

STATUS OF TITLE

Title Number **2985281/2**
Title Status **Accepted**
Client File **NONE-LH**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

TERRY FRANK JEZZARD

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

THE SE 1/4 OF SECTION 15-7-28 WPM
EXC FIRSTLY: CANADIAN PACIFIC RAILWAY PLAN 102 BLTO
SECONDLY: ROAD PLAN 1348 BLTO
AND THIRDLY: ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 1303374

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **1114514/2**
Instrument Status: **Accepted**

Registration Date: 2002-06-12
From/By: MTS COMMUNICATIONS INC
To: WILLIAM F JOHNSTONE AS AGENT

Amount:
Notes: ELY 27-62M
Description: RIGHT OF WAY AGRT DATED 14 DEC 1989

Instrument Type: **Caveat**
Registration Number: **1214421/2**
Instrument Status: **Accepted**

Registration Date: 2008-01-14
From/By: PIONEER LAND SERVICES LTD.
To: MARY LANGMAN, AS AGENT

Amount:
Notes: No notes
Description: P&NG LEASE DATED 9 JAN 2008, 2 YR TERM

3. ADDRESSES FOR SERVICE
TERRY FRANK JEZZARD 85-8602 Southfort Blvd Fort Saskatchewan AB T8L 0J8
4. TITLE NOTES
No title notes
5. LAND TITLES DISTRICT
Brandon
6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
2806801/2 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Transfer Of Land Registration Number: 1439674/2
Registration Date: 2018-12-04 From/By: FRANK AUSTIN JEZZARD To: TERRY FRANK JEZZARD Consideration:
10. LAND INDEX
SE 15-7-28W EXC R/W PL 102 & RD PL 1348 & EXC M&M

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 2985281/2

TO USE ONLY

FEES CHECKED	REFUND AMOUNT
<p align="center">Certificate of Registration</p> <p>Registered this date <u>JAN 14 2008</u></p> <p>as No. <u>1214421</u></p> <p>I certify that the within instrument was registered in the <u>BRANDON</u> Land Titles Office and entered on</p> <p>Title No. <u>1422550</u></p> <p><i>[Signature]</i> For District Registrar</p>	<p align="center">CAVEAT</p> <div data-bbox="642 1367 774 1583" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p align="center">LAND TITLES OFFICE JAN 14 2008 BRANDON, MAN.</p> </div>

JAN 23 2008

1/3

1214421

CAVEAT Form 18.1

District of Brandon

0005-08 Tr. 7A

1. CAVEATOR(S) include address and postal code

I (We), Pioneer Land Services Ltd., on behalf of an undisclosed client, 200, 1711 10th Avenue SW,
Calgary, AB T3C 0K1

claim an interest in the following land or mortgage, and I forbid the registration of any instrument
affecting the interest unless such instrument be expressed to be subject to my claim.

2. PARTICULARS OF ESTATE OR INTEREST CLAIMED

By virtue of a Manitoba Petroleum and Natural Gas Lease dated January 9, 2008, 2 year term, between
Frank Austin Jezzard and Jean Jezzard, as Lessor and Pioneer Land Services Ltd., on behalf of an
undisclosed client, as Lessee

see schedule

3. LAND DESCRIPTION

SE 1/4 15-7-28 WPM
EXC FIRSTLY: RLY RIGHT OF WAY PLAN 102 BLTO
SECONDLY: ROAD PLAN 1348 BLTO

MORTGAGE NUMBER

TITLE NUMBER(S) 1427550

see schedule

4. NAME AND ADDRESS OF REGISTERED OWNER(S) FOR SERVICE include postal code

Frank and Jean Jezzard, Box 214, Reston, MB R0M 1X0

see schedule

5. ADDRESS OF CAVEATOR(S) FOR SERVICE include postal code

200, 1711 10th Avenue SW, Calgary, AB T3C 0K1

6. SIGNATURE OF CAVEATOR(S)

1. That I (we) am (are) the within (Agent of or Caveators) and the statements herein are
true in substance and in fact.
2. The within Caveator(s) has (have) a good and valid claim upon the within land and
this caveat is not filed for the purpose of delaying or embarrassing any person.
Pioneer Land Services Ltd., on behalf of an undisclosed client,
By its agent Mary Langman, (Project Administrator for Pioneer Land Services Ltd.)

DATE

Y M D

08 01 10

Name

Signature

Name

Signature

7. FARM LANDS OWNERSHIP DECLARATION

BY VIRTUE OF ☐ Agreement to Purchase ☒ Lease ☐ Loan ☐ Option to Purchase

The registration of this instrument does not contravene the provisions of The Farm Lands Ownership Act
because:

Strike out inappropriate statement(s) and initial

1. The within land is not farm land as defined in The Farm Lands Ownership Act.
2. The within farm land is exempt by Regulation 325/87R of The Real Property Act, i.e. it is 5 acres or less.
3. The aggregate holdings of farm land by the Caveator is less than 40 acres (including the land in this instrument).
4. The Caveator is a Canadian citizen, permanent resident of Canada, agency of the government,
municipality, local government district, Qualified Canadian Organization, Family Farm Corporation
or a Qualified Immigrant as defined in The Farm Lands Ownership Act.
5. The interest in farm land is being claimed pursuant to a bona fide debt obligation.
6. The Caveator is exempt by the Farm Lands Ownership Board (Order enclosed).
7. Other (specify section of The Farm Lands Ownership Act)

Particulars:
Pioneer Land Services Ltd., on behalf of an undisclosed client,
By its Agent, Mary Langman (Project Administrator for Pioneer Land Services Ltd.)

DATE

Y M D

08 01 10

Name

Signature

Name

Signature

Caveator or Agent

**8. INSTRUMENT PRESENTED FOR REGISTRATION BY include address, postal code, contact person
and phone number**

PIONEER LAND SERVICES LTD., 1016 Winnipeg St., Regina, SK S4R 8P8

PIONEER

Professional Services **GROUP**

Established 1978

January 17, 2008

Our File: 0005-08

Brandon Land Titles Office
705 Princess Avenue
Brandon, MB
R7A 0P4

VIA FAX (204) 726-6279

Attn: Holly

Re: Caveat Registrations
Frank Austin Jezzard and Jean Jezzard
Title # 2023211

Further to your conversation with Sherri, Box 4 on caveat registration nos. 1214421,
1214422 and 1214423 should read as follows:

Frank Austin Jezzard and Jean Jezzard, Box 214, Reston, MB R0M 1X0

Yours truly,

PIONEER PROFESSIONAL SERVICES GROUP

M. Langman

Mary Langman
Senior Land Administrator

/sh

CALGARY (CORPORATE)
#200, 1711 - 10th Avenue S.W.
Calgary, Alberta
T2C 0K1
T: 403.229.3969
F: 403.244.1202

EDMONTON
#201, 8170 - 50th Street
Edmonton, Alberta
T6B 1E6
T: 780.462.4486
F: 780.468.4325

GRANDE PRAIRIE
#201, 10537 - 98th Avenue
Grande Prairie, Alberta
T8V 4L1
T: 780.332.7707
F: 780.372.7711

LLOYDMINSTER
#201A, 6209 - 44th Street
Lloydminster, Alberta
T9V 1V8
T: 780.871.0945
F: 780.871.0946

REGINA
1016 Wainipeg Street
Regina, Saskatchewan
S4R 8P8
T: 306.584.3044
F: 306.584.3066

FORT ST. JOHN
#2, 11427 Alaska Road
Fort St. John, British Columbia
V1J 6N2
T: 250.783.0669
F: 250.783.0644

Property Assessment Report

Municipality: 162 - RM OF PIPESTONE **Roll No:** 73600.000 **REAL PROPERTY**
Dwelling Units: 0 **Frontage or Area:** 152.76 ACRES
Legal Description: DESC SE15-7-28W **Civic Address:**
School Division: FORT LA BOSSE **Community Area:** R M OF PIPESTONE **Ward:** 3

Certificate of Title / Land Title Office:

2985281 / BRANDON

Tax Year	Assessment Reference Date	Class	Tax Status	Land	Buildings	Total
2026	Apr 1, 2023	FARM PROPERTY	TAXABLE	261,800	-	261,800
2025	Apr 1, 2023	FARM PROPERTY	TAXABLE	261,800	-	261,800
2024	Apr 1, 2021	FARM PROPERTY	TAXABLE	205,800	-	205,800
2023	Apr 1, 2021	FARM PROPERTY	TAXABLE	205,800	-	205,800
2022	Apr 1, 2018	FARM PROPERTY	TAXABLE	187,600	-	187,600
2021	Apr 1, 2018	FARM PROPERTY	TAXABLE	187,600	-	187,600
2020	Apr 1, 2018	RESIDENTIAL 1	TAXABLE	2,000	6,700	8,700
		FARM PROPERTY	TAXABLE	178,200	4,700	182,900
			TOTAL	180,200	11,400	191,600
2019	Apr 1, 2016	RESIDENTIAL 1	TAXABLE	1,700	5,700	7,400
		FARM PROPERTY	TAXABLE	154,100	4,900	159,000
			TOTAL	155,800	10,600	166,400
2018	Apr 1, 2016	RESIDENTIAL 1	TAXABLE	1,700	5,700	7,400
		FARM PROPERTY	TAXABLE	154,100	4,900	159,000
			TOTAL	155,800	10,600	166,400
2017	Apr 1, 2014	RESIDENTIAL 1	TAXABLE	1,400	7,700	9,100
		FARM PROPERTY	TAXABLE	120,800	5,200	126,000
			TOTAL	122,200	12,900	135,100
2016	Apr 1, 2014	RESIDENTIAL 1	TAXABLE	1,400	7,700	9,100
		FARM PROPERTY	TAXABLE	120,800	5,200	126,000
			TOTAL	122,200	12,900	135,100
2015	Apr 1, 2012	RESIDENTIAL 1	TAXABLE	800	3,800	4,600
		FARM PROPERTY	TAXABLE	71,000	5,400	76,400
			TOTAL	71,800	9,200	81,000

2014	Apr 1, 2012	RESIDENTIAL 1 FARM PROPERTY	TAXABLE TAXABLE TOTAL	800 71,000 71,800	3,800 5,400 9,200	4,600 76,400 81,000
2013	Apr 1, 2010	RESIDENTIAL 1 FARM PROPERTY	TAXABLE TAXABLE TOTAL	600 56,000 56,600	2,600 4,600 7,200	3,200 60,600 63,800
2012	Apr 1, 2010	RESIDENTIAL 1 FARM PROPERTY	TAXABLE TAXABLE TOTAL	600 56,000 56,600	2,600 4,600 7,200	3,200 60,600 63,800
2011	Apr 1, 2008	RESIDENTIAL 1 FARM PROPERTY	TAXABLE TAXABLE TOTAL	500 48,500 49,000	2,700 4,400 7,100	3,200 52,900 56,100
2010	Apr 1, 2008	RESIDENTIAL 1 FARM PROPERTY	TAXABLE TAXABLE TOTAL	500 48,500 49,000	2,700 4,400 7,100	3,200 52,900 56,100
2009	2003	RESIDENTIAL 1 FARM PROPERTY	TAXABLE TAXABLE TOTAL	400 35,800 36,200	2,000 3,900 5,900	2,400 39,700 42,100
2008	2003	RESIDENTIAL 1 FARM PROPERTY	TAXABLE TAXABLE TOTAL	400 35,800 36,200	2,000 3,900 5,900	2,400 39,700 42,100

Legal:

SE-15-07-28-W

EXC CANADIAN PACIFIC RAILWAY PLAN 102 BLTO

EXC ROAD PLAN 1348 BLTO

* The assessment information you are viewing was included with the 2026 Fall Preliminary Assessment Roll that the assessor prepared for the RM OF PIPESTONE.