



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0039 149 753 5;24;77;35;NW 222 111 157 +1

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 24 TOWNSHIP 77
SECTION 35
ALL THAT PORTION OF THE NORTH WEST QUARTER
NOT COVERED BY THE WATERS OF SMOKY RIVER
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
DATED THE 29TH DAY OF OCTOBER A.D. 1915
CONTAINING 60.2 HECTARES (148.80 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) ALL THAT PORTION LYING NORTH OF THE RIGHT OF WAY AS SHOWN ON RAILWAY PLAN 6402BO, CONTAINING	36.3	89.61	
B) PLAN 1309KS SUBDIVISION	6.01	14.84	
C) PLAN 2221020 SUBDIVISION	2.34	5.78	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: BIRCH HILLS COUNTY

REFERENCE NUMBER: 192 249 190

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
222 111 157	17/05/2022	SUBDIVISION PLAN		

OWNERS

WATINO 3M LTD.
OF PO BOX 455
FALHER
ALBERTA T0H 1M0

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

222 111 157 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

882 119 829 01/06/1988 CAVEAT
RE : SEE CAVEAT
CAVEATOR - BIRCH HILLS GAS CO-OP LTD.
BOX 156
WANHAM
ALBERTA T0H3P0

112 273 626 31/08/2011 CAVEAT
RE : EASEMENT

232 167 981 27/05/2023 CAVEAT
RE : EASEMENT

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
2023 AT 01:15 P.M.

ORDER NUMBER: 47358735

CUSTOMER FILE NUMBER:



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:

882119829

ORDER NUMBER: 47313549

ADVISORY

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682119829

JUN 1 '83

Rural Gas Laurel



A

" "

FORM 33
(SECTION 136)

CAVEAT FORBIDDING REGISTRATION

TO: The Registrar of the NORTH ALBERTA Land Registration District

Take notice that the BIRCH HILLS Gas Co-op Limited
claims an interest by virtue of an instrument executed SEPTEMBER 17, 19 86

In the following lands: ALL THAT PORTION OF THE NW 1/4 OF SECTION 35-77-24-5
AS DESCRIBED IN C. OF T. 69-0-72.

GAS CONTRACT CONSTITUTES AN INTEREST IN THE LAND TO INSTALL A
GAS PIPELINE.

RESERVING THEREOUT ALL MINES AND MINERALS
standing in the register in the name of NORTHERN ALBERTA RAILWAYS COMPANY

and I forbid the registration of any person as transferee or owner of or of 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 the claim of the BIRCH HILLS Gas Co-op Limited.

I appoint BOX 156, WANHAM, ALBERTA T0H 3P0 as the place at which notices and
proceedings relating hereto may be served.

Dated this 10 day of SEPTEMBER, 19 87

Ray Willoughby
Signature of Agent for the
BIRCH HILLS Gas Co-op Limited

CO-OP SEAL

(R.S.A. 1955, C. 170, Schedule Form 33, Alberta Regulation 376/59)

FORM 134
(SECTION 137)

AFFIDAVIT IN SUPPORT OF CAVEAT

I Ray Willoughby, Agent for the BIRCH HILLS Gas Co-op Limited make oath and say as follows:

- 1. I am the Agent for the above named Caveator.
- 2. I believe that the 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.

SWORN BEFORE ME at WANHAM)
in the Province of Alberta, this)
10 day of SEPTEMBER)
A.D. 19 87)

Ray Willoughby
Signature of Agent

[Signature]
A COMMISSIONER FOR OATHS in and for the
Province of Alberta

ACCEPTED BY THE REGISTRAR
FOR THE DISTRICT OF
NORTH ALBERTA
ON 10 SEPTEMBER 1987

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

112273626

ORDER NUMBER: 47313549

ADVISORY

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

CAVEAT FORBIDDING REGISTRATION

To the Registrar of the North Alberta Land Registration District

Take Notice that we, Richard Camille Joseph Therriault and Rita Clemence Marie Therriault, claim an interest in the lands under and by virtue of an executed Easement Agreement, dated August 5, 2011, made between Richard Camille Joseph Therriault and Rita Clemence Marie Therriault as Grantee and Raymond Caron as Grantor, a copy of which Agreement is attached hereto, in the land described as follows:

**MERIDIAN 5 RANGE 24 TOWNSHIP 77
SECTION 35**

**ALL THAT PORTION OF THE NORTH WEST QUARTER
NOT COVERED BY THE WATERS OF SMOKY RIVER AS SHOWN ON A PLAN
OF SURVEY OF SAID TOWNSHIP DATED THE 29TH DAY OF OCTOBER A.D.
1915 CONTAINING 60.2 HECTARES (148.80) ACRES MORE OR LESS
EXCEPTING THEREOUT:**

**(A) ALL THAT PORTION LYING NORTH OF THE RIGHT OF WAY OF THE
EDMONTON DUNVEGAN AND BRITISH COLUMBIA RAILWAY
CONTAINING 36.3 HECTARES (89.61) ACRES MORE OR LESS**

**(B) 6.01 HECTARES (14.84 ACRES) MORE OR LESS AS SHOWN ON PLAN
1309KS**

EXCEPTING THEREOUT ALL MINES AND MINERALS

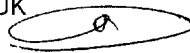
standing in the register in the name of Raymond Caron, and we forbid the registration of any person as transferee or owner of, or of any instrument affecting that estate or interest, unless the Certificate of Title is expressed to be subject to our claim.

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

Richard Camille Joseph Therriault and Rita Clemence Marie Therriault, Box 20, Donnelly, Alberta, T0H 1G0

IN WITNESS WHEREOF we have hereunto subscribed our names this 11th day of August, 2011.

Richard Camille Joseph Therriault and Rita Clemence Marie Therriault
by their agents and solicitors,
MATHIEU HRYNIUK



Per: _____

(Agent of the Caveator)
COLIN A. GAGNON

AFFIDAVIT IN SUPPORT OF CAVEAT

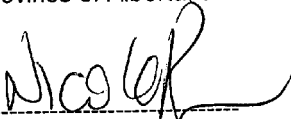
(Form 27, Section 131)

CANADA
PROVINCE OF ALBERTA
To Wit:

I, Colin A. Gagnon,
of Peace River,
in the Province of Alberta, Solicitor,
MAKE OATH AND SAY AS FOLLOWS:

1. I am the Agent of the above named Caveators.
2. I believe that the Caveators have a good and valid claim on the 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 with it.

SWORN BEFORE ME at Peace River, in
the Province of Alberta, this 11th day of August,
2011.



A Commissioner for Oaths in
and for the Province of Alberta.

NICOLA JANE PYPER, SEPTEMBER 9, 2012



Colin A. Gagnon

**THE LAND TITLES ACT
EASEMENT**

Raymond Caron of P.O. Box 2020, Falher, Alberta, T0H 1M0, (hereinafter called "**the Grantor**") being registered owner of an estate in fee simple, in all that certain parcel or tract of land situate in the Province of Alberta and being:

**MERIDIAN 5 RANGE 24 TOWNSHIP 77
SECTION 35**

**ALL THAT PORTION OF THE NORTH WEST QUARTER
NOT COVERED BY THE WATERS OF SMOKY RIVER AS SHOWN ON A PLAN
OF SURVEY OF SAID TOWNSHIP DATED THE 29TH DAY OF OCTOBER A.D.
1915 CONTAINING 60.2 HECTARES (148.80) ACRES MORE OR LESS
EXCEPTING THEREOUT:**

- (A) ALL THAT PORTION LYING NORTH OF THE RIGHT OF WAY OF THE
EDMONTON DUNVEGAN AND BRITISH COLUMBIA RAILWAY
CONTAINING 36.3 HECTARES (89.61) ACRES MORE OR LESS**
- (B) 6.01 HECTARES (14.84 ACRES) MORE OR LESS AS SHOWN ON PLAN
1309KS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

DOES HEREBY, pursuant to an Agreement between the Grantor and Richard Camille Joseph Therriault and Rita Clemence Marie Therriault, both of Box 20, Donnelly, Alberta, T0H 1G0, as joint tenants (hereinafter called "**the Grantee**") and in consideration of the covenants and conditions herein contained and the sum of ONE (\$1.00) DOLLAR, grant and transfer unto the Grantee an exclusive right, license, privilege and right-of-way, in common with others, to use a portion of the said lands and premises (hereinafter called "**the RIGHT-OF-WAY**"), described as follows:

**Commencing at the north west corner and continuing westerly along the existing path
of:**

**MERIDIAN 5 RANGE 24 TOWNSHIP 77
SECTION 35**

**ALL THAT PORTION OF THE NORTH WEST QUARTER
NOT COVERED BY THE WATERS OF SMOKY RIVER AS SHOWN ON A PLAN
OF SURVEY OF SAID TOWNSHIP DATED THE 29TH DAY OF OCTOBER A.D.
1915 CONTAINING 60.2 HECTARES (148.80) ACRES MORE OR LESS
EXCEPTING THEREOUT:**

- (C) ALL THAT PORTION LYING NORTH OF THE RIGHT OF WAY OF THE
EDMONTON DUNVEGAN AND BRITISH COLUMBIA RAILWAY
CONTAINING 36.3 HECTARES (89.61) ACRES MORE OR LESS**
- (D) 6.01 HECTARES (14.84 ACRES) MORE OR LESS AS SHOWN ON PLAN
1309KS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

for the purpose of providing access to:

**ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY FIVE (35)
TOWNSHIP SEVENTY SEVEN (77)
RANGE TWENTY FOUR (24)
WEST OF THE FIFTH MERIDIAN
WHICH LIES TO THE NORTH OF THE NORTHERLY BOUNDARY OF THE EDMONTON DUNVEGAN AND BRITISH COLUMBIA RAILWAY AS SHOWN ON RAILWAY PLAN 1229BV AND WEST OF THE LEFT BANK OF THE SMOKY RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 18TH DAY OF FEBRUARY A.D. 1929,
CONTAINING 1.21 HECTARES (3 ACRES), MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS**

FIRSTLY: The said right, licence, privilege and right-of-way shall be for the sole use and benefit of the Grantee, his successors and assigns, in common with others, in connection with the Grantee's use of the adjoining property owned by the Grantee.

SECONDLY: The said right, license, privilege and right-of-way shall be for the sole purpose of providing access to the adjoining land owned by the Grantee and for no other purpose whatsoever.

THIRDLY: The Grantee shall ensure that the use of the right-of-way granted shall not adversely affect the use of the property by the Grantor in any way.

FOURTHLY: The Grantee covenants and agrees to indemnify and save harmless the Grantor from any and all liabilities, damages, costs, claims, suits or actions arising out of the use of the right-of-way, including any liability arising to any third party.


FIFTHLY: This grant of right-of-way shall terminate if the access is used otherwise than for the purpose hereinbefore stated.

SIXTHLY: The Grantor will not without prior written consent of the Grantee excavate, drill, install, erect or permit to be excavated, drilled, installed, or erected over, under or through the said right-of-way any pit, foundation, pavement, building or other structure or installation, but otherwise the Grantor shall have the right fully to use and enjoy the said right-of-way except as the same may be necessary for the purpose herein granted to the Grantee.

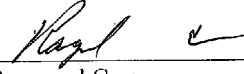
SEVENTHLY: The Grantee performing and observing the covenants and conditions herein contained shall peaceably hold and enjoy all the rights, privileges, liberties and covenants hereby granted without any hindrance and interruption from the Grantor or any person or persons claiming by, through, under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

EIGHTHLY: This right-of-way 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 or the parties so require.

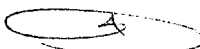
IN WITNESS WHEREOF the Grantor and the Grantee have set their hands and seals or caused their corporate seals to be affixed, authenticated by the signatures of their proper officers, this 5 day of August, 2011.



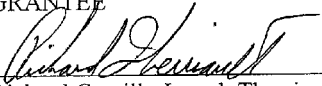
Witness

GRANTOR


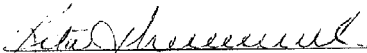
Raymond Caron



Witness

GRANTEE


Richard Camille Joseph Therriault



Rita Clemence Marie Therriault

(Form B)
DOWER ACT AFFIDAVIT
(Section 4)

I, Raymond Caron, of Falher, in the Province of Alberta, MAKE OATH AND SAY:

1. I am the Transferor named in the within instrument.
2. I am not married.
~~or~~
~~Neither myself nor my spouse have resided on the within mentioned at any time since our marriage.~~

SWORN before me at Peace River,
in the Province of Alberta
this 5 day of August, 2011.



Raymond Caron

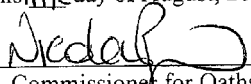
A Commissioner for Oaths in and for the Province of Alberta
COLIN A. GAGNON, SOLICITOR.

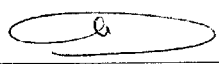
AFFIDAVIT OF EXECUTION

CANADA I, Colin A. Gagnon,
PROVINCE OF ALBERTA of the Town of Peace River,
TO WIT: in the Province of Alberta
MAKE OATH AND SAY:

1. I was personally present and did see Raymond Caron, Richard Camille Joseph Therriault and Rita Clemence Marie Therriault, named in the within instrument, who are personally known to me to be the persons named therein, duly sign and execute the same for the purposes named therein.
2. That the same was executed at the Town of Peace River, in the Province of Alberta, and that I am the subscribing witness thereto.
3. That I know the said persons and each are in my belief of the full age of eighteen years.

SWORN BEFORE ME at Peace River,
in the Province of Alberta
this 11 day of August, 2011.


A Commissioner for Oaths
in and for the Province of Alberta


Colin A. Gagnon

NICOLA JANE PYPER
MY COMMISSION EXPIRES
SEPTEMBER 9, 2012



112273626

112273626 REGISTERED 2011 08 31
CAVE - CAVEAT
DOC 1 OF 2 DRR#: E05023D ADR/LBOYD
LINC/S: 0021623616

112

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

232167981

ORDER NUMBER: 47436241

ADVISORY

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LAND TITLES ACT
(Section 130)
CAVEAT FORBIDDING REGISTRATION

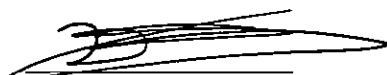
Take notice that I/We, **Bernard Maisonneuve, Monique Maisonneuve, Jeremie Maisonneuve, Michel Maisonneuve, Christian Maisonneuve, Andre Maisonneuve** claim an Access Easement in accordance with the attached Access Easement Agreement in the land described as follows: C of T 222 111 157+1 in the register in the name of ~~3M-Watino~~ **Ltd.**; and We 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.


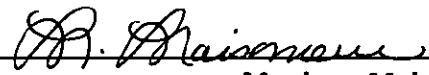


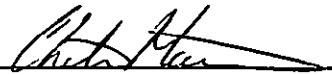
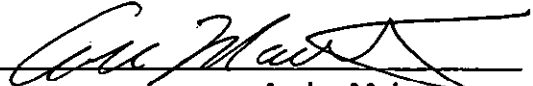
Watino
3M
ATL

We designate the following address as the place at which notices and proceedings relating hereto may be served: Box 257, Guy, AB T0H 0Y0.

In witness whereof, I have hereunto subscribed my name this

March 9th, 2023
(date)


Witness

}	 Bernard Maisonneuve
	 Monique Maisonneuve
	 Jeremie Maisonneuve
	 Michel Maisonneuve
	 Christian Maisonneuve
	 Andre Maisonneuve



FORM 27

LAND TITLES ACT
(Section 131)

AFFIDAVIT IN SUPPORT OF CAVEAT

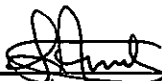
I, André Maisonneuve (the Caveator).

make oath and say (or solemnly declare) as follows:

1. I am one of the within named caveator.
2. I believe that I have a good and valid claim on the land (encumbrance), 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 with it.

SWORN before me at the Hamlet of
Camp in the province of Alberta
this 9th day of March 2023


Signature


A Commissioner for Oaths in and for the
Province of Alberta
Print Name Stephanie L. Ambrose, Lawyer
Commission expires on: _____, 20__.

FORM 31


LAND TITLES ACT (Sections 155 and 156)

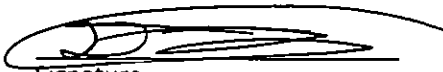
AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Darcy Tokarz of the Hamlet of Gruy in the Province of Alberta,
make oath and say:

1. I was personally present and did see Bernard Maisonneuve and Monique Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Gruy in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Gruy, in the
Province of Alberta,
this 9th day of March, 2023


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephanie L. Ambrose, Lawyer
Commission expires on: _____, 20__


Signature

FORM 31

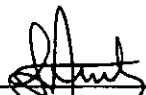
LAND TITLES ACT (Sections 155 and 156)


AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Darcy Tolvarz, of the Hamlet of Gungah, in the Province of Alberta,
make oath and say:

1. I was personally present and did see Jeremie Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Gungah in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Gungah, in the
Province of Alberta,
this 9th day of March, 2023


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephanie L. Ambrose, Lawyer
Commission expires on: _____, 20____


Signature

FORM 31

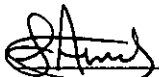
LAND TITLES ACT (Sections 155 and 156)

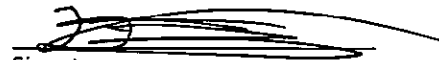
AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Darcy Tokarz, of the Hamlet of Guy, in the Province of Alberta,
make oath and say:

1. I was personally present and did see Michel Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Guy in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Guy, in the
Province of Alberta,
this 9th day of March, 2023


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephanie L. Ambrose, Lawyer
Commission expires on: _____, 20____


Signature

FORM 31

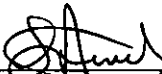
LAND TITLES ACT (Sections 155 and 156)

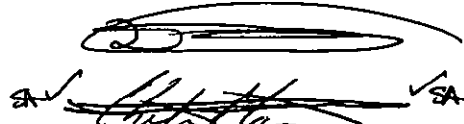
AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Darcy Tokarz of the Hamlet of Guy in the Province of Alberta
make oath and say:

1. I was personally present and did see Christian Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Guy in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Guy, in the
Province of Alberta,
this 9th day of March, 2023.


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephanie L. Ambrose, Lawyer
Commission expires on: _____, 20__


Signature

FORM 31


LAND TITLES ACT (Sections 155 and 156)

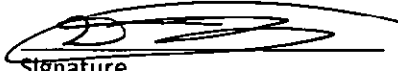
AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Dorcas Tokarz, of the Hamlet of Guy, in the Province of Alberta,
make oath and say:

1. I was personally present and did see Andre Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Guy in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Guy, in the
Province of Alberta,
this 9th day of March 2023


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephaniel Ambon
Commission expires on: 31/2023


Signature

THIS AGREEMENT is made the

9th day of March, 2023

BETWEEN:

WATINO 3M LTD., both of PO BOX 455, FALHER, ALBERTA T0H 1M0

(hereinafter called "the Grantor")

OF THE FIRST PART

-AND-

BERNARD MAISONNEUVE, MONIQUE MAISONNEUVE, JEREMIE MAISONNEUVE of BOX 268,
GUY, ALBERTA T0H 0Y0, **MICHEL MAISONNEUVE** of BOX 257, GUY, ALBERTA T0H 0Y0,
CHRISTIAN MAISONNEUVE of BOX 208, GUY, ALBERTA T0H 0Y0, **ANDRE MAISONNEUVE** of BOX
455, FALHER, ALBERTA T0H 0Y0

(hereinafter called "the Grantee")

OF THE SECOND PART

ACCESS EASEMENT

WHEREAS the Grantor is the registered owner of an estate in fee simple, subject however to such encumbrances, liens and interests as are notified on the Certificate of Title therefor, in all that certain tract of land situated in the Province of Alberta, and legally described as:

C of T 222 111 157+1

(the "Grantor's Lands")

AND WHEREAS the Grantee is the registered owner of an estate in fee simple, subject however to such encumbrances, liens and interests as are notified on the Certificate of Title therefor, in all that certain tract of land situated in the Province of Alberta, and legally described as:

C of T 042 302 461

(the "Grantee's Lands")

AND WHEREAS a roadway has been constructed on the Grantor's Lands to access the Grantee's Lands ("the Roadway");

AND WHEREAS the Grantor has agreed that the Grantee may use the Grantor's Lands for access to the Grantee's Lands.

AND WHEREAS the Grantee has agreed that the Grantor may also use the Lands ("the Roadway") for access to the Grantor's Lands.

NOW THIS AGREEMENT WITNESSETH that in consideration of the sum of **ONE (\$1.00) DOLLAR** now paid by the Grantee to the grantor, the receipt whereof is hereby acknowledged, and in consideration of the covenants and conditions herein contained, the parties hereto mutually covenant and agree as follows:

- 1 The Grantor does hereby grant and transfer to the Grantee an exclusive right, license, privilege and easement to use:

See Schedule 'A'

for the purpose of the Roadway and the use and enjoyment of same, together with all appurtenances incidental thereto.

- 2 The said right, license, privilege and easement shall be for as long a period as the Grantee, his heirs, executors, administrators and successors may desire to exercise the right, license, privilege and easement hereby given.
- 3 The Grantee shall have the right to do whatever may be requisite for the enjoyment of the rights herein granted.
- 4 Upon the execution of these presents and at all times hereafter, the Grantee may enter upon and occupy the Easement with his agents, employees, and contractors, and with or without vehicles, machinery, and equipment for the purposes aforesaid.
- 5 The Grantor will not without the prior written consent of the Grantee excavate, drill, install, erect or permit to be excavated, drilled, installed, or erected, under or through the Easement any pit, foundation, pavement, building or other structure or installation, but otherwise the Grantor shall have the right fully to use and enjoy the Easement except as the same may in any way conflict with the purpose of the Grantee.
- 6 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 hindrance, molestation or interruption from the Grantor or any person claiming through, under or for the Grantor.
- 7 The Grantee will at all times hereafter indemnify and keep the Grantor indemnified against all actions, claims and demands that may be lawfully brought or made against the Grantor by reason of anything done by the Grantee, his agents or contractors, in the exercise or purported exercise of the right, license, privilege, and easement hereby granted.
- 8 The Grantee will be responsible for the maintenance and upkeep of the Road and Road approach thereto, and shall leave the Lands and the driveway in a condition which is acceptable to the Grantor, acting reasonably.

9 This Agreement 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 ensure to the benefit of the heirs, executors, administrators and successors 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 or the parties so require.

IN WITNESS WHEREOF the Parties hereto have executed these presents as of the day and year first above written.

GRANTOR:

Watino 3m Ltd. ~~3800000000~~

Am

Per:

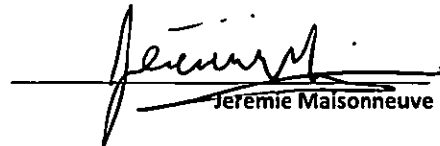


Signature
Seal

GRANTEE:


Bernard Maisonneuve



Monique Maisonneuve


Jeremie Maisonneuve


Michel Maisonneuve


Christian Maisonneuve


Andre Maisonneuve


Witness
Darcy Tokarz

Dated: March 9th, ^{81/2022} A.D., 2022 SA

FORM 31

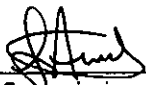
LAND TITLES ACT (Sections 155 and 156)


AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Darcy Talkacz of the Hamlet of Guy in the Province of Alberta,
make oath and say:

1. I was personally present and did see Bernard Maisonneuve and Monique Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Guy in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Guy, in the
Province of Alberta,
this 9th day of March, 2023.


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephanie L. Ambrose, Lawyer
Commission expires on: _____, 20__.


Signature

FORM 31

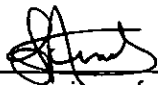
LAND TITLES ACT (Sections 155 and 156)

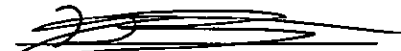
AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Dacey Talvarz of the Hamlet of Coxy in the Province of Alberta,
make oath and say:

1. I was personally present and did see Jeremie Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Coxy in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Coxy in the
Province of Alberta,
this 9th day of March, 2023


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephane L. Ambrose, Lawyer
Commission expires on: _____, 20____


Signature

FORM 31

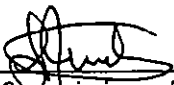
LAND TITLES ACT (Sections 155 and 156)


AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Darag Tokars, of the Hamlet of Gruy, in the Province of Alberta,
make oath and say:

1. I was personally present and did see Michel Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Gruy in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Gruy, in the
Province of Alberta,
this 9th day of March, 2023.


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephanie L. Ambrose, lawyer
Commission expires on: _____, 20__.


Signature

FORM 31

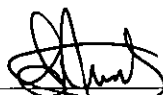
LAND TITLES ACT (Sections 155 and 156)

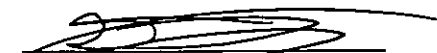
AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Darcy Tokarz, of the Hamlet of Gungah in the Province of Alberta,
make oath and say:

1. I was personally present and did see Christian Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Gungah in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Gungah, in the
Province of Alberta,
this 9th day of March, 2023


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephanie L. Ambrose, Lawyer
Commission expires on: _____, 20__


Signature

FORM 31

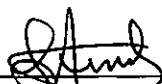
LAND TITLES ACT (Sections 155 and 156)

AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

I, Darcy Tokarz, of the Hamlet of Coxy in the Province of Alberta,
make oath and say:

1. I was personally present and did see Andre Maisonneuve who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;
2. The instrument was signed at the Hamlet of Coxy in the Province of Alberta, and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at
Coxy, in the
Province of Alberta,
this 9th day of March, 2023


A Commissioner for Oaths
in and for the Province of Alberta
Print Name Stephanie L. Ambrose, Lawyer
Commission expires on: _____, 20__


Signature



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CAVE - CAVEAT

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