



LAND TITLE CERTIFICATE

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LINC	SHORT LEGAL	TITLE NUMBER
0017 059 973	SPIRITR;;51	212 085 010

LEGAL DESCRIPTION

SPIRIT RIVER SETTLEMENT

LOT FIFTY ONE (51)

AS SHOWN ON A PLAN OF SURVEY OF THE SAID SETTLEMENT, SIGNED AT OTTAWA ON THE 21ST DAY OF DECEMBER A.D. 1908, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF THE SAID LOT FIFTY ONE (51) ON THE NORTHERN LIMIT OF ROAD ALLOWANCE SIXTY SIX (66) FEET NORTHERLY FROM AN IRON POST AND PITTS MARKING THE SOUTHERLY CORNER BETWEEN LOT FIFTY (50) AND LOT FIFTY ONE (51) IN THE SAID SETTLEMENT; THENCE WESTERLY ALONG SAID NORTHERN LIMIT OF SAID ROAD ALLOWANCE FORTY FOUR AND NINE TENTHS (44.9) CHAINS TO THE WEST BOUNDARY OF SAID LOT FIFTY ONE (51); THENCE NORTHERLY ALONG THE SAID WEST BOUNDARY THIRTEEN AND THIRTY FIVE HUNDREDTHS (13.35) CHAINS, MORE OR LESS, TO THE POINT WHERE THE RIGHT BANK OF SPIRIT RIVER IS FIRST INTERSECTED; THENCE DESCENDING WITH THE STREAM ALONG THE SAID RIGHT BANK TO THE MOST EASTERLY POINT OF INTERSECTION OF SAID RIGHT BANK BY A LINE DRAWN DUE NORTH FROM THE POINT OF COMMENCEMENT; THENCE DUE SOUTH THIRTY SEVEN AND SIXTY HUNDREDTHS (37.60) CHAINS, MORE OR LESS, TO THE POINT OF COMMENCEMENT, CONTAINING 48.9 HECTARES (120.83 ACRES) MORE OR LESS

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1136KS - ROAD	3.93	9.73	
B) PLAN 2251KS - ROAD	0.275	0.68	
C) PLAN 8720826 - ROAD	0.695	1.72	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 6;6;78;51;SL  
 ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF SPIRIT RIVER NO. 133

REFERENCE NUMBER: 212 085 009

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 085 010	12/04/2021	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

GISELE LEWCHUK

OF BOX 561  
SPIRIT RIVER  
ALBERTA T0H 3G0

AND  
KEVIN LEWCHUK  
OF BOX 321  
SEXSMITH  
ALBERTA T0H 3C0  
AS JOINT TENANTS

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
842 070 946	30/03/1984	CAVEAT RE : SURFACE LEASE CAVEATOR - RISING STAR RESOURCES LTD. C/O MCCARTHY TETRAULT LLP-XIAODI JIN 4000, 421-7TH AVE SW CALGARY ALBERTA T2P4K9 "DATA UPDATED BY: TRANSFER OF CAVE #862205395" (DATA UPDATED BY: CHANGE OF ADDRESS 982269008) (DATA UPDATED BY: TRANSFER OF CAVEAT 992070163) (DATA UPDATED BY: TRANSFER OF CAVEAT 022011153) (DATA UPDATED BY: TRANSFER OF CAVEAT 122353340) (DATA UPDATED BY: CHANGE OF ADDRESS 132326145) (DATA UPDATED BY: TRANSFER OF CAVEAT 162280617)
922 310 008	09/10/1992	UTILITY RIGHT OF WAY GRANTEE - CENTRAL PEACE NATURAL GAS CO-OP LTD.
132 412 081	18/12/2013	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6
212 085 011	12/04/2021	CAVEAT RE : TRUST AGREEMENT CAVEATOR - KEVIN LEWCHUK BOX 321 SEXSMITH ALBERTA T0H0C0

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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AGENT - CAMERON SMITH

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 26 DAY OF MAY,  
2021 AT 08:47 P.M.

ORDER NUMBER:    41765315

CUSTOMER FILE NUMBER:    mrc/clhbid



\*END OF CERTIFICATE\*

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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.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).