



LAND TITLE CERTIFICATE

S

LINC

0010 415 330

SHORT LEGAL

4;1;48;26;SE

TITLE NUMBER

222 170 021

LEGAL DESCRIPTION

THE SOUTH EAST QUARTER OF SECTION TWENTY SIX (26)  
TOWNSHIP FORTY EIGHT (48)  
RANGE ONE (1)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

(A) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST  
CORNER OF THE SAID QUARTER SECTION; THENCE EASTERLY ALONG THE SOUTH  
BOUNDARY OF THE SAID QUARTER SECTION SEVEN HUNDRED AND FIFTY (750)  
FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE SAID SOUTH BOUNDARY  
THREE HUNDRED (300) FEET; THENCE WESTERLY AND PARALLEL TO THE SAID  
SOUTH BOUNDARY TO A POINT ON THE WEST BOUNDARY OF THE SAID QUARTER  
SECTION; THENCE SOUTHERLY ALONG THE SAID WEST BOUNDARY TO THE POINT  
OF COMMENCEMENT, CONTAINING 2.09 HECTARES (5.17 ACRES) MORE OR LESS

(B) 0.583 HECTARES (1.44 ACRES) MORE OR LESS, AS SHOWN ON ROAD  
PLAN 5653 RS

(C) 0.41 HECTARES (1.01 ACRES) MORE OR LESS, AS SHOWN ON ROAD PLAN  
8722752

D) 1.90 HECTARES (4.69 ACRES) MORE OR LESS, AS SHOWN ON SUBDIVISION PLAN  
8921025

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 012 331 354

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
222 170 021	04/08/2022	AFFIDAVIT OF	SURVIVING JOINT	TENANT	

OWNERS

JOYCE N SHEPPARD  
OF 9, 6313 39 STREET

( CONTINUED )

LLOYDMINSTER  
ALBERTA T9V 2X7

(DATA UPDATED BY: CHANGE OF ADDRESS 232167345)

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
3153PL	26/10/1967	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN UTILITIES LIMITED.
802 015 305	23/01/1980	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.
002 137 693	23/05/2000	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STN D CALGARY ALBERTA T2P2G1 AGENT - KEN NIELSEN (DATA UPDATED BY: CHANGE OF NAME 042214177)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 28 DAY OF MAY,  
2025 AT 04:39 P.M.

ORDER NUMBER: 53843118

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).



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0021 746 938           4;1;48;26;SW           222 170 020

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 1 TOWNSHIP 48  
SECTION 26  
QUARTER SOUTH WEST  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING THEREOUT: .813 HECTARES (2.01 ACRES)  
MORE OR LESS FOR ROAD, AS SHOWN ON ROAD PLAN 5653RS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 782 002 229 E

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REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
222 170 020      04/08/2022      AFFIDAVIT OF  
                                 SURVIVING JOINT  
                                 TENANT

OWNERS

JOYCE NOREEN SHEPPARD  
OF 9, 6313 39 STREET  
LLOYDMINSTER  
ALBERTA T9V 2X7

(DATA UPDATED BY: CHANGE OF ADDRESS 232167345)

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
762 044 991      18/03/1976      UTILITY RIGHT OF WAY  
                                 GRANTEE - ALBERTA POWER LIMITED.  
  
772 204 094      17/10/1977      CAVEAT  
                                 RE : SURFACE LEASE  
                                 ( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 222 170 020

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.

CALGARY PLACE POSTAL OUTLET

P.O.BOX 20004

CALGARY

ALBERTA T2P4J2

AGENT - A M KNIGHT

(DATA UPDATED BY: TRANSFER OF CAVEAT

932363096)

(DATA UPDATED BY: CHANGE OF ADDRESS 992006194)

802 015 306      23/01/1980      UTILITY RIGHT OF WAY

GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.

862 103 315      21/05/1986      CAVEAT

RE : SURFACE LEASE

CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.

CALGARY PLACE POSTAL OUTLET

P.O.BOX 20004

CALGARY

ALBERTA T2P4J2

"DATA UPDATED BY: TRANSFER OF CAVEAT #872270622"

(DATA UPDATED BY: TRANSFER OF CAVEAT

952194830)

(DATA UPDATED BY: CHANGE OF ADDRESS 992010901)

102 070 687      03/03/2010      CAVEAT

RE : UTILITY RIGHT OF WAY

CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.

BOX 6926, STATION "D"

CALGARY

ALBERTA T2P2G1

AGENT - PIONEER PROFESSIONAL SERVICES GROUP LTD.

TOTAL INSTRUMENTS: 005

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