

Province of Saskatchewan

Land Titles Registry

Title

Title #: [158589141](#)

Title Status: Active

Parcel Type: Surface

Parcel Value: \$400,000.00 CAD

Title Value: \$400,000.00 CAD

Converted Title: 96R43116A

Previous Title and/or Abstract #: [145130217](#)

As of: 18 Dec 2025 17:00:01

Last Amendment Date: 14 Apr 2025 10:25:56.176

Issued: 14 Apr 2025 10:25:55.606

Municipality: RM OF CHESTER NO. 125

Michael Donald Muscoby and Mikaela Katherine Muscoby are the registered owners, as joint tenants, of Surface Parcel #107666680

Reference Land Description: SE Sec 13 Twp 13 Rge 07 W 2 Extension 0
As described on Certificate of Title 96R43116A.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:

201563300

CNV Easement

Value: N/A

Reg'd: 06 Jun 1974 02:03:42

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Holder:

Saskatchewan Telecommunications
13th Floor, 2121 Saskatchewan Drive
Regina, Saskatchewan, Canada S4P 3Y2

Client #: 100006861

Int. Register #: [101870737](#)

Converted Instrument #: 74R22044

Addresses for Service:

Name

Owner:

Michael Donald Muscoby

Client #: [120741319](#)

Owner:

Mikaela Katherine Muscoby

Client #: [141084738](#)

Address

PO Box 28 Windthorst, Saskatchewan, Canada S0G 5G0

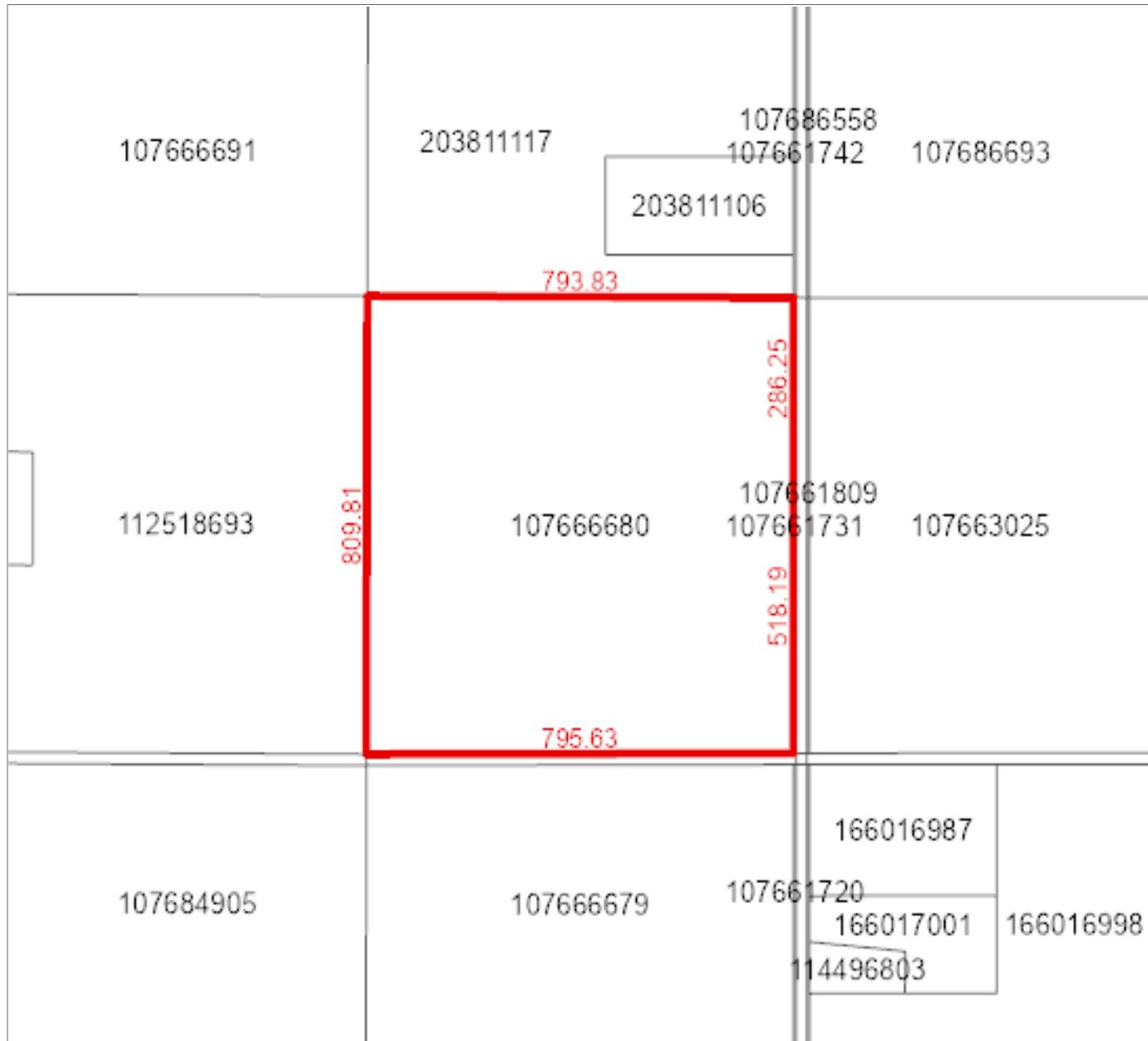
Box 28 Windthorst, SK, Canada S0G 5G0

Notes:

Parcel Class Code: [Parcel \(Generic\)](#)

Surface Parcel Number: 107666680

REQUEST DATE: Thu Dec 18 17:00:57 GMT-06:00 2025

**Owner Name(s) :** Muscoby, Michael Donald, Muscoby, Mikaela Katherine**Municipality :** RM OF CHESTER NO. 125**Area :** 64.144 hectares (158.5 acres)**Title Number(s) :** 158589141**Converted Title Number :** 96R43116A**Parcel Class :** Parcel (Generic)**Ownership Share :** 1:1**Land Description :** SE 13-13-07-2 Ext 0**Source Quarter Section :** SE-13-13-07-2**Commodity/Unit :** Not Applicable

Municipality Name: RM OF CHESTER (RM)

Assessment ID Number : 125-000113300

PID: 2303568



Civic Address:

Legal Location: Qtr SE Sec 13 Tp 13 Rg 07 W 2 Sup

Supplementary:

Title Acres: 158.50

School Division: 208

Neighbourhood: 125-201

Overall PUSE: 2000

Call Back Year:

Reviewed: 14-Nov-2024

Change Reason: Reinspection

Year / Frozen ID: 2025-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
15.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,107.07
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	56.04
		Soil profile 1	CAL8 - [CHERN-CAL (CA 7-9)]				
		Soil assocation 2	WR - [WEYBURN]	Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil texture 3	L - [LOAM]				
		Soil texture 4					
		Soil profile 2	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	4-6				
41.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,309.97
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	61.44
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6	Natural hazard	NH: Natural Hazard Rate: 0.94		
67.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T3 - Moderate Slopes	\$/ACRE	1,724.28
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	45.86
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Soil assocation 2	BG - [BIGGAR]	Natural hazard	NH: Natural Hazard Rate: 0.94		
		Soil texture 3	GL - [GRAVELLY LOAM]				
		Soil texture 4					
		Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]				
		Top soil depth	ER10				
11.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	1,732.48
		Soil texture 1	L - [LOAM]	Stones (qualities)	S3 - Moderate	Final	46.08
		Soil texture 2		Phy. Factor 1	25% reduction due to F3 - [75 : Flooding - Strong]		
		Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	4-6	Natural hazard	NH: Natural Hazard Rate: 0.94		
12.00	K - [CULTIVATED]	Soil assocation 1	OX - [OXBOW]	Topography	T3 - Moderate Slopes	\$/ACRE	1,293.21

Municipality Name: RM OF CHESTER (RM)

Assessment ID Number : 125-000113300

PID: 2303568

Soil texture 1	L - [LOAM]	Stones (qualities) S3 - Moderate	Final	34.39
Soil texture 2		Phy. Factor 1 25% reduction due to F3 - [75 : Flooding - Strong]		
Soil profile 1	OR10 - [CHERN-ORTH (CA 9-12)]	Natural hazard NH: Natural Hazard Rate: 0.94		
Soil association 2	BG - [BIGGAR]			
Soil texture 3	GL - [GRAVELLY LOAM]			
Soil texture 4				
Soil profile 2	CAL10 - [CHERN-CAL (CA 9-12)]			
Top soil depth	ER10			

AGRICULTURAL WASTE LAND

Acres	Waste Type
13	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$276,600	1		Other Agricultural	55%	\$152,130				Taxable
Total of Assessed Values:	\$276,600				Total of Taxable/Exempt Values:	\$152,130				