



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0038 894 168            2121554;1;2                      212 139 715 +1

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 2121554  
BLOCK 1  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 36.1 HECTARES (89.21 ACRES) MORE OR LESS

ATS REFERENCE: 4;20;62;12;NE  
ESTATE: FEE SIMPLE

MUNICIPALITY: THORHILD COUNTY

REFERENCE NUMBER: 192 285 923

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 139 715	23/06/2021	DESCRIPTIVE PLAN		

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OWNERS

JOHN PETER HANSUM  
  
AND  
FRANCES ANNE HANSUM  
BOTH OF:  
42 BANNERMAN CLOSE  
RED DEER  
ALBERTA T4R 0L8  
AS JOINT TENANTS

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
962 304 342	05/11/1996	CAVEAT RE : PIPELINE RIGHT OF WAY

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.

CALGARY PLACE POSTAL OUTLET

P.O.BOX 20004

CALGARY

ALBERTA T2P4J2

AGENT - PIONEER LAND SERVICES LTD.

(DATA UPDATED BY: CHANGE OF ADDRESS 992023258)

212 139 714 23/06/2021 CAVEAT

RE : UTILITY RIGHT OF WAY

CAVEATOR - THORHILD COUNTY.

801 1 STREET

THORHILD

ALBERTA T0A3J0

AGENT - PAUL HANLAN

222 005 368 11/01/2022 MORTGAGE

MORTGAGEE - FARM CREDIT CANADA.

2ND FLOOR, 12040-149 STREET NW

EDMONTON

ALBERTA T5V1P2

ORIGINAL PRINCIPAL AMOUNT: \$250,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 13 DAY OF MARCH,  
2023 AT 08:43 A.M.

ORDER NUMBER: 46700433

CUSTOMER FILE NUMBER: clhbid/gk



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**962304342**

**ORDER NUMBER: 46701396**

**ADVISORY**

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# Caveat Forbidding Registration

File No. L-1268-96, Tract 1

To the Registrar of the North Alberta Land Registration District, Edmonton

Take notice that CANADIAN NATURAL RESOURCES LIMITED, of Calgary, in the Province of Alberta, a body corporate, claims an interest by virtue of an Alberta Right of Way Agreement dated October 16, 1996 for a pipeline right of way comprising 5.88 acres more or less and operations incidental thereto between DENNIS WALTER CROSWELL as Grantor and CANADIAN NATURAL RESOURCES LIMITED as Grantee.

in:

FIRST:

MERIDIAN 4 RANGE 20 TOWNSHIP 62  
SECTION 13  
QUARTER SOUTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

SECOND:

MERIDIAN A4 RANGE 20 TOWNSHIP 62  
SECTION 12  
QUARTER NORTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

as more particularly described in Certificate of Title Nos. 962 117 007 and 962 117 007 +1 standing in the register in the name of DENNIS WALTER CROSWELL and we forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to our claim.

I APPOINT

CANADIAN NATURAL RESOURCES LIMITED  
2000, 425 - 1st Street S.W.  
Calgary, Alberta  
T2P 3L8

relating hereto may be served.

Dated this 30 day of October, 1996

as the place at which notices and proceedings

CANADIAN NATURAL RESOURCES  
LIMITED  
By its agent - Pioneer Land Services Ltd.

Theodore S. Anderson, P.Ag., SR/WA  
President

AGENT FOR THE CAVEATOR



**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

**212139714**

**ORDER NUMBER: 49463450**

**ADVISORY**

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VTKW

CAVEAT FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that the Thorhild County, Box 10, 801 - 1<sup>st</sup> Street, Thorhild, AB, T0A 3J0, in the Province of Alberta

Claims an interest pursuant to a Utility-Right-of-Way Agreement pursuant to Section 655 of the Municipal Government Act, R.S.A. 2000, as amended, entered into between Thorhild County and John Peter Hansum and Frances Anne Hansum dated the 26th day of February, 2021 on certain terms and conditions as set forth in the agreement attached hereto in the lands described as follows:

MERIDIAN 4 RANGE 20 TOWNSHIP 62  
SECTION 12  
QUARTER NORTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

being lands described in Certificate of Title Number 192 285 923  
standing in the register in the name of John Peter Hansum and Frances Anne Hansum

and the caveator forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to the claim of Thorhild County.

I designate the following address as the place at which notices and proceedings relating hereto may be served:

Thorhild County  
801 - 1<sup>st</sup> Street.  
Thorhild, Alberta  
T0A 3J0

DATED this 28<sup>th</sup> day of MAY, 2021

IN WITNESS WHEREOF, I, Paul Hanlan, agent for Thorhild County, have hereunto subscribed my name this 28<sup>th</sup> day of MAY, A.D. 2021.

Christiane Bevier  
Witness

Paul Hanlan  
Paul Hanlan, Chief Administrative Officer  
The Subdivision Authority for  
Thorhild County

AFFIDAVIT IN SUPPORT OF CAVEAT

I, Paul Hanlan, of THORHILD County in the Province of Alberta, MAKE OATH AND SAY AS FOLLOWS:

- I am the agent for the within named caveator.
- I believe the caveator has a good and valid claim on the land and say that this caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal with it.

SWORN before me at Thorhild  
County  
in the Province of Alberta,  
this 28 day of May  
A.D. 2021.

Paul Hanlan

A Commissioner for Oaths in and for Alberta  
My Commission Expires on \_\_\_\_\_

Mary Petersen  
MARY PETERSEN  
Appointee # 0731992  
A Commissioner for Oaths  
in and for the Province of Alberta  
My Commission Expires Jan. 5, 2023

\* Ok as Signature is comparable

—



UTILITY RIGHT-OF-WAY /

AGREEMENT DATED THIS 26 DAY OF FEBRUARY, 2021.

BETWEEN: John Peter Hansum and Frances Anne Hansum Both of:  
42 Bannerman Close, RED DEER ALBERTA T4R 0L8  
(hereinafter referred to as the "GRANTOR")

and

Thorhild County,  
a municipal corporation in the Province of Alberta  
(hereinafter referred to as the "GRANTEE")

WHEREAS the GRANTOR, being the registered owner of an estate in fee simple, subject however to such encumbrances, liens, and interests as are registered upon title as of the date of this Agreement, in all that certain tract of land situated in the Province of Alberta and legally described as follows:

Meridian 4 Range 20 Township 62  
Section 12  
Quarter North East

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK  
THE SAME

(hereinafter referred to as the "LANDS");

AND WHEREAS the GRANTOR, in consideration of the sum of one (\$1.00) dollar (the receipt and sufficiency of which is hereby acknowledged) paid to the GRANTOR by the GRANTEE, and in consideration of the covenants contained within this Agreement, does hereby grant, convey, transfer and set over to and unto the GRANTEE, its servants, agents, contractors, successors, assigns and licensees, the right, license, liberty, privilege and easement across, over, under, on and through that portion of the LANDS described as:

ALL THAT PORTION OF THE NE 12-62-20-W4 WHICH LIES NORTH EAST OF A LINE DRAWN FROM A POINT OF THE EAST BOUNDARY OF THE SAID QUARTER SECTION 45.72 METRES SOUTHERLY FROM THE NORTH EAST CORNER THEREOF TO A POINT OF THE NORTH BOUNDARY OF THE SAID QUARTER SECTION 45.72 METRES WESTERLY FROM THE SAID NORTH EAST CORNER.

as more particularly shown within Schedule "A" attached hereto (hereinafter referred to as the 'RIGHT-OF-WAY'), for the purposes of:

- (a) inspecting, maintaining, repairing, replacing, altering and removing from time to time any tree, shrub or hedge

together with any and all appurtenances incidental or necessary in relation thereto, together with the right of ingress and egress over the LANDS with vehicles, supplies and equipment for all purposes useful or convenient in connection with or incidental to the exercise and enjoyment of the rights and privileges granted within the Agreement, on the following terms and conditions:

1. The term of this Agreement shall be for so long as the GRANTEE, or its successors, assigns and licensees, shall require the use and enjoyment of the rights and privileges granted within this Agreement.
2. From and after the execution of this Agreement, the GRANTEE, its agents, employees, contractors and licensees shall be entitled to enter upon the LANDS and occupy the RIGHT-OF-WAY with or without vehicles and equipment, for the purposes of exercising the rights and privileges granted to the GRANTEE under this Agreement.
3. In the event that the GRANTEE must alter or remove any fencing in order to the exercise any of the rights and privileges granted within this Agreement, the GRANTEE shall be entitled to remove such fencing and after completion of its work return the fencing to substantially similar condition.
4. The GRANTOR shall have the right fully to used and enjoy the LANDS, including the RIGHT-OF-WAY so long as such use and enjoyment does not interfere with or detract from the exercise and enjoyment of rights and privileges granted to the GRANTEE.
5. The GRANTEE shall have the right to do all such acts and execute all such documents in order that it may obtain registration of its interest in the LANDS pursuant to this Agreement.
6. All notices to be given in relation to this Agreement, and all requests for prior written consent required under this Agreement, may be sent by pre-paid courier or registered mail addressed to the parties as follows:

- (a) to the GRANTEE at:  
The County of Thorhild No. 7  
P.O. Box 10  
Thorhild, AB T0A 3J0

Attention: Manager of Planning and Development

(b) to the GRANTOR at the address for the registered owner of the LANDS as stated on the title to the LANDS from time to time;

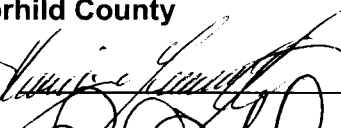
or at such other address, in either case, as the GRANTOR or GRANTEE respectively may from time to time appoint in writing.

7. This Agreement, and each of the terms, covenants and conditions contained herein, shall be of the same force and effect for all intents and purposes as a covenant running with the LANDS, and this Agreement, together with all the terms, covenants and conditions contained herein shall extend to, shall be binding upon (joint and several where applicable), and shall enure to the benefit of the successors, assigns, and licensees of the GRANTEE, the heirs, executors, administrators, successors, and assigns of the GRANTOR, and all successors in title to the LANDS.

8. The terms contained within this Agreement, and any Schedules attached hereto, shall constitute the entire agreement between the parties. Any term or provision of this Agreement, which is found to be invalid or unenforceable shall be severed from the balance of the document and shall not affect the enforceability of the remainder of the Agreement.

**IN WITNESS WHEREOF**, the GRANTOR and the GRANTEE have executed and delivered this Agreement the day and year first written above.

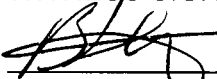
**Thorhild County**

Per:  \_\_\_\_\_

Per:  \_\_\_\_\_

 \_\_\_\_\_

WITNESS SIGNATURE

 \_\_\_\_\_

WITNESS SIGNATURE

 \_\_\_\_\_

GRANTOR

 \_\_\_\_\_

GRANTOR

**SCHEDULE "A"**

**The RIGHT-OF-WAY**

(to be used only to enhance a Metes and Bounds Description, or when the URW will be registered by caveat)

# PERMANENT CONSENT AGREEMENT FOR CORNER BRUSHING

## THORHILD COUNTY

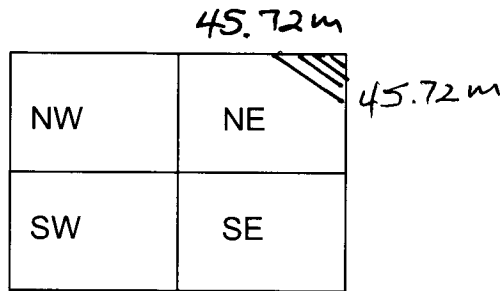
KNOW ALL MEN BY THESE PRESENT THAT IWE John Peter Hansum and  
(name of registered land owner (s))  
Frances Ann Hansum OF 42 Bannerman Close and  
(name of registered land owner (s))  
full mailing address including postal code Red Deer Alberta T4R 6L8

Hereby for myself, my heirs, executors, administrators and assigns, grant and assign unto Thorhild County the right to enter by workmen or agents upon the following lands:

Legal Land Description: NE12-62-20-64 Land Title No: 192 285 923

For the purpose of CORNER BRUSHING AND HERBICIDE APPLICATION TO CONTROL BRUSH REGROWTH upon or across the said land, and permit workmen and machinery as may be necessary.

Location of work to be done:



We will brush, cut and spray when necessary.

This is a permanent corner brushing easement and will automatically transfer if the land title changes.

Condition(s) if any:

\_\_\_\_\_

\_\_\_\_\_

IN WITNESS WHEREOF I/We have hereunto subscribed my/our name(s) this 26 day of MARCH FEBRUARY A.D., 20 21.

[Signature]  
Primary Landowner  
[Signature]  
Secondary Landowner (if applicable)

[Signature] Witness  
[Signature] Witness

(if owner is an individual, or there is no corporate seal signature must be witnessed)

**AFFIDAVIT OF EXECUTION**

CANADA ) I, Brenda Hansum of the  
 PROVINCE OF ALBERTA ) city of Abbotsford  
 TO WIT ) in the Province of Alberta, British Columbia

MAKE OATH AND SAY:

1. I was personally present and did see John Hansum and  
 (Grantor)  
Frances Hansum, named in the annexed instrument, who  
 (Grantor)  
 is/are personally known to me to be the persons named therein, duly sign and  
 execute the same for the purposes named therein.

2. That the same was executed at Red Deer, in the  
 Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said John Hansum and  
 (Grantor)  
Frances Hansum and he/she/they is/are, in my belief, of the full  
 (Grantor)  
 age of eighteen years.

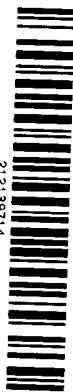
SWORN BEFORE me at Red Deer )  
 in the Province of Alberta, )  
 this 18 day of March, 2021 )

[Signature]  
 (witness signature)

In Front of: [Signature]  
 A Commissioner for Oaths in and for  
 the Province of Alberta

**Cheryl L. Saulnier**  
 Commissioner for Oaths  
 in and for Alberta.  
 My Commission Expires:  
 October 15, 2021

RECEIVED  
APR 18 2021  
THORHILD COUNTY



212139714

212139714 REGISTERED 2021 06 23  
CAVE - CAVEAT  
DOC 1 OF 2 DRR#: C002HDV ADR/KWHEM  
LINC/S: 0017796343

LAND TITLES

PLAN No. 212 1554

ENTERED AND REGISTERED

ON June 23, 2021

INSTRUMENT No.: 212 139 715

K. Whelan  
A.D. REGISTRAR

SURVEYOR

Name: DONNIE MCKEE, A.L.S.  
Dated: March 17, 2021



REGISTERED OWNER(S)

JOHN PETER HANSUM  
AND  
FRANCES ANNE HANSUM

SUBDIVISION AUTHORITY

THORHILD COUNTY  
FILE NO: 20-006

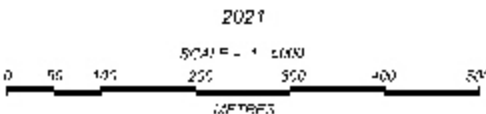
DESCRIPTIVE PLAN SHOWING

SUBDIVISION OF

of All of

N.E. 1/4 Sec. 12, Twp. 62, Rge. 20, W. 4 Mer.

THORHILD COUNTY, ALBERTA



LEGEND

DISTANCE AND DIMENSIONS AND COORDINATES SHOWN ON THIS AREA TO BE REGISTRATION SHOWN THIS ARE CONTAINS 64.0 HA.

PARALLEL LINES ARE DESIGNATED THIS AND

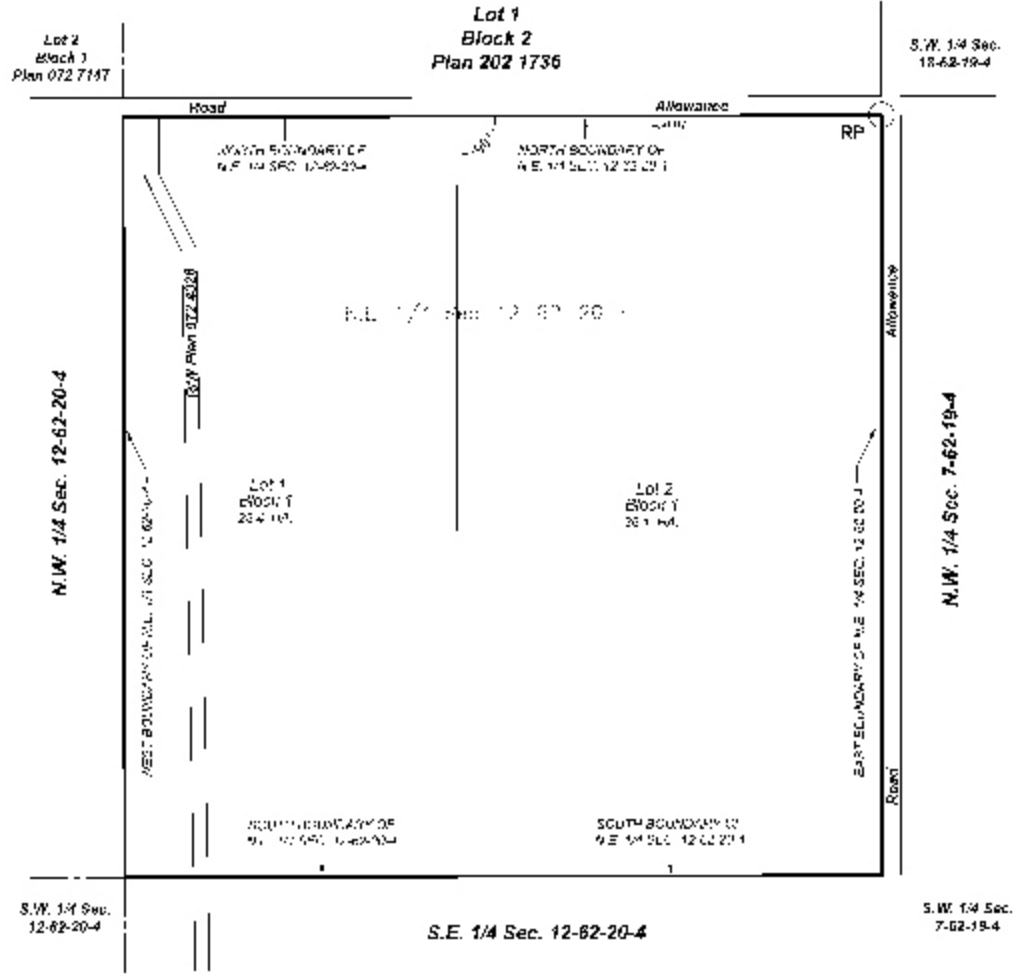
RIGHT ANGLES ARE SHOWN THIS

NO FIELD INSPECTION WAS PERFORMED.

THE GEO REFERENCED POINT IS THE N.E. 12 30 20 4 AND IS SHOWN THIS WITH UTM COORDINATES (NAD83) COORDINATES (Easting = 324,067.40 Northing = 579,711.34 E COMBINED SCALE FACTOR = 0.999966 REFERENCE MERIDIAN = 111° W

BEARINGS ARE TRUE AND ARE REFERRED FROM T-AN 571 4374 WHERE THE GRID BEARING OF 571 0242° IS UTM MGRS. DERIVED FROM UTM COORDINATES FROM W E 12-20-4 TO N W 12-20-4

A	ARC LENGTH	NAD	NORTH AMERICAN DATUM
ASCM	ALBERTA SURVEY CONTROL MARKER	P	STANDARD FOOT
ATS	ALBERTA TOWNSHIP SYSTEM	PL	PLAINS
BK	BLOCK	R	RANGE
C	CORNER	POS	POSITION
C/S	COUNTERSUNK	PUL	PUBLIC UTILITY LOT
CH M.	CHECK MEASURE	R	RADIUS OF ARC
CALLS.	CALLED	(R)	RADIAL BEARING
D	DIM. (DIMENSION) ARC OR ARC	RE-EST	RE-ESTABLISHED
E	EAST	REF.	REFERENCE
ER	ENVIRONMENTAL RESERVE	RFS (OR F)	RANGE (OR F)
EST	ESTABLISHED	RNG	RANGE
FCP	FRANCE CORNER POST	ROW	RIGHT OF WAY
FO	FOUND	S	SOUTH
FOUNDRK	FOUNDATION MARK	SR	SECTION NUMBER
GNS	GLOBAL NAVIGATION SATELLITE SYSTEM	SW	SECTION
H4	HECTARES	T	TOWNSHIP
I	STATUTORY TOWN POST	TEMP.	TEMPORARY
M	METRE	TWP	TOWNSHIP
MARK	MARKED	UTM	UNIVERSAL TRANSVERSE MERCATOR
MP	MARKER POST	W	WEST
M	MOUND	W/MS	WESTNESS
MS	METRIC MEASURE	WO	WOOD POST
N	NORTH	2T	2 DEGREE TRANSVERSE MERCATOR



ACCOLL HILL SURVEYS LTD.  
105, 5-40 JUNCTION ONE DRIVE  
CALGARY, AL. T2H 2Y4  
TEL: 403-252-5840  
EMAIL: info@accollhillsurveys.com  
WEBSITE: www.accollhillsurveys.com

DRAWN BY: JAB FILE NO: 2020-20-1  
CHECKED BY: JAB DRAWING FILE: 20-20-20-1