



ANDERSON
& COMPANY
LAND TENDER DIVISION

**LAND TENDER
INFORMATION PACKAGE**

RM of Big Stick No. 141

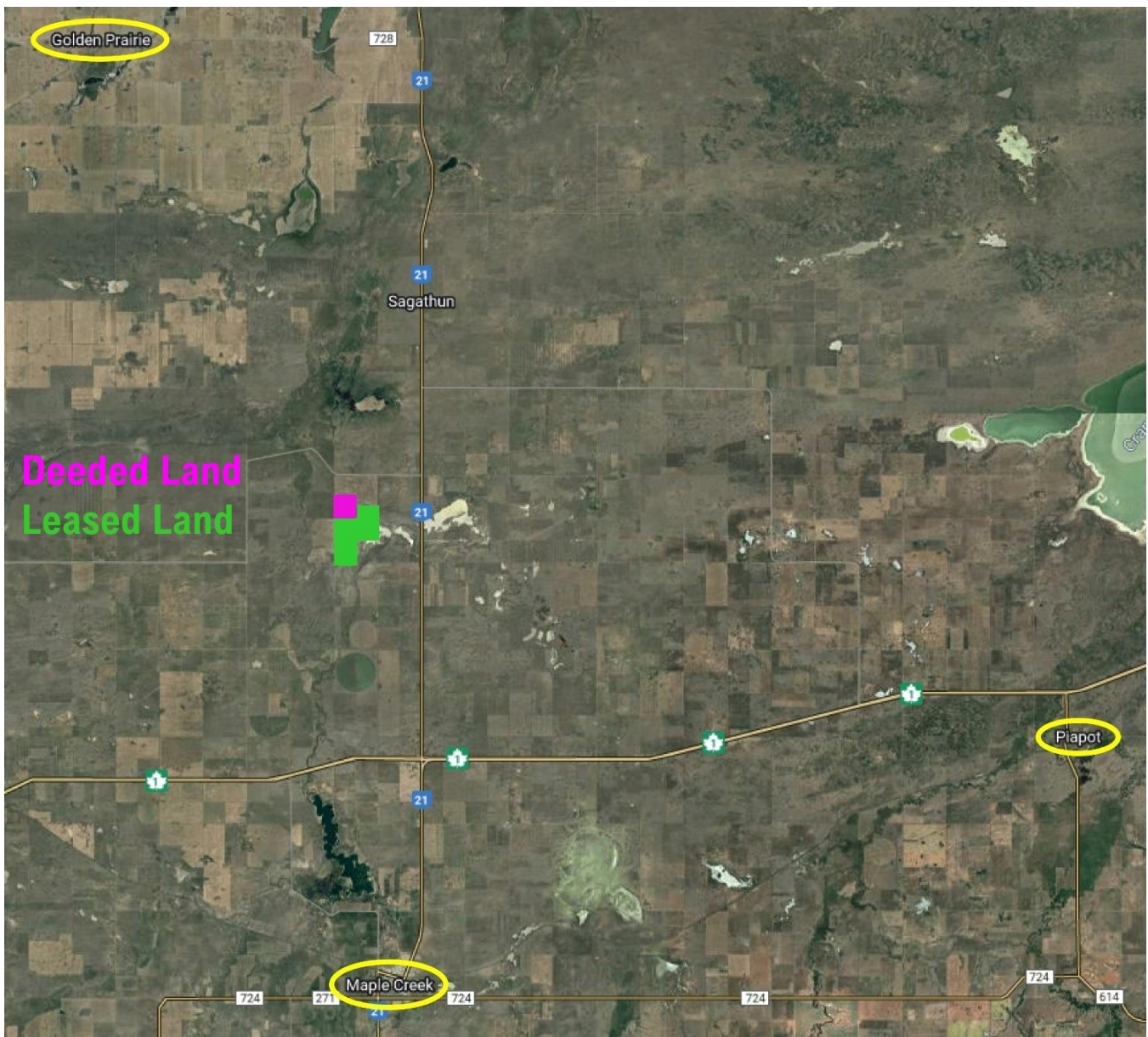
**North of Maple Creek, SK
Terry Major Estate**

Closing: April 3rd, 2025

Our File No. 35971-002F

CONTENTS

1. Tender Advertisement
2. Tender for Purchase Form
3. RM Map of Land
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8. Easements



LAND FOR SALE & LEASE - RM OF BIG STICK NO. 141

Owner: Terry Major Estate North of Maple Creek, SK

Deeded Land Description	Assessed Value	Total Acres	Cult. Acres
LSD 3-09-13-26-3 Ext 30	\$61,400	39.98	79
LSD 6-09-13-26-3 Ext 31		39.90	
LSD 4-09-13-26-3 Ext 33	\$59,800	39.99	77
LSD 5-09-13-26-3 Ext 34		39.91	
TOTALS:	\$121,200	159.78	156

Agriculture Lease #165091			
Leased Land Description	Assessed Value	Total Acres	Native Grass
Blk/Par B-Plan 101605924 Ext 28	\$19,100	80.03	53
NW 04-13-26 W3 Ext 0	\$39,300	160.52	109
NE 04-13-26 W3 Ext 0	\$24,100	160.29	65
SW 04-13-26 W3 Ext 0	\$49,000	161.21	137
TOTAL LEASED ACRES:		562.05	364

AGRICULTURAL LEASE #165091 (Expires December 31, 2025):

Tender must be eligible for assignment of lease and a condition is: must acquire the deeded land in order to be eligible. **Call the Ministry of Agriculture, Lands Branch @ 306-778-8957 to determine eligibility.**

Deeded Land: Canadian Natural Resources Limited **annual Surface Lease payment of \$3,187.00.**

CONDITIONS:

- 1) Tenders must be submitted to the law firm, Anderson & Company, by 12:00 o'clock noon, the **3rd day of April 2025**;
- 2) Highest or any tender not necessarily accepted;
- 3) A cheque for the amount of **3%** of the amount of bid must accompany the bid (cheques will be returned to unsuccessful bidders);
- 4) All deeded Lands and Agricultural Lease #165091 will be **sold as one parcel only**, subject to lease assignment eligibility;
- 5) Tenders must rely on their own research and inspection of the property and confirm acres, assessments and other particulars;
- 6) **Tenders must also contact the Ministry of Agriculture and confirm eligibility for assignment of lease;**
- 7) Surface lease revenue will not be adjusted and the Owner will retain all payments received up to the closing date;
- 8) No tenders subject to financing or other conditions will be accepted;
- 9) Tenders will not be called to the office of the undersigned to finalize the sale;
- 10) Land offered for sale and lease **as is and where is**. There are no warranties or representations of the Vendors expressed or implied;
- 11) The successful Tender shall be required, following the last tender, to enter into the Offer to Purchase Agreement, attached in Content #7;
- 12) In the event the Purchaser fails to pay the balance of the purchase price on or before the **23rd day of April 2025** (the "**Closing Date**"), the deposit equivalent to three (3%) percent of the final tender, shall be forfeited absolutely to the registered owner as liquidated damages or alternatively, with consent of owner pay interest on balance to close at the rate of 6% per annum from Closing Date;

- 13) No possession shall be granted until the balance of the purchase price has been paid absolutely and unconditionally, or written agreement allowing early possession to commence spring work and applications;
- 14) The registered owner shall pay the costs for the preparation of the Transfer Authorization and lease assignment;
- 15) The Purchaser shall pay all Land Titles costs for the registration of the Transfer Authorization at ISC; The Purchaser shall be responsible for his/her own Solicitor costs;
- 16) The Purchaser, in addition to the offer price, shall also pay GST, if applicable. The Purchaser must provide the registered owner with a Certificate as to the GST registration otherwise, the Purchaser shall be required to pay the Vendor, GST equivalent to five (5%) percent of the purchase price;
- 17) The Owner shall pay taxes to **December 31, 2024**. The Purchaser is responsible for 2025 taxes on deeded and leased lands.

Forward bids and inquiries to:

MORRIS A. FROSLIE, ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891
MFroslie@andlaw.ca
File No. 35971-002F

Content 2

Tender for Purchase & Lease Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to **purchase and lease** in accordance with the terms and conditions in the Tender Advertisement and attached Offer to Purchase Agreement the following land at the Bid Amount:

TERRY MAJOR ESTATE	
<u>Legal Description</u>	<u>Bid Amount</u>
Deeded Land: LSD 3-09-13-26-3 Ext 30 LSD 6-09-13-26-3 Ext 31 LSD 4-09-13-26-3 Ext 33 LSD 5-09-13-26-3 Ext 34	
<u>AG Lease #165091</u> Blk/Par B-Plan 101605924 Ext 28 NW 04-13-26 W3 Ext 0 NE 04-13-26 W3 Ext 0 SW 04-13-26 W3 Ext 0	
TOTAL BID AMOUNT:	\$ _____

2. I/We, the undersigned, attach a cheque in the amount of \$ _____ as a **3% deposit** for the above purchase price, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Seller.
3. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the Seller's solicitors, Anderson & Company, to use the same to contact us after the tender deadline of **April 3, 2025, at 12:00 noon** regarding the acceptance/decline of our offer.

Date

Signature of Tenderer

Name of Corporation:

Print Name of Tenderer:

Address: _____

Home #: _____

Mobile #: _____

File No. 35971-002F/bw

Email: _____

[Click Here to Open the Bid Form in a New Tab](#)

Content 3

RM of Big Stick No. 141 - 2022 Map

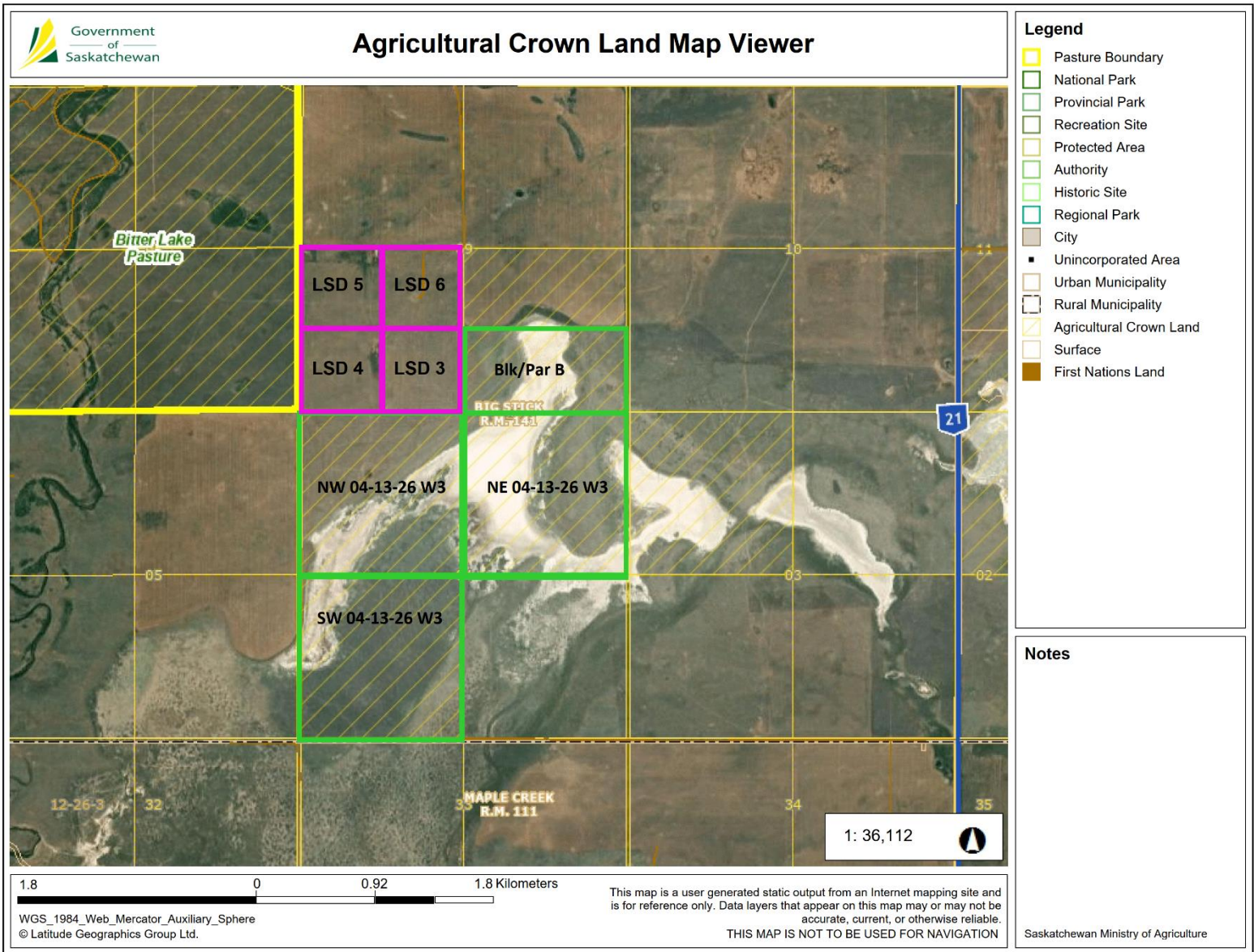
Pink is Deeded Lands Green is Ag Lease #165091

12 HAMMER FARMS LTD. & GREG HAMMER HOLDINGS 47500 47500		BIG STICK 36900 58600 58600 58600 1600 32600				10 GLENN & LYNNETTE FEIL 64200	11 GLENN & LYNNETTE FEIL 81800	11 RUSSELL GENTLE CO. LTD. 60000	11 RUSSELL CATTLE CO. LTD. 53000	12 ROSS & ROY MARTIN 77800	12 MARTIN RANCH LTD. 53000
HAMMER RMS LTD. 53000		COMMUNITY PASTURE 54400 58600 69800 73300 53000				4 DOUGLAS WILSON 73800	4 DOUGLAS WILSON 53000	2 ROSS & ROY MARTIN 94400	2 ROSS & ROY MARTIN 98500	1 ROSS & ROY MARTIN 61300	1 ROSS & ROY MARTIN 53000
HAMMER RMS LTD. 87200		69800 69800 58600 75400 53000 80500				3 DOUGLAS WILSON 60400	3 DOUGLAS WILSON 53000	2 ROSS & ROY MARTIN 92000	2 ROSS & ROY MARTIN 101300	1 ROSS & ROY MARTIN 53000	1 ROSS & ROY MARTIN 67600
DOUG UCULAK & WENDY UCULAK 130400	DOUG HUCULAK & WENDY HUCULAK 112000	S. A. C. M. D. W & J HUCULAK 64200	S. A. C. M. D. W & J HUCULAK 64200	EDWARD & DALYCE HAMMER 113300	MARGARET WILSON 41400 DOUGLAS WILSON 1200 DOUGLAS WILSON 16000 MARGARET WILSON 34200	DOUGLAS WILSON 45100	DOUGLAS WILSON 47500	ROSS & ROY MARTIN 89700	MARTIN RANCH LTD. ROSS & ROY MARTIN 52000	ED SANDERSON RANCHING LTD. 59200	ED SANDERSON RANCHING LTD. 53000
L. LYNN HESKETH & GEORGE OPSAL 159100	HESKETH & GEORGE OPSAL 156300	S. A. C. M. D. W & J HUCULAK 64200	S. A. C. M. D. W & J HUCULAK 64200	DOUGLAS WILSON 99800	DOUGLAS WILSON 38600	DOUGLAS WILSON 38600	DOUGLAS WILSON 69800	ROSS & ROY MARTIN 53000	ROSS & ROY MARTIN 53000	ED SANDERSON RANCHING LTD. 107000	ED SANDERSON RANCHING LTD. 90000
DOUG UCULAK & WENDY UCULAK 140000	DOUG HUCULAK & WENDY HUCULAK 144300	DOUGLAS WILSON 147300	DOUGLAS WILSON 85100	DOUGLAS WILSON 58700	DOUGLAS WILSON 47500	DOUGLAS WILSON 48100	DOUGLAS WILSON 79000	DOUGLAS WILSON 110100	DOUGLAS WILSON 110700	GLEN PURVES 78300	GLEN PURVES 114400
DOUG UCULAK & WENDY UCULAK 110100	EDWARD & DALYCE HAMMER 61400	DOUGLAS WILSON 58600	DOUGLAS WILSON 58600	DOUGLAS WILSON 55200	DOUGLAS WILSON 16900	DOUGLAS WILSON 53100	DOUGLAS WILSON 60500	DOUGLAS WILSON 64000	DOUGLAS WILSON 68000	GLEN PURVES 52700	GLEN PURVES 53000
58600 57900		DOUGLAS WILSON 54100	DOUGLAS WILSON 52500	DOUGLAS WILSON 47500	DOUGLAS WILSON 47500	DOUGLAS WILSON 8900	DOUGLAS WILSON 10000	DOUGLAS WILSON 29500	DOUGLAS WILSON 53000	DOUGLAS WILSON 53000	DOUGLAS WILSON 52700
58600 54800		DOUGLAS WILSON 47500	DOUGLAS WILSON 47500	DOUGLAS WILSON 47500	DOUGLAS WILSON 47500	DOUGLAS WILSON 40700	DOUGLAS WILSON 42400	DOUGLAS WILSON 51700	DOUGLAS WILSON 52700	DOUGLAS WILSON 52700	DOUGLAS WILSON 53000
56300 53000		DOUGLAS WILSON 57800	DOUGLAS WILSON 168900	DOUGLAS WILSON 53000	DOUGLAS WILSON 53000	DOUGLAS WILSON 53000	DOUGLAS WILSON 53000	DOUGLAS WILSON 98300	DOUGLAS WILSON 82700	MIKE SEMENOK 88400	MIKE SEMENOK 97400
53000 53000		DOUGLAS WILSON 64200	DOUGLAS WILSON 64200	DOUGLAS WILSON 64200	DOUGLAS WILSON 64200	DOUGLAS WILSON 53000	DOUGLAS WILSON 53000	DAVID KEAYS 98400	DAVID KEAYS 89100	DAVID KEAYS 88300	DAVID KEAYS 95200
53000 53000		55800 58600	64200 64200	FITTERER FARMS LTD. 95000	FITTERER FARMS LTD. 91200	DAVID KEAYS 101500	DAVID KEAYS 97400	DAVID KEAYS 101500	DAVID KEAYS 97400	DAVID KEAYS 93500	NANCY FREY & NANCY FREY 53000
52900 50400		53000 53000	61600 64200	TERRY MAJOR 47500 TERRY MAJOR 47500 TERRY MAJOR 47500	TERRY MAJOR 13100	DAVID KEAYS 81800	DAVID KEAYS 88400	DAVID KEAYS 81800	DAVID KEAYS 88400	DAVID KEAYS 70800	NANCY FREY & NANCY FREY 16600
WATSON CATTLE M.C. LTD. 82300	WATSON CATTLE M.C. LTD. 101000	DOUGLAS & SHANNON FURGESON 55800	WATSON CATTLE M.C. LTD. 53000	GORDON FORD & PATTI HEDGES 53000	FITTERER FARMS LTD. 91400	DAVID KEAYS 31800	DAVID KEAYS 31200	DAVID KEAYS 31200	DAVID KEAYS 81600	DAVID KEAYS 40200	NANCY FREY & NANCY FREY 86000
WATSON CATTLE M.C. LTD. 85000	WATSON CATTLE M.C. LTD. 88900	DOUGLAS & SHANNON FURGESON 53000	WATSON CATTLE M.C. LTD. 61900	WATSON CATTLE M.C. LTD. 53000	FITTERER FARMS LTD. 100500	DAVID KEAYS 93800	DAVID KEAYS 99700	DAVID KEAYS 51700	MARION GOLD 85900	MARION GOLD 48200	NANCY FREY & NANCY FREY 90100

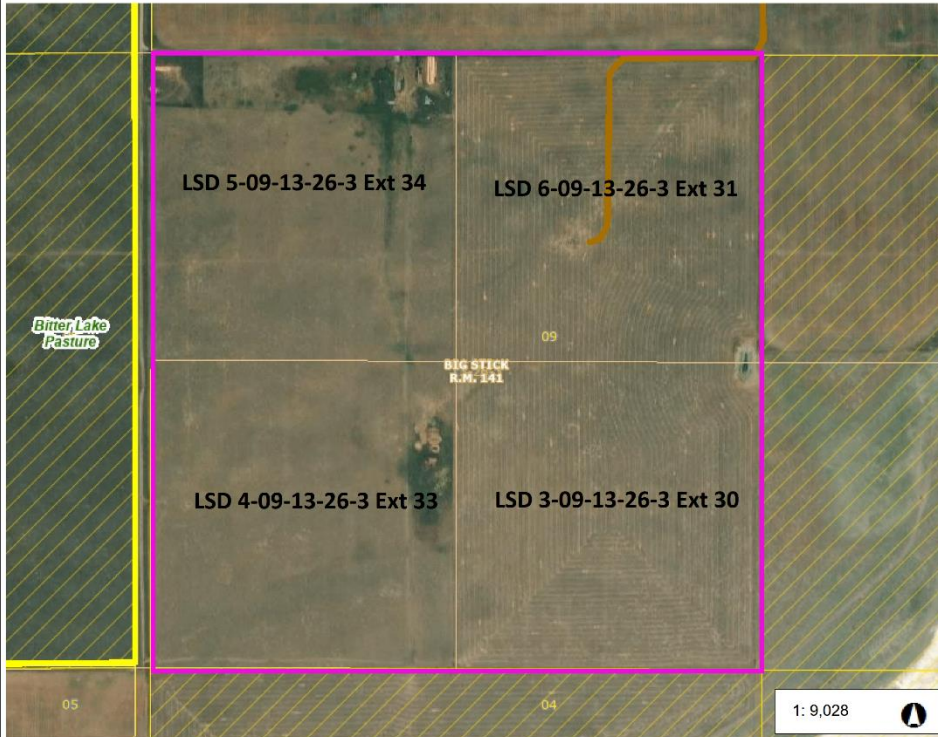
Content 4

Satellite Images

Pink is Deeded Lands Green is Ag Lease #165091



Agricultural Crown Land Map Viewer



- Legend**
- Pasture Boundary
 - National Park
 - Provincial Park
 - Recreation Site
 - Protected Area
 - Authority
 - Historic Site
 - Regional Park
 - City
 - Unincorporated Area
 - Urban Municipality
 - Rural Municipality
 - Agricultural Crown Land
 - Surface
 - First Nations Land

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Saskatchewan Ministry of Agriculture

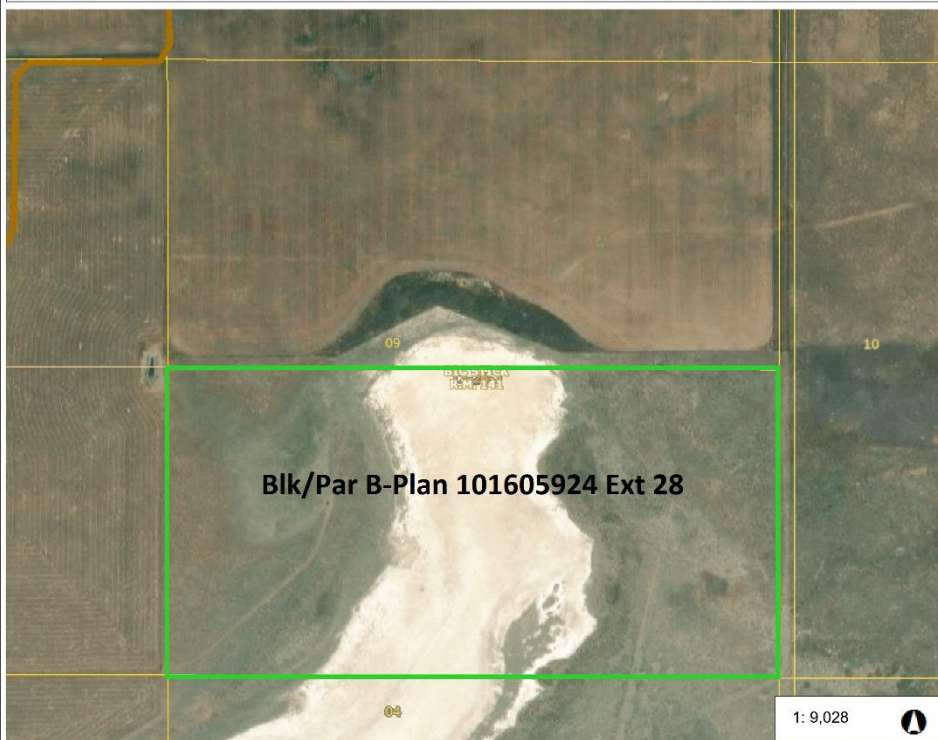
0.5 0 0.23 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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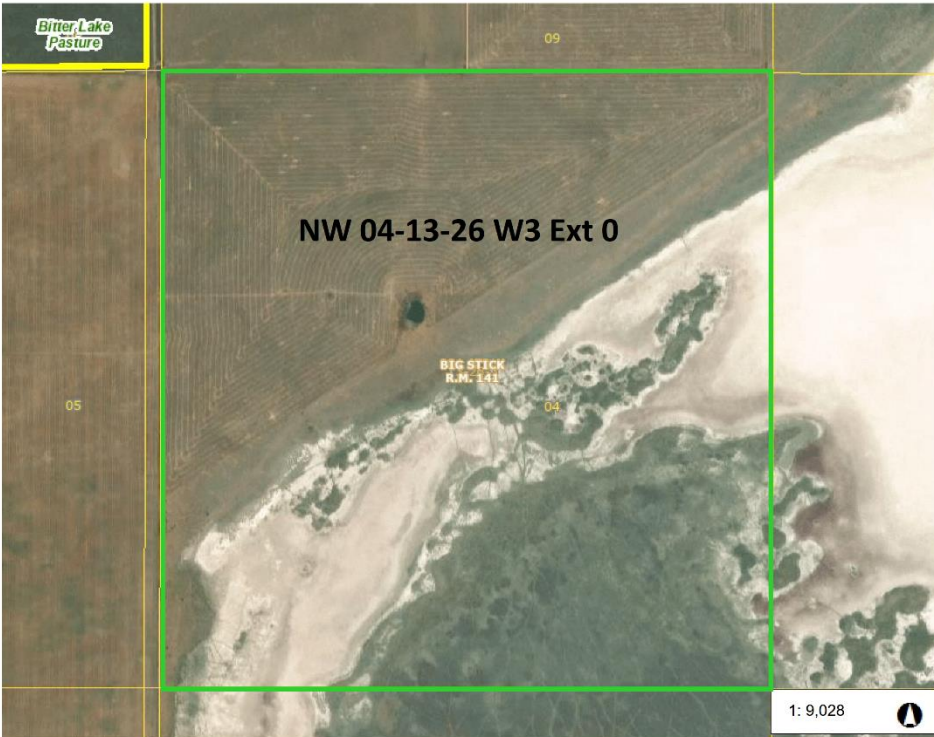
0.5 0 0.23 0.5 Kilometers

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Agricultural Crown Land Map Viewer



Legend

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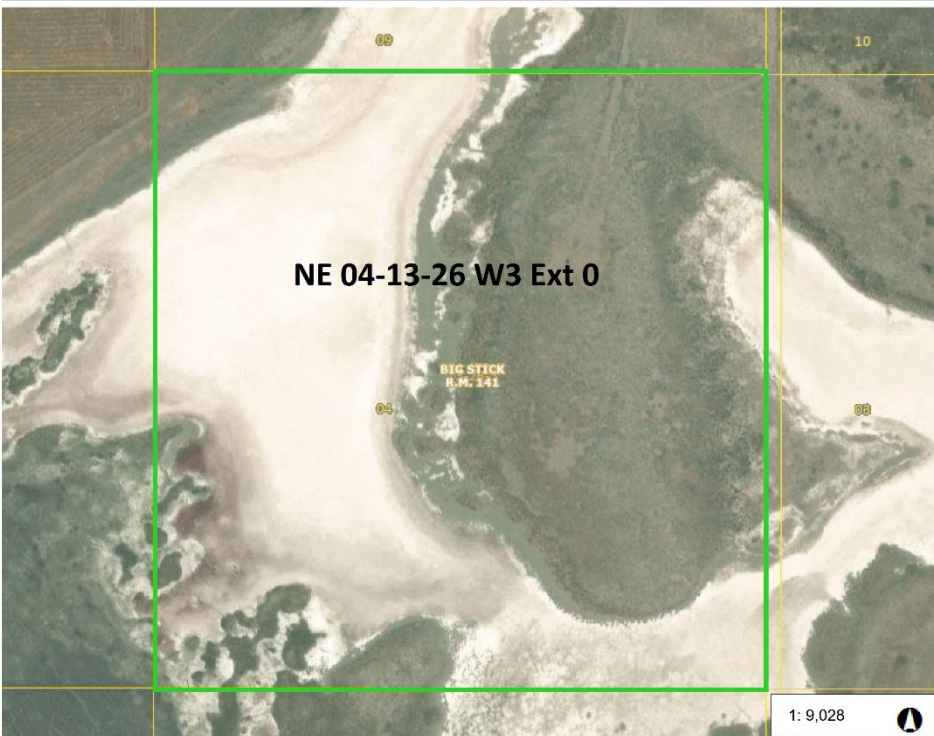
Notes

Saskatchewan Ministry of Agriculture

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Agricultural Crown Land Map Viewer



Legend

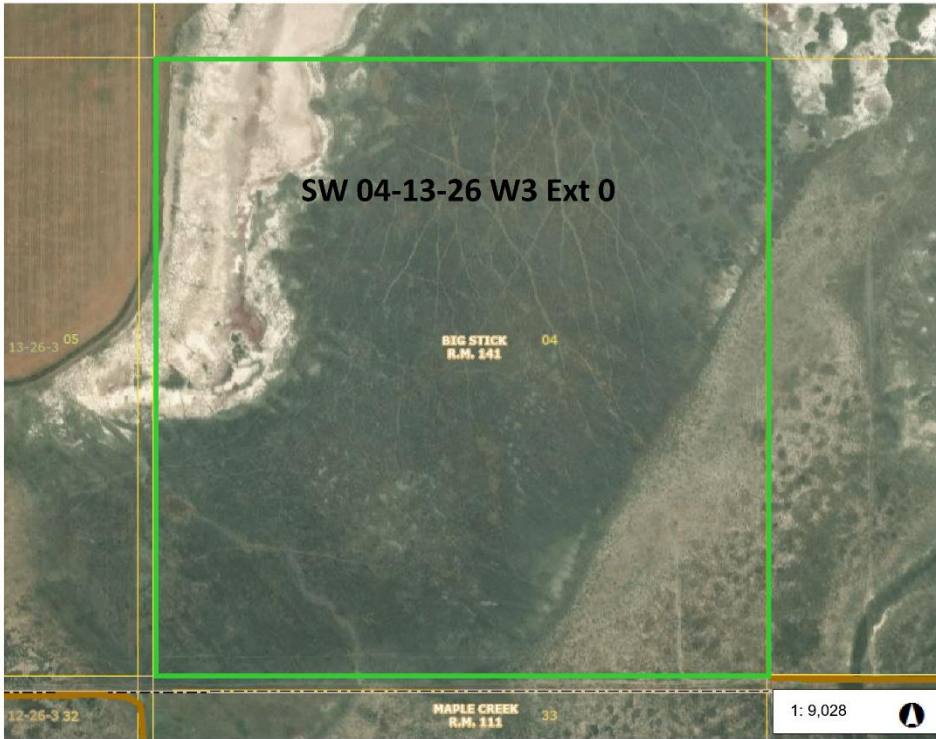
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Saskatchewan Ministry of Agriculture

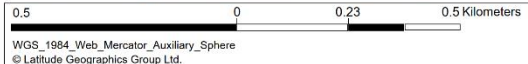
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- ### Legend
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Saskatchewan Ministry of Agriculture

Content 5


SAMA Reports

Deeded Land

Property Report

Print Date: 14-Feb-2025

Page 1 of 1

Municipality Name: RM OF BIG STICK (RM)	Assessment ID Number : 141-000209400	PID: 1551969
	Civic Address:	Title Acres: 80.00
	Legal Location: Qtr PT SW Sec 09 Tp 13 Rg 26 W 3 Sup 00	School Division: 211
	Supplementary: LSD 3 & 6	Neighbourhood: 141-100
		Overall PUSE: 2000
	Reviewed: 01-Jun-2023	Change Reason: Reinspection
	Year / Frozen ID: 2024/-32560	Predom Code:
	Method in Use: C.A.M.A. - Cost	
	Call Back Year:	

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors	Rating
79.00	K - [CULTIVATED]	Soil association 1 BY - [BIRSAY] Soil texture 1 FL - [FINE SANDY LOAM] Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)] Soil association 2 HT - [HATTON] Soil texture 3 SL - [SANDY LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth 3-5	Topography T2 - Gentle Slopes Stones (qualities) S1 - None to Few	\$/ACRE 776.40 Final 28.91

AGRICULTURAL WASTE LAND

Acres	Waste Type
1	WASTE SLOUGH HAY

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$61,400		1	Other Agricultural	55%	\$33,770				Taxable
Total of Assessed Values:	\$61,400					\$33,770				

Property Report

Print Date: 14-Feb-2025

Page 1 of 1

Municipality Name: RM OF BIG STICK (RM)

Assessment ID Number : 141-000209401

PID: 300064821



Civic Address:

Legal Location: Qtr SW Sec 09 Tp 13 Rg 26 W 3 Sup 01
 Supplementary: LSD 4 & 5

Title Acres: 80.00

School Division: 211

Neighbourhood: 141-100

Overall PUSE: 2000

Call Back Year:

Reviewed: 01-Jun-2023

Change Reason: Reinspection

Year / Frozen ID: 2024/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors		Economic and Physical Factors		Rating	
77.00	K - [CULTIVATED]	Soil association 1	BY - [BIRSAY]	Topography	T2 - Gentle Slopes	\$/ACRE	776.40
		Soil texture 1	FL - [FINE SANDY LOAM]	Stones (qualities)	S1 - None to Few	Final	28.91
		Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]				
		Soil association 2	HT - [HATTON]				
		Soil texture 3	SL - [SANDY LOAM]				
		Soil texture 4					
		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]				
		Top soil depth	3-5				

AGRICULTURAL WASTE LAND

Acres	Waste Type
3	WASTE

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$59,800		1	Other Agricultural	55%	\$32,890				Taxable
Total of Assessed Values:	\$59,800					\$32,890				
										Total of Taxable/Exempt Values:

Leased Land - Ag Lease #165091

Property Report

Print Date: 19-Feb-2025

Page 1 of 2

Municipality Name: **RM OF BIG STICK (RM)**

Assessment ID Number : **141-000209301**

PID: **1551944**



Civic Address:

Legal Location: Qtr SE Sec 09 Tp 13 Rg 26 W 3 Sup 01
 Supplementary: 80 AC S 1/2 OF QTR

Title Acres: 80.00

Reviewed: 01-Jun-2023

School Division: 211

Change Reason: Reinspection

Neighbourhood: 141-100

Year / Frozen ID: 2024/-32560

Overall PUSE: 2100

Predom Code:

Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rate
25.00	NG - [NATIVE GRASS]	Soil association 1	BY - [BIRSAY]	\$/ACRE 355.98
		Soil texture 1	FL - [FINE SANDY LOAM]	
		Soil texture 2		
		Range site	SY/SA: SANDY/SALINE UPLAN	
		Pasture Type	N - [Native]	
		Pasture Topography	T1: Level 0-2.5% Slopes	
		Grazing water source	Y: Yes	
		Pasture Tree Cover	NO - [NO]	
		Aum/Acre	0.18	
		Aum/Quarter	28.00	
28.00	NG - [NATIVE GRASS]	Soil association 2	HT - [HATTON]	\$/ACRE 355.98
		Soil texture 3	SL - [SANDY LOAM]	
		Soil texture 4		
		Soil association 1	HT - [HATTON]	
		Soil texture 1	FL - [FINE SANDY LOAM]	
		Soil texture 2		
		Range site	SY/SA: SANDY/SALINE UPLAN	
		Pasture Type	N - [Native]	
		Pasture Topography	T1: Level 0-2.5% Slopes	
		Grazing water source	Y: Yes	
Pasture Tree Cover	NO - [NO]			
Aum/Acre	0.18			
Aum/Quarter	28.00			
		Soil association 2	CH - [CHAPLIN]	
		Soil texture 3	SL - [SANDY LOAM]	
		Soil texture 4		

AGRICULTURAL WASTE LAND

Acres	Waste Type
27	SALINE WASTE2

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Data Source: SAMAVIEW

Property Report

Print Date: 19-Feb-2025

Page 2 of 2

Municipality Name: **RM OF BIG STICK (RM)**

Assessment ID Number : **141-000209301**

PID: **1551944**

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$19,100		1	Non-Arable (Range)	45%	\$8,595				Taxable
Total of Assessed Values:	\$19,100					\$8,595				

Property Report

Print Date: 19-Feb-2025

Page 1 of 2

Municipality Name: RM OF BIG STICK (RM)

Assessment ID Number : 141-000204200

PID: 4430898



Civic Address:

Legal Location: Qtr NW Sec 04 Tp 13 Rg 26 W 3 Sup

Supplementary:

Title Acres: 161.00

School Division: 211

Neighbourhood: 141-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 29-May-2023

Change Reason: Reinspection

Year / Frozen ID: 2024/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors	Productivity Determining Factors	Rate
76.00	NG - [NATIVE GRASS]	Soil association 1 BY - [BIRSAY] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2	Range site SY/SA: SANDY/SALINE UPLAN Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.18 Aum/Quarter 28.00	\$/ACRE 355.98
15.00	NG - [NATIVE GRASS]	Soil association 2 HT - [HATTON] Soil texture 3 SL - [SANDY LOAM] Soil texture 4	Range site SY/SA: SANDY/SALINE UPLAN Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.18 Aum/Quarter 28.00	\$/ACRE 355.98
18.00	NG - [NATIVE GRASS]	Soil association 1 HT - [HATTON] Soil texture 1 FL - [FINE SANDY LOAM] Soil texture 2 LS - [LOAMY SAND]	Range site SY/SA: SANDY/SALINE UPLAN Pasture Type N - [Native] Pasture Topography T1: Level 0-2.5% Slopes Grazing water source Y: Yes Pasture Tree Cover NO - [NO] Aum/Acre 0.18 Aum/Quarter 28.00	\$/ACRE 355.98

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Data Source: SAMAVIEW

Property Report

Print Date: 19-Feb-2025

Page 2 of 2

Municipality Name: RM OF BIG STICK (RM)

Assessment ID Number : 141-000204200

PID: 4430898

Soil association 2
Soil texture 3 SL - [SANDY LOAM]
Soil texture 4

AGRICULTURAL WASTE LAND

Acres	Waste Type
52	SALINE WASTE2

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$39,300		1	Non-Arable (Range)	45%	\$17,685				Taxable
Total of Assessed Values:	\$39,300					\$17,685				

Municipality Name: RM OF BIG STICK (RM)

Assessment ID Number : 141-000204100

PID: 4430880



Civic Address:

Legal Location: Qtr NE Sec 04 Tp 13 Rg 26 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 141-100

Overall PUSE: 2100

Call Back Year:

Reviewed: 29-May-2023

Change Reason: Reinspection

Year / Frozen ID: 2024/-32560

Predom Code:

Method in Use: C.A.M.A. - Cost

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Ratin
65.00	NG - [NATIVE GRASS]	Soil association 1	HT - [HATTON]	Range site	SY/SA: SANDY/SALINE UPLAN	\$/ACRE 355.98
		Soil texture 1	FL - [FINE SANDY LOAM]	Pasture Type	N - [Native]	
		Soil texture 2		Pasture Topography	T1: Level 0-2.5% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.18	
				Aum/Quarter	28.00	
		Soil association 2	CH - [CHAPLIN]			
		Soil texture 3	GL - [GRAVELLY LOAM]			
		Soil texture 4				

AGRICULTURAL WASTE LAND

Acres	Waste Type
95	SALINE WASTE2

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$24,100		1	Non-Arable (Range)	45%	\$10,845				Taxable
Total of Assessed Values:	\$24,100					\$10,845				
						Total of Taxable/Exempt Values:				

Property Report

Municipality Name: RM OF BIG STICK (RM)

Assessment ID Number : 141-000204400

PID: 4430906



Civic Address:

Legal Location: Qtr SW Sec 04 Tp 13 Rg 26 W 3 Sup

Supplementary:

Title Acres: 161.00

Reviewed: 22-May-2023

School Division: 211

Change Reason: Reinspection

Neighbourhood: 141-100

Year / Frozen ID: 2024/-32560

Overall PUSE: 2100

Predom Code:

Method in Use: C.A.M.A. - Cost

Call Back Year:

AGRICULTURAL PASTURE LAND

Acres	Land Use	Productivity Determining Factors		Productivity Determining Factors		Rate
137.00	NG - [NATIVE GRASS]	Soil association 1	HT - [HATTON]	Range site	SY/SA: SANDY/SALINE UPLAN	\$/ACRE 355.98
		Soil texture 1	SL - [SANDY LOAM]	Pasture Type	N - [Native]	
		Soil texture 2	LS - [LOAMY SAND]	Pasture Topography	T1: Level 0-2.5% Slopes	
				Grazing water source	Y: Yes	
				Pasture Tree Cover	NO - [NO]	
				Aum/Acre	0.18	
				Aum/Quarter	28.00	

AGRICULTURAL WASTE LAND

Acres	Waste Type
24	SALINE WASTE1

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$49,000		1	Non-Arable (Range)	45%	\$22,050				Taxable
Total of Assessed Values:	\$49,000					\$22,050				

Content 6

Parcel Pictures



Deeded Land

Surface Parcel Number: 149569442

REQUEST DATE: Wed Feb 19 08:29:29 GMT-06:00 2025

140795703	140795736	140795747	140795770
140795679	149569509	149569464	149569419
	149569486	149569442	149569431
140795589	140795534	140795545	140795499

Owner Name(s) : Graham, Crystal as a personal representative for the estate of TERRY MAJOR , Keslick, Lisa as a person

Municipality : RM OF BIG STICK NO. 141

Area : 16.179 hectares (39.98 acres)

Title Number(s) : 158396282

Converted Title Number : 78SC14351

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : LSD 3- 09-13-26-3 Ext 30

Source Quarter Section : SW-09-13-26-3

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



Surface Parcel Number: 149569464

REQUEST DATE: Wed Feb 19 08:36:34 GMT-06:00 2025

140795703	140795736	140795747	140795770
140795679	149569509	149569464	149569419
	149569486	149569442	149569431
140795589	140795534	140795545	140795499

Dimensions for parcel 149569464 (highlighted in red):
Top: 399.92
Left: 403.37
Right: 403.32
Bottom: 400.73

Owner Name(s) : Graham, Crystal as a personal representative for the estate of TERRY MAJOR , Keslick, Lisa as a person

Municipality : RM OF BIG STICK NO. 141

Area : 16.147 hectares (39.9 acres)

Title Number(s) : 158396293

Converted Title Number : 78SC14351

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : LSD 6- 09-13-26-3 Ext 31

Source Quarter Section : SW-09-13-26-3

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



Surface Parcel Number: 149569486

REQUEST DATE: Wed Feb 19 08:31:26 GMT-06:00 2025

140795691 140795703	140795736	140795747
140795680 140795679	149569509 400.73	149569464 149569419
	403.43 149569486 401.53 403.37	149569442 149569431
140795578 140795589	140795534	140795545

Owner Name(s) : Graham, Crystal as a personal representative for the estate of Terry Major , Keslick, Lisa as a personal re

Municipality : RM OF BIG STICK NO. 141

Area : 16.182 hectares (39.99 acres)

Title Number(s) : 158396305

Converted Title Number : 97SC06012

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : LSD 4- 09-13-26-3 Ext 33

Source Quarter Section : SW-09-13-26-3

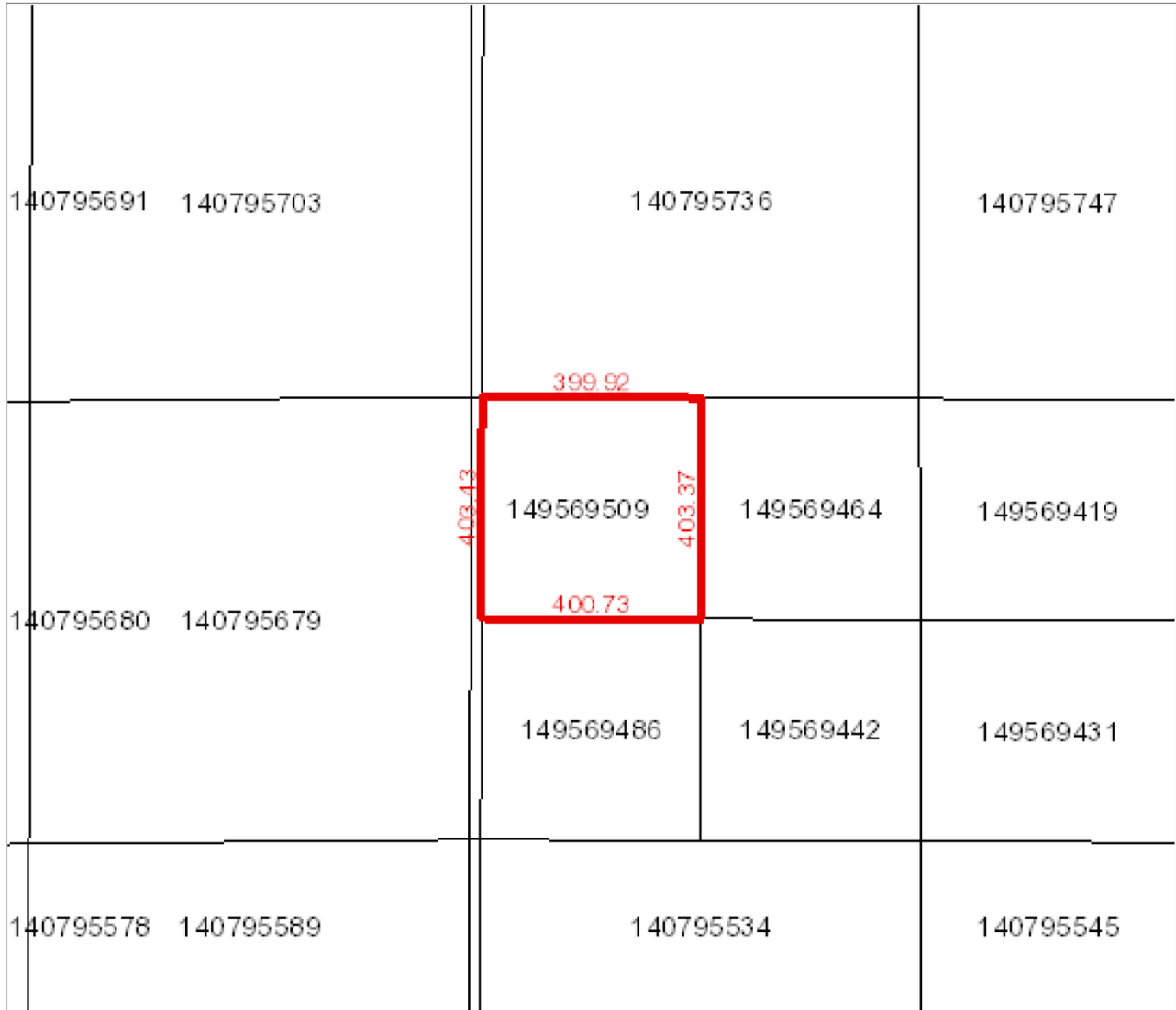
Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



Surface Parcel Number: 149569509

REQUEST DATE: Wed Feb 19 08:33:25 GMT-06:00 2025



Owner Name(s) : Graham, Crystal as a personal representative for the estate of Terry Major , Keslick, Lisa as a personal re

Municipality : RM OF BIG STICK NO. 141

Area : 16.149 hectares (39.91 acres)

Title Number(s) : 158396349

Converted Title Number : 97SC06012

Parcel Class : Parcel (Generic)

Ownership Share : 1:1

Land Description : LSD 5- 09-13-26-3 Ext 34

Source Quarter Section : SW-09-13-26-3

Commodity/Unit : Not Applicable

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



Surface Parcel Number: 149569431

REQUEST DATE: Wed Feb 19 09:36:08 GMT-06:00 2025

140795736		140795747		140795770
149569509	149569464	149569419		140795769
149569486	149569442	149569431		
140795534		140795545		140795499

Dimensions for parcel 149569431 (highlighted in red):

- Top: 803.25
- Bottom: 803.04
- Left: 403.32
- Right: 403.22

Owner Name(s) : Her Majesty the Queen (Saskatchewan)

Municipality : RM OF BIG STICK NO. 141

Title Number(s) : 118791513

Parcel Class : Parcel (Generic)

Land Description : Blk/Par B-Plan 101605924 Ext 28

Source Quarter Section : SE-09-13-26-3

Commodity/Unit : Not Applicable

Area : 32.388 hectares (80.03 acres)

Converted Title Number : SC100818505

Ownership Share : 1:1



Surface Parcel Number: 140795534

REQUEST DATE: Wed Feb 19 09:32:11 GMT-06:00 2025

	149569509	149569464	149569419
140795679	149569486	149569442	149569431
	401.53	401.53	
140795589	140795534	140795545	
	807.63	807.63	
	804.41		
140795556	140795523	140795512	

Owner Name(s) : Her Majesty the Queen (Saskatchewan)

Municipality : RM OF BIG STICK NO. 141

Title Number(s) : 118791131

Parcel Class : Parcel (Generic)

Land Description : NW 04-13-26-3 Ext 0

Source Quarter Section : NW-04-13-26-3

Commodity/Unit : Not Applicable

Area : 64.96 hectares (160.52 acres)

Converted Title Number : SC100818492

Ownership Share : 1:1



Surface Parcel Number: 140795545

REQUEST DATE: Wed Feb 19 09:33:15 GMT-06:00 2025

149569509	149569464	149569419	140795769
149569486	149569442	149569431	
140795534	140795545	140795499	
140795523	140795512	140795488	

Dimensions for parcel 140795545 (highlighted in red):

- Top: 803.04
- Right: 806.45
- Bottom: 804.50
- Left: 807.63

Owner Name(s) : Her Majesty the Queen (Saskatchewan)

Municipality : RM OF BIG STICK NO. 141

Title Number(s) : 118791120

Parcel Class : Parcel (Generic)

Land Description : NE 04-13-26-3 Ext 0

Source Quarter Section : NE-04-13-26-3

Commodity/Unit : Not Applicable

Area : 64.867 hectares (160.29 acres)

Converted Title Number : SC100818491

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



Surface Parcel Number: 140795523

REQUEST DATE: Wed Feb 19 09:35:06 GMT-06:00 2025



Owner Name(s) : Her Majesty the Queen (Saskatchewan)

Municipality : RM OF BIG STICK NO. 141

Title Number(s) : 118791142

Parcel Class : Parcel (Generic)

Land Description : SW 04-13-26-3 Ext 0

Source Quarter Section : SW-04-13-26-3

Commodity/Unit : Not Applicable

Area : 65.238 hectares (161.21 acres)

Converted Title Number : SC100818493

Ownership Share : 1:1

Content 7

Offer to Purchase Agreement

THIS AGREEMENT DATED FOR REFERENCE THIS 26th DAY OF MARCH 2025.

BETWEEN:

LISA KESLICK AND CRYSTAL GRAHAM, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TERRY JOSEPH MAJOR, late of the district of Piapot in the Province of Saskatchewan
HEREINAFTER CALLED THE "VENDORS"

AND:

in the Province of _____
HEREINAFTER CALLED THE "PURCHASER"

OFFER TO PURCHASE – RURAL PROPERTY

1. PURCHASE PRICE AND PROPERTY

1.1 The Purchaser hereby offers to purchase from the Vendors the real property (herein referred to as the "Purchase Asset" and/or "said Property") for the purchase price of _____ (\$ _____) DOLLARS, (hereinafter called the "Purchase Price") namely:

- a) Land described in attached Schedule "A" (hereinafter referred to as the "lands")
- b) Assignment and transfer of Provincial Lease of leased lands described in Schedule "A"

TOTAL PURCHASE PRICE \$ _____

1.2 The Purchase Price shall be paid as follows:

- a) The sum of \$ _____ now deposited in trust with the Law Firm of ANDERSON & COMPANY, (the "Vendor's Solicitor") the receipt acknowledged by the Vendors;
- b) The balance of the purchase price, \$ _____ to be deposited in trust with the Vendors' Solicitor on or before the 23rd day of April 2025 (the "Closing Date").

1.3 Provided the Vendors have provided the Purchaser's Solicitor with a registrable Transfer Authorization in sufficient time to allow and provide the Purchaser's Solicitor to register the same and financing security and draw down the funds prior to the Possession Date and the Purchaser delays in the registration, then the Purchaser agrees to pay to the Vendors interest at the rate of 6% per annum on any portion of the Purchase Price, less mortgages or other encumbrances assumed, not received by the Vendors or their Solicitors as at the possession date, to be calculated from the possession date or receipt by the Purchaser's

Solicitor or agent, of a registrable Transfer of Title, whichever last occurs until monies are paid to the Vendors or their aforesaid agents.

2. **CONDITIONS PRECEDENT**

- 2.1 The Purchaser has no conditions.
- 2.2 The Vendors and the Purchaser agree that the within Offer is subject to the following condition, for the sole benefit of the Vendors, which must be fully satisfied and completed on or before the Closing Date, unless the said condition is waived or amended by the Vendors:
- a) The within Offer to Purchase is subject to the Purchaser paying the Purchase Price and this transaction closing; and
 - b) The approval and consent by Lands Branch to the assignment and transfer of the leased lands.

If the above conditions precedent are not fully satisfied and completed, then this agreement shall terminate and end and the deposit shall be forfeited to the Vendors as liquidated damages.

3. **POSSESSION DATE**

- 3.1 The Purchaser shall be entitled to Possession of the said property upon the Transfer Authorization registering and the Purchase Price is paid unconditionally to the Vendors (herein referred to as the "**Possession Date**").

4. **TAXES AND ADJUSTMENTS**

- 4.1 The taxes shall be adjusted at **December 31, 2024**. The Vendors are responsible for all taxes and assessments up to and including December 31, 2024; the Purchaser responsible for all taxes and assessments from and after January 1, 2025.
- 4.2 There shall be no adjustment to surface lease rentals. Surface lease rentals received by the Vendors prior to the Closing Date shall belong to the absolutely to the Vendors. Surface release rentals paid after the Closing Date shall belong to the Purchaser.

5. **G.S.T.**

- 5.1 The Purchaser confirms that it is a registrant under Subdivision D of Division IV of Part IX of the *Excise Tax Act* and undertakes and agrees to pay all G.S.T. in respect to the purchase of the said Property and to hold the Vendors free and clear and indemnified in respect of the same. The Purchaser's G.S.T. Number is _____.

6. **RISK**

- 6.1 The Purchased Assets shall remain at the risk of the Vendors until the Possession Date and at the risk of the Purchaser from and after the Possession Date.

7. WARRANTIES AND RESPONSIBILITIES

7.1 The Vendors warrant and represent and acknowledge that the Purchaser is relying upon such warranties and representations, and which warranties and representations shall be correct at closing and finalization of the within transaction, namely:

- a) That as of the Possession Date, or such adjourned Possession Date, the said property shall be free and clear of all charges, liens and encumbrances except as stated herein;
- b) Save and except oil and gas surface leases, that there are no leases existing as to the said property and no third party has any right or interest in regards to the said property except as disclosed herein;
- c) The Vendors are a Canadian resident for the purposes of and within the definition of the *Income Tax Act*, for Canada;
- d) The Vendors shall deliver the said property to the Purchaser on the Possession Date in the same state of repair and condition on the date of this Agreement, reasonable wear and tear excepted.

7.2 The Purchaser warrants and represents and acknowledges as follows:

- a) The Purchaser agrees to purchase the Purchased Assets "as is:

8. MOVEABLES / GRAIN ON HAND

8.1 There are no moveables or grain on hand on the Lands.

9. COSTS AND LEGAL FEES

9.1 Each party shall be responsible for their respective legal fees regarding this transaction.

9.2 The Vendors shall be responsible for all legal costs to prepare the Transfer Authorization.

9.3 All Land Titles fees with respect to registration of the Transfer Authorization and fees to assign the Provincial Lease shall be paid by the Purchaser.

9.4 The Purchaser shall be responsible for any costs of preparing and registering a mortgage or other financing documentation.

9.5 The Vendor shall be responsible for any costs in discharging any mortgage or other encumbrance, lien or charge from the title.

10. TIME OF THE ESSENCE

10.1 Time shall be in every respect the essence of this Agreement.

11. ENTIRE AGREEMENT

11.1 The Parties hereto acknowledge, covenant and agree that this agreement contains the entire agreement between the Parties and there are not any other warranties and representations other than contained herein.

12. **ENUREMENT**

12.1 The terms "**Purchaser**" and "**Vendors**" in this agreement shall include the Executors, Administrators and assigns of the Purchaser and the Vendors, respectively, and the said terms and references thereto in the singular number or the masculine gender shall include the plural and feminine (neuter in the case of a Corporation) gender where the context so requires.

13. **COUNTERPARTS**

13.1 This Agreement may be executed in any number of counterparts with the same effect as if all parties had all signed the same document. All counterparts will be construed together with and will constitute one and the same agreement. This Agreement may be executed by the parties and transmitted by facsimile transmission and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had delivered an executed original Agreement.

THIS OFFER TO PURCHASE DATED this _____ day of March 2025.

"Seal"

PER: _____

PER: _____

Witness

Witness

ACCEPTANCE

THE UNDERSIGNED, Vendors of the property hereby accept the above offer and agree to complete the sale on the terms and conditions in the Offer and should the Vendors fail to, the Purchaser at its option may cancel this contract and withdraw the deposit.

SIGNED and dated at _____, _____, on the ____ day of March 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Lisa Keslick, as Personal
Representative of the Estate of Terry
Joseph Major

Witness

Crystal Graham, as Personal
Representative of the Estate of Terry
Joseph Major

THIS IS SCHEDULE "A" TO AN OFFER TO PURCHASE – RURAL PROPERTY DATED FOR REFERENCE THIS 26th DAY OF MARCH 2025 BETWEEN LISA KESLICK AND CRYSTAL GRAHAM, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TERRY JOSEPH MAJOR, AS VENDORS, AND _____, AS PURCHASER.

SCHEDULE "A"

<u>DEEDED LAND</u>	<u>ACRES</u>	<u>VALUE</u>
---------------------------	---------------------	---------------------

Surface Parcel #149569442 LSD 3-09-13-26-3 Ext 30 As Described on Certificate Of Title 78SC14351, description 30.	39.98	
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Surface Parcel #149569464 LSD 6-09-13-26-3 Ext 31 As Described on Certificate Of Title 78SC14351, description 31	39.90	
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Surface Parcel #149569486 LSD 4-09-13-26-3 Ext 33 As Described on Certificate Of Title 97SC06012, description 33.	39.98	
--	-------	--

Surface Parcel #149569509 LSD 5-09-13-26-3 Ext 34 As Described on Certificate Of Title 97SC06012, description 34.	39.90	
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AGRICULTURE LEASE #165091 – LEASED LANDS

Surface Parcel # 149569431
Blk/Par B-Plan 101605924 Ext 28

Surface Parcel # 140795534
NW 04-13-26-3 Ext 0

Surface Parcel #140795545
NE 04-13-26-3 Ext 0

Surface Parcel # 140795523
SW 04-13-26-3 Ext 0

BUILDINGS, FIXTURES AND IMPROVEMENTS

none

TOTAL VALUE

PERMITTED ENCUMBRANCES

As to LSD 3-09-13-26-3 Ext 30:

CNV Easement, Michael Semenok, reg'd 17 Nov 1978 as Int. Register #106476149

CNV Common Law Easement, The Current Dominant Tenement, reg'd 02 May 1983 Int. Register #106476150

CNV Easement, CANADIAN NATURAL RESOURCES LIMITED, reg'd 14 Feb 1990 as Int. Register # 106476161

CNV Easement, CANADIAN NATURAL RESOURCES LIMITED, reg'd 14 Feb 1990 as Int. Register #106476172

CNV Easement, CANADIAN NATURAL RESOURCES LIMITED, reg'd 01 Apr 1991 as Int. Register # 106476194

Lease-10 years or more, CANADIAN NATURAL RESOURCES LIMITED, reg'd 13 Sept 2004 as Int. Register # 109263449

Pipelines Act-Easement, CANADIAN NATURAL RESOURCES LIMITED, reg'd 05 Oct 2004 as Int. Register # 109306706

As to LSD 6-09-13-26-3 Ext 31

CNV Easement, Michael Semenok, reg'd 17 Nov 1978 as Int. Register #106476149

CNV Common Law Easement, The Current Dominant Tenement, reg'd 02 May 1983 Int. Register # 106476150

As to LSD 4-09-13-26-3 Ext 33

CNV Common Law Easement, The Current Dominant Tenement, reg'd 17 Nov 1978 as Int. Register #106476228

CNV Caveat, CANADIAN NATURAL RESOURCES LIMITED, reg'd 14 Feb 1990 as Int. Register #106476217

As to LSD 5 -09-13-26-3 Ext 34

CNV Common Law Easement, The Current Dominant Tenement, reg'd 17 Nov 1978 as Int. Register #106476228

CNV Caveat, CANADIAN NATURAL RESOURCES LIMITED, reg'd 14 Feb 1990 as Int. Register #106476217

CNV Caveat, CANADIAN NATURAL RESOURCES LIMITED, reg'd 25 Sep 1996 Int Register #106476239

Pipelines Act-Easement, CANADIAN NATURAL RESOURCES, reg'd 29 Sep 2004 Int.
Register #109298021

Pipelines Act-Easement, CANADIAN NATURAL RESOURCES, reg'd 29 Sep 2004 Int.
Register #109298368

**ANDERSON &
COMPANY**

Content 8

Easements

LSD 3, 4, 5 & 6

Fees		Inst. <u>Easement</u>		
Total Fees <u>10</u> ⁰⁰		From <u>Kueyung To</u>		
Amt. Rec'd <u>Rec'd</u>		Address <u>Plc</u>		
Balance _____		Their Reference <u>LSD's 376 of 9-13-26-27-28</u>		
Is Dup. C. of T. with Instrument? <u>yes</u> In Office? _____		Being Returned to above Addressee? <u>Yes</u>		
Is Instrument Registrable? <u>Yes</u> Titles Affected _____		<u>78-4:14351 + 83-803117</u>		
Encumbrances		Certificates, Notices, Required		
Title		General Register	Type	
		<u>Rec'd</u>	Quantity	
			Abstract	
			G.R.C.	
			Cert. of Chge.	
			Cert. Copy <u>of lists of bills</u>	
		Notices		

Remarks:

 Initials

Fees	Inst. <u>Lienment</u>
Total Fees _____	From <u>Kuiper, J. L.</u>
Amt. Rec'd <u>acct</u>	Address <u>sk</u>
Balance _____	Their Reference <u>LSP's 3 & 6 of 9-13-2643 etc</u>

Is Dup. C. of T. with Instrument? no In Office? yes Being Returned to above Addressee? no

Is Instrument Registrable? no Titles Affected 78-96-14851, 83-500317

Encumbrances		Certificates, Notices, Required	
Title	General Register	Type	Quantity
	<u>clear</u>	Abstract	
		G.R.C.	
		Cert. of Chge.	
		Cert. Copy	<u>40</u>
		Notices	

Remarks:

- 1) A duplicate copy of T for ~~the~~ LSP's 3 & 6 of 9 was not completed nor was decided. It was last sent to your firm on 11/29/78.
- 2) As no coverage is shown on the title of LSP's 3 & 6, they do not should be deleted & uninitialed on page 1.
- 3) Due to ~~the~~ requirements should the completed work for the instrument.
- 4) If the coverage ^{being shown} on page 2, should be deleted & initialed. OK _____ Initials

Dear Sir:

Re: Semench Est

File K-3889

We enclose herewith the following:

- Transfer D.C.T. No. 78-SC-14351
- Transmission D.C.T. No.
- Letters Probate D.C.T. No.
- Letters Administration D.C.T. No.
- Notarial Copy D.C.T. No.
- O.G. Certificate D.C.T. No.
- Mortgage in Duplicate D.C.T. No.
- Discharge of Mortgage
- Caveat
- Withdrawal of Caveat
- Mechanics Lien
- Withdrawal of Mechanics Lien
- Requisition or Notice to
Leinholder Caveator
- Other Easement

CHARGE
APR 19 1983
Deposit Account

Kindly:

- Register
- Bring up-to-date
- Return Duplicates
- Forward Certificate of Charge
- Furnish Abstract

Yours truly,

KRUEGER, McLAUGHLIN, FORRESTER & RITTINGER

Per:

E A S E M E N T

THIS INDENTURE MADE THIS 30th DAY OF MARCH, A.D. 1983.

BETWEEN:

CAREY DEAN FITTERER,
of Box 427, Maple
Creek, Saskatchewan, SON 1N0

HEREINAFTER CALLED THE GRANTOR OF THE FIRST PART

AND:

MICHAEL SEMENOK, of
General Delivery,
Maple Creek, Saskatchewan,

HEREINAFTER CALLED THE GRANTEE OF THE SECOND PART

WHEREAS MICHAEL SEMNOK is the registered owner of all those certain parcels or tracts of land stiuatue, lying and being in the Province of Saskatchewan and being described as follows:

Legal Subdivisions Three (3) and Six (6), in Section NINE (9), in Township THIRTEEN (13), in Range TWENTY SIX (26), West of the Third Meridian, in the Province of Saskatchewan, in the Dominion of Canada,
MINERALS IN THE CROWN

hereinafter called "the dominant land";

AND WHEREAS CAREY DEAN FITTERER is the registered owner of the land described as follows:

The North West Quarter of Section NINE (9), in Township THIRTEEN (13), in Range TWENTY SIX (26), West of the Third Meridian, in the Province of Saskatchewan, in the Dominion of Canada, containing One Hundred and Fifty Nine (159) acres, more or less, according to Dominion Government Survey thereof,
MINERALS IN THE CROWN.

AND WHEREAS MICHAEL SEMENOK desires to acquire a roadway easement over a portion of the Grantor's land;

AND WHEREAS the Easement will be appurtenant to the dominant lands.

C.F.
m.b.

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of One (\$1.00) Dollar now paid by MICHAEL SEMENOK to CAREY DEAN FITTERER (the receipt whereof by the said CAREY DEAN FITTERER is hereby acknowledged) and in further consideration of the premises and the covenants and agreements of MICHAEL SEMENOK herein the Grantor does hereby grant and transfer unto MICHAEL SEMENOK, his heirs, executors and assigns as appurtenant to the dominant lands, the perpetual easement, right, right-of-way, licence, liberty and privilege on, over, through and across all that portion of the Grantor's land, more particularly shown and described as all that portion of the lands above described as owned by the said CAREY DEAN FITTERER and described as follows:

C.F.
m.d.

The most easterly Sixty (60) feet in perpendicular width throughout of the said North West Quarter of Section NINE (9), in Township THIRTEEN (13), in Range TWENTY SIX, West of the Third Meridian, in the Province of Saskatchewan, in the Dominion of Canada,

MINERALS IN THE CROWN

hereinafter called "the servient lands", for the purpose of Roadway access, together with the full right, liberty, license and privilege at all times by MICHAEL SEMENOK, his agents, servants and licencees or any, some or all of them, of access and egress to the servient lands, with or without vehicles, machinery or equipment, and to enter upon the servient lands, with or without vehicles, machinery or equipment for the purpose of reaching the dominant lands, and the privilege hereby granted including without limiting the generality of the foregoing, the construction, maintenance and repair of a Roadway for such ingress and egress and for all such purposes, hereinafter called "the easement".

TO HAVE AND TO HOLD the easement and each and all of the rights and privileges hereby granted and the appurtenances thereto, as

appurtenant to the dominant lands, and each of them, howsoever the same may be surrendered or terminated by Michael Semenok.

THE PARTIES HERETO COVENANT AND AGREE each with the other as follows:

1. That this indenture and the singular or masculine includes the plural whenever the context or the parties hereto so require.

2. The Grantor shall not, except with the prior consent in writing of the Grantee, excavate, drill, dig, install, erect, construct, operate, repair or maintain and shall not cause, suffer or permit the excavation, drilling, installation, erection, construction, operation, repairing or maintenance of any pit, well ditch or other excavation on the servient lands that will, or that may, in the Grantee's opinion made ingress or egress difficult or impossible.

3. The Grantor may cut down, root out and destroy thistles and other noxious weeds growing on the servient lands for the purpose of protecting the Grantor's lands therefrom and when the Grantee is not using the said lands, may occupy them in the same manner as he would his own lands, including seeding, cultivating or otherwise cropping the said lands, provided only that the Grantee will not be responsible for any damage thereto as a result of his ingress and egress.

4. The Grantee will, insofar as it is reasonably practical to do so, use such access so as not to interfere with the Grantor's use of that part of the Grantor's land that do not constitute the servient lands.

5. The Grantee, his heirs, successors and assigns shall peaceably hold the easement and all of the rights and privileges hereby granted without any interference, molestation, hinderance, or interruption on the part of the Grantor or any person claiming by,

through, under or intrust for the Grantor.

6. The Grantor shall, in the event that the Grantee surrenders or transfers the easement to the Grantor, from the time of such surrender or transfer, assume, be and shall become solely responsible for the easement and the operation thereof and nothing herein shall be construed as containing any liability or responsibility on the part of the Grantee and upon such a surrender or transfer the Grantee shall not be obliged to restore the servient lands to the same condition as the same were in at the time of the grant of this easement or to any other condition.


7. Notwithstanding anything herein contained, the title to and ownership of the servient lands and anything placed thereon shall remain invested in the Grantee who shall at all times have the right to remove the same therefrom.

8. This easement hereby granted shall extend to, be binding upon, and enure to the benefit of the parties hereto, their heirs, executors, administrators and assigns and the easement shall run with the title to both the servient and the dominant lands, howsoever the same may be divided.

IN WITNESS WHEREOF the said parties hereto, have hereunto affixed their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

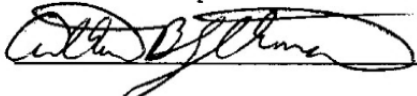
in the presence of:)

)


GAREY DEAN FITTERER

SIGNED, SEALED AND DELIVERED

in the presence of:)

)


MICHAEL SEMENOK

C A N A D A)
)
PROVINCE OF SASKATCHEWAN)
)
TO WIT:)

I, Arthur Blythman of Maple Creek,

in the Province of Saskatchewan, MAKE OATH AND SAY:

1. THAT I was personally present and did see, CAREY DEAN FITTERER named in the within instrument who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.

2. THAT the same was executed at Maple Creek, in the Province of Saskatchewan, on the 30 day of March, A.D. 1983, and that I am the subscribing witness thereto.

3. THAT I know the said CAREY DEAN FITTERER and he is in my belief eighteen years of age or more.

SWORN before me at the Town of)
Maple Creek, in the Province of)
Saskatchewan, this 30 day)
of March, A.D. 1983.)

Anna M. Blythman)
A Commissioner for Oaths in and)
for the Province of Saskatchewan.)
My Commission expires Dec. 31, 1983.



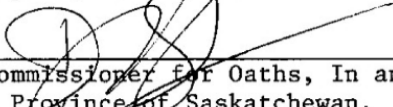
C A N A D A)
)
PROVICNE OF SASKATCHEWAN)
)
TO WIT:)

I, CAREY DEAN FITTERER, of Maple Creek, in the Province
of Saskatchewan, MAKE OATH AND SAY AS FOLLOWS:

1. That I am the Grantor named in the within Easement and I
say that I have no wife.

SWORN before me at the Town of)
)
Maple Creek, in the Province)
)
of Saskatchewan, this 29th day)
)
of April, A.D. 1980.)

Carey Fitterer


A Commissioner for Oaths, In and for
the Province of Saskatchewan.
Being a Solicitor.

C A N A D A)
)
PROVINCE OF SASKATCHEWAN)
)
TO WIT:)

I, Arthur Blythman of Maple Creek,

in the Province of Saskatchewan, MAKE OATH AND SAY:

1. THAT I was personally present and did see, MICHAEL SEMENOK named in the within instrument who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.
2. THAT the same was executed at Maple Creek, in the Province of Saskatchewan, on the 6 day of ~~March~~ ^{15 April 1983}, A.D. 1983, and that I am the subscribing witness thereto.
3. THAT I know the said MICHAEL SEMENOK and he is in my belief eighteen years of age or more.

SWORN before me at the Town of)
Maple Creek, in the Province of)
Saskatchewan, this 6 day)
~~of March~~ ^{15 April 1983})
of ~~March~~, A.D. 1983.)

Bradley Shaun Rye)
A Commissioner for Oaths in and)
for the Province of Saskatchewan.)
My Commission expires Dec. 31, 1985.



~~83500110~~

835C05687

RECEIVED AT

MAY 2 1983

SWIFT CURRENT LAND TITLES OFFICE

RECEIVED AT

~~APR 29 1982~~

SWIFT CURRENT LAND TITLES OFFICE

Instrument recorded by
Title
83-5138

I certify that the within instrument is duly
Entered and Registered in the Land Titles
Office for the Swift Current Land Registration
District at Swift Current in the Province of
Saskatchewan on the 2 day of May
A.D. 1983 as Number 83-5138
W.C. Robson Reg. Registrar
Saskatchewan

78 - SC - 14353

**SASKATCHEWAN LAND TITLES OFFICE
INSTRUMENT WORK SHEET**

FEES	Inst. <u>Easement</u>
Total Fees <u>6.00</u>	From <u>Kuniger - Co.</u>
Amt. Rec'd <u>a/c</u>	Address <u>City</u>
Balance _____	Their Reference <u>LTD's 3+6 of 9-13-26. WS. etc.</u>

Is Dup. C. of T. with Instrument? (1) In Office? _____ Being Returned to above Addressee? _____

Is Instrument Registrable? _____ Titles Affected 78-S-14351 + 78-S-14352

ENCUMBRANCES		CERTIFICATES, NOTICES, REQUIRED	
Title	General Register	Type	Quantity
		Abstract	
		G.R.C.	
		Cert. of Chge.	
		Other Cert.	
		Notices	

Remarks:

J Initials

SASKATCHEWAN LAND TITLES OFFICE
INSTRUMENT WORK SHEET

FEE'S	Inst. <i>basement</i>
Total Fees	From <i>Kemper & Co.</i>
Amt. Rec'd <i>etc</i>	Address <i>City</i>
Balance	Their Reference <i>SSD 5 3+6 of 9-13-26-WS etc</i>

Is Dup. C. of T. with Instrument? (1) In Office? Being Returned to above Addressee?

Is Instrument Registrable? NO Titles Affected

ENCUMBRANCES		CERTIFICATES, NOTICES, REQUIRED	
Title	General Register	Type	Quantity
		Abstract	
		G.R.C.	
		Cert. of Chge.	
		Other Cert.	
		Notices	

Remarks:

..... Initials

SASKATCHEWAN LAND TITLES OFFICE
INSTRUMENT WORK SHEET

FEEES	Inst. <i>Easement</i>
Total Fees	From <i>Kruiger & Co.</i>
Amt. Rec'd <i>nil</i>	Address <i>City</i>
Balance	Their Reference <i>L.D.'s 3+6 of 9-13-26 W3. etc.</i>

Is Dup. C. of T. with Instrument? In Office? *no* Being Returned to above Addressee? *y*

Is Instrument Registrable? *no* Titles Affected

ENCUMBRANCES		CERTIFICATES, NOTICES, REQUIRED	
Title	General Register	Type	Quantity
		Abstract	
		G.R.C.	
		Cert. of Chge.	
		Other Cert.	
		Notices	

Remarks:

me..... Initials

THIS INDENTURE MADE THE 19TH DAY OF MAY, A.D. 1978.

BETWEEN: PHYLLIS SEMENOK and STANLEY SEMENOK,
both of General Delivery, Maple Creek,
in the Province of Saskatchewan,

HEREINAFTER CALLED THE GRANTOR OF THE FIRST PART

AND: MICHAEL SEMENOK,
of General Delivery,
Maple Creek,
in the Province of Saskatchewan,

HEREINAFTER CALLED THE GRANTEE OF THE SECOND PART

WHEREAS Michael Semenok is the registered owner of all
those certain parcels or tracts of land situate, lying and being in the Province
of Saskatchewan, and being described as follows:

Legal Subdivisions Three (3) and Six (6), of Section 7
in Township Thirteen (13), in Range
Twenty-Six (26), West of the Third
Meridian, in the Province of Saskatchewan,
in the Dominion of Canada, according to
Dominion Government Survey thereof,
Minerals in the Crown

hereinafter called "the dominant lands";

AND WHEREAS PHYLLIS SEMENOK and STANLEY SEMENOK are
the registered owners of the land described as follows:

Legal Subdivisions Four (4) and Five (5),
in Section Nine (9), in Township Thirteen (13),
in Range Twenty-Six (26), West of the Third
Meridian, in the Province of Saskatchewan,
in the Dominion of Canada, according to Dominion
Government survey thereof,
Minerals in the Crown

hereinafter called "the Grantors' lands";

WHEREAS Michael Semenok desires to acquire a Roadway
Easement over portions of the Grantors' lands; and

WHEREAS this easement will be appurtenant to the dominant
lands.

THEREFORE THIS INDENTURE WITNESSETH that in consideration
of the sum of One (\$1.00) Dollar now paid by Michael Semenok to Phyllis
Semenok and Stanley Semenok (the receipt whereof by the said Phyllis Semenok
and Stanley Semenok is hereby acknowledged) and in further consideration

of the premises and the covenants and agreements of Michael Semenok herein, the Grantors do hereby grant and transfer unto Michael Semenok, his heirs, successors and assigns, as appurtenant to the dominant lands, the perpetual easement, right, right-of-way, licence, liberty, and privilege on, over, through and across all that portion of the Grantors' lands more particularly known and described as all that portion of the lands above described as owned by the said Phyllis Semenok and Stanley Semenok and described as follows:

The most northerly sixty-six (66) feet in perpendicular width throughout of Legal Subdivision Five (5), of Section Nine (9), in Township Thirteen (13), in Range Twenty-Six (26), West of the Third Meridian, in the Province of Saskatchewan, in the Dominion of Canada, Minerals in the Crown.

hereinafter called the "servient lands", for the purpose of roadway access, together with the full right, liberty, licence and privilege at all times by Michael Semenok, his agents, servants and licencees or any, some or all of them, of access and egress to the servient lands, with or without vehicles, machinery or equipment, and to enter upon the servient lands, with or without vehicles, machinery or equipment for the purpose of reaching the dominant lands, and the privilege hereby granted including without limiting the generality of the foregoing, the construction, maintenance and repair of a roadway for such ingress and egress and for all such purposes, hereinafter called "the easement".

TO HAVE AND TO HOLD the easement and each and all rights and privileges hereby granted and appurtenances thereto, as appurtenant to the dominant lands, and each of them, howsoever the same may be surrendered or terminated by Michael Semenok.

THE PARTIES HERETO COVENANT AND AGREE each with the other as follows:

1. That this Indenture and the singular or masculine includes the plural whenever the context or the parties hereto so require.
2. The Grantor shall not, except with the prior consent in writing of the grantee, excavate, drill, dig, install, erect, construct, operate, repair or maintain and shall not cause, suffer or permit the excavation,

drilling, installation, erection, construction, operation, repairing or maintenance of any pit, well ditch or other excavation on the servient lands that will, or that may, in the Grantee's opinion make ingress or egress difficult or impossible.

3. The Grantor may cut down, root out and destroy thistles and other noxious weeds growing on the servient lands for the purpose of protecting the Grantor's lands therefrom and when the Grantee is not using the serv^{ient} lands, may occupy them in the same manner as he would his own lands, including seeding, cultivating or otherwise cropping the said lands, provided only that the Grantee will not be responsible for any damage thereto as a result of his ingress and egress.

4. The Grantee will, insofar as it is reasonably practical to do so, use such access so as not to interfere with the Grantor's use of that part of the Grantor's land that do not constitute the servient lands.

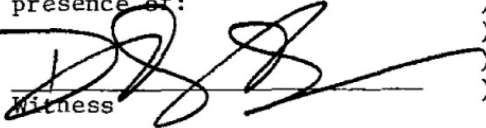
5. The Grantee, his heirs, successors and assigns shall peaceably hold the easement and all of the rights and privileges hereby granted without any interference, molestation, hinderance, or interruption on the part of the Grantor or any person claiming by, through, under or in trust for the Grantor..

6. The grantor shall, in the event that the Grantee surrenders or transfers the easement to the Grantor, from the time of such surrender or transfer, assume, be and shall become solely responsible for the easement and the operation thereof and nothing herein shall be construed as containing any liability or responsibility on the part of the Grantee and upon such a surrender or transfer the Grantee shall not be obliged to restore the servient lands to the same condition as the same were in at the time of the grant of this easement or to any other condition.

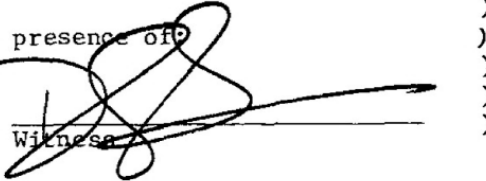
7. Notwithstanding anything herein contained, the title to and ownership of the servient lands and anything placed thereon shall remain vested in the Grantee who shall at all times have the right to remove the same therefrom.

8. . This easement hereby granted shall extend to, be binding upon, and enure to the benefit of the parties hereto, their heirs, executors, administrators and assigns and the easement shall run with the title to the both the servient and the dominant lands, howsoever the same may be divided.

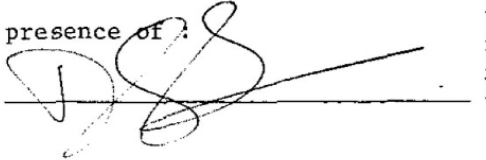
IN WITNESS WHEREOF the said parties hereto, have hereunto affixed their hands and seals the day and year first above written.

SIGNED, SEALED and DELIVERED)
MICHAEL)
BY ~~STANLEY~~ SEMENOK in the)
presence of:)
)
Witness)

Mike Semenok

SIGNED, SEALED and DELIVERED)
STANLEY)
by ~~XXXXXXXX~~ SEMENOK in the)
presence of)
)
Witness)

Stanley Semenok

SIGNED, SEALED AND DELIVERED)
by PHYLLIS SEMENOK in the)
presence of:)
)

Phyllis Semenok

C A N A D A)
)
PROVINCE OF SASKATCHEWAN)
)
TO WIT:)

I, STANLEY SEMENOK, of Maple Creek, in the Province
of Saskatchewan, MAKE OATH AND SAY:

1. I am the Grantor named in the within Easement
and I say that no part of the said land is my homestead or has been my
homestead at any time.

SWORN before me at the Town of)
)
Maple Creek, in the Province of)
)
Saskatchewan, this 31st day of)
)
Nov A.D. 1978.)
)
)

Stanley Semenok

A Commissioner for Oaths in and for
the Province of Saskatchewan.
Being A Solicitor.

T O W I T :

)
)

I, Donald K Krueger, of the City of Swift Current
in the Province of Saskatchewan, Solicitor, MAKE OATH AND SAY:

1. THAT I was personally present and did see STANLEY SEMENOK,
named in the within Easement who is personally known to me to be the person
named therein, duly sign and execute the same for the purposes named therein.

2. THAT the said Easement was executed at Maple Creek, in the
Province of Saskatchewan, and that I am the subscribing witness thereto.

3. THAT I know the said STANLEY SEMENOK and he is in my belief
of the full age of eighteen years.

SWORN before me at the City)
of Swift Current)
in)
the Province of Saskatchewan,)
this 30th day of May, A.D.)
1978.)



Karen Peters
A Commissioner for Oaths in and
for the Province of Saskatchewan.
~~Being a Solicitor or~~ BA
My Commission expires Dec. 31/1979.

TO WIT:

I, Donald K. Kuegel, of the City of Swift Current, in the Province of Saskatchewan, Barrister MAKE OATH AND SAY:

1. THAT I was personally present and did see PHYLLIS SEMENOK named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein:

2. THAT the same was executed at the Town of Maple Creek, in the Province of Saskatchewan on the 10th day of November, A.D. 1978, and that I am the subscribing witness thereto:

3. THAT I know the said PHYLLIS SEMENOK and she is in my belief of the full age of eighteen years.

SWORN before me at the City of Swift Current, in the Province of Saskatchewan, this 14th day of November A.D. 1978.



Karen Peters
A Commissioner for Oaths in and for the Province of Saskatchewan.
My Commission expires Dec 31st, 1979.

PROVINCE OF SASKATCHEWAN)
)
T O W I T :)

AFFIDAVIT OF EXECUTION

I, Donald K Krueger of the City of
Swift Current, in the Province of Saskatchewan, Solicitor,
MAKE OATH AND SAY:

1. THAT I was personally present and did see MICHAEL SEMENOK, named in the within Easement who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.
2. THAT the said Easement was executed at Maple Creek, in the Province of Saskatchewan, and that I am the subscribing witness thereto.
3. THAT I know the said MICHAEL SEMENOK and he is in my belief of the full age of eighteen years.

SWORN before me at the City)
)
of Swift Current, in)
)
the Province of Saskatchewan,)
)
this 30th day of Oct)
)
1978.)



Karen Peters
A Commissioner for Oaths in and
for the Province of Saskatchewan.
~~Being a Solicitor or B.P.~~
My Commission expires Dec. 31/1979.

S-26-108-8