

day of February

in the year of our Lord one thousand nine hundred and fortynine

in pursuance of the

"Short Form of Deeds Act,"

Remeen

ERNEST LYALL TAIT, of the City of Victoria, in the Province of British Columbia.

And

(hereinafter called "the said Grantor") of the one part

MYRON McKAY ASHTON and ANNIE JONES GRAHAM ASHTON, his wife, both of the City of Victoria, in the Province of British Columbia, AS JOINT TENANTS.

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(hereinafter called "the said Grantee") of the other part

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and providing the State of the

of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor Both Grant unto the said Grantee, his heirs and assigns FOREVER:

All and Bingular those certain parcels or tract sof land and premises situate, lying and being in the Municipality of Emanich, in the Province of British Columbia, and being more particularly known and described as Lots Eleven (11) and Twelve (12), in Block "C", of Section Forty-four (44), Victoria District, Plan 6494.

Cogether with all buildings, fixtures, commons, ways, profits, privileges, rights, casements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and all the estate, right, title, interest, property, claim and demand of him the said Grantor in, to, or upon the said premises.

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And the said Granter Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

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And the said Grantor Releases to the said Grantee All Dis Claims upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Granter or Granter, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successore, and a signe, and that in case of more than one Grantor the said covenants, province, conditions and agreements shall be construed and held to be several as well as joints of surface

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The Grantees, as to the said lots, and with intent that the burden of the covenant herein contained shall run with the land and with intent to bind all persons in whom the said lots for the time being be vested, but not so as to be personally liable under this covenant after they have parted with the said lots, and with the intent that the said wovenant shall enure to the benefit of the Grantor, his heirs and assigns and all others claiming under him or them to all or any of his or their lands in the said subdivision according to the said plan, HERMEN COVENANTS with the Grantor, his heirs and assigns as follows:

- (a) Not at any time hereafter within the period of twenty-five years from the date hereof to erect any building or structure on the said lots other than one single storey dwelling house with or without garage and usual outbuildings connected with the dwelling house and that no such dwelling house shall be erected on the said lots at a less cost of labour and material ascunting to the sum of six thousand five hundred dollars (26500.00).
- (b) That any fences constructed on the said lands shall be concealed in hedge.
- (c) That the Grantees will not use any such building for any purpose other than a private dwelling house.
- (d) That the said lots shail not at any time be sold or leased to any person other than a person of the Caucausian Race.
- (c) Not/any time hereafter to interfere with or to permit any interference with the flow of waters across the said lots, so that the same shall always flow freely in its present course, and not at any time to pollut or allow any pollution of the waters contained in, within and underthe lands comprised in the said lots, and not at any time to put, place or permit to be put or placed experimental support of the said waters any substance that may be deleterious to fish life and acquatic flors, the intention being that the waters existing in, and upon the lands shown in the said plan of subdivision shall at all times be preserved in ours state for the use upon, and ornamentation of the lands as a whole.

Juselyn I-loyer Stenograpsker Victoria BC E.S. Tail. amis J. S. Ochton Myron M. Kay Cahton

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	LAND REGISTRY	ACT 176701
	FORM A.	ardinoilea/v
	(Section 124.) APPLICATION FOR REGISTRATION OF 1	The State of the sample was
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John Denis Haga	. Broker. 626 View Street. Vistoria. B	ritish Columbia
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upplicant is a corporation. Strike out words not applicable.	Arrenten ar British and protect (Ox	
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Saanich	Victoria District, Plan 6494, but subject to the Restrictive Covenant	
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owner, relating to the s	sune; and I am duly futtorized by the not the full age of is Province of Bylish (Columbia, and am of the full age of lemn declaration conscientionally isofleving it to be true, and I by virtue of the "Canada Evidence Act."	twenty-one years. knowing that it is of the same force and
And I make this so if made under onth an	i by virtue of the "Camula Evidence Act."	La O Telonoll
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the provisions of the	e "Land Registry Act and claim registration accord-	D1 115-1120
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And I make this at a disc rebus slunt	Shenn declination concentrations from the Canada Evidence Act. this 11th (Signature)	f final

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twellth in the year of Our Lord one thousand nine hundred and forty- seven.

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Between

ERNEST LYALL TAIT, of the City of Victoria, and Province of British Columbia.

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And

JOHN DEMIS HAGAL, of 626 View Street, in the City of Victoria; and Province of British Columbia.

"(hereinster called "tile Sid Grantes") of the other part

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in the municipality of Seanich, and Province of British Columbia, and more particularly known and described as '186' Seven (7); of Section Forty-four (44), Victoria District, Plen 6494, but subject to the Restrictive Covenant as to the use of the said lands, hereinefter contained contained.

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Cogether with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and all the estate, right, title, interest, property, claim and demand of 197 him the said Grantor in, to, or upon the said premises

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The Crantee, as to the said lot, and with intent that the burden of the covenant herein contained shall run with the land and with intent to bind all persons in whom the said lot for the time being be vested, but not so as to be personally liable under this covenant after he has parted with the said lot, and with the intent that the said covenant shall enure to the benefit of the Grantor, his heirs and assigns and all others claiming under him or them to all or any of his or their lands in the said sub-division according to the said plan, HEREBY COVENANTS with the Grantor, his heirs and assigns as follows:

- Not at any time hereafter within the period of twenty-five years from the date hereof to erect any building or structure on the said lot other than one single storey dwelling house with or without garage and usual outbuildings connected with the dwelling house and that no such dwelling house shall be erected on the said lot at a less cost of labous and material amounting to the sum of Six Thousand Five Hundred Dollars (\$6500.00).
- That any fences constructed on the said lands shall be concealed in hedge.
- That the Grantee will not use any such building for any (c) purpose other than a private dwelling house.
- That the said lot shall not at any time be sold or leased to any person other than a person of the Caucasian Race.
- Not at any time hereafter to interfere with or to permit any interference with the flow of waters across the said lot, so that the same shall always flow freely in ite present course, and not at any time to polluteor allow any pollution of the waters contained in, within and under the lands comprised in the said lot, and not at any time to put, place or permit to be put or placed in the said waters any substance that may be deleterious to fish life and acquatic flora, the intention being that the waters existing in, and upon the lands shown in the said plan of subdivision shall at all times be preserved in pure state for the use upon, and opmanentation of the lands as a whole.

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And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every, Grantor or Granten, male or female, and to he are heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors, and assigns, and that in case of more than one Grantor the said covenages, provisors, conditions and agreements shall be construed and held to be several as well as joint.

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In Contrast Edition and parties hereto have hereunto set their Hands and seals.

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And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Beleases to the said Grantee All his Claims upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantce, male on female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors, and assigns, and that in case of more than one Grantor the said covenants; provisoes). conditions and agreements shall be construed and held to be several as well as joint.

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