

No. 973

29<sup>th</sup> May 1908

Sale

from

The Rosemount Land & Improvement  
Company

to

Joseph Vaillancourt

to paid

The Rosemount Land & Improvement  
Company

Sale

FROM

TO

we are not

St.

1<sup>st</sup> Copy 1/-  
2<sup>nd</sup> Copy 1/-

49

Copy.

468 Joliet Ave  
Archeleque

1<sup>st</sup> copy delivered personally  
to Vaillancourt 30/5/08

2<sup>nd</sup> copy reqd. 21/5/08.

3/6/08 under No. 145779

Reg. copy to Mr. Harris  
19/6/08 RB VI P. 782

On this Twenty Sixth day of the month of May  
one thousand nine hundred and eight.

Before Francis E. McNamee the undersigned Notary  
Public for the Province of Quebec, practising in the City and District of Montreal,  
in the said Province,

**Appeared** THE ROSEMOUNT LAND AND IMPROVEMENT COMPANY,  
(hereinafter styled "the said Company,") a body politic and corporate, doing business  
in the said City, represented and acting by HERBERT SAMUEL HOLT, Esquire, civil  
engineer, of the said City, its President, and JOHN STEWART NORRIS, accountant, of  
the same place, its Secretary, duly authorized to the effect hereof, by a resolution  
adopted by the Directors of the said Company on the Twelfth day of June, 1903, a  
copy of which is attached to these presents to form part hereof, and signed *ne varietur*  
by the parties and undersigned Notary.

**Which** said Company doth hereby sell and convey, with legal warranty, unto

Joseph Vaillancourt of the City of Montreal  
Carpenter

hereto present and accepting Purchaser the following immoveable property, to wit:

#### DESCRIPTION

One lot of land known and described as number

Fifteen hundred and thirty four  
(1334)

of the official sub-division of  
lot number one hundred and seventy-two on the Official Plan and Book of Reference of the  
incorporated Village of Cote Visitation, in the County of Hochelaga, containing

nineteen hundred and fifty feet (1950 ft)  
English measure,

more or less, and bounded in front by Fourth Avenue  
as now opened.

With the right of passage in common with others having a right thereto in and through the  
lane in rear of said lot -, subject to the obligation of keeping the part of said lane in rear of  
said lot - clean and unencumbered.

#### POSSESSION

The Purchaser will take immediate possession of said lot - of land.

#### TITLE

The said Company is proprietor of the said lot as having purchased the same with greater  
extent of land, by deed passed before Ernest H. Stuart, Notary, on the thirty-first day of March,  
1903, and registered in the Registry Office for the Counties of Hochelaga and Jacques-Cartier,  
on the ninth day of April, 1903, under No. 100,396, from Herbert Samuel Holt, who had  
acquired the same for the said Company from The Crawford Land Company, under deed  
passed before Chas. Cushing, Notary, on the thirty-first day of December, 1902, and registered  
on the fifth day of January, 1903, under No. 98,798.

The said Company obliges itself to give communication of its titles to the Purchaser and  
his assigns, on demand, but shall not be obliged to furnish copies thereof.

COMMUTATION

The said property is free of seignorial dues, having been commuted and commutation price paid.

CONDITIONS

This sale is made subject to the following conditions, to which the Purchaser obliges *himself* to wit:

1. Not to exact any fence from the said Company as long as the latter remains the owner of the adjacent lots.
2. Not to erect on said property any building of less than two stories in height and which must be of neat design, and not to carry on or permit to be carried on upon the said property any business which might cause damage to the adjacent or neighbouring property, such as a slaughter-house, cow-byre, glue or soap factory, tannery, boiler shop, or any manufacture, works or storehouse which may be considered a nuisance by said Company.
3. To pay all the taxes and assessments of whatsoever nature or kind, accrued and to accrue on the said property from the *third* day of *June (1903)* and also to pay the special tax or assessment for drains now affecting, or which may hereafter affect said lot of land, including all past due instalments upon such special assessments.
4. To pay the cost of these presents, and the registration of the same and to supply the said Company with a copy thereof.

PRICE

This sale is made for the price and sum of *One Hundred and Four Dollars and Eighty-Five Cents (\$104.85)* which

the said Company acknowledges and confesses to have had and received from the Purchaser previous to the passing hereof, whereof quit, all private receipts granted in respect to said price being hereby cancelled.

*And to these presents personally intervened and were present Raoul Guilbaud, Advocate, Rodolphe Guilbaud, Hardware Merchant and Denis Guilbaud, Insurance Agent, all of the said City of Montreal, who having had and taken communication of these presents declared themselves content and satisfied therewith and they do hereby renounce to and abandon in favour of the said purchaser all right, share, title and interest which they or either of them may have or pretend to have in and to the lot of land hereinbefore described and sold they hereby consenting and agreeing that the Purchaser be and remain the absolute owner of the above property.*

Extract from the Minutes of a Meeting of the Directors of The Rosemount Land and Improvement Company, held on the Twelfth day of June Nineteen hundred and three.

It was moved by Mr. U. H. DANDURAND and seconded by Mr. J. E. WILDER, and resolved:-

That the President and Secretary or the Vice-President and Secretary be and they are hereby authorized to execute on behalf of the Company, all Deeds of Sale and exchange of land on the terms, conditions, prices and stipulations which they may think fit and proper, receive the prices of Sale and grant proper receipts and discharges therefor, and sign all Deeds and documents necessary for such purposes.

Certified a true copy,

*J. Suarrie*  
Secretary,

Extract from the Minutes of a Meeting of the Directors of the Rosemount Land and Improvement Company, referred to as annexed to the Deed of Sale from the said Company to *Joseph Paillancourt* passed before *J. D. Orlu* Notary, this day and signed for identification.

Montreal, *May 29<sup>th</sup>* 1908.

*J. Paillancourt*

*Ros. Guibault*

*J. Guibault*

*Paul Guibault*

THE ROSEMOUNT LAND AND IMPROVEMENT CO.

*H. H. Holt*  
President

*J. Suarrie*

*J. D. Orlu*  
Notary

WHEREOF ACTE.

Done and Passed at Montreal aforesaid, on the day, month, and year first written, under number ~~\_\_\_\_\_ thousand~~ ~~Three~~ hundred and ~~two~~ <sup>five</sup> hundred and ~~seventy-three~~ of the original deeds of the undersigned Notary.

And signed by the said parties with and in presence of the said Notary, after due reading hereof.

*Your words Erased are null.*

*J. Vaillancourt  
R. G. Guibault  
J. Guittard  
R. A. Gaultault*

THE ROSEMOUNT LAND AND IMPROVEMENT CO.

*J. J. Holt  
President  
J. J. Holt's  
see  
J. E. Meunier  
S. P.*