

**TITLE SEARCH PRINT**

2022-02-04, 12:14:13

File Reference:

Requestor: Maria Furtado

Declared Value \$560000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**  
Land Title Office

VICTORIA  
VICTORIA

**Title Number**  
From Title Number

CA7971827  
CA583261

**Application Received**

2020-01-09

**Application Entered**

2020-01-13

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

YVONNE SARAH PERRETT, MEDICAL ADMINISTRATOR  
TIMOTHY DEAN STONER, ELECTRICIAN  
6523 STEEPLE CHASE  
SOOKE, BC  
V9Z0W3  
AS JOINT TENANTS

**Taxation Authority**

Sooke, District of

**Description of Land**

Parcel Identifier: 026-759-721  
Legal Description:  
LOT 13 SECTION 26 SOOKE DISTRICT PLAN VIP81325

**Legal Notations**

HERETO IS ANNEXED EASEMENT 217994G OVER THE NORTH 20 FEET OF PARCEL "A" OF LOT 1, PLAN 7706

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FA83188

**Charges, Liens and Interests**

Nature: STATUTORY RIGHT OF WAY  
Registration Number: FA83186  
Registration Date and Time: 2006-07-10 12:18  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

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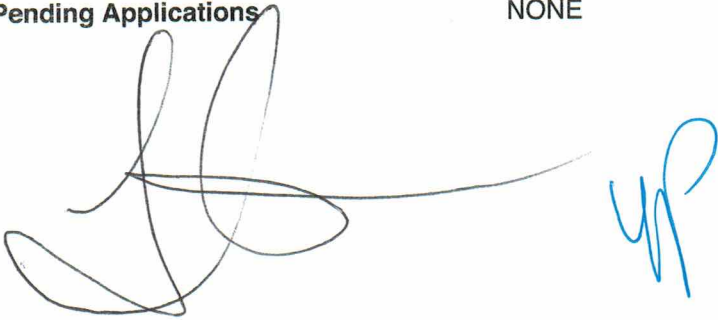
Nature: STATUTORY BUILDING SCHEME  
Registration Number: FA83231  
Registration Date and Time: 2006-07-10 12:27  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CA7971828  
Registration Date and Time: 2020-01-09 15:27  
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA  
INCORPORATION NO. A52313

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

A large, complex handwritten signature in black ink is positioned on the left side of the page. A thin horizontal line extends from the right side of this signature towards a smaller, more compact handwritten signature in blue ink on the right side of the page.





DATE OF DISCLOSURE

ADDRESS: 6523 Steeple Chase Victoria

BC V9Z 0W3

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		JA		
F. Indicate the sanitary sewer system the Premises are connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		JA		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		JA		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		JA		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	JA			
B. To the best of your knowledge, is the ceiling insulated?	JA			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		JA		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	JA			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> received WETT certificate?				JA
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		JA		
G. Are you aware of any structural problems with any of the buildings?		JA		
H. Are you aware of any additions or alterations made in the last 60 days?		JA		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?	JA			
J. Are you aware of any problems with the heating and/or central air conditioning system?		JA		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		JA		
L. Are you aware of any damage due to wind, fire or water?		JA		

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BUYER'S INITIALS

JA	UP	
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SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: 6523 Steeple Chase Victoria

BC V9Z 0W3

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		<i>JA</i>		
N. Are you aware of any problems with the electrical or gas system?		<i>JA</i>		
O. Are you aware of any problems with the plumbing system?		<i>JA</i>		
P. Are you aware of any problems with the swimming pool and/or hot tub?		<i>JA</i>		
Q. Do the Premises contain unauthorized accommodation?	<i>JA</i>			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>JA</i>		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<i>JA</i>		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<i>JA</i>		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		<i>JA</i>		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)		<i>JA</i>		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<i>JA</i>		

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<i>JA</i>		
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BUYER'S INITIALS

<i>JA</i>	<i>JP</i>	
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SELLER'S INITIALS



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4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>				
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?				

**5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)**

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the Seller will be disclosed by the Seller to the Buyer prior to closing. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

  
 SELLER(S) **Yvonne Sarah Perrett**

  
 SELLER(S) **Timothy Dean Stoner**

\_\_\_\_\_  
 SELLER(S)

The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr \_\_\_\_\_.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries. **The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.**

\_\_\_\_\_  
 BUYER(S)

\_\_\_\_\_  
 BUYER(S)

\_\_\_\_\_  
 BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages or their Managing Brokers, Associate Brokers or Representatives warrant or guarantee the information provided about the Premises.

\*PREC represents Personal Real Estate Corporation

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