

APPLICATION FOR TRANSFER OF LAND

Before submitting documents to the Land Titles Office, please enclose the following:

- A Foreign Ownership Declaration (if required). The declaration must be sworn before a Commissioner for Oaths who must print his/her name and expiry date or a Notary Public who must affix his/her seal.

AND

The original Transfer of Land as well as, all applicable affidavits and an electronic on-line Document Registration Request (DRR) form; Logon to SPIN 2, www.spin.gov.ab.ca, then click the DRR button on the SPIN 2 Menu Bar, see DRR Help files for additional information.

NOTE:

- The Dower Affidavit **OR** Consent of Spouse **AND** Certificate of Acknowledgement by Spouse must be completed if there is "only" one transferor (current owner) on title.
- Clauses #2 **AND** #3 of the Affidavit Re Value of Land must be completed.

If attending the Land Titles Office and swearing an affidavit before a Land Titles Commissioner for Oaths, you must produce proper identification (e.g., a valid driver's license, passport or an identification card issued by Alberta Registries).

Registration Fees

Base Fee	\$50.00
	plus \$1.00 for each \$5,000.00 (or portion thereof) of the value of the land
Extra title(s) affected	\$15.00 per title
Certified copy of title(s)	\$10.00 per title

- Please enclose a cheque or money order payable to the **Minister of Finance**. The completed transfer of land, applicable affidavits, appropriate fees and DRR can be mailed to either address:

Land Titles Office
Box 7575
Calgary AB T2P 2R4

or

Land Titles Office
Box 2380
Edmonton AB T5J 2T3

If you have any further questions, please call or visit at:

Alberta Government Services Bldg.
2nd Floor, 710-4th Avenue SW
Calgary AB T2P 0K3
(403) 297-6511

or

John E. Brownlee Building
10365-97th Street
Edmonton AB T5J 3W7
(780) 427-2742

The above information is only a guideline and is not intended as an exhaustive listing

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 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 _____ .

SIGNED by the above named

in the presence of

(Transferor sign here)

(Transferor sign here)

(Witness sign here)

Consent of Spouse

FORM A
Dower Act
Sections 4 and 6

I, _____ being married to the above named

_____ do hereby give my consent to the disposition of our homestead, made in the 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)

Certificate of Acknowledgement By Spouse

FORM C
Dower Act
Sections 5, 6 and 9

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,
- (b) is aware that the *DOWER ACT* gives her (or him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent,
- (c) 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 said disposition,
- (d) is executing the document freely and voluntarily without any compulsion on the part of her husband (or his wife).

DATED at _____

in the _____

this _____ day of _____, _____

(Officiating Officer sign here)

(Print name of Officiating Officer)

(Expiry date of Commission)

Dower Affidavit

FORM B
Dower Act
Section 4

I, _____
of _____ in the _____

make oath and say:

1. I am the transferor (or the agent under power of attorney in my favour registered in the Land Titles Office on _____ as instrument number _____ granted by the transferor(s) 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 _____ .

- OR -

A judgement for damages was obtained against me by the spouse (or my principal by my principal's spouse) and registered in the Land Titles Office on _____ as Instrument number _____ .

SWORN before me at _____

in the _____

this _____ day of _____ , _____

(Signature)

(A Commissioner, etc. (or as the case may be)

(Print name of commissioner)

(Expiry date of commission)

Affidavit of Attestation of an Instrument

Form 31
Land Titles Act
Sections 155 and 156

I, _____
of _____ in the _____

make oath and say:

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;

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;

2. The instrument was signed at _____, in the _____ and I am subscribing witness thereto;

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 _____
this _____ day of _____, _____

(A Commissioner, Etc. (or as the case may be))

(Witness Sign Here)

(Print Name of Commissioner)

(Expiry Date of Commission)

Affidavit Re Value Of Land

Form 32
Land Titles Act
Section 164

I, _____

of _____ in the _____

make oath and say:

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

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.

SWORN before me at _____

in the _____

this ____ day of _____, _____

(A Commissioner, Etc. (or as the case may be))

(Signature of Transferee or Agent or Solicitor)

(Print Name of Commissioner)

(Expiry Date of Commission)

Affidavit of Minors for Estates

Schedule A
Land Titles Act
Sections 120(1)(d)

I, _____ ,
of _____ , in the _____ ,

make oath and say:

1. THAT I am the Administrator (or Executor) for the Estate of _____
late of _____ in the _____ ,
Deceased and as such have a personal knowledge of the facts hereinafter deposed to.

2. THAT there are no minors interested in the said Estate nor were there any minors interested in the Estate at the time of
the death of the said deceased.

SWORN before me at _____
in the _____
this ____ day of _____ , _____

(A Commissioner, Etc. (or as the case may be))

(Signature)

(Print Name of Commissioner)

(Expiry Date of Commission)