

Form 8 Land Titles Act  
Section 64

I, \_\_\_\_\_

being registered owner of an estate in fee simple (leasehold, life estate), subject to registered encumbrances, liens and interests, if any, in all that piece of land described as follows:

\_\_\_\_\_

do hereby, in consideration of (the sum of) (\$ \_\_\_\_\_ ) Dollars

transfer to:

\_\_\_\_\_

all my (our) estate and interest in that piece of land.

IN WITNESS WHEREOF I (we) have hereunto subscribed (affixed) my (our, its) name(s) (and corporate seal by its proper officers)

this \_\_\_\_\_ .  
(DATE)

SIGNED by the above named  
in the presence of

\_\_\_\_\_ (TRANSFEROR SIGN HERE)

\_\_\_\_\_ (WITNESS SIGN HERE)      \_\_\_\_\_ (TRANSFEROR SIGN HERE)

Insert Name(s) of Transferor(s) (Current Owners as shown on Title)

Delete Inapplicable Estate

Insert Complete Legal Description, and if Applicable, the Mines and Minerals Reservation

Set out the True Consideration Received (\$1.00 or NIL is Acceptable)

Insert Name(s) and the Mailing Address of the New Registered Owner(s)

Multiple Owners Should also include the Tenancy Arrangement (If Not Specified, the Parties are Deemed to Hold Title as Tenants In Common)

Execution by the Transferor(s) Before a Witness is Required

Form A Dower Act  
Sections 4 and 6

**Consent of Spouse**

I, \_\_\_\_\_ being married to the above named \_\_\_\_\_

do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the property given to me by the *DOWER ACT*, to the extent necessary to give effect to the disposition.

\_\_\_\_\_ (SIGNATURE OF SPOUSE)

Affidavit must be Completed and Signed by the Spouse

***Certificate of Acknowledgement  
By Spouse***

Acknowledgment is to be Completed by a Person Authorized to Take Proof of the Execution of Instruments

1. This document was acknowledged before me by \_\_\_\_\_  
apart from her husband (or his wife).
2. \_\_\_\_\_ acknowledged to me that she (or he)
  - (a) is aware of the nature of the disposition,
  - is aware that the *DOWER ACT* gives her (or him) a life estate in the homestead and the right to
  - (b) prevent disposition of the homestead by withholding consent,
  - consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (or him) by the *DOWER ACT* to the extent necessary to give effect to the
  - (c) said disposition,
  - is executing the document freely and voluntarily without any compulsion on the part of her husband
  - (d) (or his wife).

DATED at \_\_\_\_\_

in the province of \_\_\_\_\_

this \_\_\_\_\_

(OFFICIATING OFFICER SIGN HERE)

***Dower Affidavit***

Affidavit must be Completed by the Transferor or Person Authorized to Complete the Affidavit on Behalf of the Transferor

I, \_\_\_\_\_  
of \_\_\_\_\_ in the Province of \_\_\_\_\_  
make oath and say:

1. I am the transferor (or the agent acting under power of attorney in my favour registered in the Land Titles Office on \_\_\_\_\_ as instrument number \_\_\_\_\_ granted by the transferor) named in the within instrument.

2. I am (or My principal is) not married.

**OR**

Neither myself nor my spouse (or my principal nor my principal's spouse) have resided on the within mentioned land at any time since our (or their) marriage).

**OR**

I am (or My principal is) married to \_\_\_\_\_

being the person who executed the release of dower rights registered in the Land Titles Office on

\_\_\_\_\_ as instrument number \_\_\_\_\_

SWORN before me at \_\_\_\_\_

in the province of \_\_\_\_\_

this \_\_\_\_\_

(DATE)

(SIGNATURE)

\_\_\_\_\_  
A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

Delete and Initial Inapplicable Clauses in Clause 2

Execution Before a Commissioner, etc. Is Required

Insert Name of  
Witness (Legible  
Names Required)

I, \_\_\_\_\_  
of \_\_\_\_\_ in the Province of \_\_\_\_\_  
make oath and say:

Require Given  
Name(s) and  
Surname of each  
Transferor  
(Current Owners  
as Shown on Title)

1. I was personally present and did see \_\_\_\_\_  
\_\_\_\_\_ who is (are) known to me to be the person(s) named in the within instrument, duly sign the instrument;

Delete and Initial  
Inapplicable Clauses

**OR**

I was personally present and did see \_\_\_\_\_  
\_\_\_\_\_ who, on the basis of the identification provided to me, I believe to be the person(s) named in the within instrument, duly sign the instrument;

Insert Name of  
City / Town and  
Province

2. The instrument was signed at \_\_\_\_\_ in the province of \_\_\_\_\_ and I am subscribing witness thereto;

Execution by the  
Transferor's  
Witness Before a  
Commissioner, etc.  
Is Required

3. I believe the person(s) whose signature I witnessed is (are) at least eighteen (18) years of age.

SWORN before me at \_\_\_\_\_

in the province of \_\_\_\_\_

this \_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(WITNESS SIGN HERE)

\_\_\_\_\_  
A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

Affidavit must be  
Completed by the  
Transferee or their  
Agent

I, \_\_\_\_\_  
of \_\_\_\_\_ in the Province of \_\_\_\_\_  
make oath and say:

Outline the Details  
of The  
Consideration  
(Transfer from  
Husband to  
Husband and Wife,  
or \$1.00, or  
Nominal Are  
Acceptable)

1. I am (one of) the transferee(s) (or agent of the transferee(s) named in the within transfer and I know the land therein described;

2. I know the circumstances of the said transfer, and the true consideration paid by me (us) is as follows: **(give full details:** cash, assumption of mortgage, exchange or other consideration with cash value of same.) **Completion of Clause #2 is Required.**

Insert the Current  
Value of the Land

3. The current value \* of the land \*\*, in my opinion is \$ \_\_\_\_\_

\* "value" means the dollar amount that the land might be expected to realize if it were sold on the open market by a willing seller to a willing buyer.

\*\* "land" includes buildings and all other improvements affixed to the land.

Execution Before a  
Commissioner, etc.  
Is Required

SWORN before me at \_\_\_\_\_

in the province of \_\_\_\_\_

this \_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(TRANSFEREE OR AGENT SIGN HERE)

The affidavit must  
be sworn within  
the preceding 2  
years, as the value  
of the land must be  
reasonably  
current.

\_\_\_\_\_  
A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

