

Agreement made this 10th day of August, 1944
Between

JEAN BAPTISTE CANTIN, of the Township of Casgrain in the District of Cochrane, (P.O. Lac Ste Therese, Ontario), Farmer,
 herein called "the Vendor,"
 of the First Part,

and

GERARD CANTIN, of the Township of Casgrain in the District of Cochrane, (P.O. Lac Ste Therese, Ont.) Farmer,
 herein called "the Purchaser,"
 of the Second Part.

Witnesseth that the Vendor has agreed to sell, and the Purchaser has agreed to purchase,

ALL and singular that parcel or tract of land being composed of :

Starting at the South West angle of broken lot Number 24, in the seventh (7) concession of the township of Casgrain, in a Northernly direction along the Eastern boundary of said lot, a distance of Fourteen hundred and thirty six (1436) feet to a point of commencement THENCE continuing along the the said Western boundary of said Lot a distance of Nine-Hundred-and-Forty (940) feet, THENCE in an Easternly direction parallel with Southernly boundary of said lot to a point in the Eastern boundary of said lot distant Twenty-Three-Hundred-and-Seventy-Six (2376) feet from the South Eastern angle of said lot, THENCE ~~XXXXXXXXXX~~ Southernly along the Eastern boundary of said lot a distance of Nine-Hundred-and-Forty (940) feet, THENCE ~~XXXXXXXXXX~~ Westernly and parallel with the Southern boundary of said lot to a point in the Western boundary of said lot distant Fourteen-Hundred-and-Thirty-Six (1436) feet from the South Western angle of said lot who is the point of commencement.

*J.P.
G.P.*

for the price or sum of **Seven-Hundred (\$701.00)**

Dollars of lawful money of Canada payable as follows:

Dollard

One (\$1.00) cash at the time of signing this agreement receipt is whereof hereby acknowledged, and the balance Thirty-Seven & 50/100 (\$37.50) Dollars on the 1st day of April 1945, and Thirty Seven & 50/100 (\$37.50) Dollars on each and every year thereafter until the full, amount of the purchasing price is paid. The last payment being only of the amount of Twenty-Five (\$25.00) Dollars.

All the above mentioned instalments Payments to me made to **Alphonse Cantin, of the Township of Casgrain in the District of Cochrane, (P.O. Lac Ste Therese, Ont.) Widow.**

THIS PURCHASER acknowledges that the Vendor has in full paid the purchase price of the land hereinafter described and that the Vendor has no claim or interest in the said land, and that the Vendor has no claim or interest in the said land.

THIS AGREEMENT shall be void and of no effect if the Vendor shall die before the expiration of the term hereof, and if the Vendor shall die before the expiration of the term hereof, the Vendor shall be deemed to have assigned the said land to the Purchaser.

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UPON payment of the said moneys and interest the Vendor shall give the Purchaser a deed of the said lands free from dower and all other incumbrances. The deed shall be drawn at the expense of the Vendor and shall contain the ordinary statutory covenants

THE Vendor shall not be required to furnish any abstract of title, or to produce any title deeds or evidence of title other than those in his possession or control.

THE Purchaser to be allowed 20 days days to investigate the title at his own expense, and he shall be deemed to have waived all objections to the title not delivered to the Vendor within that time, and shall thereupon be deemed to have accepted the Vendor's title. If, however, within that time he shall furnish the Vendor in writing with any objection to the title which the Vendor shall be unable or unwilling to remove, the Vendor may cancel this Agreement by a letter delivered to the Purchaser, or mailed, postage prepaid, and addressed to him at **Lac Ste Therese, Ont.** and the Vendor shall thereupon return the deposit money to the Purchaser without interest, and shall not be liable for any expense incurred by the Purchaser. Provided that the Purchaser may waive such objection by giving notice to the Vendor within 20 days of the receipt of the notice of cancellation, and upon the receipt thereof by the Vendor this Agreement shall be continued in full force and effect.

THE Vendor shall permit the Purchaser to occupy and enjoy the said lands from and after the 12th day of August 1944, until default be made in the payment of the said sums of money, or the interest thereon, or any part thereof, at the times and in the manner above mentioned, or until breach be made in some or one of the covenants herein.

THE Purchaser hereby attorns to the Vendor and becomes a tenant of the said lands at a rental equivalent to, applicable in satisfaction of, and payable at the same times as, the principal and interest hereinbefore provided to be paid, the legal relation of landlord and tenant being hereby constituted between the Vendor and Purchaser.

ALL taxes, rates, assessments, interest, insurance premiums and rentals shall be apportioned and allowed to the 12th day of August 1944

THE Purchaser covenants that he will insure, and during the currency of this Agreement keep insured, against loss and damage by fire, the buildings on the said land (with loss, if any, payable to the Vendor) in some insurance company approved by the Vendor, to an amount not less than their full insurable value; and if the Purchaser fails to so insure, the Vendor may insure the said buildings and add any sum paid in so doing to the other moneys payable hereunder.

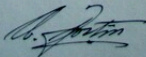
THE Purchaser covenants with the Vendor that he will not, during the currency of this Agreement, sublet the premises or any part thereof, and will not cut down timber or commit or permit any waste upon the said lands, and will not assign this Agreement without the consent in writing of the Vendor.

TIME is to be of the essence of this Agreement, and unless the payments are punctually made at the times and in the manner above mentioned, the Vendor shall be at liberty to re-sell the said lands.

THIS AGREEMENT shall enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

SIGNED, SEALED and DELIVERED
in the presence of



Gerard Cantin

Jean Baptiste Cantin

PROVINCE OF ONTARIO

District of

OF

Cochrane

To WIT:

I, Antoine Fortin

of the Town of Hearst

in the District of Cochrane

, make oath and say:

1. THAT I was personally present and did see the within Instrument and a Duplicate thereof duly signed, sealed and executed by Jean Baptiste Cantin and Gerard Cantin

the parties thereto.

2. THAT the said Instrument and Duplicate were executed by the said parties at the town of Hearst

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 Hearst

in the District

of Cochrane

this 12th

day of August

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A Commissioner, etc.

Emico 12th day of August 1944

JEAN BAPTISTE CANTIN

--AND--

GERARD CANTIN

Agreement
for Sale of Land
SITUATE

in township of Casgrain

Underwood Elliot Fisher Limited, Toronto