

Form 8 Land Titles Act
Section 64

Insert Name(s) of Transferor(s) (Current Owners as shown on Title)
I,

Delete Inapplicable Estate

Insert Complete Legal Description, and if Applicable, the Mines and Minerals Reservation
being registered owner of an estate in fee simple (leasehold, life estate), subject to registered encumbrances, liens and interests, if any, in all that piece of land described as follows:

Set out the True Consideration Received (\$1.00 or NIL is Acceptable)
do hereby, in consideration of (the sum of) (\$ _____) Dollars

Insert Name(s) and the Mailing Address of the New Registered Owner(s)
transfer to:

Multiple Owners Should also include the Tenancy Arrangement (If Not Specified, the Parties are Deemed to Hold Title as Tenants In Common)
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 _____ .
(DATE)

Execution by the Transferor(s) Before a Witness is Required
SIGNED by the above named
in the presence of _____
(TRANSFEROR SIGN HERE)

(WITNESS SIGN HERE) _____
(TRANSFEROR SIGN HERE)

Form A Dower Act
Sections 4 and 6

Consent of Spouse

Affidavit must be Completed and Signed by the Spouse
I, _____ being married to the above named _____
do hereby give my consent to the disposition of our homestead, made in this 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

Acknowledgment is to be Completed by a Person Authorized to Take Proof of the Execution of Instruments

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

DATED at _____

in the province of _____

this _____

(OFFICIATING OFFICER SIGN HERE)

Dower Affidavit

Affidavit must be Completed by the Transferor or Person Authorized to Complete the Affidavit on Behalf of the Transferor

I, _____
of _____ in the Province of _____
make oath and say:

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

SWORN before me at _____

in the province of _____

this _____

(DATE)

(SIGNATURE)

A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

Delete and Initial Inapplicable Clauses in Clause 2

Execution Before a Commissioner, etc. Is Required

**Insert Name of
Witness (Legible
Names Required)**

I, _____
of _____ in the Province of _____
make oath and say:

**Require Given
Name(s) and
Surname of each
Transferor
(Current Owners
as Shown on Title)**

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;

**Delete and Initial
Inapplicable Clauses**

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;

**Insert Name of
City / Town and
Province**

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

**Execution by the
Transferor's
Witness Before a
Commissioner, etc.
Is Required**

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 province of _____

this _____

(DATE)

(WITNESS SIGN HERE)

A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

**Affidavit must be
Completed by the
Transferee or their
Agent**

I, _____
of _____ in the Province of _____
make oath and say:

**Outline the Details
of The
Consideration
(Transfer from
Husband to
Husband and Wife,
or \$1.00, or
Nominal Are
Acceptable)**

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: **(give full details:** cash, assumption of mortgage, exchange or other consideration with cash value of same.) **Completion of Clause #2 is Required.**

**Insert the Current
Value of the Land**

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.

**Execution Before a
Commissioner, etc.
Is Required**

SWORN before me at _____

in the province of _____

this _____

(DATE)

(TRANSFEREE OR AGENT SIGN HERE)

**The affidavit must
be sworn within
the preceding 2
years, as the value
of the land must be
reasonably
current.**

A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

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.

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, and appropriate fees 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