

STATUS OF TITLE

Title Number **3186724/5**
Title Status **Accepted**
Client File **CHERNIAK**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

STACEY NICOLE CHERNIAK

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

THE SW 1/4 OF SECTION 36-17-25 WPM
EXC: ROAD PLAN 6178 NLTO
SUBJECT TO SPECIAL RESERVATIONS AS TO MINES MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT FROM THE CROWN

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **97-1499/5**
Instrument Status: **Accepted**

Registration Date: 1997-03-11
From/By: MTS NETCOM INC.
To:

Amount:
Notes: AFF: PART
Description: No description

3. ADDRESSES FOR SERVICE

STACEY NICOLE CHERNIAK
446 WENTWORTH PLACE SW
CALGARY AB
T3H 4L4

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Neepawa

6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
3186717/5 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Transfer Of Land
Registration Number: 1154638/5
Registration Date: 2022-05-17
From/By: ESTATE OF Darrell Edward Cherniak
To: Stacey Nicole Cherniak
Consideration: \$1.00
10. LAND INDEX
SW 36-17-25W EX ROAD PLAN 6178 EX RES

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3186724/5

Certificate of Registration

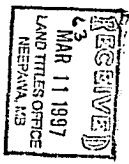
Registered this date 11 March 1997
as No. 97-1499

I certify that the within instrument was registered in the
Land Titles Office and entered on

Certificate of Title No. 172001-02
For District Registrar

New Certificate of Title No. _____

Lawyer 30
18857



Caveat

KEEPAWA LAND TITLES OFFICE

District of _____

L T O U S E O N L Y	L.T. OFFICE
	PRE-CHECK
	FEE CHARGED
	DOCUMENT NUMBER <u>97 1499</u>

96/012 #117 #118

1. CAVEATOR

MTS NetCom Inc.
489 Empress Street, PO Box 6666, Winnipeg, Manitoba R3C 3V6

claims an interest in the following land and forbids the registration of any instrument affecting this interest unless such instrument be expressed to be subject to its claim.

2. PARTICULARS OF ESTATE OR INTEREST CLAIMED

TWENTY-SECOND February 96

An agreement in writing dated the _____ day of _____ 19____ between
EDWARD JOHN CHERNIAK, MARY CHERNIAK

and the within Caveator whereby the said

EDWARD JOHN CHERNIAK, MARY CHERNIAK

grants to the within Caveator an easement or right-of-way for the purpose of constructing, erecting, laying and maintaining underground telecommunications lines and cables with pedestals as more specifically described in the agreement hereto attached and marked as exhibit "A".

3. LAND (description)

PCL1: ALL THAT PORTION OF THE SW 1/4 36-17-25 WPM WHICH LIES BETWEEN THE EASTERN LIMIT OF ROAD PLAN 6178 N LTO, AND A LINE DRAWN EAST OF, PARALLEL WITH AND PERP DISTANT 20 METRES FROM THE SAID EASTERN LIMIT.

SUBJECT TO SPECIAL RESERVATIONS AS TO MINES, MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT OF SAID LAND FROM THE CROWN.

PCL2: ALL THAT PORTION OF THE NW 1/4 36-17-25 WPM WHICH LIES BETWEEN THE EASTERN LIMIT OF ROAD PLAN 6178 N LTO, AND A LINE DRAWN EAST OF, PARALLEL WITH AND PERP DISTANT 20 METRES FROM THE SAID EASTERN LIMIT.

SUBJECT TO SPECIAL RESERVATIONS AS TO MINES, MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT OF SAID LAND FROM THE CROWN.

172002, 172001

TITLE NUMBER(S) _____ * if additional room required, attach schedule

4. NAME AND ADDRESS OF REGISTERED OWNER(S) FOR SERVICE (include postal code)

EDWARD JOHN and MARY CHERNIAK
BOX 98
SHOAL LAKE, MB R0J 1Z0

* if additional room required, attach schedule

5. ADDRESS OF CAVEATOR FOR SERVICE (include postal code)

MTS NetCom Inc.
Property Acquisition
Room B504 - 489 Empress Street
PO Box 6666
Winnipeg, Manitoba R3C 3V6

6. SIGNATURE OF CAVEATOR

1. That I, William F. Johnstone, am the agent of MTS NetCom Inc., the within Caveator, and I verily believe the statements herein are true in substance and in fact.

2. The said Caveator has a good and valid claim upon the within land, and this caveat is not filed for the purpose of delaying or embarrassing any person.

William F. Johnstone

SIGNATURE

W F Johnstone

DATE			
Y	M	D	
97	03	03	

7. EVIDENCE -- FARM LANDS OWNERSHIP ACT, R.S.M. 1987 c. F35

The within lands are not farm lands within the definition of section 1(1) of *The Farm Lands Ownership Act*.

William F. Johnstone
Agent

W F Johnstone

DATE			
Y	M	D	
97	03	03	

8. INSTRUMENT PRESENTED FOR REGISTRATION BY, include address and postal code:

MTS NetCom Inc.
Property Acquisition
Room B504 - 489 Empress Street
PO Box 6666
Winnipeg, Manitoba R3C 3V6

IMPORTANT NOTICE: By virtue of Section 194 of The Real Property Act, any statement set out in this document and signed by the party making the statement has the same effect and validity as an oath, affidavit, affirmation or statutory declaration given pursuant to The Manitoba Evidence Act.

9601



MTS NETCOM INC., A SUBSIDIARY OF
THE MANITOBA TELEPHONE SYSTEM
RIGHT-OF-WAY AGREEMENT

MTS FORM 1022
94-09 (06)

File # 96/012

Tract # 117 110

Rel # 6441

THIS AGREEMENT made in quadruplicate this 20 day of February, 1996

BETWEEN: EDWARD JOHN CHEPNIK AND MARY CHERNIK AC JOINT TENANTS

(hereinafter referred to as the "Grantor")

and

MTS NETCOM INC., A SUBSIDIARY OF
THE MANITOBA TELEPHONE SYSTEM
(hereinafter referred to as "MTS")

1. In consideration of the payment of Sixty ----- Dollars (\$ 60.00), the receipt of which is acknowledged, the Grantor, being the registered owner of the land described below (the "Land"), grants to MTS a right, licence and easement over, across, upon and under the Land (the "Right-of-Way"), with permission to enter upon the Right-of-Way and to construct, maintain, repair, remove, add and replace buried telephone and telecommunications lines, wires, cables, equipment, and pedestals as may be required (the "Telecommunications Plant") on, within and under the Right-of-Way:

See Schedule A

Title(s): 172902, 172001

2. MTS shall exercise the rights granted under this Agreement in a careful manner so as to cause a minimum of inconvenience or damage to the Grantor. In addition to the consideration specified in paragraph 1 above, MTS shall pay reasonable compensation to the Grantor for damage to the Grantor's crops which is caused in the exercise of the rights granted under this Agreement. Where damage to the Land or improvements to the Land is caused in the exercise of these rights, MTS or its contractors or agents shall restore the Land or improvements to the Land to a condition which is as close as reasonably practicable to the condition thereof immediately prior to the exercise of these rights, and, where such restoration cannot be effected, MTS shall pay reasonable compensation to the Grantor in respect of such damage.
3. The Grantor grants to MTS the right of free and unimpeded access to any part of the Right-of-Way for the purposes described in paragraph 1 above, which rights may be exercised without charge and at any and all times by MTS or its contractors or agents. MTS agrees that any tree or brush clearing or removal within the Right-of-Way shall be undertaken by mutual agreement of the Grantor and MTS. In the event MTS must re-enter the Right-of-Way for any of the purposes described in paragraph 1 above, MTS, wherever practicable, will notify the Grantor in advance of such re-entry, provided that the lack of such notification to the Grantor shall not in any way affect MTS' rights under this Agreement.
4. The Grantor agrees to provide reasonable notice to MTS of its intention to excavate or to remove the soil from or within the Right-of-Way, so as to enable MTS to undertake such measures as may be necessary to protect the Telecommunications Plant against damage.
5. The Grantor agrees to obtain the consent of MTS before erecting or permitting the erection of any building or structure on or within the Right-of-Way, which consent shall not be unreasonably withheld by MTS.
6. The Grantor acknowledges that a plan of survey with respect to the Right-of-Way granted under this Agreement may be registered at the Land Titles Office by MTS. Upon registration of this plan of survey, the Grantor authorizes and directs MTS to insert in this Agreement, where there is a blank space left for that purpose, the registered plan number. The Grantor agrees that such insertion shall not affect this Agreement or the rights granted under this Agreement, and that this Agreement shall have the same force and effect as though the registered plan number had been included at the time of its execution, and MTS, following the insertion of the registered plan number, shall be entitled to register this Agreement by way of caveat. The Grantor agrees that notwithstanding that the plan number may be absent at the time of the execution of this Agreement, MTS shall be entitled to enter upon the Land to the extent and subject to the terms specified in this Agreement.
7. To the intent that the rights, licences and privileges contained in this Agreement may run with the Land, the Grantor covenants and agrees that such rights, licences and privileges shall enure to the benefit of MTS, its successors and assigns, and shall be binding upon the Grantor and the Grantor's successors in title, and the owners or occupiers for the time being of the Land or any part of the Land.

IN WITNESS WHEREOF the parties have executed this Agreement on the above date.

MTS NETCOM INC., A SUBSIDIARY OF
THE MANITOBA TELEPHONE SYSTEM

Per: _____

Authorized Signing Officer

EDWARD JOHN CHEPNIK

MARY CHERNIK



Schedule

Addition Information

Page 1 of 1 Pages

SCHEDULE A

File No: 96/012
Tract No: 117

PCL1: ALL THAT PORTION OF THE SW 1/4 36-17-25 WPM WHICH LIES BETWEEN THE EASTERN LIMIT OF ROAD PLAN 6178 N LTO, AND A LINE DRAWN EAST OF, PARALLEL WITH AND PERP DISTANT 20 METRES FROM THE SAID EASTERN LIMIT. SUBJECT TO SPECIAL RESERVATIONS AS TO MINES, MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT OF SAID LAND FROM THE CROWN.

PCL2: ALL THAT PORTION OF THE NW 1/4 36-17-25 WPM WHICH LIES BETWEEN THE EASTERN LIMIT OF ROAD PLAN 6178 N LTO, AND A LINE DRAWN EAST OF, PARALLEL WITH AND PERP DISTANT 20 METRES FROM THE SAID EASTERN LIMIT. SUBJECT TO SPECIAL RESERVATIONS AS TO MINES, MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT OF SAID LAND FROM THE CROWN.

Copy to be
to [unclear]
MAY 19 1976

This Schedule forms part of RIGHT-OF-WAY AGREEMENT between

EDWARD JOHN CHERNIAK, MARY CHERNIAK

AND

MTS NetCom Inc., A Subsidiary of
MANITOBA TELEPHONE SYSTEM

OF

this 30th day of February 19 76



Consent To Disposition And Acknowledgment (Attached To Instrument)

I, the spouse of the Grantor named in the attached instrument consent to the disposition of the homestead effected by the attached instrument made between my spouse and The Manitoba Telephone System affecting the homestead legally described in the attached instrument and acknowledge that:

- 1. I am aware that The Homesteads Act gives me a life estate in the homestead and that I have the right to prevent this disposition of the homestead by withholding my consent.
2. I am aware that the effect of this consent is to give up my life estate in the homestead to the extent necessary to give effect to this disposition.
3. I execute this consent apart from my spouse freely and voluntarily without any compulsion on the part of my spouse

(Name of Spouse) (Signature of Spouse) (Date)

(Name of Witness) (Signature of Witness) (Date)

A Commissioner for Oaths in and for the Province of Manitoba. My commission expires

AFFIDAVIT OF EXECUTION

CANADA PROVINCE OF MANITOBA TO WIT:

I, David Thieson of the town of Carberry in the Province of Manitoba, RIGHT OF WAY AGENT make oath and say:

MARY CHERNIAK and EDWARD JOHN CHERNIAK

- 1. THAT I was personally present and did see the within Grantor(s) execute the within instrument.
2. THAT I know the said part(ies) and am satisfied that they are the full age of eighteen years.
3. THAT the said instrument was executed at the Rm of Birtle aforesaid and that I am a subscribing witness thereto.

Sworn before me at the City of Winnipeg in the Province of Manitoba, this 5th day of February 1996. A Commissioner for Oaths in and for the Province of Manitoba.

AFFIDAVIT OF GRANTOR

CANADA PROVINCE OF MANITOBA TO WIT:

MARY CHERNIAK and EDWARD JOHN CHERNIAK (both) of the Rm of Birtle in the Province of Manitoba.

(severally) make oath and say:

- 1. THAT I am (one of) the within named Grantor(s) and that I am of the full age of eighteen years.
2. THAT I am (one of) the (person(s) entitled to be) registered owner(s) of the within described lands.
3. THAT my Co-Grantor is the husband of me, MARY CHERNIAK (one of) the Grantors.
4. THAT my Co-Grantor is the wife of me, EDWARD JOHN CHERNIAK (one of) the Grantors.
5. ~~THAT I have no husband/wife~~
6. ~~THAT the person who consents as husband/wife to the attached instrument is the husband/wife of me, (the Grantor)~~
7. ~~THAT no part of the land referred to in the attached instrument is, or ever has been, the homestead of me.~~

within the meaning of the The Homesteads Act (Severally) Sworn before me at the Rm of Birtle in the Province of Manitoba the 20 day of February 1996

Mary Cherniak and Edward John Cherniak signatures

A Commissioner for Oaths in and for the Province of Manitoba. My Commission expires March 31, 1996.

Property Assessment Report

Municipality: 403 - PRAIRIE VIEW MUNICIPALITY **Roll No:** 159900.000 REAL PROPERTY
Dwelling Units: 0 **Frontage or Area:** 158.46 ACRES
Legal Description: DESC SW36-17-25W **Civic Address:**
School Division: PARK WEST **Community Area:** TWP 17 RGE 25W **Ward:** 2

Certificate of Title / Land Title Office:

3186724 / NEEPAWA

Tax Year	Assessment Reference Date	Class	Tax Status	Land	Buildings	Total
2025	Apr 1, 2023	FARM PROPERTY	TAXABLE	261,500	-	261,500
2024	Apr 1, 2021	FARM PROPERTY	TAXABLE	225,900	-	225,900
2023	Apr 1, 2021	FARM PROPERTY	TAXABLE	225,900	-	225,900
2022	Apr 1, 2018	FARM PROPERTY	TAXABLE	200,400	-	200,400
2021	Apr 1, 2018	FARM PROPERTY	TAXABLE	200,400	-	200,400
2020	Apr 1, 2018	FARM PROPERTY	TAXABLE	200,400	-	200,400
2019	Apr 1, 2016	FARM PROPERTY	TAXABLE	150,400	-	150,400
2018	Apr 1, 2016	FARM PROPERTY	TAXABLE	150,400	-	150,400
2017	Apr 1, 2014	FARM PROPERTY	TAXABLE	141,100	-	141,100
2016	Apr 1, 2014	FARM PROPERTY	TAXABLE	141,100	-	141,100
2015	Apr 1, 2012	FARM PROPERTY	TAXABLE	82,500	-	82,500
2014	Apr 1, 2012	FARM PROPERTY	TAXABLE	82,500	-	82,500
2013	Apr 1, 2010	FARM PROPERTY	TAXABLE	61,900	-	61,900
2012	Apr 1, 2010	FARM PROPERTY	TAXABLE	61,900	-	61,900
2011	Apr 1, 2008	FARM PROPERTY	TAXABLE	47,900	-	47,900
2010	Apr 1, 2008	FARM PROPERTY	TAXABLE	47,900	-	47,900
2009	2003	FARM PROPERTY	TAXABLE	40,000	-	40,000
2008	2003	FARM PROPERTY	TAXABLE	40,000	-	40,000

STATUS OF TITLE

Title Number **2934924/5**
Title Status **Accepted**
Client File **CHERNIAK**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

EDWARD JOHN CHERNIAK AND MARY CHERNIAK

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES
RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

THE SE 1/4 OF SECTION 36-17-25 WPM
EXC FIRSTLY: THE SLY 500 FEET PERP OF THE ELY 870 FEET PERP
AND SECONDLY: AN UNDIVIDED ONE-HALF INTEREST IN ALL MINES AND MINERALS
IN TRANSFER 98328 NLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **97-1499/5**
Instrument Status: **Accepted**

Registration Date: 1997-03-11
From/By: MTS NETCOM INC.
To:

Amount:
Notes: No notes
Description: No description

3. ADDRESSES FOR SERVICE

EDWARD JOHN CHERNIAK
1147 BOYD AVE
WINNIPEG MB
R2X 1A4

MARY CHERNIAK
1147 BOYD AVE
WINNIPEG MB
R2X 1A4

4. TITLE NOTES	No title notes
5. LAND TITLES DISTRICT	Neepawa
6. DUPLICATE TITLE INFORMATION	Duplicate not produced
7. FROM TITLE NUMBERS	2629223/5 Balance
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS	No real property application or grant information
9. ORIGINATING INSTRUMENTS	Instrument Type: Request To Issue Title - Internal Registration Number: 1129899/5 Registration Date: 2018-01-04 From/By: EDWARD JOHN CHERNIAK AND MARY CHERNIAK To: Amount:
10. LAND INDEX	SE 36-17-25W EX SLY 500'P OF ELY 870'P EX 1/2 M&M

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2934924/5

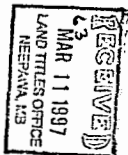
Certificate of Registration

Registered this date 11 March 1997
as No. 97-1499

I certify that the within instrument was registered in the
Land Titles Office and entered on

Certificate of Title No. 172001-02

[Signature] For District Registrar
New Certificate of Title No. _____



1
Amount 30
1857

Caveat

KEEPAWA LAND TITLES OFFICE

District of _____

L T O U S E O N L Y	L.T. OFFICE
	PRE-CHECK
	FEE CHARGED
	DOCUMENT NUMBER <u>97 1499</u>

96/012 #117 #118

1. CAVEATOR

MTS NetCom Inc.
489 Empress Street, PO Box 6666, Winnipeg, Manitoba R3C 3V6

claims an interest in the following land and forbids the registration of any instrument affecting this interest unless such instrument be expressed to be subject to its claim.

2. PARTICULARS OF ESTATE OR INTEREST CLAIMED

TWENTY-SECOND February 96

An agreement in writing dated the _____ day of _____ 19____ between
EDWARD JOHN CHERNIAK, MARY CHERNIAK

and the within Caveator whereby the said

EDWARD JOHN CHERNIAK, MARY CHERNIAK

grants to the within Caveator an easement or right-of-way for the purpose of constructing, erecting, laying and maintaining underground telecommunications lines and cables with pedestals as more specifically described in the agreement hereto attached and marked as exhibit "A".

3. LAND (description)

PCL1: ALL THAT PORTION OF THE SW 1/4 36-17-25 WPM WHICH LIES BETWEEN THE EASTERN LIMIT OF ROAD PLAN 6178 N LTO, AND A LINE DRAWN EAST OF, PARALLEL WITH AND PERP DISTANT 20 METRES FROM THE SAID EASTERN LIMIT.

SUBJECT TO SPECIAL RESERVATIONS AS TO MINES, MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT OF SAID LAND FROM THE CROWN.

PCL2: ALL THAT PORTION OF THE NW 1/4 36-17-25 WPM WHICH LIES BETWEEN THE EASTERN LIMIT OF ROAD PLAN 6178 N LTO, AND A LINE DRAWN EAST OF, PARALLEL WITH AND PERP DISTANT 20 METRES FROM THE SAID EASTERN LIMIT.

SUBJECT TO SPECIAL RESERVATIONS AS TO MINES, MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT OF SAID LAND FROM THE CROWN.

172002, 172001

TITLE NUMBER(S) _____ * if additional room required, attach schedule

4. NAME AND ADDRESS OF REGISTERED OWNER(S) FOR SERVICE (include postal code)

EDWARD JOHN and MARY CHERNIAK
BOX 98
SHOAL LAKE, MB R0J 1Z0

* if additional room required, attach schedule

5. ADDRESS OF CAVEATOR FOR SERVICE (include postal code)

MTS NetCom Inc.
Property Acquisition
Room B504 - 489 Empress Street
PO Box 6666
Winnipeg, Manitoba R3C 3V6

6. SIGNATURE OF CAVEATOR

1. That I, William F. Johnstone, am the agent of MTS NetCom Inc., the within Caveator, and I verily believe the statements herein are true in substance and in fact.

2. The said Caveator has a good and valid claim upon the within land, and this caveat is not filed for the purpose of delaying or embarrassing any person.

William F. Johnstone

SIGNATURE

W F Johnstone

DATE			
Y	M	D	
97	03	03	

7. EVIDENCE -- FARM LANDS OWNERSHIP ACT, R.S.M. 1987 c. F35

The within lands are not farm lands within the definition of section 1(1) of *The Farm Lands Ownership Act*.

William F. Johnstone
Agent

W F Johnstone

DATE			
Y	M	D	
97	03	03	

8. INSTRUMENT PRESENTED FOR REGISTRATION BY, include address and postal code:

MTS NetCom Inc.
Property Acquisition
Room B504 - 489 Empress Street
PO Box 6666
Winnipeg, Manitoba R3C 3V6

IMPORTANT NOTICE: By virtue of Section 194 of The Real Property Act, any statement set out in this document and signed by the party making the statement has the same effect and validity as an oath, affidavit, affirmation or statutory declaration given pursuant to The Manitoba Evidence Act.

9601



MTS NETCOM INC., A SUBSIDIARY OF
THE MANITOBA TELEPHONE SYSTEM
RIGHT-OF-WAY AGREEMENT

MTS FORM 1022
94-09 (06)

File # 96/012

Tract # 117 110

Rel # 6441

THIS AGREEMENT made in quadruplicate this 20 day of February, 1996

BETWEEN: EDWARD JOHN CHEPNIK AND MARY CHERNIK AC JOINT TENANTS

(hereinafter referred to as the "Grantor")

and

MTS NETCOM INC., A SUBSIDIARY OF
THE MANITOBA TELEPHONE SYSTEM
(hereinafter referred to as "MTS")

1. In consideration of the payment of Sixty ----- Dollars (\$ 60.00), the receipt of which is acknowledged, the Grantor, being the registered owner of the land described below (the "Land"), grants to MTS a right, licence and easement over, across, upon and under the Land (the "Right-of-Way"), with permission to enter upon the Right-of-Way and to construct, maintain, repair, remove, add and replace buried telephone and telecommunications lines, wires, cables, equipment, and pedestals as may be required (the "Telecommunications Plant") on, within and under the Right-of-Way:

See Schedule A

Title(s): 172902, 172001

2. MTS shall exercise the rights granted under this Agreement in a careful manner so as to cause a minimum of inconvenience or damage to the Grantor. In addition to the consideration specified in paragraph 1 above, MTS shall pay reasonable compensation to the Grantor for damage to the Grantor's crops which is caused in the exercise of the rights granted under this Agreement. Where damage to the Land or improvements to the Land is caused in the exercise of these rights, MTS or its contractors or agents shall restore the Land or improvements to the Land to a condition which is as close as reasonably practicable to the condition thereof immediately prior to the exercise of these rights, and, where such restoration cannot be effected, MTS shall pay reasonable compensation to the Grantor in respect of such damage.
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4. The Grantor agrees to provide reasonable notice to MTS of its intention to excavate or to remove the soil from or within the Right-of-Way, so as to enable MTS to undertake such measures as may be necessary to protect the Telecommunications Plant against damage.
5. The Grantor agrees to obtain the consent of MTS before erecting or permitting the erection of any building or structure on or within the Right-of-Way, which consent shall not be unreasonably withheld by MTS.
6. The Grantor acknowledges that a plan of survey with respect to the Right-of-Way granted under this Agreement may be registered at the Land Titles Office by MTS. Upon registration of this plan of survey, the Grantor authorizes and directs MTS to insert in this Agreement, where there is a blank space left for that purpose, the registered plan number. The Grantor agrees that such insertion shall not affect this Agreement or the rights granted under this Agreement, and that this Agreement shall have the same force and effect as though the registered plan number had been included at the time of its execution, and MTS, following the insertion of the registered plan number, shall be entitled to register this Agreement by way of caveat. The Grantor agrees that notwithstanding that the plan number may be absent at the time of the execution of this Agreement, MTS shall be entitled to enter upon the Land to the extent and subject to the terms specified in this Agreement.
7. To the intent that the rights, licences and privileges contained in this Agreement may run with the Land, the Grantor covenants and agrees that such rights, licences and privileges shall enure to the benefit of MTS, its successors and assigns, and shall be binding upon the Grantor and the Grantor's successors in title, and the owners or occupiers for the time being of the Land or any part of the Land.

IN WITNESS WHEREOF the parties have executed this Agreement on the above date.

MTS NETCOM INC., A SUBSIDIARY OF
THE MANITOBA TELEPHONE SYSTEM

Per: _____

Authorized Signing Officer

EDWARD JOHN CHEPNIK

MARY CHERNIK



Schedule

Addition Information

Page 1 of 1 Pages

SCHEDULE A

File No: 96/012
Tract No: 117

PCL1: ALL THAT PORTION OF THE SW 1/4 36-17-25 WPM WHICH LIES BETWEEN THE EASTERN LIMIT OF ROAD PLAN 6178 N LTO, AND A LINE DRAWN EAST OF, PARALLEL WITH AND PERP DISTANT 20 METRES FROM THE SAID EASTERN LIMIT. SUBJECT TO SPECIAL RESERVATIONS AS TO MINES, MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT OF SAID LAND FROM THE CROWN.

PCL2: ALL THAT PORTION OF THE NW 1/4 36-17-25 WPM WHICH LIES BETWEEN THE EASTERN LIMIT OF ROAD PLAN 6178 N LTO, AND A LINE DRAWN EAST OF, PARALLEL WITH AND PERP DISTANT 20 METRES FROM THE SAID EASTERN LIMIT. SUBJECT TO SPECIAL RESERVATIONS AS TO MINES, MINERALS AND OTHER MATTERS AS PARTICULARLY DEFINED IN THE ORIGINAL GRANT OF SAID LAND FROM THE CROWN.

Copy to be
to [unclear]
MAY 19 1976

This Schedule forms part of RIGHT-OF-WAY AGREEMENT between

EDWARD JOHN CHERNIAK, MARY CHERNIAK

AND

MTS NetCom Inc., A Subsidiary of
MANITOBA TELEPHONE SYSTEM

OF

this 30th day of February 19 76



Consent To Disposition And Acknowledgment (Attached To Instrument)

I, the spouse of the Grantor named in the attached instrument consent to the disposition of the homestead effected by the attached instrument made between my spouse and The Manitoba Telephone System affecting the homestead legally described in the attached instrument and acknowledge that:

- 1. I am aware that The Homesteads Act gives me a life estate in the homestead and that I have the right to prevent this disposition of the homestead by withholding my consent.
2. I am aware that the effect of this consent is to give up my life estate in the homestead to the extent necessary to give effect to this disposition.
3. I execute this consent apart from my spouse freely and voluntarily without any compulsion on the part of my spouse

(Name of Spouse) (Signature of Spouse) (Date)

(Name of Witness) (Signature of Witness) (Date)

A Commissioner for Oaths in and for the Province of Manitoba. My commission expires

AFFIDAVIT OF EXECUTION

CANADA PROVINCE OF MANITOBA TO WIT:

I, David Thieson of the town of Carberry in the Province of Manitoba, RIGHT OF WAY AGENT make oath and say:

MARY CHERNIAK and EDWARD JOHN CHERNIAK

- 1. THAT I was personally present and did see the within Grantor(s) execute the within instrument.
2. THAT I know the said part(ies) and am satisfied that they are the full age of eighteen years.
3. THAT the said instrument was executed at the Rm of Birtle aforesaid and that I am a subscribing witness thereto.

Sworn before me at the City of Winnipeg in the Province of Manitoba, this 5th day of February 1996

AFFIDAVIT OF GRANTOR

CANADA PROVINCE OF MANITOBA TO WIT:

MARY CHERNIAK and EDWARD JOHN CHERNIAK (both) of the Rm of Birtle in the Province of Manitoba.

(severally) make oath and say:

- 1. THAT I am (one of) the within named Grantor(s) and that I am of the full age of eighteen years.
2. THAT I am (one of) the (person(s) entitled to be) registered owner(s) of the within described lands.
3. THAT my Co-Grantor is the husband of me, MARY CHERNIAK (one of) the Grantors.
4. THAT my Co-Grantor is the wife of me, EDWARD JOHN CHERNIAK (one of) the Grantors.
5. ~~THAT I have no husband/wife~~
6. ~~THAT the person who consents as husband/wife to the attached instrument is the husband/wife of me, (the Grantor)~~
7. ~~THAT no part of the land referred to in the attached instrument is, or ever has been, the homestead of me.~~

within the meaning of the The Homesteads Act (Severally) Sworn before me at the Rm of Birtle in the Province of Manitoba the 20 day of February 1996

Mary Cherniak and Edward John Cherniak signatures

A Commissioner for Oaths in and for the Province of Manitoba. My Commission expires March 31, 1996.

Property Assessment Report

Municipality: 403 - PRAIRIE VIEW MUNICIPALITY **Roll No:** 159800.000 REAL PROPERTY
Dwelling Units: 0 **Frontage or Area:** 150.01 ACRES
Legal Description: DESC SE36-17-25W **Civic Address:** 101006 ROAD 144W
School Division: PARK WEST **Community Area:** TWP 17 RGE 25W **Ward:** 2

Certificate of Title / Land Title Office:

2934924 / NEPAWA

Tax Year	Assessment Reference Date	Class	Tax Status	Land	Buildings	Total
2025	Apr 1, 2023	FARM PROPERTY	TAXABLE	319,100	-	319,100
2024	Apr 1, 2021	FARM PROPERTY	TAXABLE	276,100	-	276,100
2023	Apr 1, 2021	FARM PROPERTY	TAXABLE	276,100	-	276,100
2022	Apr 1, 2018	FARM PROPERTY	TAXABLE	244,500	-	244,500
2021	Apr 1, 2018	FARM PROPERTY	TAXABLE	244,500	-	244,500
2020	Apr 1, 2018	FARM PROPERTY	TAXABLE	244,500	-	244,500
2019	Apr 1, 2016	FARM PROPERTY	TAXABLE	181,900	-	181,900
2018	Apr 1, 2016	FARM PROPERTY	TAXABLE	181,900	-	181,900
2017	Apr 1, 2014	FARM PROPERTY	TAXABLE	171,000	-	171,000
2016	Apr 1, 2014	FARM PROPERTY	TAXABLE	171,000	-	171,000
2015	Apr 1, 2012	FARM PROPERTY	TAXABLE	97,800	-	97,800
2014	Apr 1, 2012	FARM PROPERTY	TAXABLE	97,800	-	97,800
2013	Apr 1, 2010	FARM PROPERTY	TAXABLE	71,600	-	71,600
2012	Apr 1, 2010	RESIDENTIAL 1	TAXABLE	700	63,300	64,000
		FARM PROPERTY	TAXABLE	75,700	21,700	97,400
			TOTAL	76,400	85,000	161,400
2011	Apr 1, 2008	RESIDENTIAL 1	TAXABLE	500	64,500	65,000
		FARM PROPERTY	TAXABLE	58,500	20,300	78,800
			TOTAL	59,000	84,800	143,800
2010	Apr 1, 2008	RESIDENTIAL 1	TAXABLE	500	64,500	65,000
		FARM PROPERTY	TAXABLE	58,500	20,300	78,800
			TOTAL	59,000	84,800	143,800
2009	2003	RESIDENTIAL 1	TAXABLE	400	51,300	51,700
		FARM PROPERTY	TAXABLE	48,900	24,000	72,900

STATUS OF TITLE

Title Number **2934890/5**
Title Status **Accepted**
Client File **CHERNIAK**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SHELDON JOHN CHERNIAK

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND:

THE NW 1/4 OF SECTION 31-17-24 WPM
EXC: ALL MINES AND MINERALS IN TRANSFERS 98328 AND 1129695 NLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

SHELDON JOHN CHERNIAK
48 SIERRA DRIVE SW
MEDICINE HAT AB
T1B 4T2

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Neepawa

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2629223/5 Part

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	Transfer Of Land
Registration Number:	1129697/5
Registration Date:	2017-12-21
From/By:	EDWARD JOHN CHERNIAK AND MARY CHERNIAK
To:	SHELDON JOHN CHERNIAK
Consideration:	\$1.00

10. LAND INDEX

NW 31-17-24W
EX M&M

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2934890/5

Property Assessment Report

Municipality: 183 - RM OF YELLOWHEAD **Roll No:** 66400.000 **REAL PROPERTY**
Dwelling Units: 0 **Frontage or Area:** 156.07 ACRES
Legal Description: NW31-17-24W **Civic Address:**
School Division: PARK WEST **Community Area:** TWP 17 RGE 24W **Ward:** 1

Certificate of Title / Land Title Office:

2934890 / NEEPAWA

Tax Year	Assessment Reference Date	Class	Tax Status	Land	Buildings	Total
2025	Apr 1, 2023	FARM PROPERTY	TAXABLE	284,900	-	284,900
2024	Apr 1, 2021	FARM PROPERTY	TAXABLE	209,700	-	209,700
2023	Apr 1, 2021	FARM PROPERTY	TAXABLE	209,700	-	209,700
2022	Apr 1, 2018	FARM PROPERTY	TAXABLE	156,400	-	156,400
2021	Apr 1, 2018	FARM PROPERTY	TAXABLE	156,400	-	156,400
2020	Apr 1, 2018	FARM PROPERTY	TAXABLE	156,400	-	156,400
2019	Apr 1, 2016	FARM PROPERTY	TAXABLE	152,000	-	152,000
2018	Apr 1, 2016	FARM PROPERTY	TAXABLE	152,000	-	152,000
2017	Apr 1, 2014	FARM PROPERTY	TAXABLE	104,000	-	104,000
2016	Apr 1, 2014	FARM PROPERTY	TAXABLE	104,000	-	104,000
2015	Apr 1, 2012	FARM PROPERTY	TAXABLE	72,600	-	72,600
2014	Apr 1, 2012	FARM PROPERTY	TAXABLE	72,600	-	72,600
2013	Apr 1, 2010	FARM PROPERTY	TAXABLE	57,000	-	57,000
2012	Apr 1, 2010	FARM PROPERTY	TAXABLE	57,000	-	57,000
2011	Apr 1, 2008	FARM PROPERTY	TAXABLE	45,100	-	45,100
2010	Apr 1, 2008	FARM PROPERTY	TAXABLE	45,100	-	45,100
2009	2003	FARM PROPERTY	TAXABLE	38,800	-	38,800
2008	2003	FARM PROPERTY	TAXABLE	38,800	-	38,800

STATUS OF TITLE

Title Number **3186725/5**
Title Status **Accepted**
Client File **CHERNIAK**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

STACEY NICOLE CHERNIAK

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

THE SW 1/4 OF SECTION 31-17-24 WPM
EXC: ALL MINES AND MINERALS IN TRANSFER 1129694 NLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

STACEY NICOLE CHERNIAK
446 WENTWORTH PLACE SW
CALGARY AB
T3H 4L4

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Neepawa

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

3186718/5 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	Transfer Of Land
Registration Number:	1154638/5
Registration Date:	2022-05-17
From/By:	ESTATE OF Darrell Edward Cherniak
To:	Stacey Nicole Cherniak
Consideration:	\$1.00

10. LAND INDEX

SW 31-17-24W
EX M&M

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3186725/5

Property Assessment Report

Municipality: 183 - RM OF YELLOWHEAD **Roll No:** 66600.000 **REAL PROPERTY**
Dwelling Units: 0 **Frontage or Area:** 156.05 ACRES
Legal Description: SW31-17-24W **Civic Address:** 101005 ROAD 144 W
School Division: PARK WEST **Community Area:** TWP 17 RGE 24W **Ward:** 1

Certificate of Title / Land Title Office:

3186725 / NEEPAWA

Tax Year	Assessment Reference Date	Class	Tax Status	Land	Buildings	Total
2025	Apr 1, 2023	FARM PROPERTY	TAXABLE	378,300	9,800	388,100
2024	Apr 1, 2021	FARM PROPERTY	TAXABLE	276,300	9,400	285,700
2023	Apr 1, 2021	FARM PROPERTY	TAXABLE	276,300	9,400	285,700
2022	Apr 1, 2018	FARM PROPERTY	TAXABLE	205,600	9,600	215,200
2021	Apr 1, 2018	FARM PROPERTY	TAXABLE	205,600	9,600	215,200
2020	Apr 1, 2018	FARM PROPERTY	TAXABLE	205,600	9,600	215,200
2019	Apr 1, 2016	FARM PROPERTY	TAXABLE	200,200	9,600	209,800
2018	Apr 1, 2016	FARM PROPERTY	TAXABLE	200,200	9,600	209,800
2017	Apr 1, 2014	FARM PROPERTY	TAXABLE	135,100	9,600	144,700
2016	Apr 1, 2014	FARM PROPERTY	TAXABLE	135,100	9,600	144,700
2015	Apr 1, 2012	FARM PROPERTY	TAXABLE	93,200	9,200	102,400
2014	Apr 1, 2012	FARM PROPERTY	TAXABLE	93,200	9,200	102,400
2013	Apr 1, 2010	FARM PROPERTY	TAXABLE	72,100	8,200	80,300
2012	Apr 1, 2010	FARM PROPERTY	TAXABLE	72,100	8,200	80,300
2011	Apr 1, 2008	FARM PROPERTY	TAXABLE	57,100	7,000	64,100
2010	Apr 1, 2008	FARM PROPERTY	TAXABLE	57,100	7,000	64,100
2009	2003	FARM PROPERTY	TAXABLE	48,500	5,800	54,300
2008	2003	FARM PROPERTY	TAXABLE	48,500	5,800	54,300

STATUS OF TITLE

Title Number **2934892/5**
Title Status **Accepted**
Client File **CHERNIAK**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SHELDON JOHN CHERNIAK

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND:

THE SE 1/4 OF SECTION 31-17-24 WPM
EXC: ALL MINES AND MINERALS IN TRANSFER 1129694 NLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

SHELDON JOHN CHERNIAK
48 SIERRA DRIVE SW
MEDICINE HAT AB
T1B 4T2

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Neepawa

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2304738/5 Part

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	Transfer Of Land
Registration Number:	1129697/5
Registration Date:	2017-12-21
From/By:	EDWARD JOHN CHERNIAK AND MARY CHERNIAK
To:	SHELDON JOHN CHERNIAK
Consideration:	\$1.00

10. LAND INDEX

SE 31-17-24W
EX M&M

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2934892/5

Property Assessment Report

Municipality: 183 - RM OF YELLOWHEAD **Roll No:** 66500.000 **REAL PROPERTY**
Dwelling Units: 0 **Frontage or Area:** 160.00 ACRES
Legal Description: SE31-17-24W **Civic Address:**
School Division: PARK WEST **Community Area:** TWP 17 RGE 24W **Ward:** 1

Certificate of Title / Land Title Office:

2934892 / NEEPAWA

Tax Year	Assessment Reference Date	Class	Tax Status	Land	Buildings	Total
2025	Apr 1, 2023	FARM PROPERTY	TAXABLE	452,100	-	452,100
2024	Apr 1, 2021	FARM PROPERTY	TAXABLE	329,100	-	329,100
2023	Apr 1, 2021	FARM PROPERTY	TAXABLE	329,100	-	329,100
2022	Apr 1, 2018	FARM PROPERTY	TAXABLE	244,200	-	244,200
2021	Apr 1, 2018	FARM PROPERTY	TAXABLE	244,200	-	244,200
2020	Apr 1, 2018	FARM PROPERTY	TAXABLE	244,200	-	244,200
2019	Apr 1, 2016	FARM PROPERTY	TAXABLE	212,000	-	212,000
2018	Apr 1, 2016	FARM PROPERTY	TAXABLE	212,000	-	212,000
2017	Apr 1, 2014	FARM PROPERTY	TAXABLE	142,900	-	142,900
2016	Apr 1, 2014	FARM PROPERTY	TAXABLE	142,900	-	142,900
2015	Apr 1, 2012	FARM PROPERTY	TAXABLE	98,300	-	98,300
2014	Apr 1, 2012	FARM PROPERTY	TAXABLE	98,300	-	98,300
2013	Apr 1, 2010	FARM PROPERTY	TAXABLE	75,900	-	75,900
2012	Apr 1, 2010	FARM PROPERTY	TAXABLE	75,900	-	75,900
2011	Apr 1, 2008	FARM PROPERTY	TAXABLE	60,000	-	60,000
2010	Apr 1, 2008	FARM PROPERTY	TAXABLE	60,000	-	60,000
2009	2003	FARM PROPERTY	TAXABLE	51,100	-	51,100
2008	2003	FARM PROPERTY	TAXABLE	51,100	-	51,100