

BILL OF SALE (ABSOLUTE)

THIS INDENTURE dated the 7 day of DECEMBER, 2010.

BETWEEN:

SCHOOL DISTRICT NO. 72 (CAMPBELL RIVER)

of 425 Pinecrest Road, Campbell River, in the
Province of British Columbia, V9W 3P2

(the Vendor)

AND:

WHALETOWN COMMUNITY CLUB

of the Gorge Hall, Whaletown, in the Province
of British Columbia.

(the Purchaser)

WHEREAS the Vendor

- (a) is possessed of land described as Lot A, Section 35, Cortes island, Sayward District, Plan 4223 lying to the South of a straight boundary joining points on the Westerly and Easterly boundaries of said Lot distant respectively One hundred and thirty-two (132") from the North Westerly and North Easterly corners of said lot in its current condition. The Vendor provides no warranty as to its condition or suitability.
- (b) on those lands is located a building referred to as "the School House" shown outlined in red on the map attached as Schedule A.
- (c) has agreed to sell to the Purchaser the building and its fixtures known as the School House as outlined in red on the enclosed map.

NOW THIS INDENTURE WITNESSES:

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In consideration of ONE DOLLAR (\$1.00), paid by the Purchaser to the Vendor at or before the signing and delivery of this Indenture, the receipt of which the Vendor acknowledges, the Vendor bargains, sells, assigns, transfers and sets over the School House and all the right, title, interest, property, claim and demand of the Vendor to the Purchaser, for their sole use.

The Vendor covenants, promises and agrees to and with the Purchaser

- (a) that the the School House is now in the possession of the Purchaser is situated at or near Lot A, Section 35, Cortes island, Sayward District, Plan 4223 lying to the South of a straight boundary joining points on the Westerly and Easterly

boundaries of said Lot distant respectively One hundred and thirty-two (132") from the North Westerly and North Easterly corners of said lot, as outlined in red on the attached Appendix.

- (b) that the Vendor is now rightfully and absolutely possessed of and ENTITLED to the said chattels assigned.
- (c) that the Vendor has in itself GOOD RIGHT TO ASSIGN the said chattels to the Purchaser in the manner aforesaid.
- (d) that said chattels are FREE AND CLEAR of all charges and encumbrances of every nature and kind whatsoever.
- (e) that the Purchaser shall at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said chattels FOR THEIR OWN USE and benefit without any hindrance, interruption, molestation, claim or demand whatsoever of, from or by it, or any person whomsoever representing the Vendor.
- (f) that the Vendor shall at all times hereafter, upon every reasonable request of the Purchaser, but at the expense of the Purchaser, do all such FURTHER ACTS, deeds and assurances for the more effectual assignment of the said chattels to the Purchaser, in the manner aforesaid, and according to the true intent and meaning of this Indenture, as shall be reasonably required by the Purchaser.

AND IT IS EXPRESSLY AGREED between the parties that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Indenture shall be read as made by the respective parties, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties so require, and where a party is more than one person, all covenants shall be deemed to be joint and several.

IN WITNESS WHEREOF The Vendor has hereunto set his hand and seal the 7th day of December, 2010, and where the Vendor is a corporate entity, the corporate seal was affixed in the presence of its duly authorized officers.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
Secretary-Treasurer
425 Pinecrest Rd
Campbell River, BC

SCHOOL DISTRICT NO. 72
(CAMPBELL RIVER)

Per:

[Signature]
Authorized Signatory