

Sample Content for Form 32 – Video Witnessing Certificate

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 October 3, 2021 (“Amending Agreement”) by way of videoconference.

In accordance with the requirements of *The Real Property Act* and the *Remote Witnessing Regulation* (M.R. 83/2021) I hereby certify the following:

1. I provided the Amending Agreement to both JOE SMITH and FRANCINE SMITH by regular mail at an address provided by them for this purpose.
2. JOE SMITH and FRANCINE SMITH proved their identity to me as follows:
  - a. During the videoconference session I was able to view one piece of current government-issued photo identification for JOE SMITH, namely, his Manitoba Driver’s Licence.
  - b. During the videoconference session I was able to view the following for FRANCINE SMITH;
    - i. Information from a reliable source containing the name and address of FRANCINE SMITH; and,
    - ii. Information from a reliable source containing the name and date of birth of FRANCINE SMITH.
3. On October 3, 2021, I witnessed both JOE SMITH and FRANCINE SMITH execute the Amending Agreement during a videoconference session.
4. I received the original, signed copy of the Amending Agreement and affixed my signature as witness on October 7, 2021.
5. All additional requirements relating to witnessing by videoconference as set forth in the *Remote Witnessing Regulation* (M.R. 83/2021) were complied with.

## Sample 2

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

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

In accordance with the requirements of *The Real Property Act* and the *Remote Witnessing Regulation* (insert regulation citation) I hereby certify the following:

1. FRED JONES, a person acting under my direction and supervision, provided the Transfer to JOE SMITH and FRANCINE SMITH via e mail at an address provided by them for this purpose.
2. JOE SMITH and FRANCINE SMITH proved their identity to me as follows:
  - a. During the videoconference session I was able to view one piece of current government-issued photo identification for JOE SMITH, namely, his Canadian Passport.
  - b. During the videoconference session I was able to view one piece of current government-issued photo identification of FRANCIE SMITH, namely, her Manitoba Driver's Licence.
3. On October 3, 2021, I witnessed both JOE SMITH and FRANCINE SMITH execute the Transfer during the videoconference session.
4. I received the original, signed copy of the Transfer and affixed by signature as witness on October 7, 2021.
5. All additional requirements relating to witnessing by videoconference as set forth in the *Remote Witnessing Regulation* (INSERT CITATION) were complied with.