

SHEPPARD LAND

Information Package



progressivetender.com



grant.m@progressivetender.com



Grant 780-871-4221

Vern 306-821-0611

Progressive Tender, Agricultural and Commercial Specialists with RE/MAX of Lloydminster, offer a full range of consulting services, land valuation, leasing, and real estate marketing to clients across Alberta and Saskatchewan.

Call us today and start the conversation!

Agricultural Land For Sale by Progressive Tender® in the County of Vermilion River, AB

We are pleased to offer for sale by Progressive Tender® two separate parcels of farmland, a total of 1,091 acres, located approximately six miles south of Lloydminster in the County of Vermilion River.

Parcel One:

- **SE 26-48-1-W4** excepting four separate plans as described on title: ALT 147.69 titled acres. CVR property profile indicates 141 as cultivated, balance pasture. Soil final rating ranges from 41 to 73. 2024 assessment \$32,560. 2025 property taxes \$731. 2025 crop peas.
- **SW 26-48-1-W4:** ALT 157.99 titled acres. CVR property profile indicates 129 as cultivated, balance pasture. Soil final rating ranges from 37 to 72. 2024 assessment \$30,480. 2025 property taxes \$684. 2025 crop is peas.

Parcel Two:

- **Lot 2, Block 1, Plan 1420665 (SW 27-48-1-W4):** ALT 155.23 titled acres. CVR property profile indicates 140 as cultivated, balance pasture. Soil final rating ranges from 38 to 70. 2024 assessment \$31,220. Note: Concrete bottom grain bins owned by tenant located on this property. 2025 crop is canola. 2025 property taxes \$701.
- **SE 27-48-1-W4** excepting Plan 5653 and Plan 1420655: ALT 148.68 titled acres. CVR property profile indicates 138 as cultivated, balance pasture. Soil final rating ranges from 39 to 71. 2024 assessment \$31,710. 2025 crop is canola. 2025 property taxes \$712.
- **NE 27-48-1-W4:** ALT 160 titled acres. CVR property profile indicates 148 as cultivated, balance pasture. Soil final rating ranges from 37 to 69. 2024 assessment \$32,240. 2025 crop is canola. 2025 property taxes \$728.
- **NW 27-48-1-W4:** ALT 160 titled acres. CVR property profile indicates 146 as cultivated, balance pasture. Soil final rating ranges from 38 to 70. 2024 assessment \$32,540. 2025 crop is canola. 2025 property taxes \$730.
- **SE 34-48-1-W4:** ALT 160 titled acres. CVR property profile indicates 144 as cultivated, balance pasture. Soil final rating ranges from 37 to 69. 2024 assessment \$33,250. 2025 crop is canola. 2025 property taxes \$746.



The number of productive acres may change from year to year due to regional climatic conditions, agronomic practice, or energy company activity.

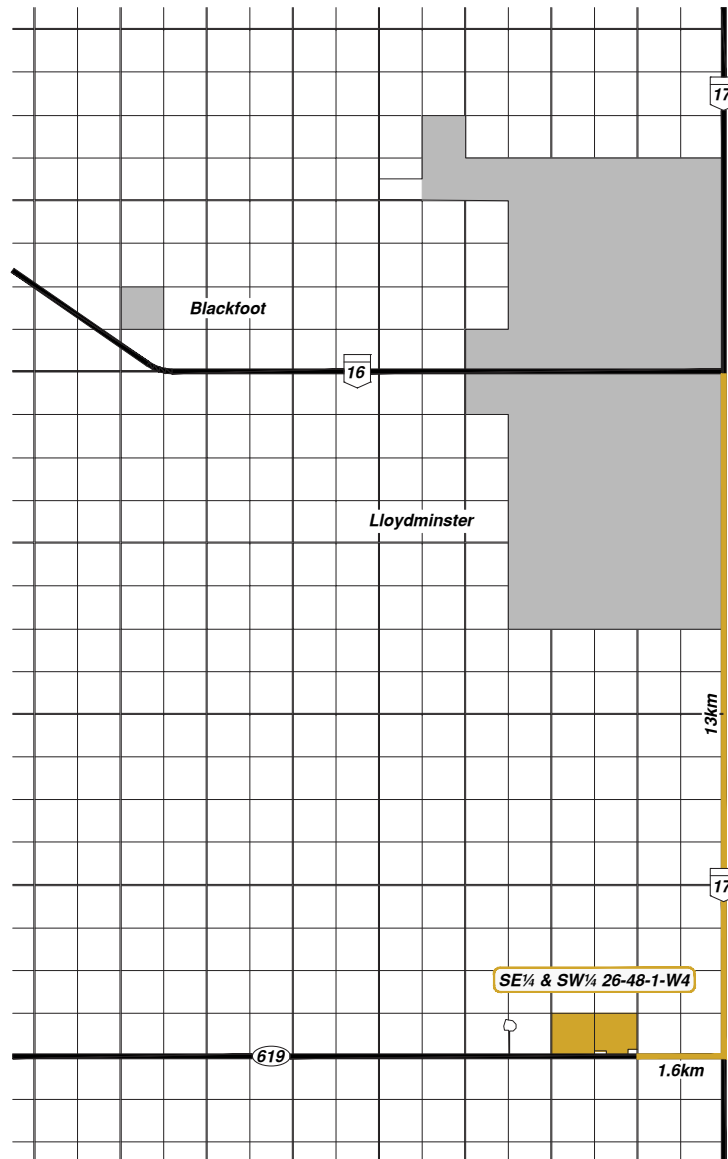
There is a current agricultural lease in effect to December 31, 2026 with semi-annual payments of \$34,000 plus GST due on March 31 and October 31. Further details can be obtained from the listing office.

Vendor reports surface lease revenue from CNRL, Baytex, and Pismo/Brevet sites.

Initial offers must be submitted by **Noon MST, Tuesday November 4, 2025**. Please visit website for additional details: www.sheppardland.ca



ROUTE MAP



S.E.¼ & S.W.¼ SEC.26-TWP.48-RGE.1-W.4M.



SHEPPARD

Information Package



S.E.¼ SEC.26-TWP.48-RGE.1-W.4M.

TITLE #: 222 170 021

OWNERS: Joyce N Sheppard

AREA: ±59.7ha. ±148acres



Meridian surveys

SHEPPARD

Information Package



S.W.¼ SEC.26-TWP.48-RGE.1-W.4M.

TITLE #: 222 170 020

OWNERS: Joyce Noreen Sheppard

AREA: ±63.9ha. ±158acres



Meridian surveys

PARCEL 1: SW 26-48-1-4



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

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)

ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 222 170 020
NUMBER	DATE (D/M/Y)	PARTICULARS	
		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			

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

(CONTINUED)

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).

**PARCEL 1:
SE 26-48-1-4**



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0010 415 330	4;1;48;26;SE	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)

SHEPPARD

Information Package



PAGE 2
222 170 021

LLOYDMINSTER
ALBERTA T9V 2X7
(DATA UPDATED BY: CHANGE OF ADDRESS 232167345)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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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:

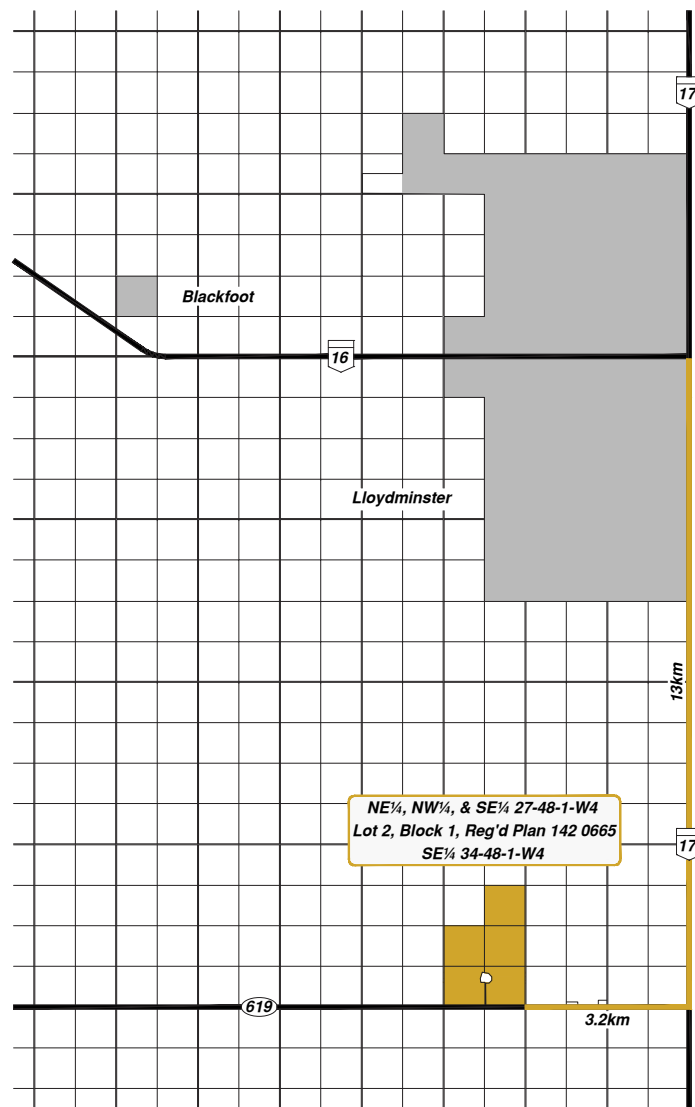


END OF CERTIFICATE

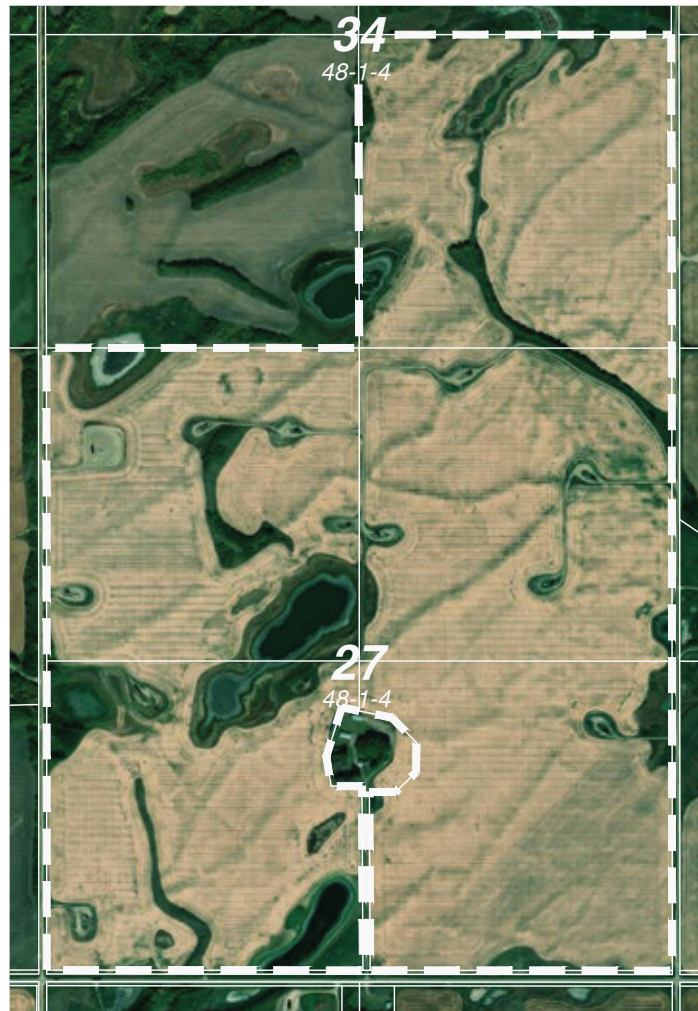
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

ROUTE MAP



***N.E.¼, N.W.¼, & S.E.¼ SEC.27-TWP.48-RGE.1-W.4M.
LOT 2, BLOCK 1, REG'D PLAN 142 0665
S.E.¼ SEC.34-TWP.48-RGE.1-W.4M***



SHEPPARD

Information Package

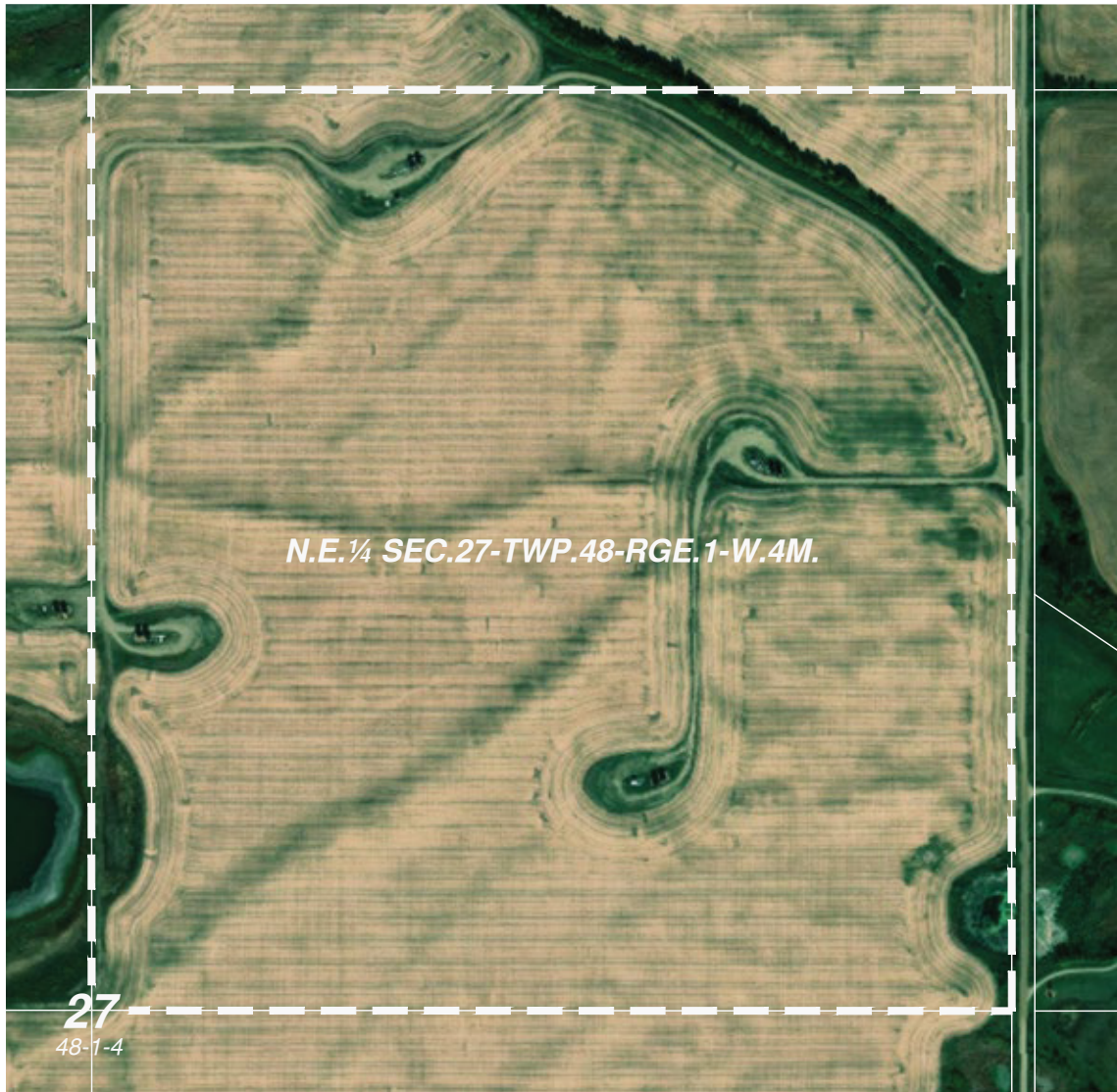


N.E. ¼ SEC.27-TWP.48-RGE.1-W.4M.

TITLE #: 222 170 019

OWNERS: Joyce Noreen Sheppard

AREA: ±64.7ha. ±160acres



Meridian surveys

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N.W.¼ SEC.27-TWP.48-RGE.1-W.4M.

TITLE #: 222 170 017

OWNERS: Joyce Noreen Sheppard

AREA: ±64.7ha. ±160acres



27
48-1-4

Meridian surveys

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S.E.¼ SEC.27-TWP.48-RGE.1-W.4M.

TITLE #: 222 170 018

OWNERS: Joyce Noreen Sheppard

AREA: ±60.1ha. ±148.7acres



Meridian surveys

LOT 2, BLOCK 1, REG'D PLAN 142 0665

TITLE #: 222 170 023

OWNERS: Joyce Noreen Sheppard

AREA: ±62.8ha. ±155.2acres



 Meridian surveys

SHEPPARD

Information Package



S.E. ¼ SEC.34-TWP.48-RGE.1-W.4M.

TITLE #: 222 170 016

OWNERS: Joyce Noreen Sheppard

AREA: ±64.7ha. ±160acres



Meridian surveys

PARCEL 2: Lot 2 Blk 1 Plan 1420664 (SW 27-48-1-4)



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0036 045 590	1420665;1;2	222 170 023

LEGAL DESCRIPTION
PLAN 1420665
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 62.82 HECTARES (155.23 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;1;48;27;S

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 142 039 783 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
222 170 023	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
21220V	22/06/1966	CAVEAT CAVEATOR - ARMAND SHEPPARD CAVEATOR - JOYCE NOREEN SHEPPARD " AFFECTS PART OF THIS TITLE "
802 015 307	23/01/1980	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. (CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 222 170 023
NUMBER	DATE (D/M/Y)	PARTICULARS	
		" AFFECTS PART OF THIS TITLE "	
802 015 308	23/01/1980	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24. " AFFECTS PART OF THIS TITLE "	
802 251 927	24/10/1980	CAVEAT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. CALGARY PLACE POSTAL OUTLET P.O.BOX 20004 CALGARY ALBERTA T2P4J2 AGENT - A M KNIGHT " AFFECTS PART OF THIS TITLE "	
		(DATA UPDATED BY: TRANSFER OF CAVEAT 932363109) (DATA UPDATED BY: CHANGE OF ADDRESS 992009994)	
952 197 497	28/07/1995	CAVEAT RE : EASEMENT CAVEATOR - ALBERTA POWER LIMITED. 10035 105 STREET, EDMONTON ALBERTA T5J2V6 AGENT - LINDA PETHICK " AFFECTS PART OF THIS TITLE "	
092 245 523	20/07/2009	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 " AFFECTS PART OF THIS TITLE "	
		(DATA UPDATED BY: CHANGE OF NAME 132032058) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
102 280 704	11/08/2010	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 " AFFECTS PART OF THIS TITLE "	
		(DATA UPDATED BY: CHANGE OF NAME 132032058) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
		(CONTINUED)	

ENCUMBRANCES, LIENS & INTERESTS			PAGE 3
REGISTRATION			# 222 170 023
NUMBER	DATE (D/M/Y)	PARTICULARS	
		162166333)	
102 423 851	02/12/2010	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 " AFFECTS PART OF THIS TITLE "	
		(DATA UPDATED BY: CHANGE OF NAME 132032059) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
122 146 591	11/05/2012	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 " AFFECTS PART OF THIS TITLE "	
		(DATA UPDATED BY: CHANGE OF ADDRESS 132188802) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
132 129 863	08/05/2013	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - KRYSTAL WALTER	
142 039 782	05/02/2014	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE COUNTY OF VERMILION RIVER. BOX 69 KITSCOTY ALBERTA T0B2P0	
TOTAL INSTRUMENTS: 011			

(CONTINUED)

PAGE 4
222 170 023

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
2025 AT 09:05 A.M.

ORDER NUMBER: 53845905

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,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

PARCEL 2: NE 27-48-1-4



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0016 247 272	4;1;48;27;NE	222 170 019

LEGAL DESCRIPTION
 MERIDIAN 4 RANGE 1 TOWNSHIP 48
 SECTION 27
 QUARTER NORTH EAST
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 782 002 229 B

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
222 170 019	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
822 276 205	13/12/1982	CAVEAT RE : EASEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. CALGARY PLACE POSTAL OUTLET P.O.BOX 20004 CALGARY ALBERTA T2P4J2

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 222 170 019
NUMBER	DATE (D/M/Y)	PARTICULARS	
		AGENT - A M KNIGHT (DATA UPDATED BY: TRANSFER OF CAVEAT 932362663) (DATA UPDATED BY: CHANGE OF ADDRESS 992012533)	
092 245 514	20/07/2009	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF NAME 132032058) (DATA UPDATED BY: TRANSFER OF CAVEAT 162188486)	
102 280 737	11/08/2010	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF NAME 132032059) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
102 381 174	28/10/2010	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF NAME 132032059) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
102 423 851	02/12/2010	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF NAME 132032059) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
122 272 164	21/08/2012	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW	
(CONTINUED)			

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

222 170 019

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF ADDRESS 132188804)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162188486)

122 272 169 21/08/2012 CAVEAT

RE : LEASE INTEREST UNDER 20 ACRES

CAVEATOR - PISMO ENERGY LTD.

1300,734-7 AVENUE SW

CALGARY

ALBERTA T2P3P8

(DATA UPDATED BY: CHANGE OF ADDRESS 132188804)

(DATA UPDATED BY: TRANSFER OF CAVEAT

162188486)

182 092 285 25/04/2018 CAVEAT

RE : ROYALTY AGREEMENT

CAVEATOR - FIRENZE ENERGY LTD.

2050, 736-6 AVE SW

CALGARY

ALBERTA T2P3T7

TOTAL INSTRUMENTS: 008

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

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PARCEL 2: NW 27-48-1-4



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0016 248 676	4;1;48;27;NW	222 170 017

LEGAL DESCRIPTION
 MERIDIAN 4 RANGE 1 TOWNSHIP 48
 SECTION 27
 QUARTER NORTH WEST
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 782 002 229 C

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
222 170 017	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
822 153 580	12/07/1982	CAVEAT RE : SURFACE LEASE CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. CALGARY PLACE POSTAL OUTLET P.O.BOX 20004 CALGARY ALBERTA T2P4J2

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 222 170 017
NUMBER	DATE (D/M/Y)	PARTICULARS	
		AGENT - A M KNIGHT (DATA UPDATED BY: TRANSFER OF CAVEAT 932363108) (DATA UPDATED BY: CHANGE OF ADDRESS 992012177)	
102 280 716	11/08/2010	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF NAME 132032059) (DATA UPDATED BY: TRANSFER OF CAVEAT 162188486)	
102 423 851	02/12/2010	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF NAME 132032059) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
122 146 568	11/05/2012	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF ADDRESS 132188802) (DATA UPDATED BY: TRANSFER OF CAVEAT 162188486)	
122 272 169	21/08/2012	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF ADDRESS 132188804) (DATA UPDATED BY: TRANSFER OF CAVEAT 162188486)	
142 064 353	03/03/2014	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW (CONTINUED)	

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

222 170 017

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY
ALBERTA T2P3P8
(DATA UPDATED BY: TRANSFER OF CAVEAT
162188486)

182 092 285 25/04/2018 CAVEAT
RE : ROYALTY AGREEMENT
CAVEATOR - FIRENZE ENERGY LTD.
2050, 736-6 AVE SW
CALGARY
ALBERTA T2P3T7

232 068 388 01/03/2023 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - BAYTEX ENERGY LTD.
PO BOX 138 STN CENTRAL
639-5 AVE SW
CALGARY
ALBERTA T2P2H6
AGENT - MILLENNIUM LAND LTD.
(DATA UPDATED BY: CHANGE OF ADDRESS 242318903)
(DATA UPDATED BY: CHANGE OF ADDRESS 242318925)

232 107 139 03/04/2023 UTILITY RIGHT OF WAY
GRANTEE - BAYTEX ENERGY LTD.
PO BOX 138 CALGARY STN CENTRAL
639-5 AVENUE SW
CALGARY
ALBERTA T2P2H6
(DATA UPDATED BY: CHANGE OF ADDRESS 242243728)

TOTAL INSTRUMENTS: 009

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

(CONTINUED)

PAGE 4
222 170 017

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).

PARCEL 2: SE 27-48-1-4



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0036 045 574	4;1;48;27;SE	222 170 018

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 1 TOWNSHIP 48
SECTION 27
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 5653RS - ROAD	0.809	2.00	
B) PLAN 1420665 - SUBDIVISION	3.77	9.32	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 142 039 783 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
222 170 018	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
802 015 307	23/01/1980	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF VERMILION RIVER NO. 24.
802 251 927	24/10/1980	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS			PAGE 2
REGISTRATION			# 222 170 018
NUMBER	DATE (D/M/Y)	PARTICULARS	
		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 932363109) (DATA UPDATED BY: CHANGE OF ADDRESS 992009994)	
102 280 704	11/08/2010	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF NAME 132032058) (DATA UPDATED BY: TRANSFER OF CAVEAT 162166333)	
132 129 863	08/05/2013	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - KRYSTAL WALTER	
142 039 782	05/02/2014	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE COUNTY OF VERMILION RIVER. BOX 69 KITSCOTY ALBERTA T0B2P0	
TOTAL INSTRUMENTS: 005			

(CONTINUED)

PAGE 3
222 170 018

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2025 AT 04:39 P.M.

ORDER NUMBER: 53843118

CUSTOMER FILE NUMBER:



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

PARCEL 2: SE 34-48-1-4



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0021 738 885	4;1;48;34;SE	222 170 016

LEGAL DESCRIPTION
 MERIDIAN 4 RANGE 1 TOWNSHIP 48
 SECTION 34
 QUARTER SOUTH EAST
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 782 002 229 D

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
222 170 016	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
122 272 164	21/08/2012	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PISMO ENERGY LTD. 1300,734-7 AVENUE SW CALGARY ALBERTA T2P3P8 (DATA UPDATED BY: CHANGE OF ADDRESS 132188804)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

222 170 016

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT
162188486)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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2025 AT 04:39 P.M.

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