



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 769 534 4;6;51;21;NE 262 163 981 +1

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION TWENTY ONE (21)
TOWNSHIP FIFTY ONE (51)
RANGE SIX (6)
WEST OF THE FOURTH MERIDIAN
NOT COVERED BY THE WATERS OF LAKE NO. 1, AS SHOWN ON A PLAN OF SURVEY OF
THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 20TH DAY OF JUNE A.D. 1905,
CONTAINING 44.86 HECTARES (110.90 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS.
A) PLAN 746EO - ROAD	1.62	4.01
B) PLAN 9220684 - DESCRIPTIVE	1.29	3.19

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

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 262 163 980 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
262 163 981	26/05/2026	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

DAVID ALLAN SEDDON
OF 44 LAFONDE CRESCENT
ST ALBERT
ALBERTA T8N 2N6
AS TO AN UNDIVIDED 1/2 INTEREST

VALERIE JEAN SEDDON
OF 49 RICHELIEU COURT SW
CALGARY
ALBERTA T3E 7E9
AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

262 163 981 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

832 040 805 21/02/1983 UTILITY RIGHT OF WAY
GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF AUGUST,
2026 AT 02:09 P.M.

ORDER NUMBER: 58132640

CUSTOMER FILE NUMBER: clh/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:

832040805

ORDER NUMBER: 58230785

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

8320 40805 '83 FEB 21

DATED _____ A.D. 19 _____

- AND -

25
67
EASEMENT
(ALBERTA)

COUNTY OF VERMILION RIVER NO. 24
BOX 69, KITSICOTY, ALBERTA
T0B 2P0

25

THE LAND TITLES ACT

UT-GAS.009-1

EASEMENT,

I, (WE), RONALD BELLINGHAM

VERMILION

of
in the Province of Alberta

(hereinafter called
"the Grantor") being registered owner (or entitled to become registered as owner under an Agreement for Sale or unregistered Transfer or otherwise) of an estate in fee simple, subject however to such encumbrances, liens, and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of Alberta and being:

THE NE $\frac{1}{4}$ OF SECTION 21-51-6-4

AS DESCRIBED IN C. OF T. 822116605.

Reserving thereout all Mines and Minerals.

(hereinafter called the "said lands")

DO HEREBY, in consideration of the sum of One (\$1.00) Dollar paid to the Grantor, the receipt of which is hereby acknowledged, and in consideration of the covenants and conditions herein contained, grant and transfer unto the County of Vermilion River No. 24 (hereinafter called "the Grantee") the right, license, privilege and easement in, through and upon that portion of the said lands, being a right-of-way eighteen (18) meters in width across the said lands for the construction, maintenance, operation, repair, and/or replacement and renewal of a natural gas pipeline or natural gas pipelines (hereinafter called "gas pipeline or pipelines") and appurtenances necessarily incidental thereto, for the transporting and distributing of natural gas within the franchise area of the Grantee, on the following terms and conditions:

FIRST: The said right, license, privilege and easement, shall be for as long a period as the Grantee, its successors and assigns or any person or corporation to whom a franchise is granted by the Grantee may desire to exercise the right, license, privilege and easement hereby given, and the Grantee agrees to withdraw and discharge any encumbrance registered in the Land Titles Office pertaining to this Agreement upon abandonment of the said right-of-way provided, however, that the Grantee may, at its option, leave and abandon the said pipeline or pipelines in place.

SECOND: The Grantee shall have the right to do whatever may be requisite for the enjoyment of the rights herein granted.

THIRD: Upon the execution of these presents and at all times thereafter, the Grantee or any person, firm or corporation, acting on its behalf or to whom it has granted a franchise, may enter upon and occupy the right-of-way with its agents, employees and contractors, and with or without vehicles, machinery and equipment, for the purposes aforesaid.

FOURTH: The Grantor gives the Grantee a right of access to the said right-of-way for the purposes aforesaid, across the remainder of any of the said lands against which this easement is registered, PROVIDED that the said right of access shall be used only in cases of emergency; and PROVIDED that the Grantee pays reasonable compensation to the then owner of such property for any damage occasioned thereby.

FIFTH: The Grantor agrees that any gas pipeline or pipelines and appurtenances to be constructed, installed and maintained over, under or through the said right-of-way by any person or corporation to whom a franchise is granted by the Grantee shall remain chattels, and notwithstanding any rule of law to the contrary, shall remain the sole and exclusive property of such person or corporation.

SIXTH: The Grantor shall have the right to use and enjoy the right-of-way for any purpose except that which might interfere with the rights granted herein to the Grantee. The Grantor, his successors or assigns, shall not, without the prior written consent of the Grantee (which consent shall not be unnecessarily withheld) enter on, over, under or through the right-of-way for any purpose which may incur a liability to the Grantee for damages resulting from that entry. The Grantee shall be responsible for and compensate the Grantor for reasonable additional costs incurred by the Grantor which may be caused by the existence of the said pipeline, pipelines, and right-of-way, in connection with the excavation, drilling, installation, erection, repair or construction for any permitted operation for agricultural or related purposes, across, over and under, on and through the said right-of-way.

SEVENTH: The Grantee by performing and observing the covenants and conditions herein contained shall peaceably hold and enjoy all the rights, privileges, liberties and covenants hereby granted without any hindrance and interruptions from the Grantor or any person or persons claiming by, through, under or in trust for them or any person or persons whatsoever.

EIGHTH: The Grantor agrees that the Grantee shall, without the consent of the Grantor, have the right to assign in whole or in part the within easement and right to use the same.

NINTH: The Grantee covenants and agrees to indemnify and save harmless the Grantor from any and all liabilities, damages, costs, claims, suits or actions caused by or resulting from the construction, operation, maintenance and/or repairs of the said gas pipeline or pipelines and/or any related fixtures and appurtenances affixed to the right-of-way other than through willful damage or gross negligence by the Grantor.

TENTH: The Grantee shall lay down, take up, re-lay, erect, connect, disconnect, maintain and operate the said gas pipeline or pipelines in proper and workmanlike manner in accordance with good engineering practice so as to minimize damage to the right-of-way, and will where practicable, after the installation of any gas pipeline or pipelines, level off the area affected by the said installation.

ELEVENTH: The Grantee will not fence the strip of land excepting those portions upon which appurtenances necessarily incidental to the operation of the said gas pipeline or pipelines are situated and which the Grantee deems to require the protection of fencing. If at any time hereafter it shall be necessary for the Grantee, or any person, firm or corporation acting on its behalf, to move fences adjoining the strip of land for the purposes of installing or repairing the said gas pipeline or pipelines or otherwise, it will replace the said fences in the same position and in as good condition as the same were in prior to their being moved.

TWELFTH: The Grantee will make compensation to the Grantor for any/all damage that may be done to any buildings, fences, growing crops, or animals belonging to the Grantor and arising out of or by reason of, or in the course of construction, maintenance, operation and repair, and/or replacement or renewal of the gas pipeline or pipelines and appurtenances necessarily incidental thereto. The Grantee will indemnify and keep indemnified the Grantor against all actions, suits, claims and demands by any person whomsoever in respect to any loss, injury, damage or obligation arising out of or connected with the operations carried on by the Grantee, its servants or agents in, under or upon the said lands.

THIRTEENTH: The Grantee shall, so far as may be practicable, locate any above ground installation in such a fashion as to provide a minimum of inconvenience to the Grantor. The Grantee agrees to compensate the Grantor for such above ground installation by separate agreement and failing such agreement with sixty (60) days from the date of such installation, the matter of compensation shall be submitted to arbitration as hereinafter provided.

FOURTEENTH: Where compensation in respect to above ground installations has not been agreed upon between the Grantor and the Grantee, the matter shall be determined by three disinterested arbitrators, one to be appointed by the Grantor, one by the Grantee, and the third by the two arbitrators so appointed, and the decision of any two of such three arbitrators shall be final and conclusive; PROVIDED THAT in all other aspects the provision of the arbitration legislation then in force in the Province of Alberta shall apply to each submission. In any event the responsibility for the arbitration costs shall be determined by the appointed arbitrators.

FIFTEENTH: Nothing herein contained shall be deemed to vest in the Grantee any right, title or interest in any mines or minerals in and under the strip of land, except only the parts thereof that are necessary to be dug, carried away, or used in the construction, maintenance or repair of the gas pipeline or pipelines or works of the Grantee.

SIXTEENTH: The person securing this right-of-way for the Grantee has no authority to make any agreement, covenant or promise on its behalf not herein specifically shown and this instrument is delivered and accepted upon the distinct understanding that the consideration herein above stated is the sole consideration and inducement for the execution hereof.

SEVENTEENTH: This Easement is and shall be of the same force and effect to all intents and purposes as a covenant running with the land and these presents, including all the covenants and conditions herein contained, shall extend to, be binding upon and enure to the benefit of, the executors, administrators, successors and assigns of the Grantor and the Grantee respectively; and wherever the singular or masculine is used the same shall be construed as meaning the plural or feminine, or a body corporate, where the context of the parties so require.

EIGHTEENTH: The sketch plan attached hereto and initialed by the parties and delivered to the Grantor upon his signing of this Agreement shows the approximate location of the right-of-way. Upon completion of the gas pipeline or pipelines, the as-built drawings of the gas distribution system shall be the record of the alignment of the right-of-way, copies of such as-builts being available from the Grantee upon the request of the Grantor.

IN WITNESS WHEREOF I (we) have hereunto subscribed my (our) name(s) (the Company has hereunto affixed its Corporate Seal by the hands of its proper officers) this 2 day of Dec., A.D. 1982

SIGNED by the said

RONALD BELLINGHAM
In the presence of

Don Lindquist
(Witness)

R. Bellingham

PER: OP. HICKMAN
Roove

PER: J. H. Hickman
Secretary-Treasurer

UT-RF.155

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

AFFIDAVIT OF EXECUTION FOR WITNESS

I, DUANE LINDQUIST of LLOYDMINSTER,
in the Province of Alberta LANDMAN, make oath and say:
(occupation)

1. THAT I was personally present and did see RONALD BELLINGHAM
named in the within instrument, who is (are) personally known to me to be the person(s)
named therein, duly sign, seal and execute the same for the purposes named therein.

2. THAT the same was executed at VERMILION
in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I know the said RONALD BELLINGHAM
and he (or-she) is (or they are each), in my belief, of the full age of eighteen years.

SWORN before me at KITSCOTY,
in the Province of Alberta, this 30TH
day of DEC., A.D. 1982.

Duane Lindquist

Wayne Paul
WAYNE PAUL
EXPIRES NOV. 11, 1985
A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.

CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

DOWER AFFIDAVIT

I, RONALD BELLINGHAM of VERMILION
in the Province of Alberta GREENHOUSE OPERATOR, make oath and say:
(occupation)

1. THAT I am the Grantor named in the within instrument.
2. ~~THAT I am not married.~~

OR

THAT neither myself nor my spouse have resided on the within mentioned land at any time since our marriage.

SWORN before me at Vermilion
in the Province of Alberta, this 2
day of Aug., A.D. 1982

Duane Lindquist DUANE LINDQUIST
A COMMISSIONER FOR OATHS, A NOTARY PUBLIC EXPIRES MAY 8, 1985
IN AND FOR THE PROVINCE OF ALBERTA.

CONSENT OF SPOUSE

I, _____, being married to the above named _____, do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by THE DOWER ACT, to the extent necessary to give effect to the said disposition.

(Signature of Spouse)

CERTIFICATE OF ACKNOWLEDGMENT BY SPOUSE

1. This document was acknowledged before me by _____ apart from her husband (or his wife).
2. _____ acknowledged to me that she (or he),--
 - (a) Is aware of the nature of the disposition;
 - (b) Is aware that THE DOWER ACT, gives her (him) a life estate in the homestead and the right to prevent disposition of the homestead by withholding consent;
 - (c) Consents to the disposition for the purpose of giving up the life estate and other dower rights in the homestead given to her (him) by THE DOWER ACT, to the extent necessary to give effect to the said disposition;
 - (d) Is executing the document freely and voluntarily without any compulsion on the part of her husband (his wife).

DATED at _____, A.D. 19____, in the Province of Alberta, this _____ day of _____

A COMMISSIONER FOR OATHS, A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA.