



LAND TITLE CERTIFICATE

S	LINC	SHORT LEGAL	TITLE NUMBER
	0037 460 961	4;4;61;11;NW	172 009 840 +9
	0037 460 979	4;4;61;11;SW	

LEGAL DESCRIPTION

FIRST

~~MERIDIAN 4 RANGE 4 TOWNSHIP 61~~

~~SECTION 11~~

~~QUARTER NORTH WEST~~

~~CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS~~

~~EXCEPTING THEREOUT:~~

~~HECTARES (ACRES) MORE OR LESS~~

~~A) PLAN 815TR - ROAD 0.417 1.03~~

~~B) ALL THAT PORTION COMMENCING AT A POINT ON THE SOUTH LIMITS OF ROAD PLAN 815TR, 213.36 METRES EASTERLY FROM THE WEST BOUNDARY OF THE SAID QUARTER SECTION; THENCE SOUTHERLY AND AT RIGHT ANGLES TO THE SAID SOUTH LIMIT 73 METRES; THENCE EASTERLY AND PARALLEL TO THE SAID SOUTH LIMIT 255 METRES; THENCE NORTHERLY AND AT RIGHT ANGLES TO THE SAID SOUTH LIMIT TO A POINT THEREON; THENCE WESTERLY ALONG THE SAID SOUTH LIMIT TO THE POINT OF COMMENCEMENT~~

~~CONTAINING..... 1.86 4.6~~

~~C) PLAN 9621485 - ROAD 0.400 0.99~~

~~D) PLAN 1322499 - ROAD 0.161 0.40~~

~~E) PLAN 1720126 - ROAD 0.381 0.941~~

~~EXCEPTING THEREOUT ALL MINES AND MINERALS~~

~~AND THE RIGHT TO WORK THE SAME~~

SECOND

MERIDIAN 4 RANGE 4 TOWNSHIP 61

SECTION 11

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

A) PLAN 9621485 - ROAD 0.402 0.99

B) PLAN 0924075 - SUBDIVISION 5.71 14.11

C) PLAN 1720126 - ROAD 0.257 0.635

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

REFERENCE NUMBER: 132 161 193 +8

(CONTINUED)

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

172 009 840 11/01/2017 ROAD PLAN

OWNERS

RAY MURPHY

AND
LEONA MURPHY
BOTH OF:
BOX 7383
BONNYVILLE
ALBERTA T9N 2H7
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

~~782 173 765 02/08/1978 UTILITY RIGHT OF WAY
GRANTEE - NORTH EAST GAS CO-OP LTD.
AFFECTED LAND: 4;4;61;11;NW
"MEMO: 24 02 1984"~~

812 208 881 01/09/1981 CAVEAT
RE : EASEMENT
CAVEATOR - CENOVUS ENERGY INC.
PO BOX 766, 225-6 AVENUE SW
CALGARY
ALBERTA T2P0M5
(DATA UPDATED BY: CHANGE OF NAME 222114348)

882 086 093 26/04/1988 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - CAMPUS ENERGY PARTNERS OPERATIONS INC.
ATTENTION: SURFACE LAND DEPT
2400, 411 1ST STREET SE
CALGARY
ALBERTA T2G4Y5
(DATA UPDATED BY: TRANSFER OF CAVEAT
962230491)
(DATA UPDATED BY: TRANSFER OF CAVEAT
982222164)
(DATA UPDATED BY: TRANSFER OF CAVEAT
992111528)
(DATA UPDATED BY: TRANSFER OF CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

172 009 840 +9

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		992341358) (DATA UPDATED BY: CHANGE OF ADDRESS 992341378) (DATA UPDATED BY: TRANSFER OF CAVEAT 192086978) (DATA UPDATED BY: CHANGE OF NAME 202191299)
922 321 733	21/10/1992	CAVEAT RE : SEE CAVEAT CAVEATOR - CAROLYN MARIE JENSEN CAVEATOR - MARVIN SHANE JENSEN BOTH OF: BOX 233 ARDMORE ALBERTA T0A0B0 AGENT - ALLAN W FRASER AFFECTED LAND: 4;4;61;11;NW
982 135 288	15/05/1998	UTILITY RIGHT OF WAY GRANTEE - WILD ROSE PIPE LINE INC.
992 103 059	23/04/1999	AMENDING AGREEMENT AFFECTS INSTRUMENT: 982135288
992 155 247	07/06/1999	DISCHARGE OF UTILITY RIGHT OF WAY 982135288 PARTIAL EXCEPT PLAN/PORTION: 9921254
992 155 248	07/06/1999	DISCHARGE OF UTILITY RIGHT OF WAY 982135288 PARTIAL EXCEPT PLAN/PORTION: 9921254
022 461 637	03/12/2002	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. SUITE #1200, 10250-101 ST EDMONTON ALBERTA T5J3P4 ORIGINAL PRINCIPAL AMOUNT: \$100,000 AFFECTED LAND: 4;4;61;11;SW
082 175 187	28/04/2008	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 AGENT - RHONDA ROSNER AFFECTED LAND: 4;4;61;11;NW
092 117 615	17/04/2009	CAVEAT RE : DEFERRED RESERVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

172 009 840 +9

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - THE MUNICIPAL DISTRICT OF BONNYVILLE NO.
87.
4905-50 AVE
BONNYVILLE
ALBERTA T9N2J7
AFFECTED LAND: 4;4;61;11;SW

~~122 136 760 04/05/2012 UTILITY RIGHT OF WAY
GRANTEE - ENBRIDGE PIPELINES (ATHABASCA) INC.
AFFECTED LAND: 4;4;61;11;NW~~

122 136 777 04/05/2012 UTILITY RIGHT OF WAY
GRANTEE - ENBRIDGE PIPELINES (ATHABASCA) INC.
AFFECTED LAND: 4;4;61;11;SW

172 256 412 30/09/2017 DISCHARGE OF UTILITY RIGHT OF WAY 122136777
PARTIAL
EXCEPT PLAN/PORTION: 1621142

172 256 414 30/09/2017 DISCHARGE OF UTILITY RIGHT OF WAY 122136760
PARTIAL
EXCEPT PLAN/PORTION: 1621142

TOTAL INSTRUMENTS: 015

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF
DECEMBER, 2023 AT 12:25 P.M.

ORDER NUMBER: 49115158

CUSTOMER FILE NUMBER: CLHBID/wf



END OF CERTIFICATE

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).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

882086093

ORDER NUMBER: 49716845

ADVISORY

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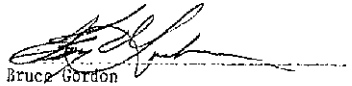
Canada }
 Province of Alberta } I, Bruce Gordon
 To Wit: } of the City of Calgary
 in the Province of Alberta Landman
 (Occupation)

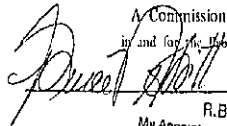
make oath and say as follows:

1. I am the agent for the above-named Caveator.
2. I believe that the said Caveator has a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

APR 26 '88


Sworn before me at the City
 of Calgary
 in the Province of Alberta
 this 19 day of April
 1988.


 Bruce Gordon

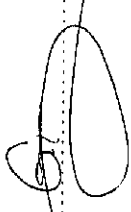

 A Commissioner for Oaths
 in and for the Province of Alberta
 R.B. NESBITT
 My Appointment Expires Jan 6, 1991

682086093

RE


 Caveat
 Hammonds Printing Ltd., Calgary

I certify that the within instrument is duly
 Entered and Registered in the Land Titles
 Office for the Alberta Land
 Registration District of
 Province of Alberta.


 Registrar
 A.L.R.D.

Solicitor's File No.

Canada }
 Province of Alberta } I,
 To Wit: } of the
 in the Province of Alberta
 (Occupation)

make oath and say as follows:

1. I am the within Caveator.
2. I believe that I have a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

Sworn before me at the
 of
 in the Province of Alberta
 this day of
 19

A Commissioner for Oaths
 in and for the Province of Alberta

Caveat Forbidding Registration

(Name in full)

Take Notice that Bow Valley Industries Ltd.

Address and Occupation

of Box 6610 Postal Station "D" in the Province of Alberta
Calgary, Alberta T2P 3R2

(Occupation)

Nature of Claim

claim An interest by virtue of an Alberta Right-of-Way Agreement dated July 30, 1987 for a pipeline right-of-way containing 6.33 acres between Ray Murphy as Grantor and Bow Valley Industries Ltd. as Grantee

in the land described as follows:

THE WEST HALF OF SECTION ELEVEN (11) TOWNSHIP SIXTY ONE (61) RANGE FOUR (4) WEST OF THE FOURTH MERIDIAN CONTAINING 129 HECTARES (320 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: (A) 0.417 HECTARES (1.03 ACRES) MORE OR LESS AS SHOWN ON ROAD PLAN 815 T.R. OUT OF N.W. 11.

(B) ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP SIXTY ONE (61) RANGE FOUR (4) WEST OF THE FOURTH MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LIMIT OF ROAD PLAN 815 T.R. TWO HUNDRED AND THIRTEEN AND THIRTY SIX HUNDREDTHS (213.36) METRES EASTERLY FROM THE WEST BOUNDARY OF THE SAID QUARTER SECTION; THENCE SOUTHERLY AND AT RIGHT ANGLES TO THE SAID SOUTH LIMIT SEVENTY THREE (73) METRES; THENCE EASTERLY AND PARALLEL TO THE SAID SOUTH LIMIT TWO HUNDRED AND FIFTY FIVE (255) METRES; THENCE NORTHERLY AND AT RIGHT ANGLES TO THE SAID SOUTH LIMIT TO A POINT THEREON; THENCE WESTERLY ALONG THE SAID SOUTH LIMIT TO THE POINT OF COMMENCEMENT; CONTAINING 1.86 HECTARES (4.6 ACRES) MORE OR LESS.

Description of Land

EXCEPTING THEREOUT ALL MINES AND MINERALS WITH FULL POWER TO WORK THE SAME.

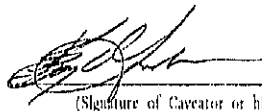
standing in the register in the name of Ray Murphy as more particularly described in Certificate of Title 792303121

: and I forbid the registration of any person as transferee or owner of, or of any instrument affecting that estate or interest, unless the certificate of title is expressed to be subject to my claim.

I designate the following address as the place at which notices and proceedings relating hereto may be served:

Bow Valley Industries Ltd,
Box 6610 Postal Station "D"
Calgary, Alberta T2P 3R2

In witness whereof I have hereunto subscribed my name this 19th day of APRIL 1988



(Signature of Caveator or his Agent)

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

092117615

ORDER NUMBER: 49716845

ADVISORY

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MUNICIPAL GOVERNMENT ACT, 2000

Section 669(2)

DEFERRED RESERVE CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that the MUNICIPAL DISTRICT OF BONNYVILLE NO. 87 has an estate or interest in the nature of Municipal Reserve, School Reserve or Municipal and School Reserve under Section 669 of the Municipal Government Act by virtue of the decision of the Subdivision Approval Authority of the Municipal District of Bonnyville No. 87, dated the **27th** day of **January, 2009** in **6.009 hectares (14.848 acres)** more or less of the lands described as follows:

**MERIDIAN 4 RANGE 4 TOWNSHIP 61
SECTION 11
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:**

HECTARES (ACRES) MORE OR LESS

A) PLAN 9621485 - ROAD 0.402 0.99


B) PLAN ~~0924075~~ - SUBDIVISION 5.66 13.98

**EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME**

Standing in the register in the name of: **Ray Murphy and Leona Murphy of Box 7383, Bonnyville AB T9N 2H7** and the caveator forbids the registration of any person as transferee or owner of, or any instrument affecting, the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the MUNICIPAL DISTRICT OF BONNYVILLE NO. 87, 4905 - 50 Avenue, Bonnyville, Alberta T9N 2J7 as the place at which notices and proceedings relating hereto may be served.

Dated this 27th day of January A.D. 2009.



Gordon Fullerton, Municipal Administrator
Municipal District of Bonnyville No. 87

AFFIDAVIT IN SUPPORT OF CAVEAT

I, Gordon Fullerton, make oath and say as follows:

1. I am the agent for the caveator.
2. That I believe that I have a good and valid claim upon the said lands and say that this caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal with it.

SWORN before me at
The Town of Bonnyville
in the Province of Alberta
this 27th day of January
A.D. 2009

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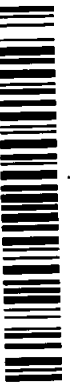


Gordon Fullerton, Municipal Administrator



A Commission of Oaths in and for the
Province of Alberta

LISA KAREN FOLIOTT
Commission Expires
March 4, 2010.



092117615

092117615 REGISTERED 2009 04 17

CAVE - CAVEAT

DOC 1 OF 1 DRR#: C009417 ADR/WBARKER

LINC/S: 0033867334