

N<sup>o</sup> 2870

5<sup>th</sup> June 1895.

Sale

from

Mr Hilaire Caron

to

Mr Leslie R. Dowker,

for copy made

BEFORE Me. AMEDEV CHAURET, the undersigned Notary Public for the Province of Quebec, residing at the City of Montreal,

APPEARED:-

Mr. HILAIRE CARON, of the Parish of Ste-Anne du Bouët de l'Ile, Joiner,

WHO hath hereby sold with legal warranty unto Mr. Leslie R. Dowker, of the same Place, Agent, hereto present and accepting, the following immoveable property, namely:-

D E S C R I P T I O N.

A lot of land in the Parish of Ste-Anne du Bouët de l'Ile, in the District of Montreal, of an irregular form, comprising all the land that may be found between the Queen's high way on the North-West, the River Ottawa on the South-East, the property of Widow Léon Legault dit Deslauriers, or her representatives, on the North-East, and by a line drawn from the Queen's High way to the River on the South-West, outside a large Cotton tree and including said tree, the whole known and designated as all that part and portion of the lot number three hundred and four (304) on the Official Plan and in the Book of Reference of the Parish of Ste-Anne which lies South of the Queen's High-way, deduction being made of a strip of land of about fifteen feet in width from the South-West side of said lot of land and used by the representatives of said Léon Legault dit Deslauriers alone as a road way to the River, with a wooden building thereon erected used as an ice-house of which Mr. Léon Legault dit Deslauriers has the right to use and enjoy for this summer only.-

As the said property now subsists, with all its rights, members and appurtenances, without exception or reserve of any kind on the part of the Vendor.-

TITLE.

## T I T L E.

The Vendor acquired said property as follows from Mr. Alexander Walker, Financial Agent, of Montreal, by Deed of Sale Before W. de M. Marler, N.P., on the fourth of February 1891, registered in the Registry Office for the Counties of Hochelaga and Jacques Cartier, on the 22nd. of August following under No 39,047.-

## P O S S E S S I O N.

The purchaser will be the absolute owner of the said property from this date and will take possession thereof forthwith.-

## VENDOR'S DECLARATION.

The Vendor declared and covenanted:-

1st. - That said property is held under the tenure of franc alien roturier and is free and clear of all assessments and rates general or special, to the date hereof, and ~~of all encumbrances except the sum of six hundred and seventy five dollars due to the said Alexander Walker, to be assumed by the said purchaser as herein below stated;~~ *whosoever -*

2nd. - That he has but once married namely to Dame *Henriette* Lalonde, who is yet living.-

## C O N D I T I O N S.

This sale is thus made subject to the following conditions, to the fulfilment whereof the Purchaser obliges himself, namely:-

1st.- To pay the cost of this deed, ~~its registrations and of an authentic and registered copy for the Vendor;~~

2nd. - To pay all assessments and rates which may hereafter be imposed upon the said property; but the vendor shall be obliged ~~to move under the delay of three months~~ from this date, ~~the~~ the wooden buildings or mill with accessories and all and every the materials implements,

lumber

*up to the 10<sup>th</sup> tenth  
day of July next  
(1895)*

*H. P.  
L.R.D.*

*[Signature]*

lumber of any kind whatsoever which could encumber the premises herein above described. *failing which the said*

## P R I C E.

*to vendor shall be bound and obliged to pay to the said purchaser a penalty of fifty dollars per each exceeding day,*

This sale is thus made for the price of ~~nineteen hundred dollars on account whereof the Vendor acknowledges to have received from the Purchaser at the execution hereof, the sum of four hundred dollars, whereof quit, for so much and as to the balance of said price of sale the sum of fifteen hundred dollars currency, the said purchaser promises and obliges himself to pay à l'acquit of said Vendor to the said Alexander Walker, at his office at Montreal, a portion of the same, namely, the sum of six hundred and seventy five dollars currency on the fourth of February next 1886 with interest at the rate of six per centum per annum to be accounted from the first of June next (1895), and as to the remaining sum of eight hundred and twenty five dollars, the said purchaser promises and obliges himself to pay the same by a promissory note without interest up to its maturity, whereof a true copy is as follows; viz:-~~ *which said sum the said vendor doth acknowledge and confess to have had and received from the said purchaser, at the execution hereof whereof quit a general and final acquittance;*

~~To secure the payment of the said balance of price of sale unpaid and interest, the said sold property is hypothecated in favor of the vendor who reserves his privilege.-~~

WHEREOF ACT:- THUS DONE AND PASSED, at the City of Montreal, on the *fifth day of June* ~~day of May~~ one thousand eight hundred and ninety five & of record in the office of said Me.A.Chauret, under number two thousand and ~~sixty~~ *eight hundred & seventy* and after due reading hereof and

translation

translation into the French language done to the said  
Vendor, the parties signed in the presence of said Notary.

#  
Hilaire Paron  
Leslie R Dowker

Abbauret  
up