



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 165 180 6;9;72;13;SE 182 316 665 +1

LEGAL DESCRIPTION

MERIDIAN 6 RANGE 9 TOWNSHIP 72
SECTION 13
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 1421086 - DESCRIPTIVE 4.05 10.01
B) PLAN 1823500 - SUBDIVISION 6.94 17.15
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF GRANDE PRAIRIE NO. 1

REFERENCE NUMBER: 142 227 475

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 316 665	17/12/2018	SUBDIVISION PLAN		

OWNERS

KENNETH WAY

AND

DEBORAH WAY

BOTH OF:

BOX 75

HYTHE

ALBERTA T0H 2C0

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

182 316 665 +1

NUMBER	DATE (D/M/Y)	PARTICULARS
822 026 698	08/02/1982	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 AS TO PORTION OR PLAN:PORTION "TAKES PRIORITY DATE OF CAVEAT 802200462" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012023690)
132 412 623	18/12/2013	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6
142 067 053	05/03/2014	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE COUNTY OF GRANDE PRAIRIE NO. 1. 10001-84 AVENUE CLAIRMONT ALBERTA T0H0W0 AS TO PART DESCRIBED
142 067 054	05/03/2014	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE COUNTY OF GRANDE PRAIRIE NO. 1. 10001-84 AVENUE CLAIRMONT ALBERTA T0H0W0 AS TO PART DESCRIBED
142 067 055	05/03/2014	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE COUNTY OF GRANDE PRAIRIE NO. 1. 10001-84 AVENUE CLAIRMONT ALBERTA T0H0W0 AS TO PART DESCRIBED
182 316 666	17/12/2018	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF GRANDE PRAIRIE NO. 1. 10001 - 84 AVENUE CLAIRMONT ALBERTA T8X5B2

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF JULY,
2023 AT 11:26 A.M.

ORDER NUMBER: 47756307

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:

142067053

ORDER NUMBER: 47817394

ADVISORY

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CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT TAKE NOTICE that the COUNTY OF GRANDE PRAIRIE NO. 1 of Grande Prairie, in the Province of Alberta, claims an interest under and by virtue of an agreement between the County of Grande Prairie No. 1 and **IDA KATHERINE FREDERIKSEN AND ERLAND ROGER FREDERIKSEN** dated the day of _____, A.D., 20____, wherein the said landowner agrees to grant the County part of the said lands for the purpose of road widening:

MERIDIAN 6 RANGE 9 TOWNSHIP 72
SECTION 13
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS


described as follows:

MERIDIAN 6 RANGE 9 TOWNSHIP 72 SECTION 13 THE MOST SOUTHERLY 5.03 METRES IN PERPENDICULAR WIDTH THROUGHOUT THE SOUTH EAST QUARTER EXCEPTING THEREOUT ALL MINES AND MINERALS.

being lands standing in the register in the name of **IDA KATHERINE FREDERIKSEN AND ERLAND ROGER FREDERIKSEN** 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 instruction or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the County of Grande Prairie No. 1 at 10001 - 84 Avenue, Clairmont, T0H 0W0, in the Province of Alberta, as the place at which notices and proceedings relating hereto may be served.

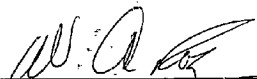
DATED at Clairmont, in the Province of Alberta, this 6th day of February, A.D., 2014.

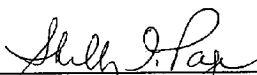

Signature of Caveator or his Agent

CANADA) I, William A. (Bill) Rogan, of the City of Grande
Province of Alberta) Prairie, in the Province of Alberta,
TO WIT:) MAKE OATH TO SAY:

- 1. THAT I am the agent for the within-named Caveator.
- 2. THAT I believe that the Caveator has a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at)
Clairmont in the Province)
of Alberta this 6th day of)
February, A.D., 2014.)


COUNTY ADMINISTRATOR
COUNTY OF GRANDE PRAIRIE #1


A Commissioner for Oaths in and
for the Province of Alberta

Shelly Page
A Commissioner for Oaths
in and for the Province of Alberta
Commission Expires Sept. 08 2014

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT TAKE NOTICE that the COUNTY OF GRANDE PRAIRIE NO. 1 of Grande Prairie, in the Province of Alberta, claims an interest under and by virtue of an agreement between the County of Grande Prairie No. 1 and **IDA KATHERINE FREDERIKSEN AND ERLAND ROGER FREDERIKSEN** dated the day of _____, A.D., 20____, wherein the said landowner agrees to grant the County part of the said lands for the purpose of road widening:

MERIDIAN 6 RANGE 9 TOWNSHIP 72
SECTION 13
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

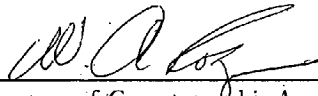
described as follows:

MERIDIAN 6 RANGE 9 TOWNSHIP 72 SECTION 13 THE MOST EASTERLY 5.03 METRES IN PERPENDICULAR WIDTH THROUGHOUT THE SOUTH EAST QUARTER EXCEPTING THEREOUT ALL MINES AND MINERALS.

being lands standing in the register in the name of **IDA KATHERINE FREDERIKSEN AND ERLAND ROGER FREDERIKSEN** 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 instruction or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the County of Grande Prairie No. 1 at 10001 - 84 Avenue, Clairmont, TOH OW0, in the Province of Alberta, as the place at which notices and proceedings relating hereto may be served.

DATED at Clairmont, in the Province of Alberta, this 6th day of February, A.D., 2014.



Signature of Caveator or his Agent

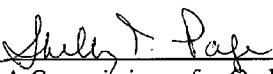
CANADA) I, William A. (Bill) Rogan, of the City of Grande
Province of Alberta) Prairie, in the Province of Alberta,
TO WIT:) MAKE OATH TO SAY:

- 1. THAT I am the agent for the within-named Caveator.
- 2. THAT I believe that the Caveator has a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at)
Clairmont in the Province)
of Alberta this 6th day of)
February, A.D., 2014.)



COUNTY ADMINISTRATOR
COUNTY OF GRANDE PRAIRIE #1



A Commissioner for Oaths in and
for the Province of Alberta

Shelly Page
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires Sept. 08 2014



142067054 REGISTERED 2014 03 05

CAVE - CAVEAT

DOC 2 OF 3 DR#: J0C22A4 ADR/CRJONES

LINC/S: 0016404972

142067054
REGISTERED 2014 03 05
CAVE - CAVEAT
DOC 2 OF 3 DR#: J0C22A4 ADR/CRJONES
LINC/S: 0016404972

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT TAKE NOTICE that the COUNTY OF GRANDE PRAIRIE NO. 1 of Grande Prairie, in the Province of Alberta, claims an interest under and by virtue of an agreement between the County of Grande Prairie No. 1 and **IDA KATHERINE FREDERIKSEN AND ERLAND ROGER FREDERIKSEN** dated the day of _____, A.D., 20____, wherein the said landowner agrees to grant the County part of the said lands for the purpose of road widening:

MERIDIAN 6 RANGE 9 TOWNSHIP 72
SECTION 13
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS


described as follows:

THE PART OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 72, RANGE 9, WEST OF THE SIXTH MERIDIAN THAT LIES SOUTH EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF THE SAID QUARTER AND BEING FIFTEEN METRES FROM THE SOUTHEAST CORNER OF THE SAID QUARTER TO A POINT ON THE EAST BOUNDARY OF THE SAID QUARTER AND BEING FIFTEEN METRES FROM THE SOUTHEAST CORNER OF THE SAID QUARTER. EXCEPTING THEREOUT ALL MINES AND MINERALS

being lands standing in the register in the name of **IDA KATHERINE FREDERIKSEN AND ERLAND ROGER FREDERIKSEN** 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 instruction or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the County of Grande Prairie No. 1 at 10001 - 84 Avenue, Clairmont, T0H 0W0, in the Province of Alberta, as the place at which notices and proceedings relating hereto may be served.

DATED at Clairmont, in the Province of Alberta, this 6th day of February, A.D., 2014.



Signature of Caveator or his Agent

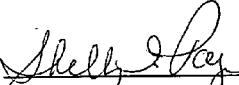
CANADA) I, William A. (Bill) Rogan, of the City of Grande
Province of Alberta) Prairie, in the Province of Alberta,
TO WIT:) MAKE OATH TO SAY:

- 1. THAT I am the agent for the within-named Caveator.
- 2. THAT I believe that the Caveator has a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at)
Clairmont in the Province)
of Alberta this 6th day of)
February, A.D., 2014.)



COUNTY ADMINISTRATOR
COUNTY OF GRANDE PRAIRIE #1



A Commissioner for Oaths in and
for the Province of Alberta

ACQUISITION OF LAND FOR ROAD WIDENING
COUNTY OF GRANDE PRAIRIE #1

Witnesseth:

That **IDA KATHERINE FREDERIKSEN AND ERLAND ROGER FREDERIKSEN** of **BOX 213 Wembley AB, T0H 3S0** being the owner(s) of the land designated below, or entitled to become the owner, as the case may be, do hereby for myself, my heirs, executors, administrators and assigns, grant the County of Grande Prairie No. 1 the right to enter by their surveyors, workers or agents upon the following lands.

SECTION	TOWNSHIP	RANGE	MERIDIAN
SE13	72	9	W6M

For the purpose of the survey of a road upon or across the said land and also to make and construct such road and to take upon said land for that purpose all such workers, tractors, implements and machinery as may be necessary. And I agree to assign, transfer, convey and/or quit claim to the said County of Grande Prairie all that portion of land described as follows:

Firstly:

MERIDIAN 6 RANGE 9 TOWNSHIP 72 SECTION 13 THE MOST EASTERLY 5.03 METRES IN PERPENDICULAR WIDTH THROUGHOUT THE SOUTH EAST QUARTER EXCEPTING THEREOUT ALL MINES AND MINERALS.

Secondly:

MERIDIAN 6 RANGE 9 TOWNSHIP 72 SECTION 13 THE MOST SOUTHERLY 5.03 METRES IN PERPENDICULAR WIDTH THROUGHOUT THE SOUTH EAST QUARTER EXCEPTING THEREOUT ALL MINES AND MINERALS.

Thirdly:

THE PART OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 72, RANGE 9, WEST OF THE SIXTH MERIDIAN THAT LIES SOUTH EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH BOUNDARY OF THE SAID QUARTER AND BEING FIFTEEN METRES FROM THE SOUTHEAST CORNER OF THE SAID QUARTER TO A POINT ON THE EAST BOUNDARY OF THE SAID QUARTER AND BEING FIFTEEN METRES FROM THE SOUTHEAST CORNER OF THE SAID QUARTER. EXCEPTING THEREOUT ALL MINES AND MINERALS

boundary of the above described land(s) and more particularly described in a survey to be registered in the Land Titles Office for the North Alberta Land Registration District by or in conjunction with the County of Grande Prairie No. 1, on an estimated acreage of 2.0 acres.

That I acknowledge all damages hereto arising from the construction of the said road, with me being responsible for the payment of taxes on the portion of land to be taken, for the period of the signing of this agreement until the removal of the land taken from the above described property and the assessment change recorded on the County of Grande Prairie No. 1 property tax roll.

That I do further agree and acknowledge the right of the County of Grande Prairie No. 1 to protect its interest under the terms of this Agreement by registering a Caveat against the above described lands.

That I do hereby undertake and agree to quit claim and transfer to the County, and to deliver up to its full possession of the said lands and premises at such date as shall be indicated by the County subsequent to survey of the property.

That I do hereby bind to this Agreement my heirs, executors, administrators, successors and assigns.

In witness whereof I hereby declare that I am the owner, or entitled to become the owner of the above described land, and I have hereunto subscribed my name this 3 day of February, A.D. 2014.

Ida Frederiksen
IDA KATHERINE FREDERIKSEN

Gloria Gordana
Witness

ERLAND ROGER FREDERIKSEN
ERLAND ROGER FREDERIKSEN

Gloria Gordana
Witness

AFFIDAVIT OF EXECUTION FOR WITNESS

CANADA
PROVINCE OF ALBERTA
TO WIT:

I Gloria Gordica of Grande Prairie
in the Province of Alberta
MAKE OATH AND SAY:

1. That I was personally present and did see IDA KATHERINE FREDERIKSEN who is personally known to me to be the person(s) named herein, duly sign and execute the same for the purpose(s) named therein.

2. That the same was executed at Grande Prairie in the Province of Alberta and that I am the subscribing witness thereto.

3. That I know the said person(s) and he (she, each) is in my belief of the full age of eighteen years.

SWORN BEFORE ME AT Grande Prairie
IN THE PROVINCE OF ALBERTA, THIS 3
DAY OF February A.D. 20 14

Gloria Gordica
A Commissioner for Oaths in and for

Michelle Paluck
COMMISSIONER FOR OATHS IN AND FOR
THE PROVINCE OF ALBERTA
My Commission Expires _____

The Province of Alberta
Michelle Donna Paluck
My Commission expires, October 14, 2014

AFFIDAVIT OF EXECUTION FOR WITNESS

CANADA
PROVINCE OF ALBERTA
TO WIT:

I Gloria Gordica of Grande Prairie
in the Province of Alberta
MAKE OATH AND SAY:

1. That I was personally present and did see ERLAND ROGER FREDERIKSEN who is personally known to me to be the person(s) named herein, duly sign and execute the same for the purpose(s) named therein.

2. That the same was executed at Grande Prairie in the Province of Alberta and that I am the subscribing witness thereto.

3. That I know the said person(s) and he (she, each) is in my belief of the full age of eighteen years.

SWORN BEFORE ME AT Grande Prairie
IN THE PROVINCE OF ALBERTA, THIS 3
DAY OF February A.D. 20 14

Gloria Gordica
A Commissioner for Oaths in and for

Michelle Paluck
COMMISSIONER FOR OATHS IN AND FOR
THE PROVINCE OF ALBERTA
My Commission Expires _____

The Province of Alberta
Michelle Donna Paluck
My Commission expires, October 14, 2014

142067055 REGISTERED 2014 03 05
CAVE - CAVEAT
DOC 3 OF 3 DRR#: J0C22A4 ADR/CRJONES
LINC/S: 0016404972



**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

182316666

ORDER NUMBER: 47817394

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FORM 2

MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, 2000
(Section 669)

DEFERRED RESERVE CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT TAKE NOTICE that the County of Grande Prairie No. 1 has an estate or interest in the nature of municipal reserve under Section 669 of the Municipal Government Act by virtue of a decision of the County of Grande Prairie No. 1 dated the 2nd day of October, A.D., 2018, in 6.065 hectares (14.987 acres) of land described as follows:

MERIDIAN 6 RANGE 9 TOWNSHIP 72

SECTION 13

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES (160ACRES) MORE OR LESS

EXCEPTING THEREOUT	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1421086 - DESCRIPTIVE	4.05	10.01	
B) PLAN 182 3500 SUBDIVISION	6.94	17.149	

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

standing in the register in the name of **KENNETH WAY AND DEBORAH WAY** and the caveator forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instruction or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the County of Grande Prairie No. 1 at 10001 - 84 Avenue, Clairmont, T8X 5B2, in the Province of Alberta, as the place at which notices and proceedings relating hereto may be served.

DATED at Clairmont, in the Province of Alberta, this 21 day of November, A.D., 2018.

Daniel Lemieux Seal
Dan Lemieux
Acting COUNTY ADMINISTRATOR

AFFIDAVIT IN SUPPORT OF CAVEAT

I, Dan Lemieux, of the City of Grande Prairie, make oath and say as follows:

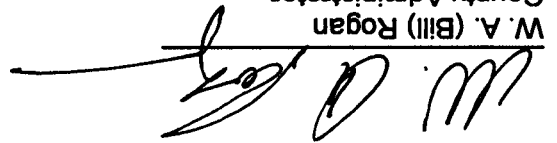
1. I am the agent for the caveator.
2. I believe the caveator has a good and valid claim on the land and say that this caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal with it.

SWORN BEFORE ME at)
Clairmont in the Province)
of Alberta this 21 day of)
November, A.D., 2018)

Daniel Lemieux
Dan Lemieux
Acting COUNTY ADMINISTRATOR
COUNTY OF GRANDE PRAIRIE #1

Shelly J. Page
A Commissioner for Oaths Alberta

SHELLY PAGE
A Commissioner for Oaths
in and for Alberta
My Commission expires September 8, 2020


W. A. (Bill) Rogan
County Administrator

I hereby appoint Dan Lemieux as Acting Administrator for the County of Grande Prairie
No. 1 in my absence from November 19 – 23, 2018
16th day of November A.D. 2018.

TO WHOM IT MAY CONCERN:

November 16, 2018





182316666 REGISTERED 2018 12 17
CAVE - CAVEAT
DOC 2 OF 2 DRR#: FØDCE95 ADR/BMCGGUNIG