



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 785 722 1722218;1;2 212 008 745

LEGAL DESCRIPTION

PLAN 1722218
BLOCK 1
LOT 2
CONTAINING 30 HECTARES (74.13 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 2120091 - ROAD 0.148 0.366
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;2;51;35;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: PARKLAND COUNTY

REFERENCE NUMBER: 172 189 498 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 008 745	12/01/2021	ROAD PLAN		

OWNERS

CHERYL ANN BAUER
OF 205, 9138 83 AVE
EDMONTON
ALBERTA T6C 1B7

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
812 243 983	14/10/1981	UTILITY RIGHT OF WAY GRANTEE - WEST PARKLAND GAS CO-OP LTD.
172 054 405	24/02/2017	CAVEAT RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GOVERNMENT ACT
CAVEATOR - PARKLAND COUNTY.
53109A HIGHWAY 779
PARKLAND COUNTY
ALBERTA T7Z1R1

172 189 499 24/07/2017 CAVEAT
RE : DEFERRED RESERVE
CAVEATOR - PARKLAND COUNTY.
53109A HIGHWAY 779
PARKLAND COUNTY
ALBERTA T7Z1R1

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 26 DAY OF JUNE,
2023 AT 06:59 P.M.

ORDER NUMBER: 47628469

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:

172054405

ORDER NUMBER: 47628481

ADVISORY

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CAVEAT

TAKE NOTICE that we, PARKLAND COUNTY of 53109A HWY 779, Parkland County T7Z 1R1 in the Province of Alberta, claim an interest under and by virtue of an **Encroachment Agreement**, pursuant to Section 651.2 of the Municipal Government Act, in writing dated the **24th** day of **January, 2017** between the Caveator and the registered owner of the hereinafter described lands for the purpose of enforcing the terms and conditions contained in the said agreement, whereby Parkland County allows the **owner's fence to encroach onto the adjacent road allowance**

In

MERIDIAN 5 RANGE 2 TOWNSHIP 51

SECTION 35

QUARTER SOUTH EAST

IN THE PROVINCE OF ALBERTA DOMINION OF CANADA
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT THE MOST SOUTHERLY 33 FEET
THROUGHOUT 2 ACRES MORE OR LESS

RESERVING UNTO THE CANADIAN PACIFIC RAILWAY COMPANY ALL COAL
AND ALSO RESERVING THEREOUT ALL OTHER MINES AND MINERALS SUBJECT
TO THE EXCEPTIONS RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER
OF RECORD AS 1127DI

EXCEPTING THEREOUT ALL MINES AND MINERALS

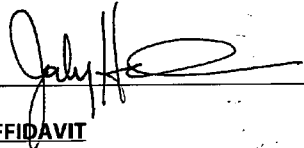
As shown on Certificate of Title **982 266 961**

being lands standing in the register in the name of **Cheryl Ann Bauer** and Parkland County forbids 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 its claim.

I appoint Parkland County, 53109A Highway 779, Parkland County, Alberta, T7Z 1R1 as the place at which notice of proceedings relating hereto may be served.

Dated at Parkland County, in the Province of Alberta, this 26th day of January, 2016.


PARKLAND COUNTY

Per: 
AFFIDAVIT

CANADA) I, Jody Hancock, Manager, Engineering Services,
PROVINCE OF ALBERTA) of Parkland County, in the Province of Alberta,
TO WIT:) MAKE OATH AND SAY THAT:

1. I am agent for the above named Caveator.
2. I believe that the Caveator has a good and valid claim upon the said lands 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 Parkland County,)
in the Province of Alberta, this 26)
day of January, 2016.)


A Commissioner for Oaths in and
for the Province of Alberta


Jody Hancock, P.Eng
Manager of Engineering Services

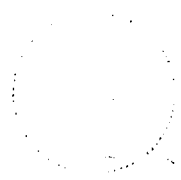
DAWNA WOYTOWICH
A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA
MY COMMISSION EXPIRES: JANUARY 14, 2020



172054405

172054405 REGISTERED 2017 02 24
CAVE - CAVEAT
DOC 1 OF 2 DRR#: E088298 ADR/MKAPACH
LINC/S: 0022814157

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 637 873 1722218;1;1 172 189 498

LEGAL DESCRIPTION
PLAN 1722218
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.07 HECTARES (5.12 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;51;35;SE

MUNICIPALITY: PARKLAND COUNTY

REFERENCE NUMBER: 982 266 961

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
172 189 498	24/07/2017	SUBDIVISION	PLAN		

OWNERS

CHERYL ANN BAUER
OF 205, 9138 83 AVE
EDMONTON
ALBERTA T6C 1B7

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
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172 054 405	24/02/2017	CAVEAT RE : ENCROACHMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - PARKLAND COUNTY. 53109A HIGHWAY 779

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

PARKLAND COUNTY
ALBERTA T7Z1R1

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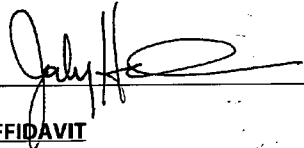
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