



Jack Davis



CINNAMON BISCUITS WITH HONEY

2 1/4 cup flour plus
2 tsp baking powder
1/2 tsp baking soda
2 Tbs sugar
1/2 tsp salt
1/4 cup butter, cubed
1/2 cup currants
1 1/4 cup buttermilk
1/3 cup pack brown sugar
1 tsp cinnamon
2 Tbs honey melted

Mix first 5 ingredients,
work in butter. Add
currants. Gently mix in
buttermilk-loose dough,
flour - knead into ball.
Press into 10x12 shape.
Brush w/melted butter,
sprinkle with cinnamon
and brown sugar mixture.
Roll, cut into 10-12
biscuits, put on parchment
paper on baking sheet.
@425 degrees 12-14
minutes. Drizzle with
melted honey.

Issue 3
2014

Davis Realty News

Joint Tenants and Tenants in Common

A common question about title is how to determine if the owners are registered on title as joint tenants or tenants-in-common and what are the differences between the two.

When one or more persons are registered on title, they must own the property as either joint tenants or tenants-in-common. Joint tenancy and tenancy-in-common differ in that:

1. Joint tenancy by definition requires that each party must own an equal interest in the property. Tenancy in common allows each owner to own a different percentage of the property. In British Columbia tenancy-in-common is particularly common where one owner is eligible for the First Time Home Buyer exemption for the Property Transfer Tax and the other is not.
2. Under joint tenancy there is the right of survivorship. This means that if one joint owner dies, the surviving joint tenant(s) on proof of death acquires the deceased owner's interest in the land and there is not a requirement to obtain probate in order to transfer this interest. When a tenant-in-common dies, that person's share in the land transfers to his/her heirs, not to the surviving tenants, and there is a requirement to obtain probate in order to transfer the deceased owner's interest.

At the B.C. Land Title Office, if title does not explicitly state that the property is held "as joint tenants" then the property will be deemed to be held as tenants in common and probate will be required if one owner were to pass away. Consider the following title:

JOHN SMITH, ENGINEER
MARY SMITH, MANAGER
1212 Springfield Avenue
Victoria, BC
V8N 1A2

In this instance, as title does not explicitly state "as joint tenants", the owners are deemed to own the property as tenants in common. In the event of an estate of one of the owners and the surviving owner wanting to sell the property, your clients would benefit from knowing that probate would be required in order to transfer the property.

Thank you Mullin DeMeo for this info

Jack's Night Out at the Movies

The lucky winner of this issue's "night out" is Rick Rutherford. Rick has won tickets and treats for two at the movie of his choice. Want to enter for the next draw? Give Jack a call: 250-598-6200 to say hello or send a quick email: jdavis@davisrealty.ca He likes to hear from his friends & clients... anytime!

Thank you to all of my clients for the continued loyalty over the years. I appreciate your referrals!

Helpful Hints for WINTER

Keep your headlights clear with car wax! Just wipe ordinary car wax on your headlights. It contains special water repellents that will prevent that messy mixture from accumulating on your lights – lasts 6 weeks.

Squeak-proof your wipers with rubbing alcohol! Wipe the wipers with a cloth saturated with rubbing alcohol or ammonia. This one trick can make badly streaking wipers change to near perfect silence & clarity.

Ice-proof your windows with vinegar! Frost on its way? Just fill a spray bottle with three parts vinegar to one part water & spritz it on all your windows at night. In the morning, they'll be clear of icy mess. Vinegar contains acetic acid, which raises the melting point of water--- preventing water from freezing!

Prevent car doors from freezing shut with cooking spray! Spritz cooking oil on the rubber seals around car doors & rub it in with a paper towel. The cooking spray prevents water from melting into the rubber.

Fog-proof your windshield with shaving cream! Spray some shaving cream on the inside of your windshield & wipe it off with paper towels. Shaving cream has many of the same ingredients found in commercial defoggers.

De-ice your lock in seconds with hand sanitizer! Just put some hand sanitizer gel on the key & the lock & the problems solved! **OR** Spray straight vinegar on key, insert key, wiggle back and forth then open lock.

Check out Chantelle's store
Right Price Decor & Collectibles 250-590-6687
1620 Blanshard St. at Fisgard
Quality Used Furniture & Accessories at the right price
DOWNSIZING? We also buy furniture

Davis Realty Corporation
3306 Henderson Road, Victoria, BC V8P 5A7
Jack's Direct Line: 250.598.6200 Toll Free: 1.866.598.3571