

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR3900324

File Reference: 144167

TONY SPAGNUOLO AND TONY SPAGNUOLO
LAW CORPORATION
#300-906 RODERICK AVENUE
COQUITLAM BC V3K 1R1

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 714857).

I certify this to be an accurate reproduction of title number **CB872763** at 15:33 this 1st day of November, 2023.



REGISTRAR OF LAND TITLES



Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CB872763 AB216420
Application Received	2023-09-05
Application Entered	2023-09-07
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MONIKA CRISTINA SOOS, OFFICE MANAGER RADU SOOS, OWNER 23436 DOGWOOD AVENUE MAPLE RIDGE, BC V2X 4S5 AS JOINT TENANTS
Taxation Authority	Maple Ridge, City of

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Description of Land

Parcel Identifier: 010-493-433
Legal Description:
LOT 2 SECTION 28 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 19475

Legal Notations

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 15 DEPOSITED JULY 30, 1974

Charges, Liens and Interests

Nature: MORTGAGE
Registration Number: CB872764
Registration Date and Time: 2023-09-05 14:09
Registered Owner: BLUESHORE FINANCIAL CREDIT UNION
INCORPORATION NO. FI18

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).