

Province of Saskatchewan Land Titles Registry Title

Title #: 138371935
Title Status: Active
Parcel Type: Surface
Parcel Value: \$95,490.00 CAD
Title Value: \$95,490.00 CAD
Converted Title: 90MJ00017A
Previous Title and/or Abstract #: 102165465

As of: 28 Feb 2023 14:14:00
Last Amendment Date: 28 Feb 2023 13:58:51.353
Issued: 18 Nov 2009 11:26:54.386
Municipality: RM OF CHESTERFIELD NO. 261

TRIANGLE C FARMS LTD. is the registered owner of Surface Parcel #103582818

Reference Land Description: NE Sec 27 Twp 26 Rge 28 W 3 Extension 0
As described on Certificate of Title 90MJ00017A.

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 #:
149532150

Lease - 10 years or more

Value: N/A
Reg'd: 16 Feb 2005 13:17:21
Interest Register Amendment Date: N/A
Interest Assignment Date: 28 Jun 2018
16:12:02
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
Prospera Energy Inc.
500, 840 - 6th Avenue SW
Calgary, Alberta, Canada T2P 3E5
Client #: 134031710

Int. Register #: 109561169

Interest #:
149533409

Mortgage

Value:
Reg'd: 18 Nov 2009 11:27:13
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Toronto-Dominion Bank
601 - 3rd Street SE
Medicine Hat, Alberta, Canada T1A 0H4
Client #: 124137738

Int. Register #: 115977741

Interest #:
176906885

Mortgage

Value:

Reg'd: 24 Oct 2016 12:42:06

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Holder:

FARM CREDIT CANADA

12040 - 149 Street NW

Edmonton, AB, Canada T5V 1P2

Client #: 101944201

Int. Register #: 121893240

Interest #:
195964408

Easement Non-Mutual

Value: N/A
Reg'd: 28 Feb 2023 13:58:51
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Current Dominant Tenement
N/A
n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009099

Int. Register #: 125502847

Addresses for Service:

Name

Address

Owner:

TRIANGLE C FARMS LTD.
Client #: 123803401

P.O. BOX 20 MANTARIO, Saskatchewan, Canada S0L 2J0

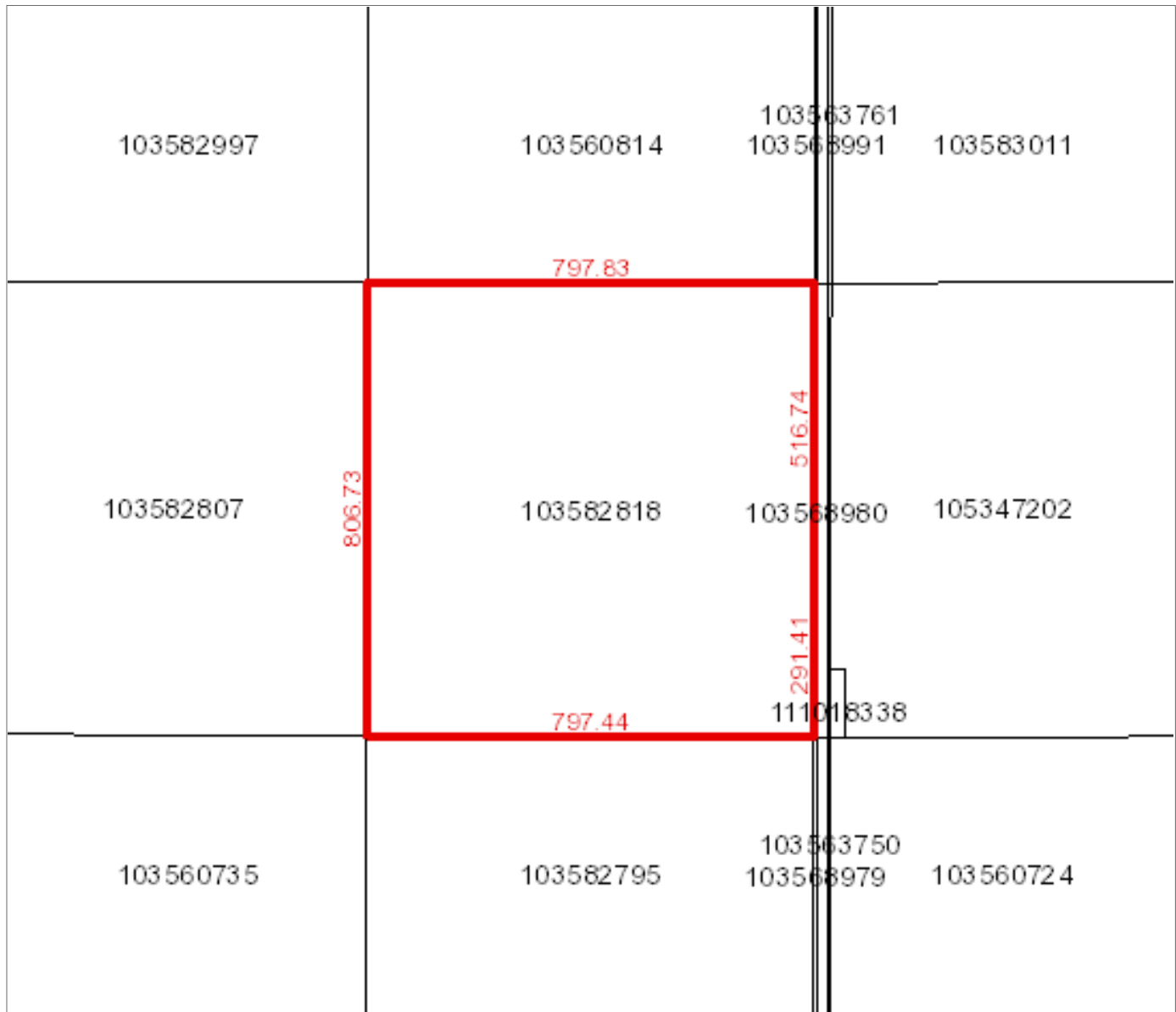
Notes:

Parcel Class Code: Parcel (Generic)



Surface Parcel Number: 103582818

REQUEST DATE: Mon Nov 14 09:34:26 GMT-06:00 2022



Owner Name(s) : TRIANGLE C FARMS LTD.

Municipality : RM OF CHESTERFIELD NO. 261

Title Number(s) : 138371935

Parcel Class : Parcel (Generic)

Land Description : NE 27-26-28-3 Ext 0

Source Quarter Section : NE-27-26-28-3

Commodity/Unit : Not Applicable

Area : 64.404 hectares (159.15 acres)

Converted Title Number : 90MJ00017A

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

Province of Saskatchewan Land Titles Registry Title

Title #: 138371957
Title Status: Active
Parcel Type: Surface
Parcel Value: \$95,964.00 CAD
Title Value: \$95,964.00 CAD
Converted Title: 90MJ00018
Previous Title and/or Abstract #: 102165487

As of: 28 Feb 2023 14:16:07
Last Amendment Date: 28 Feb 2023 13:58:51.273
Issued: 18 Nov 2009 11:26:56.496
Municipality: RM OF CHESTERFIELD NO. 261

TRIANGLE C FARMS LTD. is the registered owner of Surface Parcel #103582807

Reference Land Description: NW Sec 27 Twp 26 Rge 28 W 3 Extension 0
As described on Certificate of Title 90MJ00018.

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 #:
149532194

CNV Easement

Value: N/A
Reg'd: 03 Apr 2001 00:06:04
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
ALTAGAS LTD.
1500 - 1874 SCARTH STREET
REGINA, Saskatchewan, Canada S4P 4E9
Client #: 135841226

Int. Register #: 100369436
Converted Instrument #: 01MJ03644

Interest #:
149532206

Lease - 10 years or more

Value: N/A
Reg'd: 16 Feb 2005 13:17:21
Interest Register Amendment Date: N/A
Interest Assignment Date: 28 Jun 2018
16:12:02
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
Prospera Energy Inc.
500, 840 - 6th Avenue SW
Calgary, Alberta, Canada T2P 3E5
Client #: 134031710

Int. Register #: 109561169

Interest #:
149533410

Mortgage

Value:**Reg'd:** 18 Nov 2009 11:27:13**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A**Holder:**

The Toronto-Dominion Bank

601 - 3rd Street SE

Medicine Hat, Alberta, Canada T1A 0H4

Client #: 124137738**Int. Register #:** 115977741**Interest #:****176906896**

Mortgage

Value:**Reg'd:** 24 Oct 2016 12:42:06**Interest Register Amendment Date:** N/A**Interest Assignment Date:** N/A**Interest Scheduled Expiry Date:** N/A**Expiry Date:** N/A**Holder:**

FARM CREDIT CANADA

12040 - 149 Street NW

Edmonton, AB, Canada T5V 1P2

Client #: 101944201**Int. Register #:** 121893240

Interest #:
195964419

Easement Non-Mutual

Value: N/A
Reg'd: 28 Feb 2023 13:58:51
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Current Dominant Tenement
N/A
n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009099

Int. Register #: 125502847

Addresses for Service:

Name

Owner:

TRIANGLE C FARMS LTD.

Client #: 123803401

Address

P.O. BOX 20 MANTARIO, Saskatchewan, Canada S0L 2J0

Notes:

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



Surface Parcel Number: 103582807

REQUEST DATE: Mon Nov 14 09:33:22 GMT-06:00 2022



Owner Name(s) : TRIANGLE C FARMS LTD.

Municipality : RM OF CHESTERFIELD NO. 261

Title Number(s) : 138371957

Parcel Class : Parcel (Generic)

Land Description : NW 27-26-28-3 Ext 0

Source Quarter Section : NW-27-26-28-3

Commodity/Unit : Not Applicable

Area : 64.724 hectares (159.94 acres)

Converted Title Number : 90MJ00018

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



**Information
Services
Corporation**
of Saskatchewan

Begin Attachment Sheet

Instructions

Use the Begin Attachment Sheet to separate the bar-coded application/request sheets from documentation you would like to submit to support your request.

Use the Begin Attachment Sheet for submissions in both paper format and electronic format (e-mail, e-fax, CD-ROM).

Do not use this Begin Attachment Sheet to separate Application/Request Sheets that do not have supporting documentation.

Example 1:

When submitting a Plan Processing Packet Cover Page with a Plan Processing Request Sheet and a Plan on paper with additional supporting documentation add this Begin Attachment Sheet between the Request Sheet and the Plan. This indicates the end of the request and the beginning of the plan that you have attached. The order for submitting this package would be the Packet Cover Page first, the Request Sheet, the Begin Attachment Sheet, followed by the Plan and other supporting documentation.

Example 2:

When submitting a Land Registry Packet Cover Page, with a Land Registry Application Sheet and a mortgage for example on paper add this Begin Attachment Sheet between the Application Sheet and the mortgage. This indicates the end of the request and the beginning of the mortgage. The order for submitting this package would be the Packet Cover Page first, the Application Sheet, then the Begin Attachment Sheet followed by the mortgage.

File#: 104936

**PROVINCE OF SASKATCHEWAN
THE LAND TITLES ACT**

TO THE REGISTRAR of the **Province of Saskatchewan**

TAKE NOTICE THAT **NEXEN INC.**, a body corporate of the City of Calgary, in the Province of Alberta,

CLAIMING AN INTEREST under and by virtue of the following:

Surface Lease in writing, dated January 26, 2005, between Fredrick David Coventry and Cannidia Jeanette Coventry as Lessor and Nexen Inc. as Lessee;

IN THE FOLLOWING, that is to say:

The North Half of Section 27, Township 26, Range 28 West of the Third Meridian, in the Province of Saskatchewan, as more particularly described and set forth in Certificate of Title No. 102165487 and 102165465,

FORBID THE REGISTRATION of any transfer or other instrument affecting such land or the granting of a certificate of title thereto except subject to the claim herein set forth.

Address for service of notices and processes in Saskatchewan is:

**1777 Victoria Avenue
P. O. Box 1550
Regina, Saskatchewan
S4P 3C4**

DATED February 14, 2005

NEXEN INC.

By its Agent


Agent: Judy Andruckow

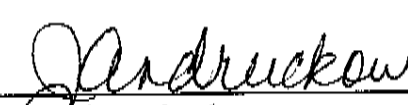
Canada
Province of Saskatchewan
To Wit:

I, Judy Andruckow of the City of Calgary in the Province of Alberta, Agent for the within named caveator, make oath and say:

1. THAT the allegations in the within caveat are true in substance and in fact, to the best of my knowledge, information and belief.
2. THAT the claim mentioned in the within caveat is not, to the best of my knowledge, information and belief, founded upon a writing or a written order, contract or agreement for the purchase or delivery of any chattel or chattels within the prohibition contained in Section 151 of The Land Titles Act.

SWORN before me at the City of Calgary
in the Province of Alberta
this 14th day of February, 2005.

)
)
)


Agent: Judy Andruckow



A Commissioner For Oaths
Without Saskatchewan

DONNA M. IVERSON
A Commissioner for Oaths "without"
the Province of Saskatchewan
My Commission expires Mar 31, 20 06



Information
Services
Corporation

**Interest Authorization
Corporate Entity with Seal Affixed
One Signing Officer**

Authorization

(Corporation Name) CONA RESOURCES LTD. authorizes by the signature of its proper signing officer:



Assignment to GEOROX RESOURCES INC. of Interest Register Number: _____
Interest Number(s)/Share Number(s)

see attached Schedule "A" _____



Amendment of Interest Register Number _____



Full Discharge of Interest Register Number _____



Partial Discharge of Interest Register Number _____
Interest Number(s)

21/06/2018

Date (day, month, year)



Corporate Officer Signature

Marah Graham
LAND MANAGER

(Print Name and Position)



(Corporate Seal)

Schedule 'A'
Attached to and Forming Part of that Transfer of Caveat

Dated as of the 11th day of June, 2018
Between

Cona Resources Ltd., Assignor and Georox Resources Inc., Assignee

<u>Interest Registration</u>		
<u>File Number</u>	<u>Registration Date</u>	<u>Number</u>
S104218	10/11/2002	105561840
S104464	7/18/2003	108207109
S104505	10/1/2003	108390449
S104515	10/1/2003	108390168
S104776	10/5/2004	109307066
S104777	10/5/2004	109306672
S104885	1/24/2005	109516417
S104919	1/10/2005	109485951
S104933	3/4/2005	109633934
S104935	2/16/2005	109561271
S104936	2/16/2005	109561169
S104937	2/16/2005	109561529
S104991	5/20/2005	109799274
S104991	2/26/2014	119809389

EASEMENT AGREEMENT

This Agreement made this 22 day of February, 2023.

BETWEEN:

Triangle C Farms Ltd.
a body corporate duly incorporated
under to the laws of the Province of Saskatchewan
(herein referred to as the "Grantor")

AND:

Triangle C Farms Ltd.
a body corporate duly incorporated
under to the laws of the Province of Saskatchewan
(herein referred to as "Grantee")

AND WHEREAS the Grantor is the registered owner of:

Surface Parcel #103582818
NE Sec 27 Twp 26 Rge 28 W 3 Extension 0
As described on Certificate of Title 90MJ00017A; and

Surface Parcel #103582807
NW Sec 27 Twp 26 Rge 28 W 3 Extension 0
As described on Certificate of Title 90MJ00018.

(herein referred to as "Servient Lands")

WHEREAS Grantee is the registered owner of:

Surface Parcel #103582795
SE Sec 27 Twp 26 Rge 28 W 3 Extension 0
As described on Certificate of Title 90MJ08428; and

Surface Parcel #103560735
SW Sec 27 Twp 26 Rge 28 W 3 Extension 0
As described on Certificate of Title 90MJ08428.

(herein referred to as "Dominant Lands")

AND WHEREAS the Grantor wishes to convey an Easement to the Grantee for the purposes of accessing and drawing water from the water well located on Servient Lands.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of One Dollar (\$1.00) paid by the Grantee to the Grantor (the receipt and sufficiency is hereby acknowledged by the Grantor), and in consideration of the promises covenants and agreements hereinafter made, the parties agree as follows:

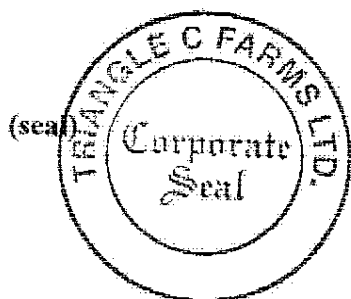
- 1) The Grantor, being the owner of the Servient Lands, does hereby grant, convey, transfer and assign to the Grantee, being the owner of the Dominant Lands, their successors, servants, agents, employees and licensees, an easement for the continued and ongoing use of the water well located on Servient Lands and a right of way over and through the Servient Lands for the purpose of servicing and maintaining the water well, as well as any pipes or apparatuses required to pump, extract or draw water from the well (the "Easement"). Such Easement includes the right at any time, now or in the future, to pump, extract and draw water from the water well.
- 2) The Grantor agrees to provide the electricity to power the pump for the water well located on Servient Lands. The Grantee agrees to equally split the costs of the electricity with the Grantor. The Grantor shall provide a statement to the Grantee outlining the cost of the electricity and upon request, the Grantor shall provide copies of the invoices and receipts in connection with such electricity costs.
- 3) The parties agree to equally split the other costs of running and maintaining the water well, including the costs of servicing the water well. Upon request, the parties agree to provide the other with copies of the invoices and receipts in connection with such other costs.
- 4) The Grantee agrees that they shall not draw water from the well to the extent that such extraction has a negative or adverse impact on the ability of the Grantor to draw water from the well.
- 5) The Grantee agrees that whenever they enter upon Servient Lands for the purposes of the said Easement, they shall cause as little damage and inconvenience as is possible.
- 6) The Grantee agrees to repair any damage to Servient Lands caused by, or resulting from, exercising the rights and privileges granted by the said Easement.
- 7) The Grantor covenants and agrees with the Grantee, that they shall not at any time, now or in the future, erect, maintain, permit or build any barrier that would cause interference with the rights and privileges under the said Easement.
- 8) Unless otherwise agreed upon herein, the parties agree that each shall be responsible for the costs of upkeep of their respective lands as well as any pipes or apparatuses required to pump, extract or draw water from the well to their own respective lands.
- 9) The said Easement shall be perpetual and run with the land. The Easement shall not be extinguished in the event that title or ownership of any of the lands shall be transferred or vest with a third party. Such party shall be bound to, and respect the Easement.

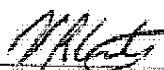
- 10) Notwithstanding section 9 hereof, this Easement may be terminated and discharged by the agreement of the parties.
- 11) In the event that any provision of this Agreement is deemed to be invalid or unenforceable, such provision shall, whenever possible to do so, be interpreted, construed, limited, or if necessary severed to the extent necessary to eliminate such invalidity or unenforceability. All the remaining provisions of this Agreement shall remain valid and continue to bind the parties.
- 12) The parties shall, upon receipt of a written and reasonable request, sign such ancillary documents or instruments and perform or cause to be performed any other act as may be reasonably required to give full effect to this Agreement.
- 13) No modification or waiver of any of the terms of this Agreement shall be valid unless in writing and executed by all of the parties.
- 14) This Agreement may be executed electronically and in counterparts, each of which shall be deemed to be an original and all of which together shall constitute one and the same instrument. To evidence its execution of an original counterpart of this Agreement, a party may send a copy of its original signature on the execution page hereof to the other party by facsimile or digital transmission and such transmission shall constitute delivery of an executed copy of this Agreement to the receiving party.
- 15) This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
- 16) This Agreement shall be governed by and construed in accordance with the laws of the Province of Saskatchewan.

[Execution follows.]

IN WITNESS WHEREOF the Parties have executed and delivered this Agreement as of the date first above written.

TRIANGLE C FARMS LTD. as Grantor



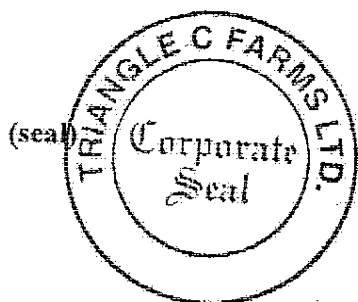


William Coventry



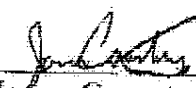
James Coventry

TRIANGLE C FARMS LTD. as Grantee





William Coventry



James Coventry