

CONTRACT OF PURCHASE AND SALE

PREPARED BY: Century 21 Apex International DATE: November 22, 2007
(BROKERAGE - PLEASE PRINT)
 ADDRESS: #301, 6935 - 120 Street Delta PC: V4E 2A8 PHONE: 604-599-4888
 PER: George Tan MLS® No.: V664980
(LICENSEE - PLEASE PRINT)

SELLER: <u>S&H GAFFNEY</u>	BUYER: <u>Raymond Lehoux</u>
SELLER: _____	BUYER: _____
ADDRESS: <u># 312 450 BROMLEY ST</u>	ADDRESS: <u>1368 Stevens Street, White Rock, BC</u>
_____	_____
<u>Coquitlam</u> PC: <u>V3K 6S5</u>	PC: _____
PHONE: _____	PHONE: _____
RESIDENT OF CANADA <input checked="" type="checkbox"/> NON-RESIDENT OF CANADA <input type="checkbox"/>	OCCUPATION: <u>Retired</u>
<small>as defined under the <i>Income Tax Act</i>.</small>	_____

PROPERTY:


312 450 BROMLEY ST
 UNIT NO. ADDRESS OF PROPERTY
Coquitlam V3K 6S5 015-726-339
 CITY/TOWN/MUNICIPALITY POSTAL CODE PID
NWS3181 LT 36 DL 113 LD 36 GRP 1
 LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

- PURCHASE PRICE:** The purchase price of the Property will be _____
Two Hundred and Forty-Two Thousand
 _____ DOLLARS \$ 242,000.00 (Purchase Price)
- DEPOSIT:** A deposit of \$ 20,000.00 which will form part of the Purchase Price, will be paid on the following terms:
 To be placed in trust within 24 hours upon removal of all subject to clauses and payable by way of bank draft or certified cheque.

All monies paid pursuant to this section (Deposit) will be delivered in trust to Century 21-Apex International

_____ and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.


INITIALS