

Sample content to be used in Form 32

This sample text can be customized as needed to complete the evidence section in Manitoba land titles form 32.

Sample 1

I witnessed the signatures of JOE SMITH and FRANCINE SMITH on an Amending Agreement between JOE SMITH and FRANCINE SMITH and the MANITOBA CREDIT UNION LIMITED, dated April 12, 2020 (“Amending Agreement”).

The Amending Agreement was provided to both JOE SMITH and FRANCINE SMITH by regular mail at an address provided by them for this purpose.

Video link witnessing was utilized because both JOE SMITH and FRANCINE SMITH are self-isolating.

In accordance with the Registrar’s General’s Directive on Witnessing documents under The Real Property Act during COVID-19 Pandemic, dated April 1, 2020, I hereby certify the following:

1. I am satisfied as to the identity of both JOE SMITH and FRANCINE SMITH because their identity has been proven to me to my satisfaction. I am satisfied as to their identity because:
 - a. I was able to view the Manitoba Driver’s Licence for JOE SMITH during the video link session and am satisfied that the person who identified themselves as JOE SMITH is the person shown on the Manitoba Driver’s Licence;
 - b. I was able to view the Canadian Passport for FRANCINE SMITH during the video link session and am satisfied that the person who identified themselves as FRANCINE SMITH is the person shown on the Canadian passport.
2. On April 12, 2020, I witnessed both JOE SMITH and FRANCINE SMITH execute the Amending Agreement via a single, uninterrupted video link session in which I was at all times able to see and hear both JOE SMITH and FRANCINE SMITH.
3. During the uninterrupted video link session both prior and subsequent to the execution of the Amending Agreement by both JOE SMITH and FRANCINE SMITH, I was able to view the Amending Agreement and am satisfied that it was the same Amending Agreement that was sent to them by me.
4. The original, signed copy of the Amending Agreement was received by me via regular mail on April 14, 2020. I have personally examined the Amending Agreement received and, aside from the presence of the signatures of both JOE SMITH and FRANCINE SMITH, am satisfied that it is identical to the Amending Agreement provided to them by me. After satisfying myself as to the authenticity of the Amending Agreement, I then affixed my signature as witness.

Sample 2

I witnessed the signatures of JOE SMITH and FRANCINE SMITH on a Transfer of Land.

The control number on that transfer is 1A7F-B675-49ED-43A1-9817-15C7-757E-FB98 (the "Transfer").

The Transfer was provided to both JOE SMITH and FRANCINE SMITH by regular mail at an address provided by them for this purpose.

Video link witnessing was utilized because both JOE SMITH and FRANCINE SMITH are self-isolating.

In accordance with the Registrar's General's Directive on Witnessing documents under The Real Property Act during COVID-19 Pandemic, dated April 1, 2020, I hereby certify the following:

1. I am satisfied as to the identity of both JOE SMITH and FRANCINE SMITH because they are both personally known to me.
2. On April 12, 2020, I witnessed both JOE SMITH and FRANCINE SMITH execute the Transfer via a single, uninterrupted video link session in which I was at all times able to see and hear both JOE SMITH and FRANCINE SMITH.
3. During the uninterrupted video link session both prior and subsequent to the execution of the Transfer by both JOE SMITH and FRANCINE SMITH, I was able to view both the 32 digit control number and the control image on the Transfer and was satisfied that the Transfer executed by them is one and the same as the Transfer provided to them in the manner identified above.
5. The original, signed copy of the Transfer was received by me via regular mail on April 14, 2020. I have personally examined the Transfer received and, aside from the presence of the signatures of both JOE SMITH and FRANCINE SMITH, am satisfied that it is identical to the Transfer provided to them in the manner identified above. After satisfying myself as to the authenticity of the Transfer, I then affixed my signature as witness.