



\*Please note the total Hectares/ Acres is subject to change pending the proposed subdivision (+/- 4 Acres)

LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0014 141 014            5;1;40;31;NW                      222 303 333

LEGAL DESCRIPTION  
MERIDIAN 5 RANGE 1 TOWNSHIP 40  
SECTION 31  
QUARTER NORTH WEST

RESERVING UNTO HER MAJESTY ALL COAL AND RESERVING  
THEREOUT ALL OTHER MINES AND MINERALS.  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 772 259 955

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
222 303 333	27/12/2022	AFFIDAVIT OF SURVIVING JOINT TENANT		

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OWNERS

ELVIRA STEINHILBER  
OF BOX 430  
BENTLEY  
ALBERTA T0C 0J0

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
782 096 497	08/05/1978	UTILITY RIGHT OF WAY GRANTEE - GULL LAKE DEER CREEK GAS CO-OP LTD. BOX370 BENTLEY ALBERTA T0C0J0 (DATA UPDATED BY: CHANGE OF NAME 962044973) ( CONTINUED )

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

162 045 006 10/02/2016 MORTGAGE  
MORTGAGEE - THE TORONTO DOMINION BANK.  
500 EDMONTON CITY CENTRE EAST  
10205- 101ST STREET, 5TH FLOOR  
EDMONTON  
ALBERTA T5J5E8  
ORIGINAL PRINCIPAL AMOUNT: \$567,500

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 6 DAY OF MARCH,  
2023 AT 04:01 P.M.

ORDER NUMBER: 46650603

CUSTOMER FILE NUMBER: clhbid/gk



\*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:

**782096497**

**ORDER NUMBER: 46687387**

**ADVISORY**

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782096497

MAY 8 '78

*3*

*7/2*

UTILITY RIGHT OF WAY  
GULL LAKE NATURAL GAS  
CO-OP LTD.  
R.R. #1 BLACKFALDS, ALBERTA

*2/18*

*h.*

UTILITY RIGHT OF WAY

1173-9675

[LAND TITLES ACT C. 198, R.S.A. 1970, Section 71]

GULL LAKE NATURAL

Gas Co-op Limited  
P. O. Box 459, Blackfalds, Alberta

WHEREAS the Association proposes to furnish gas service to its members in the Association's franchise area, by means of a natural gas pipeline, or pipelines and related facilities called herein the "distribution system",

AND WHEREAS for the purpose of constructing and maintaining the distribution system on the land of the undersigned, being

ALL THAT PORTION OF THE N.W.¼ of SECTION 31-40-1-5

AS DESCRIBED IN C. of T. #772259955

RESERVING THEREOUT ALL MINES AND MINERALS.

NOW THEREFORE in consideration of the sum of One Dollar (\$1.00) paid to me, the receipt of which is hereby acknowledged, I (We)

✶ HORST THEODORE STEINHILBER and  
ELVIRA STEINHILBER

28 Olympic Green  
Red Deer, Alberta

hereby grant to the Association a utility right of way for locating, erecting, maintaining and removing its distribution system including the right to carry out the necessary trimming and cutting of trees and brush, on and over such part of the said lands as may be necessary from time to time. Extensions, continuations or branches of the distribution system will, where possible, and with due consideration for costs, be located according to the grantor's wishes. The utility right of way is hereby granted for as long a period as the Association, its successors and assigns, desires and continues to maintain and operate the distribution system across the said lands.

The Association shall pay to the Grantor(s) reasonable compensation for damages to growing crops, fences and livestock occurring as a result of the aforementioned operations, and as soon as weather and soil conditions permit, the Association will, insofar as it is practical to do so, restore the said lands to their condition prior to the Association's entry thereon.

IN WITNESS WHEREOF I, the above-named undersigned, have hereunto set my hand and seal this 19 day of January, 1978.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

*Alfred Skjonsberg*  
WITNESS

*Horst Theodore Steinhilber*  
*Elvira Steinhilber*  
SIGNATURE OF GRANTOR(S)

AFFIDAVIT OF EXECUTION

I, Alfred Skjonsberg  
of the Village of Bentley  
in the Province of Alberta, Canada, Farmer  
make oath and say:

CANADA  
PROVINCE OF ALBERTA  
TO WIT:

1. That I was personally present and did not name in the within instrument, are Horst Theodore Steinhilber and Elvira Steinhilber personally known to me to be the persons named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at the Village of Bentley in the Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said Horst Theodore Steinhilber and Elvira Steinhilber each is in my belief of the full age of eighteen years.

GIVEN before me at Lacombe

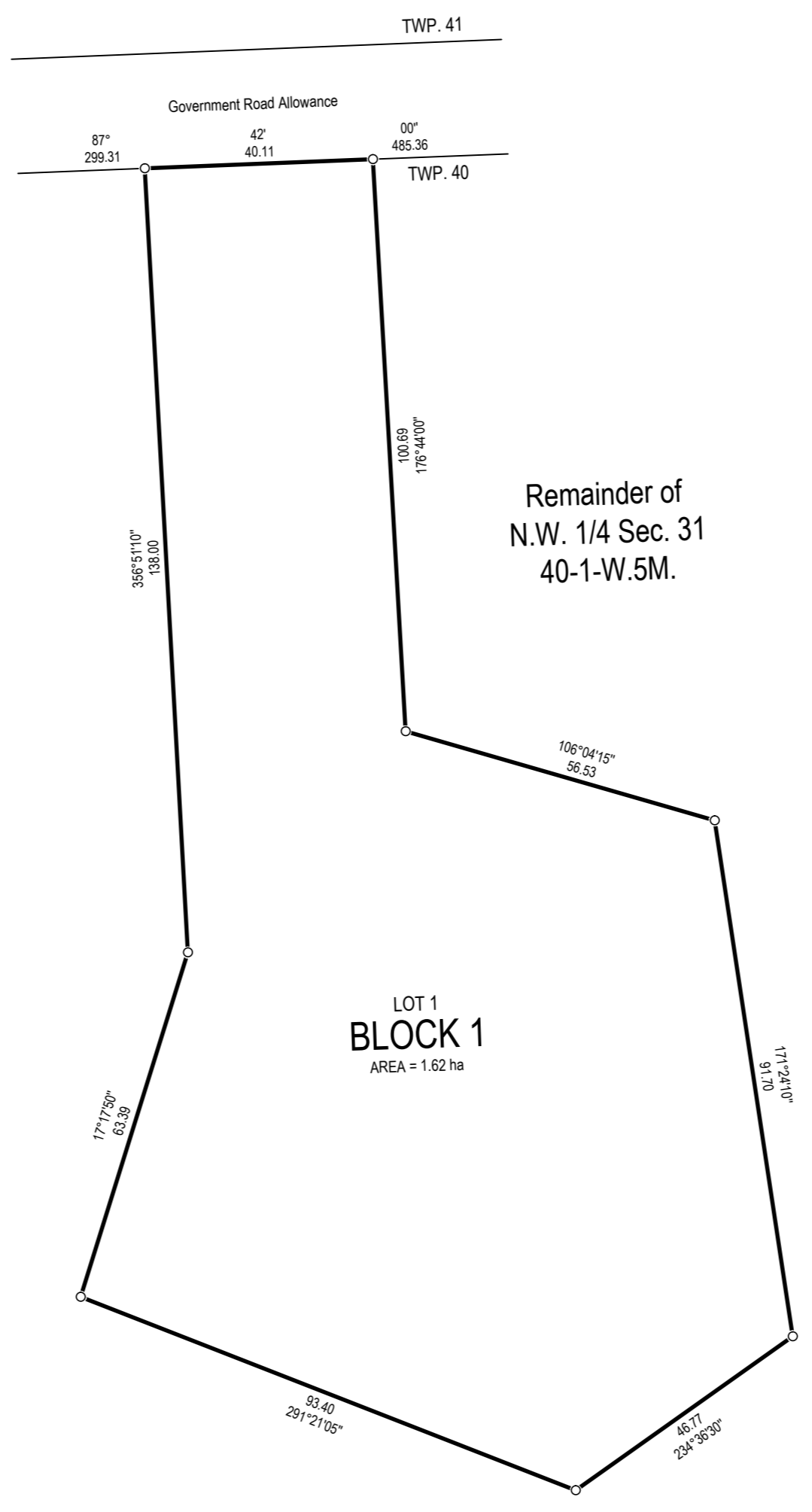
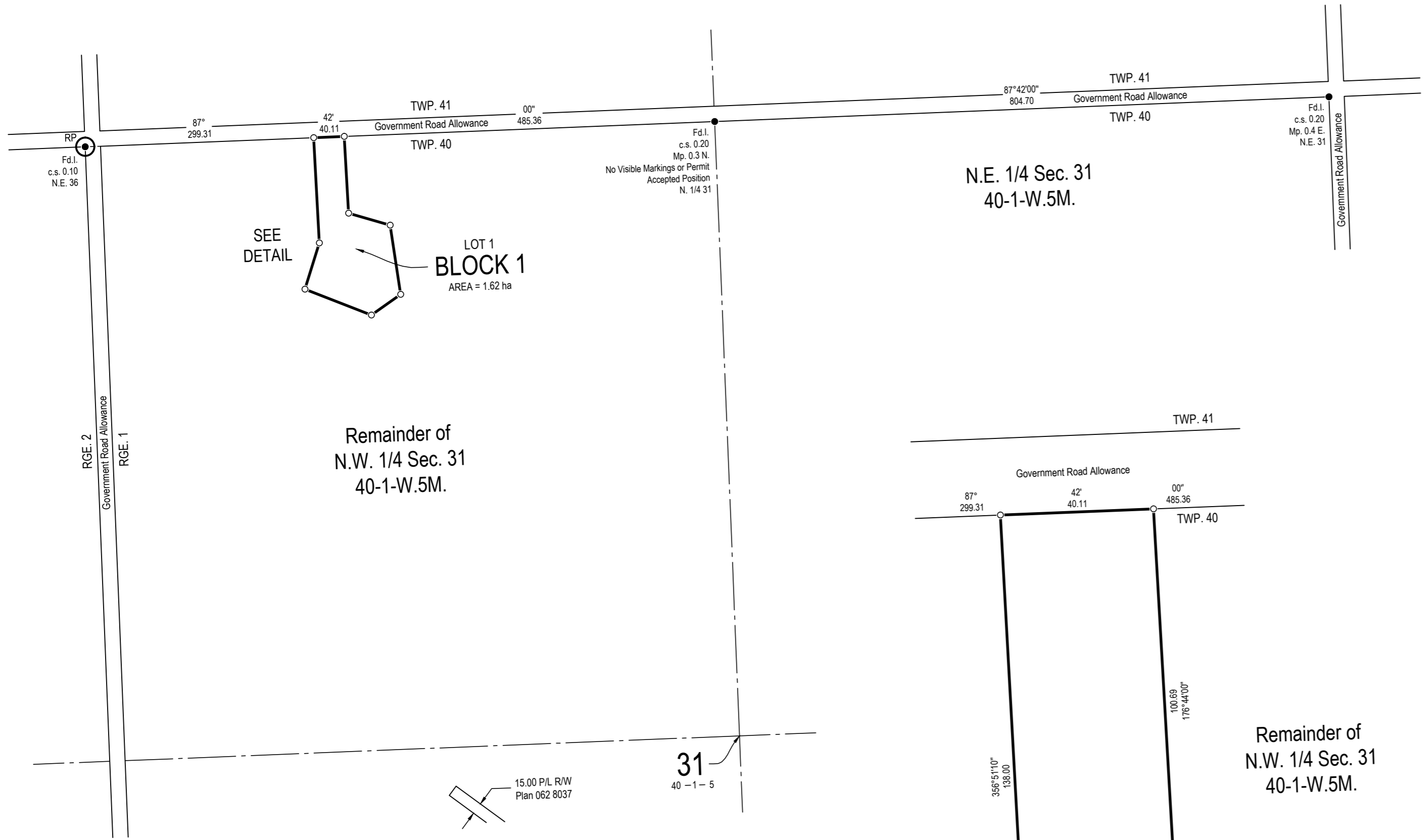
in the Province of Alberta

this 2nd day of February A.D. 1978

*Philip Ackerman*  
A Commissioner for Oaths in and for the Province of Alberta

*Alfred Skjonsberg*  
(Witness sign here)

Note Here -- All affidavits sworn outside the Province must be sworn before a Notary Public who must affix his seal.



LAND TITLES OFFICE

PLAN NO. \_\_\_\_\_

ENTERED AND REGISTERED

ON \_\_\_\_\_

INSTRUMENT NO: \_\_\_\_\_

\_\_\_\_\_

A.D. REGISTRAR

**LEGEND**

ALBERTA SURVEY CONTROL MARKER FOUND	ASCM calc. c.s. C. of T. Fd. GNSS ha l. M. Mk. Mkd.	ALBERTA SURVEY CONTROL MARKER CALCULATED COUNTERSUNK CERTIFICATE OF TITLE FOUND GLOBAL NAVIGATION SATELLITE SYSTEM HECTARE STATUTORY IRON POST MOUND OR MERIDIAN MARK MARKED	Mp. PL PPP Rge. Re-est. R/W Sec. Twp. UTM	MARKER POST PLACED PIPELINE PRECISE POINT POSITIONING REFERENCE RANGE RE-ESTABLISHED RIGHT-OF-WAY SECTION TOWNSHIP UNIVERSAL TRANSVERSE MERCATOR
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**NOTES**

DISTANCES ARE IN METRES AND DECIMALS THEREOF AND ARE ALL CHECK MEASURED AT THE TIME OF SURVEY.

ALL STATUTORY IRON POSTS PLACED ARE MARKED P266

ALL MARKER POSTS ARE PLACED 0.3M INSIDE THE PROPERTY BOUNDARY UNLESS SHOWN OTHERWISE.

THE AREA AFFECTED BY THE REGISTRATION OF THIS PLAN CONTAINS 1.62 ha (1 LOT)

BEARINGS ARE UTM NAD83(CSRS) ZONE 11; DERIVED FROM GNSS OBSERVATIONS AND PROCESSED THROUGH PPP.

REFERENCE POINT COORDINATE IS 5 819 821.472 N. 693 750.166 E.

COMBINED SCALE FACTOR IS 0.999913

**SURVEYOR**  
**JORDAN K. WESTERA, ALS**

DATE(S) OF SURVEY: MARCH 2nd, 2023 TO FULL MONTH \_\_th, 2023

SURVEYED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

**REGISTERED OWNERS**  
 ELVIRA STEINHILBER

**SUBDIVISION AUTHORITY**  
 NAME LACOMBE COUNTY  
 FILE NO. S-002-23

PLAN SHOWING SURVEY OF  
**SUBDIVISION**  
 WITHIN  
 N.W. 1/4 SEC. 31, TWP. 40, RGE. 1, W.5M.

LACOMBE COUNTY, ALBERTA

**COMPASS GEOMATICS LTD.**  
 11-4608 62nd Street, Red Deer, Alberta T4N 6T3  
 Office (403) 356-0111 Fax (403) 356-0114  
 www.compassgeomatics.ca



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To: Deer Run Homes  
 Re: Lot 1, Block 1, Plan \_\_\_\_\_  
 \_\_\_\_\_ Township Road 410  
 Lacombe County, Alberta

Date of Survey: March 2nd, 2023 to \_\_\_\_\_th, 2023  
 Date of Title Search: February 22nd, 2023  
 Title information is based on title no. 222 303 333  
 (Pending Subdivision Registration and Title Creation)  
 Property is subject to: 782 096 497 - Utility Right of Way - Gull Lake Deer Creek  
 Gas Co-op Ltd.

**LEGEND**

- Statutory Iron Post Found ●
- Iron Bar Found ◆
- Calculated Point ×
- Reference Point ⊕
- Countersunk c.s.
- Fence Corner Post FCP
- Found Fd.
- Mark Mk.
- Marker Post Mp.
- Statutory Iron Post I.
- Foundation Fdn.
- Radial (R)
- Fence Line shown thus: —x—
- Power Line shown thus: - - - - -
- Power Pole ⊗
- Anchor —|—

**NOTES**

Distances are in metres and decimals thereof and are all check measured at the time of survey.  
 Dimensions shown relate to perpendicular distances from property boundaries to exterior walls unless shown otherwise.  
 Eave dimensions are to the line of the fascia.  
 All fences shown are within 0.20 metres of property line unless noted otherwise.

**Alberta Land Surveyor's Certification:**

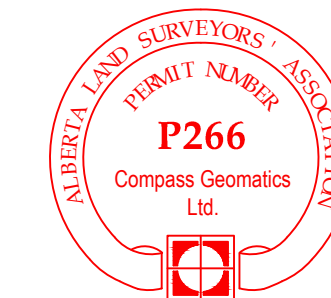
I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

- the plan illustrates the boundaries of the property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the property,
- no visible encroachments exist on the property from any improvements situated on an adjoining property,
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property,

**Purpose of Report:**

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose(s) of a submittal to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. The attached plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user.

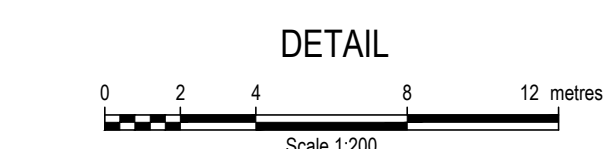
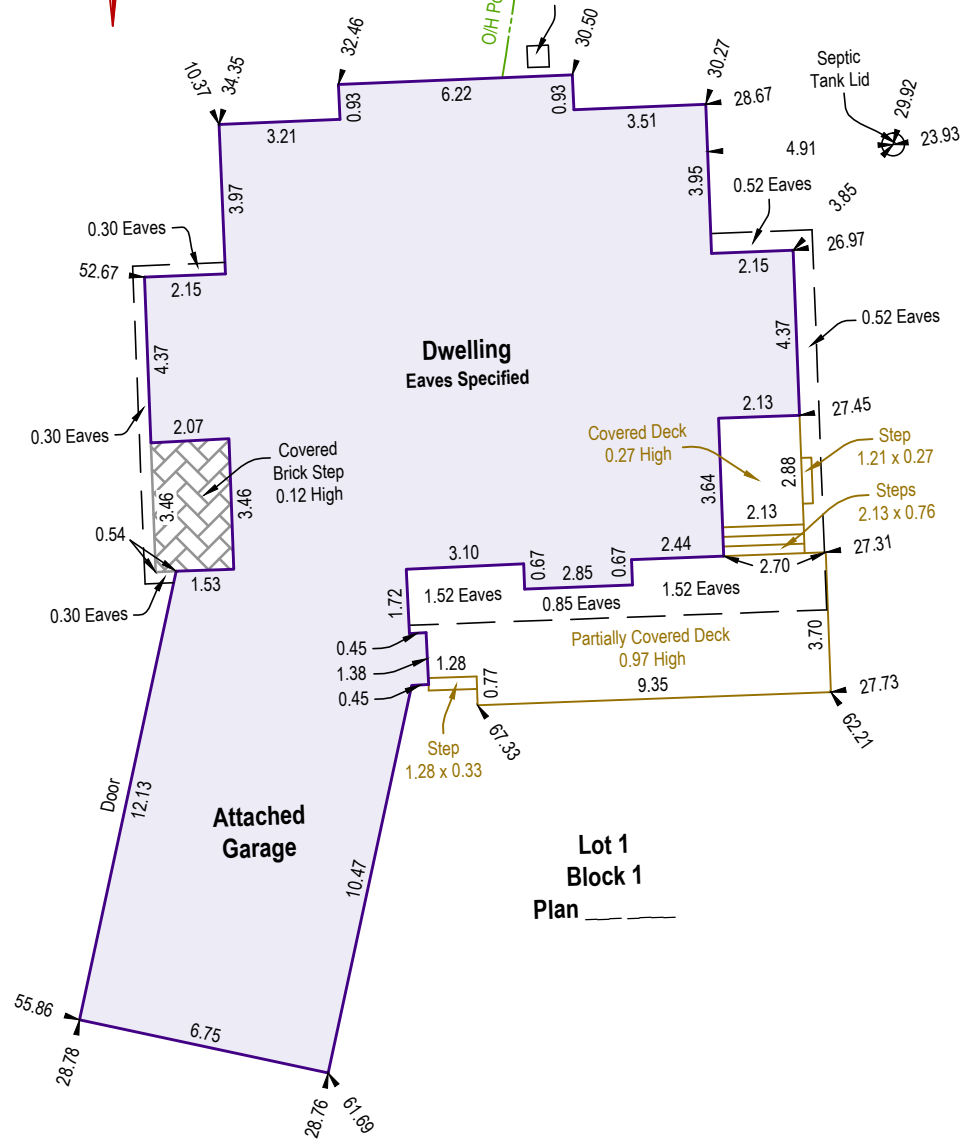
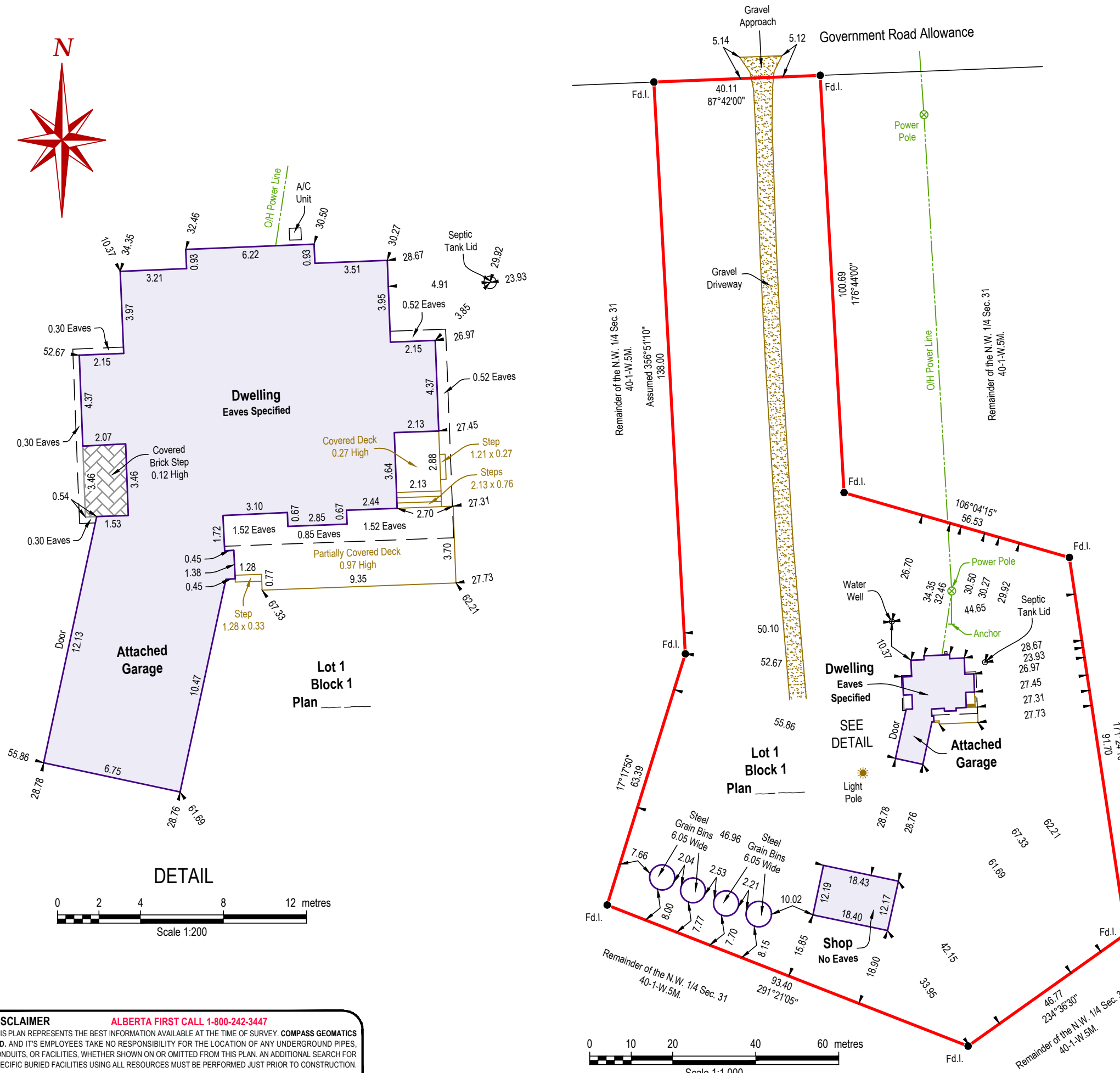
The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.



Dated at Red Deer, Alberta  
 March 14th, 2023.

Jordan K. Westera, A.L.S.  
 © COMPASS GEOMATICS LTD. 2023

This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and a P266 permit stamp.



**DISCLAIMER** ALBERTA FIRST CALL 1-800-242-3447  
 THIS PLAN REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF SURVEY. COMPASS GEOMATICS LTD. AND ITS EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND PIPES, CONDUITS, OR FACILITIES, WHETHER SHOWN ON OR OMITTED FROM THIS PLAN. AN ADDITIONAL SEARCH FOR SPECIFIC BURIED FACILITIES USING ALL RESOURCES MUST BE PERFORMED JUST PRIOR TO CONSTRUCTION.

