

FOURTH SESSION

THIRTY-FIRST LEGISLATURE

ASSEMBLÉE NATIONALE DU QUÉBEC

Bill 252

(PRIVATE)

**An Act respecting certain immoveables of the cadastre
of the parish of Saint-Jean-Chrysostôme,
registration division of Châteauguay**

First reading

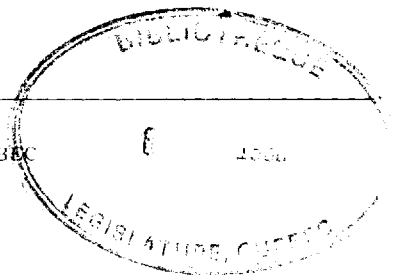
Second reading

Third reading

M. CLAUDE DUBOIS

L'ÉDITEUR OFFICIEL DU QUÉBEC

1979



Bill 252

(PRIVATE)

An Act respecting certain immoveables of the cadastre
of the parish of Saint-Jean-Chrysostôme,
registration division of Châteauguay

WHEREAS in January 1967 a notice of sale for taxes was given and registered in the office of the registration division of Châteauguay under number 503, of lots numbers 1173, 1174 and 1175 of the cadastre of the parish of Saint-Jean-Chrysostôme, registration division of Châteauguay, and that part of lot 1176 of the same cadastre described in Schedule A;

Whereas on 11 March 1967 those immoveables were adjudicated to William Carrière, notice of the adjudication being registered on the same date, in the same registry office, under number 505;

Whereas the two notices are irregular, as the taxpayer in default was the owner of only that part of lot number 1175 described in Schedule B, as that part of the lot was not described with its adjacent properties and the part of lot 1176 described in Schedule A was also not described with its adjacent properties;

Whereas on 17 March 1969 the adjudication was confirmed by a deed of sale registered on 18 March of the same year, in the same registry office, under number 120856;

Whereas in May 1973 notice of the sale for taxes was given and registered in the office of the registration division of Châteauguay under number 592, of that part of lot 1175 of the same cadastre described in Schedule C;

Whereas on 12 July 1973 that immoveable was adjudicated to Maurice de Bellefeuille, notice of the adjudication being registered on 18 July 1973, in the same registry office, under number 596;

Whereas the two notices are irregular, as the part of lot number 1175 described in Schedule C was not described with its adjacent properties;

Whereas on 5 May 1976 the adjudication was confirmed by a deed of sale registered on 10 May of the same year, in the same registry office, under number 151009;

Whereas Concorde Enterprises Limited acquired from the purchasers of the lots, or their representatives, lots numbers 1173, 1174 and 1175 and that part of lot number 1176 of the same cadastre described in Schedule A;

HER MAJESTY, with the advice and consent of the Assemblée nationale du Québec, enacts as follows:

1. By the deed of sale registered on 18 March 1969 in the office of the registration division of Châteauguay under number 120856, William Carrière became the absolute owner of lots numbers 1173 and 1174 of the official plan and book of reference of the parish of Saint-Jean-Chrysostôme, registration division of Châteauguay, of that part of lot number 1175, of the same official plan and book of reference described in Schedule B, and of that part of lot number 1176 of the same official plan and book of reference described in Schedule C.

2. By the deed of sale registered on 10 May 1976 in the same registry office under number 151009, Maurice de Bellefeuille became the absolute owner of that part of lot number 1175 of the official plan and book of reference of the parish of Saint-Jean-Chrysostôme, registration division of Châteauguay, described in Schedule C.

3. No irregularity or illegality committed in respect of the sale for taxes made in 1967 and that made in 1973 of the immovables contemplated in sections 1 and 2 can justify the cancellation of the deeds of sale contemplated in sections 1 and 2 or of the adjudications confirmed therein.

4. Should any natural or artificial person or any partnership, had sections 1 to 3 not been passed, have been entitled to claim before the courts any real right to the whole or any part of the immovables contemplated in those sections, his claim is converted into a personal claim against Concorde Enterprises Limited for an amount equal to the value of that real right as computed on the date of sanction of this act.

Every such claim will be prescribed on the day the claim to the real right it replaces would have been prescribed had it not been converted; the amount of the claim or the claim itself does

not constitute a real right or a charge on any of their parts, the whole thereof without prejudice to the claim based on the warranty of the present owner or his heirs against any natural or artificial person or any partnership who or which might be bound to pay the claim.

5. This act comes into force on the day of its sanction.

SCHEDULE A

DESCRIPTION OF PART OF LOT 1176 OF THE OFFICIAL PLAN AND BOOK OF REFERENCE OF THE PARISH OF SAINT-JEAN-CHRYSOSTÔME, REGISTRATION DIVISION OF CHÂTEAUGUAY

Bounded on the northeast by a public road, on the northwest by lot number 1175 of the said cadastre, on the southwest by the dividing line between the third and the fourth ranges of Edwardstown and on the southeast by the remainder of lot number 1176 of the said cadastre, owned by Henri Gervais or his representatives; measuring one arpent and one half ($1\frac{1}{2}$) in width by twenty arpents (20) in length and having an area of thirty arpents (30).

SCHEDULE B

DESCRIPTION OF PART OF LOT 1175 OF THE OFFICIAL PLAN AND BOOK OF REFERENCE OF THE PARISH OF SAINT-JEAN-CHRYSOSTÔME, REGISTRATION DIVISION OF CHÂTEAUGUAY

Bounded on the northeast by the remainder of lot number 1175 of the said cadastre, presently owned by Concorde Enterprises Limited, on the northwest by lot number 1174 of the said cadastre, on the southwest by the dividing line between the third and the fourth ranges of Edwardstown and on the southeast by lot number 1176 of the said cadastre; measuring one arpent, two rods and nine feet (1-2-9') in width by nineteen arpents and one hundred and eight feet (19-108') in length and having an area of twenty-four square arpents and one half ($24\frac{1}{2}$), being the whole lot, less the half square arpent sold by Adélard Bissonnette to Albert Bissonnette by a deed of sale registered on 7 March 1935 in the office of the registration division of Châteauguay under number 56506.

SCHEDULE C

DESCRIPTION OF PART OF LOT 1175 OF THE OFFICIAL PLAN
AND BOOK OF REFERENCE OF THE PARISH OF
SAINT-JEAN-CHRYSTÔME, REGISTRATION DIVISION
OF CHÂTEAUGUAY

Bounded on the northeast by a public road, on the northwest by lot number 1174 of the said cadastre, on the southwest by the remainder of lot number 1175 of the said cadastre, presently owned by Concorde Enterprises Limited and having been owned in 1973 by André Meunier *in trust* and Maurice de Bellefeuille, as joint undivided owners, and on the southeast by lot number 1176 of the said cadastre; measuring two hundred and twenty-five feet (225') in width by seventy-two feet (72') in length and having an area of one half arpent ($\frac{1}{2}$).