

Province of Saskatchewan Land Titles Registry Title

Title #: 154598259
Title Status: Active
Parcel Type: Surface
Parcel Value: \$300,000.00 CAD
Title Value: \$300,000.00 CAD
Converted Title: 63S21714
Previous Title and/or Abstract #: 151337662

As of: 06 Aug 2026 08:36:18
Last Amendment Date: 26 Oct 2021 15:58:50.676
Issued: 26 Oct 2021 15:58:50.536
Municipality: RM OF ROSEMOUNT NO. 378

Gary James Braithwaite is the registered owner of Surface Parcel #203890518

Reference Land Description: NE Sec 19 Twp 37 Rge 17 W 3 Extension 1

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 #:
192301837

CNV Easement

Value: N/A
Reg'd: 28 May 1974 02:03:34
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

as to NE
Holder:
Saskatchewan Telecommunications
13th Floor, 2121 Saskatchewan Drive
Regina, Saskatchewan, Canada S4P 3Y2
Client #: 100006861

Int. Register #: 105167897
Converted Instrument #: 74S13599

Addresses for Service:

Name	Address
Owner: Gary James Braithwaite Client #: 108700130	Box 283 Landis, Saskatchewan, Canada S0K 2K0

Notes:

Parcel Class Code: Parcel (Generic)

74 - S - 13599

SASKATCHEWAN LAND TITLES OFFICE
INSTRUMENT WORK SHEET

FEES	Inst. <u>Easement</u>
Total Fees <u>4.50</u>	From <u>Sub-Inv</u>
Amt. Rec'd <u>MC</u>	Address <u>Regina</u>
Balance _____	Their Reference <u>NE 1/4 - 19-37-17-W3</u>

Is Dup. C. of T. with Instrument? 20 In Office? — Being Returned to _____ above Addressee? _____
 Is Instrument Registrable? Yes Titles Affected 63521714

ENCUMBRANCES		CERTIFICATES, NOTICES, REQUIRED	
Title	General Register	Type	Quantity
<u>2</u>	<u>TL</u>	Abstract	
		G.R.C.	
		Cert. of Chge.	
		Other Cert.	
		Notices	

Remarks: see map

Ret 2 copies of case

AD Initials

SASK-TEL

#12

Grant of Public Utility Easement to Saskatchewan TelecommunicationsMade this 9 day of May, 19 74.

xx [We], Lawrence George Vizer and Mary Ann Vizer, Husband and Housewife, Respectively, ~~as joint tenants with right of survivorship.~~
 of Landis, in the Province of Saskatchewan,
 [hereinafter called "the Grantor"], being registered owner of the following
 land in the Province of Saskatchewan.

All that portion of the NE $\frac{1}{4}$ -19-37-17-W3, Saskatchewan, lying between the
 Southerly limit of a roadway as shown on a Plan of Record in the Land Titles Office
 for the Saskatoon Land Registration District as No. 64-S-08911 and a line drawn Parallel
 to and Perpendicularly distant Southerly 150 feet.

*all that pt NE $\frac{1}{4}$ 19-37-17-W3
 NE $\frac{1}{4}$ described in 1974
 74-745135-99 for SASK-TEL*

All mines and minerals excepted thereout.

[hereinafter called "the land."]

In consideration of the sum of \$1.00 [the receipt of which is hereby acknowledged]
 and in consideration of the undertaking by Saskatchewan Telecommunications, of
 Regina, Saskatchewan, [hereinafter called "SASK-TEL"], to extend or improve
 telecommunications facilities to the rural community in which the land is situate,

Do hereby Grant, Convey, Transfer and Confirm unto SASK-TEL an easement for a right
 of way over the land and every portion thereof; such easement to consist of the right
 to SASK-TEL, by itself, its employees, agents, licensees, successors, and assigns to
 enter upon the land with the necessary vehicles and equipment and to affix, construct
 and place upon, over, under or across the land; poles, wires, cables, anchors, pipes,
 conduits, structures, apparatus, and equipment [hereinafter called the "public utilities"]
 required for public utility services and to maintain, inspect, repair, replace and
 remove the public utilities subject to the following terms and conditions:

1. No more than 2 poles, pedestals, supports, or other above ground obstructions shall be affixed to the surface of the land without the consent of the Grantor. SASK-TEL shall, where practicable, enter into joint use or license arrangements with the owners of other public utilities to avoid unnecessary cluttering of the land and unnecessary duplication of works and easements.
2. The Public Utilities shall be installed and maintained to approved standards and with due regard for the use and enjoyment of the land by the Grantor. Unneccessary entry on the land by SASK-TEL shall be avoided and SASK-TEL shall endeavor to give notice of entry.
3. No pit, well, foundation, building, fence, or other structure or obstruction shall be excavated, placed or constructed on the land after the signing of this easement without the prior consent of SASK-TEL, which consent shall not be unreasonably withheld.
4. Following installation and upon abandonment of the public utilities, SASK-TEL shall insofar as it is practicable to do so, restore the land to its former condition.
5. Trees and shrubs may be trimmed, cut back or removed by SASK-TEL only to the extent necessary to permit the installation, maintenance, and removal of, and prevent interference with the public utilities. Unnecessary damage shall be avoided.

6. Clause 1 shall not apply to public utilities used or installed for the purpose of supplying service to or otherwise accommodating any person occupying or having an interest in the land or to public utilities installed or relocated on the land at the request of a municipality or other authority to accommodate a project for constructing, widening, backsloping or improving a roadway, canal, irrigation ditch or other improvement adjoining the land, where the municipality or other authority has obtained the approval of the Grantor to such project.

This Grant is of the same force as a covenant running with the land and shall enure to the benefit of and be binding upon the Grantor, SASK-TEL, and their respective executors, administrators, successors, and assigns.

The singular as used herein shall include the plural wherever the context so requires.

In Witness Whereof the Grantor and SASK-TEL have duly executed these presents on the day and year first above written.

Signed, Sealed and Delivered by the
Grantor in the presence of

T. Legare
Witness

T. Legare
Witness

L. George Vizer
(LAWRENCE GEORGE VIZER)

M. Ann Vizer
(MARY ANN VIZER)

SASKATCHEWAN TELECOMMUNICATIONS

By: Tom C. Howe
Secretary

CONSENT TO EASEMENT

I, the undersigned, having an interest in the land described in the within easement do hereby consent to the within easement, to the amount proposed to be paid as compensation and to the payment thereof to the registered owner or with the approval of the registered owner, to such other person as may be entitled thereto.

Witness

Date

Witness

Date

AFFIDAVIT OF EXECUTION

PROVINCE OF SASKATCHEWAN) I, Thadee I. Legare
(of the town of Watson
TO WIT:) in the Province of Saskatchewan,
(make oath and say as follows:

1. That I am the right-of-way or purchasing agent of the transferee or grantee named in the annexed instrument and that the lands described therein are required for the purposes of telecommunication lines under Section 25 of The Saskatchewan Telecommunications Act.

2. That I was personally present and did see Lawrence George Vizer and Mary Ann Vizer named in the annexed instrument, who ^{are} ~~is~~ personally known to me to be the person(s) named therein, duly sign and execute the same for the purposes named therein;

3. That the same was executed at the village of Landis in the Province of Saskatchewan, on the 9th day of May 1974. and that I am the subscribing witness thereto;

4. That I, Thadee I. Legare know the said Lawrence George Vizer and Mary Ann Vizer and ~~he~~ each of them is in my belief of eighteen years of age or more.

Sworn before me at the city)
of Saskatoon, in the)
Province of Saskatchewan, this 13th)
day of May A.D. 19 74. (

Thadee I. Legare

M. G. Green
(
A Commissioner for Oaths in and
for Saskatchewan

My Commission expires Dec 31-1975

or

~~Being a Solicitor~~

AFFIDAVIT OF EXECUTION

PROVINCE OF SASKATCHEWAN) I,
(of the of
TO WIT:) in the Province of Saskatchewan,
(make oath and say as follows:

1. That I was personally present and did see

named in the annexed instrument, who is/are personally known to me to be the person(s) named therein, duly sign and execute the same for the purposes named therein;

2. That the same was executed at the of
in the Province of Saskatchewan, on the day of 19
and that I am the subscribing witness thereto;

3. That I, know the said
and he/each of them is in my belief of eighteen years of age or more.

Sworn before me at the)
of, in the)
Province of Saskatchewan, this)
day of A.D. 19)
(

A Commissioner for Oaths in and
for the Province of Saskatchewan.

My Commission expires

or

Being A Solicitor

74-S-13599

Lands: Landis-Traynor-Palo

#65040

NE $\frac{1}{4}$ -19-37-17-W3

Date: May 13, 1974

LAWRENCE GEORGE VIZER & MARY ANN VIZER



EASEMENT

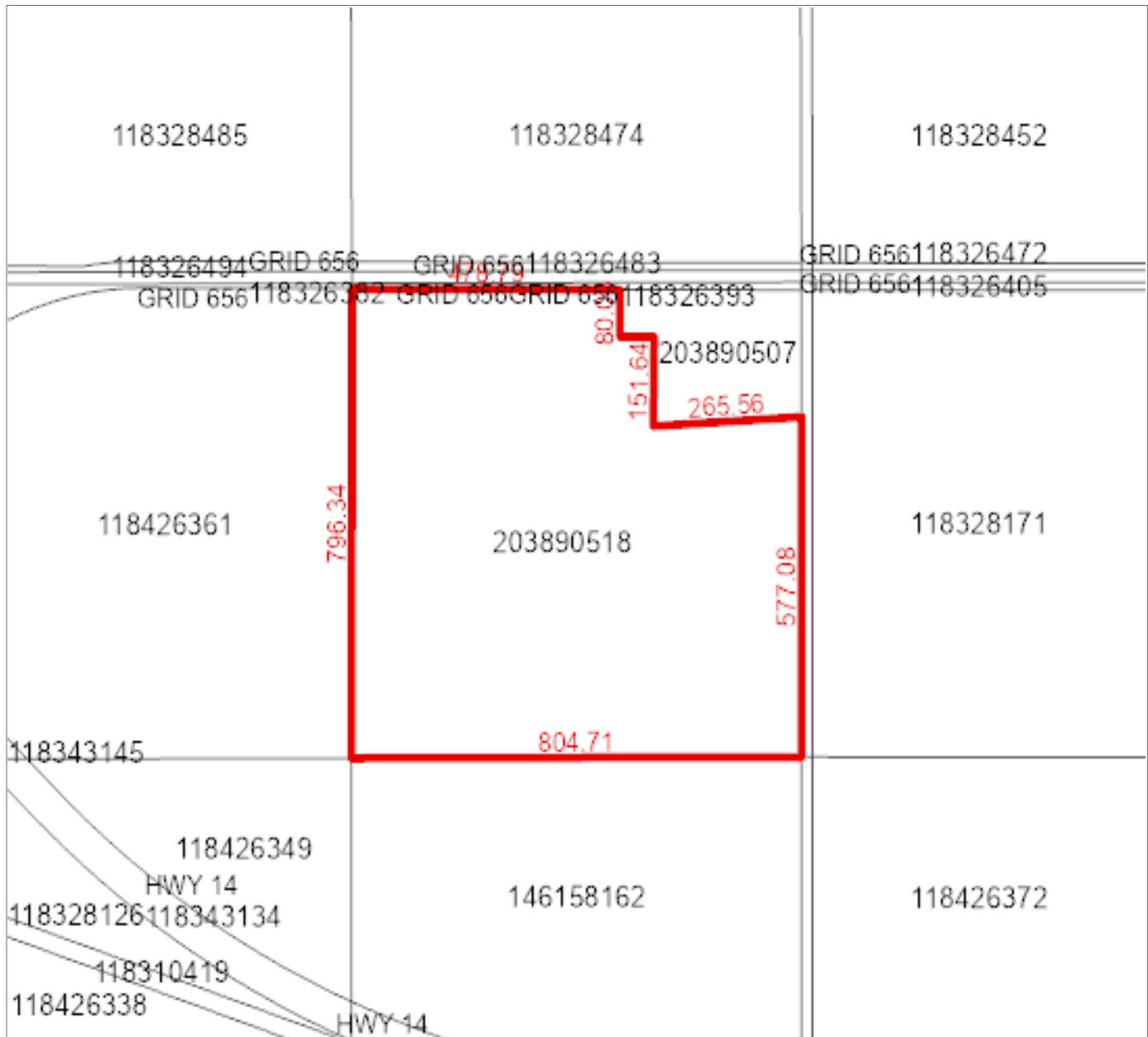
I certify that the within instrument is duly
Entered and Registered in the Land Titles
Office for the Saskatchewan Land Registration
District at Saskatoon in the Province of
Saskatchewan on the 28th day of May
A.D. 1974 as number 745135-99

A handwritten signature in black ink, appearing to be "J. M. [unclear]", written over a rectangular stamp that reads "Registrar".

Saskatchewan Telecommunications,
2350 Albert Street, Regina, Sask.

Surface Parcel Number: 203890518

REQUEST DATE: Thu Aug 6 08:37:29 GMT-06:00 2026



Owner Name(s) : Braithwaite, Gary James

Municipality : RM OF ROSEMOUNT NO. 378

Title Number(s) : 154598259

Parcel Class : Parcel (Generic)

Land Description : NE 19-37-17-3 Ext 1

Source Quarter Section : NE-19-37-17-3

Commodity/Unit : Not Applicable

Area : 57.489 hectares (142.06 acres)

Converted Title Number : 63S21714

Ownership Share : 1:1



Property Report

Municipality Name: RM OF ROSEMOUNT (RM)

Assessment ID Number : 378-000419100

PID: 201610920

Civic Address:

Legal Location: Qtr NE Sec 19 Tp 37 Rg 17 W 3 Sup 00

Supplementary: EXCEPT: ROAD PLAN 91S10889 (2.64AC) and Blk/Par A-Plan 102367852.

NE-19-37-17-3

ISC #203890518

Title Acres: 142.06

School Division: 207

Neighbourhood: 378-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 22-Feb-2022

Change Reason: Reinspection

Year / Frozen ID: 2026/-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	
142.00	K - [CULTIVATED]	Soil association 1	EW - [ELSTOW]	Topography	T1 - Level / Nearly Level	\$/ACRE	2,853.22
		Soil texture 1	SIL - [SILT LOAM]	Stones (qualities)	S1 - None to Few	Final	75.88
		Soil profile 1	OR12 - [CHERN-ORTH (CA 12+)]				
		Top soil depth	5+				

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	\$405,200		1	Other Agricultural	55%	\$222,860				Taxable
Total of Assessed Values:	\$405,200				Total of Taxable/Exempt Values:	\$222,860				