto my said daughter, Kathleen Pageot absolutely.

IN TESTIMONY WHEREOF, I HAVE TO THIS DAY, my Last Will and Testament, written upon this one page of paper subscribed my name, Marina Josephine Ruth Ann Welham, this 24 day of May 2016 in North Saanich, Sidney, BC on the Saanich Peninsula

SIGNED, PUBLISHED and DECLARED

By the said Testator:

Marina Josephine Ruth Ann Welham as and for her Last Will and Testament, in the presence of us both present at the same time who at her request and in her presence and in the presence of each other ... I have hereunto subscribed our names as witnesses:

NAME First Witness Name Brent McCreesh Brent McCreesh

Signature *Brent McCreesh*  
912 Selkirk Avenue  
Victoria, BC

ADDRESS: \_\_\_\_\_  
OCCUPATION: Landscaper

NAME: Second Witness Name Shirley Wilcocks Shirley Wilcocks

Signature *Shirley Wilcocks*  
ADDRESS Victoria B.C Victoria, BC

OCCUPATION: Home maintenance

SIGNATURE OF THE TESTATOR: *Marina Josephine Ruth Ann Welham* Marina Josephine Ruth Ann Welham



certified a true copy according to the records of the Supreme Court at Vancouver, B.C.

This 19 day of March 2018

*[Signature]*  
Authorized Signing Officer

**BOBBI BONNEAU**  
Deputy District Registrar

P180330

This is Exhibit A referred to in the affidavit of Nerissa Poon, sworn or affirmed before me on February 8, 2018  
*[Signature]*  
A Commissioner for taking affidavits for British Columbia

**Statement of Assets, Liabilities and Distribution**

Part I Real Property (including mortgages and vendors' and purchasers' interest in agreements for sale)	Within or Without British Columbia	Value at Death
Parcel Identifier: 001-849-549 Lot 19, Sec 1, Range 4 East, North Saanich District, Plan 1741, municipally known as 8591 Lochside Drive, North Saanich, BC Registered in the name of Marina Josephine Welham Date of Death Appraisal Value: \$1,130,000.00  Subject to a Land Tax Deferment Act Agreement dated September 23, 1999, between the deceased as registered owner and the Crown in the right of British Columbia. Balance owing including interest to date of death: \$65,410.53		\$1,064,589.47
	Total	\$ 1,064,589.47

Part II Personal Property (all assets except real property)	Within or Without British Columbia	Value at Death
Cash on Hand	Within	\$ 2,271.02
Government of Canada - CPP Death Benefit \$2,090.88	Within	\$ 2,090.88
Peninsula Consumer Service Co-op Member #7718 - Rebate for 2016 & refund	Within	\$ 68.25
Revenue Service BC A/C#x36036559356 - Refund of credit balance of MSP account	Within	\$ 675.00
Stamp Collection	Within	\$ 656.00
Jewellery	Within	\$ 3,460.00

Sun Life Financial Group Retirement Income Plan A/C#01683221793094, as beneficiary, with predeceased spouse, Royston L. Welham, as contributor - RRIF value at date of death \$40,133.98 - LIF value at date of death \$4,964.00	Within	\$ 45,097.98
Household Good and Personal Effects	Within	\$ 4,175.00
Art, Collectibles etc.	Within	\$ 702.00
1992 Chrysler New Yorker VIN#1C3XC66RXND743512	Within	\$ 1.00
Coast Capital Savings, Bay Centre, Victoria, BC Member#26156646 - chequing AC#261000156656 \$19,799.10 - Term Deposit GIC#110006354492(101) - Value at date of death \$120,000.00 - Accrued Interest to date of death \$743.34 - Term Deposit GIC#267910156646(791) - Value at date of death \$6,000.00 - Accrued interest to date of death \$4.97 - TFSA A/C#109870-2 110006129704 - Value at date of death \$5,416.96 - Accrued interest to date of death \$2.67 - RRIF Savings #16000184721 - Date of death value \$50,723.09 - RRIF GIC #017300184721(101) - Date of death value \$43,390.96 - RRIF GIC#037050043828(104) - Date of death value \$64,423.70 - RRIF GIC#037060043828(105) - Date of death value \$21,460.79 - RRIF GIC#017350184721(103) - Date of death value \$32,728.32	Within	\$364,693.90
	Total	\$ 423,891.03

GROSS VALUE OF ESTATE

\$ 1,488,480.50

Part III Liabilities	Paid or Unpaid	Amount
Earth Options Cremation and Burial Services #5-831 Devonshire Road Victoria, BC V9A 4T5 - Funeral services	Paid	\$ 2,481.90



Royal Oak Burial Park & Crematorium 4673 Falaise Drive Victoria, BC V8Y 1B4 - Funeral expenses	Paid	\$ 7,082.25
Bank of Montreal P O Box 6044 Station Centre-Ville Montreal, QC H3C 3X2	Unpaid	\$ 2,501.35
District of North Saanich AC#020 01018000 000 - tri-annual utilities for sewer from May 1 to Aug 31, 2016	Paid	\$ 520.40
BC Hydro A/C#9518 594 - outstanding balance to date of death	Paid	\$107.97
Canada Revenue Agency - Date of Death T1	Paid	\$132,720.01
Capital City Recycling Ltd. P O Box 21 Saanichton, BC V8M 2C3 A/C#14811 - Outstanding balance at date of death	Unpaid	\$17.98
Peninsula Consumer Service Co-Op 6754 Oldfield Road Saanichton, BC V8M 2A3 Member #7718 - Outstanding balance at date of death	Paid	\$119.72
	Total	\$ 145,551.58

**TITLE SEARCH PRINT**

File Reference: PAGEOT  
Declared Value \$1250800

2018-10-17, 09:41:48  
Requestor: Emily Robertson

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Land Title District**  
Land Title Office

VICTORIA  
VICTORIA

**Title Number**  
From Title Number

CA6990580  
CA6735968

**Application Received**

2018-08-10

**Application Entered**

2018-08-21

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address:

MITRA HASHEMI, DENTIST  
PEYMAN HASHEMI, OFFICE MANAGER  
933 COBBLESTONE LANE  
VICTORIA, BC  
V8Y 3G3  
AS JOINT TENANTS

**Taxation Authority**

North Saanich, District of

**Description of Land**

Parcel Identifier: 001-849-549  
Legal Description:  
LOT 19, SECTION 1, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 1741

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: MORTGAGE  
Registration Number: CA6990581  
Registration Date and Time: 2018-08-10 11:51  
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

Nature: ASSIGNMENT OF RENTS  
Registration Number: CA6990582  
Registration Date and Time: 2018-08-10 11:51  
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**TITLE SEARCH PRINT**  
File Reference: PAGEOT  
Declared Value \$1250800

2018-10-17, 09:41:48  
Requestor: Emily Robertson

**Pending Applications**

NONE



VICTORIA LAND TITLE OFFICE

Aug-10-2018 11:51:23.001

CA6990580

LAND TITLE ACT  
FORM A (Section 185(1))  
FREEHOLD TRANSFER Province of British Columbia

PAGE 1 OF 1 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Kelvin Arvid  
Scheuer  
NHP4MG

Digitally signed by Kelvin  
Arvid Scheuer NHP4MG  
Date: 2018.08.10  
11:37:28 -07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Kelvin A. Scheuer, Lawyer/Associate

Beacon Law Centre

104-9717 Third Street

Sidney

BC V8L 3A3

Tel: 250.656.3280

File No.: 10218.005

LTO Client: 11513

Document Fees: \$71.58

Deduct LTSA Fees? Yes

2a. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

001-849-549 LOT 19, SECTION 1, RANGE 4 EAST, NORTH SAANICH DISTRICT, PLAN 1741

STC? YES

2b. MARKET VALUE: \$ 1,250,800.00

3. CONSIDERATION: \$ 1,250,800.00

4. TRANSFEROR(S):

THE PUBLIC GUARDIAN AND TRUSTEE OF BRITISH COLUMBIA, ADMINISTRATOR OF THE ESTATE OF MARINA JOSEPHINE WELHAM, DECEASED, SEE CA6735968

5. FREEHOLD ESTATE TRANSFERRED: Fee Simple

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))

MITRA HASHEMI, DENTIST

PEYMAN HASHEMI, OFFICE MANAGER

933 Cobblestone Lane

Victoria

BC

AS JOINT TENANTS

V8Y 3G3

7. EXECUTION(S): The transferor(s) accept(s) the above consideration and understand(s) that the instrument operates to transfer the freehold estate in the land described above to the transferee(s)

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

BRADLEY L. ANDERSON

Solicitor for the Public Guardian and Trustee

700-808 W. Hatings Street

Vancouver, BC

V6C 3L3

Execution Date		
Y	M	D
18	08	09

The Public Guardian And Trustee Of British Columbia, Administrator of the Estate of Marina Josephine Welham, by its authorized signatory Robert Magnusson

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.