**Transfer of Land**

{{cfa.multiple\_prs|text\_merge(“I/We”)}}, {{pr\_names\_and\_addresses\_list}},{% if estate.grant\_type and "Probate" in estate.grant\_type %} {{cfa.multiple\_prs|text\_merge(“executor/executors”)}}{% else %} {{cfa.multiple\_prs|text\_merge(“administrator/administrators”)}}{% endif %} of the Estate of {{deceased.name}}, being the registered {{cfa.multiple\_prs|text\_merge(“owner/owners”)}} of an estate in fee simple subject to registered encumbrances, liens and interests, if any, in all that piece of land described as follows:

**{{inventory.description\_1}}**

Do hereby, in consideration of the sum of {{transfer.transfer\_amount|money\_to\_words(False)}} ({{transfer.transfer\_amount|money}}) paid to me, the receipt of which sum {{cfa.multiple\_prs|text\_merge(“I/We”)}} hereby acknowledge, transfer{% if transfer.pr\_transfer\_to != “Multiple Beneficiaries” %} to{% endif %}

{%p if transfer.pr\_transfer\_to == “Themself as beneficiary” %}

{%p for party in PD(estate\_index, “Personal Representative Filter”) %}

{{party.full\_name}}, of {{party.address\_on\_file|one\_line\_address}}

{%p endfor %}

{%p elif transfer.pr\_transfer\_to == “A beneficiary” %}

{{transfer.beneficiary}} of {{transfer.address|one\_line\_address }}

{%p elif transfer.pr\_transfer\_to == “Multiple Beneficiaries” %}

{%p for ben in transfer\_beneficiaries\_list %}

{{ben.transfer\_share}} to {{ben.name}} of {{ben.address|one\_line\_address }}

{%p endfor %}

{%p elif transfer.pr\_transfer\_to == “New Buyer” %}

{{transfer.description}}

{%p endif %}

all of my estate and interest in that piece of land.

IN WITNESS WHEREOF {{cfa.multiple\_prs|text\_merge(“I/we”)}} have hereunto subscribed {{cfa.multiple\_prs|text\_merge(“my name/our names”)}} on {{transfer.signing\_date|signing\_date(transfer.other\_date)}}.

SIGNED in the presence of

{%p for party in PD(estate\_index, “Personal Representative Filter”) %}

|  |  |  |
| --- | --- | --- |
| {{lawyer.name\_on\_docs }} |  | {{party.trust\_company\_and\_contact\_te if party.relationship == 'Trust Company' else party.full\_name}}, {% if estate.grant\_type and "Probate" in estate.grant\_type %}Executor{% else %}Administrator{% endif %} for the Estate of {{deceased.name}} |

{%p endfor %}

{{cfa.multiple\_prs|text\_merge(“I/We”)}}, the undersigned {{cfa.multiple\_prs|text\_merge(“vendor, do/vendors,”)}} certify that {{cfa.multiple\_prs|text\_merge(“I am a resident/we are residents”)}} of Canada for all purposes arising under the *Income Tax Act* of Canada, including but not limited to Section 116(5) thereof.

{%p for party in PD(estate\_index, “Personal Representative Filter”) %}

|  |  |  |
| --- | --- | --- |
| {{party.trust\_company\_and\_contact\_te if party.relationship == 'Trust Company' else party.full\_name}}, {% if estate.grant\_type and "Probate" in estate.grant\_type %}Executor{% else %}Administrator{% endif %} for the Estate of {{deceased.name}} |  |  |

{%p endfor %}

{%p if spouse\_name|answered and spouse\_deceased != True %}

**Dower – Consent of Surviving Spouse**

I, {{spouse\_name}}, being the surviving spouse of {{deceased.name}} do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purposes of giving up my life estate and other dower rights in the said property given to me by the *Dower Act*, to the extent necessary to give effect to the disposition.

|  |  |  |
| --- | --- | --- |
|  |  | {{spouse\_name}} |

{%p endif %}

**Affidavit of** {% if estate.grant\_type and "Probate" in estate.grant\_type %}**Executor**{% else %}**Administrator**{% endif %}

{{cfa.multiple\_prs|text\_merge(“I/We”)}}, {{pr\_names\_and\_addresses\_list}} make oath and say that:

1. {{cfa.multiple\_prs|text\_merge(“I am/We are”)}} the {% if estate.grant\_type and "Probate" in estate.grant\_type %}{{cfa.multiple\_prs|text\_merge(“executor/executors”)}}{% else %}{{cfa.multiple\_prs|text\_merge(“administrator/administrators”)}}{% endif %} of the estate of {{deceased.name}}.

{%p if transfer.statement == 1 %}

1. To the best of {{cfa.multiple\_prs|text\_merge("my/our")}} knowledge, information and belief, the Deceased was not married at the time of {{deceased.gender|gender\_merge("his/her")}} death.

{%p elif transfer.statement == 2 %}

1. To the best of {{cfa.multiple\_prs|text\_merge("my/our")}} knowledge, information and belief, the spouse of the Deceased married person is dead.

{%p elif transfer.statement == 3 %}

1. I am the spouse of the Deceased.

{%p elif transfer.statement == 4 %}

1. To the best of {{cfa.multiple\_prs|text\_merge("my/our")}} knowledge, information and belief, neither the Deceased nor the spouse of the Deceased have resided on the within mentioned land at any time since their marriage.

{%p elif transfer.statement == 5 %}

1. To the best of {{cfa.multiple\_prs|text\_merge("my/our")}} knowledge, information and belief, the Deceased was, at the time of death, married to {{spouse\_name}} being the person who executed the release of dower rights registered in the Land Titles Office on {{transfer.land\_titles\_date|toDate()}} as instrument number {{transfer.land\_titles\_number}}.

{%p elif transfer.statement == 6 %}

1. A judgment for damages was obtained against the Deceased by his or her spouse and registered in the Land Titles Office {{transfer.land\_titles\_date|toDate()}} as instrument number {{transfer.land\_titles\_number}}.

{%p elif transfer.statement == 7%}

1. The homestead of the Deceased consists of land other than the within mentioned land as determined by the election of the Spouse registered in the Land Titles Office on {{transfer.land\_titles\_date|toDate()}} as instrument number {{transfer.land\_titles\_number}}.

{%p elif transfer.statement == 8 %}

1. The homestead of the Deceased consists of land other than the within mentioned land as determined by the Order of the Queen's Bench registered in the Land Titles Office on {{transfer.land\_titles\_date|toDate()}} as instrument number {{transfer.land\_titles\_number}}.

{%p endif %}

{%p if estate.any\_minors\_on\_file != True %}

1. There are no infants who are interested in the Estate of the Deceased, nor were there any infants interested in the Estate of the said Deceased at the time of {{deceased.gender|gender\_merge("his/her")}} death.

{%p endif %}

{%p if not estate.ga\_forms %}

{{p standard\_jurat\_insert}}

{%p else %}

{%p for insert in standard\_jurat\_insert %}

{{p insert}}

{%p endfor %}

{%p endif %}

**Affidavit of Execution for Witness**

I, {{lawyer.name\_on\_docs }}, of {{office.city}}, {{office.province}} make oath and say that:

1. I was personally present and did see {{cfa.comma\_pr\_list}}, {% if estate.grant\_type and "Probate" in estate.grant\_type %}{{cfa.multiple\_prs|text\_merge(“executor/executors”)}}{% else %} {{cfa.multiple\_prs|text\_merge(“administrator/administrators”)}}{% endif %} of the Estate of {{deceased.name}}, who {{cfa.multiple\_prs|text\_merge("is/are")}} personally known to me to be the same {{cfa.multiple\_prs|text\_merge("person/persons")}} named, duly sign the document for the purposes named.
2. The document was signed at {{office.city}}, {{office.province}} and I am the subscribing witness.
3. I know the said {{cfa.multiple\_prs|text\_merge("person/persons")}} and {{cfa.comma\_pr\_list}} {{cfa.multiple\_prs|text\_merge("is/are")}} in my belief the full age of eighteen (18) years.

SWORN BEFORE ME at {{office.city}}, {{office.province}} on {{transfer.signing\_date|signing\_date(transfer.other\_date)}}.

|  |  |  |
| --- | --- | --- |
| A Commissioner for Oaths in and for Alberta |  | {{lawyer.name\_on\_docs }} |

**Affidavit Re Value of Land**

{%p if transfer.pr\_transfer\_to == “New Buyer” %}

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ make oath and say that:

1. I am (one of) (the agent for) the Transferee(s) named in the within instrument and I know the lands therein described.
2. I know the circumstances of the transfer and the true consideration paid by me (us) (the Transferee) is as follows:

Settlement of Estate

1. The Transferor(s) named in the transfer is (are) the person(s) from whom I (we) (the Transferee) acquired the land.
2. 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.

SWORN BEFORE ME at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, {{TODAY|toDate(“1990”)}}.

|  |  |  |
| --- | --- | --- |
| A Commissioner for Oaths in and for Alberta |  |  |

{%p elif transfer.pr\_transfer\_to == “Themself as beneficiary” %}

{{cfa.multiple\_prs|text\_merge("I/We")}}, {{pr\_names\_and\_addresses\_list}} make oath and say that:

1. {{cfa.multiple\_prs|text\_merge("I am the Transferee/We are the Transferees")}} named in the within instrument and {{cfa.multiple\_prs|text\_merge("I/we")}} know the lands therein described.
2. {{cfa.multiple\_prs|text\_merge("I/We")}} know the circumstances of the transfer and the true consideration paid by {{cfa.multiple\_prs|text\_merge("me/us")}} is as follows:

Settlement of Estate

1. The {{cfa.multiple\_prs|text\_merge("Transferor/Transferors")}} named in the transfer {{cfa.multiple\_prs|text\_merge("is the person/are the persons")}} from whom {{cfa.multiple\_prs|text\_merge("I/we")}} acquired the land.
2. The current value\* of the land\*\* in {{cfa.multiple\_prs|text\_merge("my/our")}} opinion is {{transfer.land\_value|money}}.

\* “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.

SWORN BEFORE ME at {{office.city}}, {{office.province}} on {{transfer.signing\_date|signing\_date(transfer.other\_date)}}.

{%p for party in PD(estate\_index, “Personal Representative Filter”)%}

|  |  |  |
| --- | --- | --- |
| A Commissioner for Oaths in and for Alberta |  | {{party.full\_name}} |

{%p endfor %}

{%p elif transfer.pr\_transfer\_to == “A beneficiary” %}

I, {{transfer.beneficiary}}, of {{transfer.address|one\_line\_address}} make oath and say that:

1. I am the Transferee named in the within instrument and I know the lands therein described.
2. I know the circumstances of the transfer and the true consideration paid by me is as follows:

Settlement of Estate

1. The {{cfa.multiple\_prs|text\_merge("Transferor/Transferors")}} named in the transfer {{cfa.multiple\_prs|text\_merge("is the person/are the persons")}} from whom I acquired the land.
2. The current value\* of the land\*\* in my opinion is {{transfer.land\_value|money}}.

\* “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.

SWORN BEFORE ME at {{office.city}}, {{office.province}} on {{transfer.signing\_date|signing\_date(transfer.other\_date)}}.

|  |  |  |
| --- | --- | --- |
| A Commissioner for Oaths in and for Alberta |  | {{transfer.beneficiary}} |

{%p elif transfer.pr\_transfer\_to == “Multiple Beneficiaries” %}

We, {{ben\_names\_and\_addresses\_list}} make oath and say that:

1. We are the Transferees named in the within instrument and we know the lands therein described.
2. We know the circumstances of the transfer and the true consideration paid by us is as follows:

Settlement of Estate

1. The {{cfa.multiple\_prs|text\_merge("Transferor/Transferors")}} named in the transfer {{cfa.multiple\_prs|text\_merge("is the person/are the persons")}} from whom I acquired the land.
2. The current value\* of the land\*\* in our opinion is {{transfer.land\_value|money}}.

\* “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.

SWORN BEFORE ME at {{office.city}}, {{office.province}} on {{transfer.signing\_date|signing\_date(transfer.other\_date)}}.

{%p for ben in transfer\_beneficiaries\_list %}

|  |  |  |
| --- | --- | --- |
| A Commissioner for Oaths in and for Alberta |  | {{ben.name}} |

{%p endfor %}

{%p endif %}