



# REMOVAL OF "SUBJECT TO CLAUSE" AND APPOINTMENT OF CONVEYANCER



PAGE 1 OF 2 PAGES

ADDRESS OF PROPERTY: 420 3160 Casorso RD Kelowna V1W 3L7

P.I.D.: 017-889-265

DATE OF CONTRACT: July 28, 2017

BUYER: Reanne McNally

SELLER: Paul Schumann and Kyra MacPherson

## A. REMOVAL/WAIVER OF "SUBJECT TO CLAUSE"

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS /ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

### 1. TITLE SEARCH

Subject to the Buyer(s) on or before August 11, 2017 searching and approving title to the property against the presence of any charge or other feature, whether registered or not, that may reasonably affect the property's use or value. The Buyer(s) are advised to obtain title insurance. This condition is for the sole benefit of the Buyer(s).

### 2. HOME & PROPERTY INSPECTION

Subject to the Buyer(s), at the Buyer's expense, obtaining and approving a Home & Property Inspection Report on the property which may include a Bug and Termite Inspection by August 11th 2017 from a qualified professional Home Inspector of the Buyer's choice. The Seller agrees to allow access to the property upon reasonable notice. The Buyers are aware if they choose to waive the opportunity to have an Inspection completed that they may be taken on any responsibilities and expenses that may occur that may have reasonably been discovered with an inspection.

### 3. BUYER FINANCING

Subject to a FIRST MORTGAGE acceptable to the Buyer being made available to the Buyer by August 11th, 2017.

### 4. LEGAL ADVICE

Subject to the Buyer(s) obtaining and approving independent Legal Advice concerning the transaction by August 11th, 2017.

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)

|                                     |                          |
|-------------------------------------|--------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/> |
| BUYER                               | SELLER                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| BUYER                               | SELLER                   |

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE

(BUYER)

DATE August 10, 2017

(BUYER)

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)

Authentisign

8/10/2017 3:43:54 PM PDT

## B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS \_\_\_\_\_ OF \_\_\_\_\_  
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE

(BUYER)

DATE

(BUYER)

THE SELLER HEREBY APPOINTS \_\_\_\_\_ OF \_\_\_\_\_  
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)



# REMOVAL OF "SUBJECT TO CLAUSE" AND APPOINTMENT OF CONVEYANCER



PAGE 2 OF 2 PAGES

ADDRESS OF PROPERTY: 420 3160 Casorso RD Kelowna V1W 3L7

P.I.D.: 017-889-265 DATE OF CONTRACT: July 28, 2017

BUYER: Reanne McNally SELLER: Paul Schumann and Kyra MacPherson

**A. REMOVAL/WAIVER OF "SUBJECT TO CLAUSE"**

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS /ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

5. STRATA DOCUMENTATION Subject to the Buyer(s), on or before August 11th, 2017 receiving and approving the following documents with respect to information that may adversely affect the use or value of the strata lot, including any by-law, item of repair or maintenance, special levy, judgement or other liability, whether actual or potential:

- A current Form "B" Information Certificate attaching the strata corporation's rules, current budget and the developer's Rental Disclosure Statement if any.
- A copy of the registered strata plan, any amendments to the strata plan and any resolutions dealing with changes to common property.
- The current by-laws and financial statements of the strata corporation and any section to which the strata corporation lot belongs to.
- The Minutes of any meeting held between the period of July 2015 to Current by the strata council and the members in annual, extraordinary or special general meetings and by the members of the executive of any section to which the strata lot belongs.
- Other pertinent information, documents, records or reports.
- Current strata depreciation report

Immediately upon acceptance of this offer or counter offer, the Seller(s) will authorize the (Seller's/Buyer's agent) to request, at the (Seller's/Buyer's) expense, complete copies of the documents listed above from the strata corporation or other source and to immediately, upon receipt, deliver the documents to the Buyer(s) (or the Buyer's agent). This condition is for the sole benefit of the Buyer(s).

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)

|                                     |                          |
|-------------------------------------|--------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/> |
| BUYER                               | SELLER                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| BUYER                               | SELLER                   |

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

OR ☒ ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE

(BUYER)

DATE August 10, 2017

(BUYER)

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)

**B. APPOINTMENT OF CONVEYANCER**

THE BUYER HEREBY APPOINTS \_\_\_\_\_ OF \_\_\_\_\_  
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE

(BUYER)

DATE

(BUYER)

THE SELLER HEREBY APPOINTS \_\_\_\_\_ OF \_\_\_\_\_  
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)