

STATUS OF TITLE

Title Number **2446833/4**
Title Status **Accepted**
Client File **PAULS**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SANDRIDGE ENTERPRISES LTD.

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

THE SE 1/4 OF SECTION 2-3-6 WPM
EXC THE NLY 1320 FEET PERP

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: **97-833/4**
Instrument Status: **Accepted**

Registration Date: 1997-01-29
From/By: MORDEN CREDIT UNION LIMITED
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **1028957/4**
Instrument Status: **Accepted**

Registration Date: 2000-03-29
From/By: MTS COMMUNICATIONS INC.
To:

Amount:
Notes: E 12M PERP
Description: EASEMENT AGREEMENT FOR LINES AND CABLES WITH PEDESTALS

3. ADDRESSES FOR SERVICE
SANDRIDGE ENTERPRISES LTD. 894 GILMOUR STREET MORDEN MB R6M 1R9
4. TITLE NOTES
No title notes
5. LAND TITLES DISTRICT
Morden
6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
1714866/4 Part
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: 1147573/4
Registration Date: 2010-04-28 From/By: SANDRIDGE ENTERPRISES LTD. To: Amount:
10. LAND INDEX
SE 2-3-6W EXC THE NLY 1320 FEET PERP

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2446833/4

LTO USE ONLY

FEES CHECKED	REFUND AMOUNT
Certificate of Registration Registered this date <u>MAR 29 2000</u> as No. <u>1028957</u> I certify that the within instrument was registered in the Land Titles Office and entered on Title No. <u>1714366</u> <u>P. S. Liao</u> For District Registrar	CAVEAT LAND TITLES OFFICE MAR 29 2000 MORDEN, MAN.

ELECTRONIC
TITLE

1028957

Caveat

Form (B-1)

Manitoba
Consumer & Corporate Affairs
Land Titles

District of Morden

File 88/67 011, 011A, 016, 016A

1. CAVEATOR

MTS Communications Inc. (as assignee of Manitoba Telecom Services Inc., the successor corporation to The Manitoba Telephone System) 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

An agreement in writing dated the 20th day of May 1988 between

Sandridge Enterprises Ltd.

and the within Caveator whereby the said

Sandridge Enterprises Ltd.

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

Pcl 1: WLY 12 meters perp of the N 1/4 of SW 1/4 2-3-6 WPM.

Pcl 2: ELY 12 meters perp of SE 1/4 3-3-6 WPM.

Pcl 3: WLY 12 meters perp of SW 1/4 3-3-6 WPM.

Pcl 4: SLY 12 meters perp of SW 1/4 3-3-6 WPM.

Exc.: WLY 12 meters perp.

TITLE NUMBER(S) A235H 1714866 *part 2*

see schedule ☐

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

Sandridge Enterprises Ltd.

Box 1594

Morden, MB

ROG 1J0

see schedule ☐

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

MTS Communications Inc.

Property Acquisition

627 Erin Street

PO Box 6666

Winnipeg, Manitoba R3C 3V6

6. SIGNATURE OF CAVEATOR

Robin S. Carruthers

1. That I, William F. Johnstone, am the agent of MTS Communications 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.

Robin S. Carruthers
William F. Johnstone

[Signature]
SIGNATURE

DATE		
Y	M	D
00	03	22

7. FARM LANDS OWNERSHIP DECLARATION

The registration of this instrument does not contravene the provisions of *The Farm Lands Ownership Act* because the within land is not farm land as defined in *The Farm Lands Ownership Act*.

Robin S. Carruthers
William F. Johnstone
Agent

[Signature]

DATE		
Y	M	D
00	03	22

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

MTS Communications Inc.

Property Acquisition

627 Erin 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*.

122820

MANITOBA TELEPHONE SYSTEM

RIGHT-OF-WAY AGREEMENT

Sec. 106 R.P.A.

8726
38167
011, 011A,
016, 016A

THIS AGREEMENT made in triplicate this 20th day of May
A.D. Nineteen Hundred and Eighty-eight

BETWEEN: SANDRIDGE ENTERPRISES LTD.

This is the agreement
Referred to in the attached
caveat as Exhibit "A."

(Hereinafter called the "the Grantor"),
Party of the First Part

and

THE MANITOBA TELEPHONE SYSTEM
(Hereinafter called "the System").
Party of the Second Part

1. IN CONSIDERATION of the payment of --One Hundred & Five --dollars (\$105.00)
(the receipt whereof is hereby acknowledged) the Grantor hereby grants to the System, on, from and
after the 20th day of May A.D. Nineteen
Hundred and Eighty-eight the right to construct, maintain, repair, remove and make
additions to, telephone and other telecommunication lines with all necessary wires, cables, pedestals, and
conduits (all of which is hereinafter referred to as "telecommunication plant") on, over, along, under and
across the following described land, namely:

011 PARCEL 1:

Wly. 12 meters perp. of the N.½ of the S.W.¼ 2-3-6 W.P.M.

011½ PARCEL 2:

Wly. 12 meters perp. of the S.E.¼ 3-3-6 W.P.M.

016 PARCEL 3:

Wly. 12 meters perp. of the S.W.¼ 3-3-6 W.P.M.

016½ PARCEL 4:

Sly. 12 meters perp. of the S.W.¼ 3-3-6 W.P.M. exc. the Wly. 12
meters perp.

and for that purpose to enter on the said land with any vehicles, personnel and equipment necessary for
the construction, maintenance, repair, removal of, or the making of any addition to said telecommunica-
tion plant, together with the right to cut or trim any trees upon the said land that, in the opinion of the
party of the second part interferes with or is likely to interfere with the said telecommunication plant or
any part thereof.

2. THE GRANTOR hereby grants to the System the right of free and unimpeded access to any part of
the right of way for the above mentioned purposes.

3. THE GRANTOR hereby agrees that the rights and licenses hereby granted shall be exerciseable
forthwith and at any and all times hereinafter by the System or by its servants, agents or employees free
and without charge.

4. The System shall exercise the rights, licenses and easements hereby granted in a careful and
workmanlike manner so as to cause a minimum of inconvenience or damage to the Grantor, and shall
make good any such damage.

5. THE GRANTOR, covenants and agrees not to erect or permit the erection of any building or struc-
ture on the right of way without the consent of the party of the second part.

Address of the Grantee is

MANITOBA TELEPHONE SYSTEM,
489 Empress Street, P.O. Box 6686,
Winnipeg, Manitoba R3C 3V6

6. THE GRANTOR will not excavate in, or remove the soil from the said land, if such excavation or removal would endanger the said telecommunication plant, including any underground cable, without first giving the System reasonable notice of his intention to carry out such excavation or removal, so to enable the System to take necessary measures to protect the said cable.

7. It is understood and agreed that in addition to the consideration the System will pay for any damage to crops or other property of the grantor, caused in the exercise of the rights granted herein.

8. TO THE INTENT THAT the burden of all rights, licenses, covenants, and agreements contained in this agreement may run with the said land, the Grantor covenants and agrees with the System that the rights, licenses and privileges hereby granted shall enure to the benefit of the System and its successors and assigns and shall be binding upon the grantor and on the successors in title of the grantor and the owners or occupiers for the time being of said land or any part thereof.

Part of the First Part

MEMORANDUM OF AGREEMENT

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, the day and year first written.

SIGNED, SEALED AND DELIVERED

THE MANITOBA TELEPHONE SYSTEM

in the presence of

Shirley Hand

Witness

[Signature]
Manager, Property Acquisition
SANDRIDGE ENTERPRISES LTD.

[Signature] (Pres.)

[Signature] (Sec. Treas.)

Witness

CONSENT UNDER DOWER ACT

I, _____, the wife/
husband of _____, the Grantor named in
the instrument within written, hereby consent to the making of the same by him/her.

Dated this _____ day of _____ 19 _____

WITNESS:

CERTIFICATE OF ACKNOWLEDGEMENT OF CONSENT BY WIFE/HUSBAND

The above consent was acknowledged before me by _____, wife/husband
of _____, apart from her husband/his wife to have been voluntarily
executed by her/him of her/his own free will and accord and without any compulsion on the part of her
husband/his wife. She/He has further acknowledged that she/he is aware of the nature and effect of the same.

Dated at the _____ of _____ in the Province of Manitoba,
this _____ day of _____ 19 _____

A COMMISSIONER FOR OATHS in and for the Province of Manitoba.

(My commission expires _____ 19 _____)

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF MANITOBA }
TO WIT:

I,
of the
in the Province of Manitoba

make oath and say:

1. THAT I was personally present and did see the within grantor(s) execute the within instrument.
2. THAT I know the said party and am satisfied that of the full age of eighteen years.
3. THAT the said agreement was executed at aforesaid and that I am a subscribing witness thereto.

Sworn before me at the
of
In Manitoba, this
day of

A.D. 19 .

AFFIDAVIT OF GRANTOR

CANADA
PROVINCE OF MANITOBA }
TO WIT:

I,
and I,
(Both) of the
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 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, one of the Grantors.
4. That my Co-Grantor is the wife of me, one of the Grantors.
5. THAT I have no husband/wife.
6. That the person who consents as wife husband to the instrument within written is the wife husband of me, the Grantor
7. That no part of the land referred to in the instrument within written is or ever has been the homestead of me, the Grantor(s), within the meaning of "The Dower Act".

(Severally) SWORN before me at the

In Manitoba this
day of

19 .

AFFIDAVIT OF GRANTOR

CANADA
PROVINCE OF MANITOBA }
TO WIT:

I,
and I,
(Both) of the
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 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, one of the Grantors.
4. That my Co-Grantor is the wife of me, one of the Grantors.
5. THAT I have no husband/wife.
6. That the person who consents as wife husband to the instrument within written is the wife husband of me, the Grantor
7. That no part of the land referred to in the instrument within written is or ever has been the homestead of me, the Grantor(s), within the meaning of "The Dower Act".

(Severally) SWORN before me at the

In Manitoba this
day of

19 .

8786

Dated May 20th A.D. 1988

SANDRIDGE ENTERPRISES LTD.

TO

MANITOBA TELEPHONE SYSTEM

RIGHT-OF-WAY AGREEMENT

Sec. 106 R.P.A.

Cert. of Title No. A 23517

L.T.O.

CAVEAT No.:

DATE REGD.:

LEGAL DEPARTMENT

MANITOBA TELEPHONE SYSTEM



NOTICE OF FILING
CAVEAT
LAND TITLES
DISTRICT OF MORDEN

AVIS DE DÉPÔT
D'UNE NOTIFICATION D'OPPOSITION
DISTRICT DES TITRES
FONCIERS DE MORDEN

TO/DESTINATAIRE(S) :

SANDRIDGE ENTERPRISES LTD.
BOX 1594
MORDEN MB

REG 130

THE ATTACHED IS A COPY OF AN
INSTRUMENT FILED AGAINST YOUR
INTEREST IN LAND AS DESCRIBED
IN THE INSTRUMENT. THE ORIGINAL
INSTRUMENT WITH ATTACHMENTS (IF
ANY) IS ON FILE IN THE MORDEN
LAND TITLES OFFICE. FOR FURTHER
PARTICULARS, PLEASE CONTACT THE
INSTRUMENT CLAIMANT.

LE DOCUMENT CI-JOINT EST UNE COPIE
D'UN INSTRUMENT DÉPOSÉ À L'ÉGARD DE
VOTRE INTÉRÊT FONCIER INDIQUÉ DANS
L'INSTRUMENT. L'ORIGINAL DE CET
INSTRUMENT ET SES ANNEXES, LE CAS
ÉCHÉANT, SE TROUVENT AU BUREAU DES
TITRES FONCIERS DE MORDEN
POUR DE PLUS AMPLES DÉTAILS,
VEUILLEZ COMMUNIQUER AVEC LA
PERSONNE QUI REVENDIQUE UN DROIT AUX
TERMES DE L'INSTRUMENT.

REGISTRATION NUMBER OF ATTACHED INSTRUMENT/

NUMÉRO D'ENREGISTREMENT DE L'INSTRUMENT CI-JOINT : 1028957

Property Assessment Report

Municipality:190 - RM OF STANLEY

Roll No:257850.000

REAL PROPERTY

Dwelling Units:0

Frontage or Area:80.00 ACRES

Legal Description:DESC SE2-3-6W

Civic Address:

School Division:WESTERN

Community Area:TWP 3 RGE 6W

Ward:2

Certificate of Title / Land Title Office:
2446833 / MORDEN

Tax Year	Assessment Reference Date	Class	Tax Status	Land	Buildings	Total
2027	Apr 1, 2025	FARM PROPERTY	TAXABLE	260,700	-	260,700
		OTHER PROPERTY	TAXABLE	96,500	-	96,500
			TOTAL	357,200	0	357,200
2026	Apr 1, 2023	FARM PROPERTY	TAXABLE	214,500	-	214,500
2025	Apr 1, 2023	FARM PROPERTY	TAXABLE	214,500	-	214,500
2024	Apr 1, 2021	FARM PROPERTY	TAXABLE	162,700	-	162,700
2023	Apr 1, 2021	FARM PROPERTY	TAXABLE	162,700	-	162,700
2022	Apr 1, 2018	FARM PROPERTY	TAXABLE	120,800	-	120,800
2021	Apr 1, 2018	FARM PROPERTY	TAXABLE	120,800	-	120,800
2020	Apr 1, 2018	FARM PROPERTY	TAXABLE	120,800	-	120,800
2019	Apr 1, 2016	FARM PROPERTY	TAXABLE	92,600	-	92,600
2018	Apr 1, 2016	FARM PROPERTY	TAXABLE	92,600	-	92,600
2017	Apr 1, 2014	FARM PROPERTY	TAXABLE	72,200	-	72,200
2016	Apr 1, 2014	FARM PROPERTY	TAXABLE	72,200	-	72,200
2015	Apr 1, 2012	FARM PROPERTY	TAXABLE	56,000	-	56,000
2014	Apr 1, 2012	FARM PROPERTY	TAXABLE	56,000	-	56,000
2013	Apr 1, 2010	FARM PROPERTY	TAXABLE	43,400	-	43,400
2012	Apr 1, 2010	FARM PROPERTY	TAXABLE	43,400	-	43,400
2011	Apr 1, 2008	FARM PROPERTY	TAXABLE	37,000	-	37,000

Legal:
SE-02-03-06-W
EXC THE NLY 1320 FEET PERP

* The assessment information you are viewing was included with the 2027 Spring Preliminary Assessment Roll that the assessor prepared for the RM OF STANLEY.