

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

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- 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.

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

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*.

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

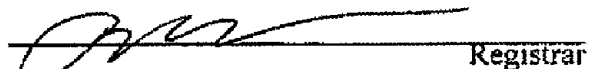
on March 19, 2018

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


Registrar

BOBBI BONNEAU
Deputy District 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*
ADDRESS: 912 Selkirk Avenue
Victoria, BC

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/CHx36036559356 - 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 6764 Oldfield Road Saanichton, BC V8M 2A3 Member #7718 - Outstanding balance at date of death	Paid	\$119.72
	Total	\$ 145,551.58