



COURT FILE NUMBER           **2101-00810**

COURT                            COURT OF QUEEN'S BENCH OF ALBERTA

JUDICIAL CENTRE            CALGARY

PLAINTIFF                    **2314174 ALBERTA LTD.**

DEFENDANT                   **1652563 ALBERTA LTD.**

**IN THE MATTER OF THE RECEIVERSHIP OF 1652563 ALBERTA LTD.**

DOCUMENT                    **SALE APPROVAL AND VESTING ORDER**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT           **BORDEN LADNER GERVAIS LLP**  
1900, 520-3<sup>rd</sup> Ave. S.W.  
Calgary AB, T2P 0R3

Attention: Jessica L. Cameron/Myles Fish  
Telephone: (403) 232-9715/9764  
Facsimile: (403) 266-1395  
Email: [jcameron@blg.com](mailto:jcameron@blg.com)/[mfish@blg.com](mailto:mfish@blg.com)  
File No. 440777/000010

**DATE ON WHICH ORDER WAS PRONOUNCED:**           August 11, 2021

**LOCATION WHERE ORDER WAS PRONOUNCED:**           Calgary

**NAME OF JUDGE WHO MADE THIS ORDER:**           The Honourable Justice K.D. Yamauchi

**UPON THE APPLICATION** of BDO Canada Limited in its capacity as the Court-appointed receiver and manager (“**Receiver**”) of the undertakings, property, and assets of 1652563 Alberta Ltd. (the “**Debtor**”) for an order approving the sale transaction (the “**Transaction**”) contemplated by the agreement of purchase and sale between the Receiver and 2314174 Alberta Ltd. (the “**Purchaser**”) dated July 29, 2021 (the “**Purchase Agreement**”) and appended as Appendix “B” to the Receiver’s Second Report, dated August 3, 2021, filed (the “**Second Report**”), and vesting in the Purchaser all of the Debtor’s right, title and interest in and to the “**Property**” (as defined in the Purchase Agreement);

**AND UPON HAVING READ** the Receivership Order, dated February 11, 2021 (the “**Receivership Order**”), the Report previously filed by the Receiver, the Affidavit of Service of Lyndsey Pearson affirmed on August 10, 2021, filed, and all other material and evidence filed to date in the within proceedings; **AND**

**UPON HEARING** the submissions of counsel for the Receiver, the Purchaser, and any other interested parties appearing at the hearing of this application, which occurred via WebEx Video Conference, having regard to the Court's procedures for the COVID-19 pandemic;

**IT IS HEREBY ORDERED AND DECLARED THAT:**

**SERVICE**

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, and no other person is required to have been served with notice of this application, and time for service of this application is abridged to that actually given.

**APPROVAL OF THE TRANSACTION**

2. The Purchase Agreement, including the Transaction contemplated thereby, is hereby authorized, ratified and approved, with such minor amendments as the Receiver may deem necessary.
3. The Receiver is hereby authorized and directed to take all such steps, perform, consummate, implement, execute and deliver all such conveyance documents, bills of sale, assignments, conveyances, transfers, deeds, representations, indicia of title, tax elections, documents and instruments of whatsoever nature or kind as may be reasonably necessary or desirable for the completion of the Transaction and for the conveyance of the Property to the Purchaser in accordance with the terms of the Purchase Agreement, including, without limitation, making such amendments to the Purchase Agreement as the Receiver and the Purchaser may approve in writing and which do not materially alter the Purchase Agreement.

**VESTING OF PROPERTY**

4. Upon the delivery of the Receiver's certificate to the Purchaser substantially in the form and substance set out in **Schedule "A"** hereto (the "**Receiver's Certificate**"), all of the Debtor's right, title and interest in and to the Property listed in **Schedule "B"** hereto, shall vest absolutely in the name of the Purchaser, free and clear of and from all estate, right, title, interest, royalty, rental and equity of redemption of the Debtor and all persons who claim by, through, or under the Debtor, and any and all caveats, security interests (whether contractual, statutory, or otherwise), hypothecs, pledges, mortgages, liens, trusts or deemed trusts, reservations of ownership, royalties, options, rights of pre-emption, privileges, interests, assignments (whether contractual, statutory, or otherwise), actions, judgments, executions, levies, taxes, writs of enforcement, charges, encumbrances, other financial or monetary claims, or interests, whether or not they have attached

or been perfected, registered or filed and whether secured, unsecured or otherwise, and whether by payment, set off or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing:

- (a) any encumbrances or charges created by the Receivership Order;
- (b) all charges, security interests or claims against the Property, whether or not evidenced by registrations pursuant to the *Personal Property Security Act* (Alberta) or any other personal property registry system;
- (c) any liens or claims under the *Builders' Lien Act* (Alberta);
- (d) any municipal property tax claims under the *Municipal Government Act*, or otherwise, including any municipal property tax claims which accrued or were payable from February 11, 2021 until Closing; and
- (e) those Claims listed in **Schedule "C"** hereto;

all of which are collectively referred to as the "**Encumbrances**", which term shall not include the permitted encumbrances, caveats, interests, easements, and restrictive covenants listed in **Schedule "D"** (collectively, the "**Permitted Encumbrances**"). For greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Property and all charges, security interests or Claims evidenced by registrations under any personal property registry system, or otherwise where any Claim of any kind may be registered or recorded are hereby expunged, ordered removed and otherwise unconditionally discharged and terminated as against the Property.

5. Upon the delivery of the Receiver's Certificate to the Purchaser, and upon the filing of a certified copy of this Order, together with any applicable registration fees, all governmental authorities including those referred to below in this paragraph (collectively, the "**Governmental Authorities**") are hereby authorized, requested and directed to accept delivery of such Receiver's Certificate and certified copy of this Order as though they were originals and to register such transfers, interest authorizations, discharges and discharge statements of conveyance as may be required to convey to the Purchaser clear title to the Property subject only to the Permitted Encumbrances. Without limiting the foregoing:

- (a) the Registrar of Land Titles of Alberta (the "**Land Titles Registrar**") shall and is hereby authorized, requested and directed to forthwith:

- (i) cancel existing Certificates of Title, as applicable, for those lands and premises described in **Schedule "E"** hereto (the "**Lands**");
    - (ii) issue new Certificates of Title, as applicable, for the Lands in the name of the Purchaser, subject only to the Permitted Encumbrances;
    - (iii) discharge and expunge the Encumbrances listed in **Schedule "C"** to this Order and discharge and expunge any Claims including Encumbrances (but excluding Permitted Encumbrances) which may be registered after the date of the Purchase Agreement against the existing Certificates of Title to the Lands, as applicable; and
  - (b) the Registrar of the Alberta Personal Property Registry shall and is hereby directed to forthwith cancel and discharge any registrations (including any writs of enforcement) at the Alberta Personal Property Registry (whether made before or after the date of this Order) claiming security interests, charges or other interest (other than Permitted Encumbrances) in the estate or interest of the Debtor in any of the Property.
6. In order to effect the transfers and discharges described above, this Court directs each of the Governmental Authorities to take such steps as are necessary to give effect to the terms of this Order and the Purchase Agreement. Presentment of this Order and the Receiver's Certificate shall be the sole and sufficient authority for the Governmental Authorities to make and register transfers of title or interest and cancel and discharge registrations against any of the Property of any Claims including Encumbrances but excluding Permitted Encumbrances.
7. No authorization, approval or other action by and no notice to or filing with any Governmental Authority or regulatory body exercising jurisdiction over the Property is required for the due execution, delivery and performance by the Receiver of the Purchase Agreement.
8. Upon delivery of the Receiver's Certificate together with a certified copy of this Order, this Order shall be immediately registered by the Land Titles Registrar in accordance with the *Land Titles Act* (Alberta) and notwithstanding the requirements of section 191(1) of the *Land Titles Act*, RSA 2000, c. L-7, and notwithstanding that the appeal period in respect of this Order has not elapsed, which appeal period is expressly waived. The Land Titles Registrar is hereby directed to accept all Affidavits of Corporate Signing Authority submitted by the Receiver in its capacity as Receiver of the Debtor and not in its personal capacity.

9. The Purchaser shall, by virtue of the completion of the Transaction, have no liability of any kind whatsoever in respect of any Claims against the Receiver or the Debtor, other than as described in the Purchase Agreement.
10. Upon completion of the Transaction, the Debtor and all persons who claim by, through or under the Debtor in respect of the Property, and all persons or entities having any Claims of any kind whatsoever in respect of the Property, save and except for persons entitled to the benefit of the Permitted Encumbrances, shall stand absolutely and forever barred, estopped and foreclosed from and permanently enjoined from pursuing, asserting or claiming any and all estate, right, title, interest, royalty, rental and equity of redemption or other Claim whatsoever in respect of the Property and, to the extent that any such persons or entities remain in possession or control of any of the Property, or any artifacts, certificates, instruments or other indicia of title representing or evidencing any right, title, estate, or interest in and to the Property, they shall forthwith deliver possession thereof to the Purchaser.
11. The Purchaser shall be entitled to enter into and upon, hold and enjoy the Property for its own use and benefit without any interference of or by the Debtor, or any person claiming by through, under or against the Debtor.
12. Immediately upon closing of the Transaction, holders of Permitted Encumbrances shall have no claim whatsoever against the Receiver.
13. The Receiver is directed to file with the Court a copy of the Receiver's Certificate, forthwith after delivery thereof to the Purchaser.

#### **HANDLING OF NET PROCEEDS**

14. For the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Property (to be held in an interest bearing trust account by the Receiver) shall stand in the place and stead of the Property and from and after the delivery of the Receiver's Certificate any encumbrances or charges created by the Receivership Order and all Claims and Encumbrances (but excluding Permitted Encumbrances) shall not attach to, and shall cease to be attached to, encumber or otherwise form a charge, security interest, lien, builders' lien, or other Claim against the Property and shall attach to the net proceeds from the sale of the Property with the same priority as they had with respect to the Property immediately prior to the sale, as if the Property had not been sold and remained in the possession or control of the person having that possession or control immediately prior to the sale.

**MISCELLANEOUS MATTERS**

15. Notwithstanding:

- (a) the pendency of these proceedings and any declaration of insolvency made herein;
- (b) the pendency of any applications for a bankruptcy order now or hereafter issued pursuant to the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the “**BIA**”), in respect of the Debtor, and any bankruptcy orders issued pursuant to any such applications;
- (c) any assignment in bankruptcy made in respect of the Debtor; and
- (d) the provisions of any federal or provincial statute;

the assignment, transfer, conveyance and vesting of the Debtor’s right, title, estate and interest in and to the Property to the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Debtor and shall not be void or voidable by creditors of the Debtor, nor shall it constitute nor be deemed to be a settlement, fraudulent preference, assignment, fraudulent conveyance, transfer at undervalue, or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

16. The Receiver, the Purchaser and any other interested party shall be at liberty to apply for further advice, assistance and direction as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties in closing the Transaction.
17. This Honourable Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any of its provinces or territories or in any foreign jurisdiction, to act in aid of and to be complimentary to this Court in carrying out the terms of this Order, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such order and to provide such assistance to the Receiver, as an officer of the Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
18. Service of this Order shall be deemed good and sufficient by serving the same on:

- a. the persons listed on the electronic service list created in these proceedings;
- b. the Purchaser or on the Purchaser's solicitors; and
- c. by posting a copy of this Order on the Receiver's website at:  
<https://www.bdo.ca/en-ca/extranets/1652563alberta>;

and service on any other Person is hereby dispensed with.



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Justice of the Court of Queen's Bench of Alberta

**The Following Schedules Form Part of this Vesting Order:**

Schedule A – Receiver’s Certificate

Schedule B – Property

Schedule C – Encumbrances

Schedule D – Permitted Encumbrances

Schedule E – Land Title Certificates



**SCHEDULE "A"**  
**FORM OF RECEIVER'S CERTIFICATE**

COURT FILE NUMBER 2101-00810  
COURT COURT OF QUEEN'S BENCH OF ALBERTA  
JUDICIAL CENTRE CALGARY  
PLAINTIFF **2314174 ALBERTA LTD.**  
DEFENDANT **1652563 ALBERTA LTD.**

**IN THE MATTER OF THE RECEIVERSHIP OF 1652563  
ALBERTA LTD.**

DOCUMENT **RECEIVER'S CERTIFICATE**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT  
**BORDEN LADNER GERVAIS LLP**  
1900, 520-3<sup>rd</sup> Ave. S.W.  
Calgary AB, T2P 0R3

Attention: Jessica L. Cameron/Myles Fish  
Telephone No: (403) 232-9715/9764  
Facsimile: (403) 266-1395  
Email: [jcameron@blg.com](mailto:jcameron@blg.com)/[mfish@blg.com](mailto:mfish@blg.com)  
File No. 440777/000010

**RECITALS**

- A. Pursuant to an Order of the Honourable Justice D.B. Nixon of the Court of Queen's Bench of Alberta, Judicial District of Calgary (the "**Court**") dated February 11, 2021, BDO Canada Limited was appointed as the receiver and manager (the "**Receiver**") of 1652563 Alberta Ltd. (the "**Debtor**").
- B. Pursuant to an Order of the Court dated August 11, 2021, the Court approved the agreement of purchase and sale made as of July 29, 2021 (the "**Purchase Agreement**") between the Receiver as vendor on behalf of the Debtor, and 2314174 Alberta Ltd. (the "**Purchaser**") and provided for the vesting in the Purchaser or its nominee of the Debtor's right, title and interest in and to the Property (as defined in the Purchase Agreement), which vesting is to be effective with respect to the Property upon the delivery by the Receiver to the Purchaser of a certificate confirming: (i) the payment by the Purchaser of the Purchase Price for the Property; (ii) that the conditions to Closing as set out in the Purchase Agreement have been satisfied or waived by the Receiver and the Purchaser, as applicable; and (iii) the Transaction has been completed to the satisfaction of the Receiver.

- C. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Purchase Agreement.

**THE RECEIVER CERTIFIES** the following:

1. The Purchaser has paid in full the Purchase Price to be paid for the Property on the Closing Date pursuant to the Purchase Agreement and the Receiver has received the cash portion of the Purchase Price for the Property payable on the Closing Date pursuant to the Purchase Agreement;
2. Any conditions to Closing as set out in the Sale Agreement have been satisfied or waived by the Receiver and/or the Purchaser where applicable; and
3. The Transaction contemplated by the Purchase Agreement has been completed to the satisfaction of the Receiver, subject to the post-closing obligations provided for therein.

This Certificate was delivered by the Receiver at [Time] on [Date], 2021.

**BDO CANADA LIMITED, SOLELY IN  
ITS CAPACITY AS RECEIVER AND  
MANAGER OF THE ASSETS,  
UNDERTAKINGS AND PROPERTIES  
OF 1652563 ALBERTA LTD. AND NOT  
IN ITS PERSONAL OR CORPORATE  
CAPACITY**

Per: \_\_\_\_\_  
Name:  
  
Title:

**SCHEDULE "B"**  
**PROPERTY**

No.	Municipal Address	Legal Description	Detail
1	419, 10 Avenue South, Carstairs, AB, TOM ONO	PLAN 3845CO THAT PORTION OF THE ROADWAY SOUTH OF LOT 8 BLOCK 28 AND NORTH OF LOT 1 BLOCK 29 EXCEPTING THEREOUT ALL MINES AND MINERALS	Commercial building and parking space (the " <b>Building Lot</b> ")
2	417, 10 Avenue South, Carstairs, AB, TOM ONO	PLAN 3845CO BLOCK 28 LOTS 7 AND 8 EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME	Vacant commercial zoned land (" <b>Lot 417</b> ")
3	413, 10 Avenue South, Carstairs, AB, TOM ONO	PLAN 3845CO BLOCK 28 LOTS 5 AND 6 EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME	Vacant commercial zoned land (" <b>Lot 413</b> ")

**SCHEDULE “C”  
ENCUMBRANCES**

**Parcel 1: Certificate of Title No. 201 137 322, 419, 10 Avenue South, Carstairs, AB, TOM ONO**

<b>Instrument No.</b>	<b>Date</b>	<b>Description</b>
201 208 518	10/11/2020	Caveat – Amending Agreement  Caveator – 2314174 Alberta Ltd.

**Parcel 2 & Parcel 3: Certificate of Title No.’s 201 128 945 and 201 128 945 +1, 413 and 417 Avenue South, Carstairs AB, TOM ONO**

<b>Instrument No.</b>	<b>Date</b>	<b>Description</b>
181 209 630	28/09/2018	Mortgage  Mortgagee – 2314174 Alberta Ltd.  Original Principal Amount: \$500,000
211 018 902	22/01/2021	Writ  Creditor – Sterling Trailer Sales  Amount: \$22,250 and Costs if Any
211 042 766	24/02/2021	Writ  Creditor – Alberta Treasury Branches  Amount: \$171,735 and Costs if Any

**SCHEDULE "D"**  
**PERMITTED ENCUMBRANCES**

1. None

**SCHEDULE "E"**  
**LAND TITLE CERTIFICATES**

No.	Municipal Address	Land Title Certificate No.
1	419, 10 Avenue South, Carstairs, AB, TOM ONO	201 137 322
2	417, 10 Avenue South, Carstairs, AB, TOM ONO	201 128 945
3	413, 10 Avenue South, Carstairs, AB, TOM ONO	201 128 945 +1



HISTORICAL LAND TITLE CERTIFICATE  
CURRENT TITLE WITH HISTORICAL DATA

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0019 707 009            3845CO;OT                      201 137 322

LEGAL DESCRIPTION

PLAN 3845CO  
THAT PORTION OF THE ROADWAY  
SOUTH OF LOT 8 BLOCK 28  
AND NORTH OF LOT 1 BLOCK 29  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;30;17;SE  
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF CARSTAIRS

REFERENCE NUMBER: 851 042 530

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 137 322	07/08/2020	TRANSFER OF LAND	\$240,000	NOMINAL

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OWNERS

1652563 ALBERTA LTD.  
OF BOX 2144  
CARSTAIRS  
ALBERTA T0M 0N0

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
871 228 700	11/12/1987	CAVEAT RE : LEASE CAVEATOR - NORTH HILL MOTORS (1975) LTD. C/O WILLIAM J SHACHNOWICH, 1200,840-7 AVENUE S.W., CALGARY ALBERTA T2P3G2 AGENT - W J SHACHNOWICH

## REGISTRATION

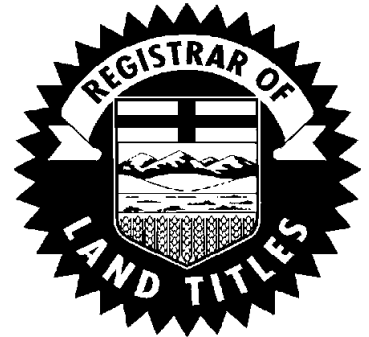
NUMBER	DATE (D/M/Y)	PARTICULARS
201 141 534	13/08/2020	DISCHARGE OF CAVEAT 871228700
201 208 518	10/11/2020	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - 2314174 ALBERTA LTD. STE 3810, BANKERS HALL WEST 888-3 ST SW CALGARY ALBERTA T2P5C5 (DATA UPDATED BY: TRANSFER OF CAVEAT 211052698)
211 052 698	11/03/2021	TRANSFER OF CAVEAT 201208518 TRANSFeree - 2314174 ALBERTA LTD. STE 3810, BANKERS HALL WEST 888-3 ST SW CALGARY ALBERTA T2P5C5

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF APRIL,  
2021 AT 11:55 A.M.

ORDER NUMBER: 41563339

CUSTOMER FILE NUMBER: 440777.10



\*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).





HISTORICAL LAND TITLE CERTIFICATE  
CURRENT TITLE WITH HISTORICAL DATA

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0038 673 125                                      3845CO;28;7,8                                      201 128 945

LEGAL DESCRIPTION  
PLAN 3845CO  
BLOCK 28  
LOTS 7 AND 8  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;1;30;17;SE

MUNICIPALITY: TOWN OF CARSTAIRS

REFERENCE NUMBER: 181 209 629

---

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
201 128 945	24/07/2020	SEPARATION -	PARCEL		

---

OWNERS

1652563 ALBERTA LTD.  
OF BOX 2144  
CARSTAIRS  
ALBERTA T0M 0N0

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
181 209 630	28/09/2018	MORTGAGE MORTGAGEE - 2314174 ALBERTA LTD. STE 3810, BANKERS HALL WEST 888-3 ST SW CALGARY ALBERTA T2P5C5 ORIGINAL PRINCIPAL AMOUNT: \$500,000 (DATA UPDATED BY: TRANSFER OF MORTGAGE ( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 201 128 945

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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211052697)

211 018 902      22/01/2021 WRIT  
CREDITOR - STERLING TRAILER SALES (A PARTNERSHIP) .  
1935-2 AVE  
DUNMORE  
ALBERTA T0J1A0  
DEBTOR - 1652563 ALBERTA LTD.  
419-10 AVE S  
CARSTAIRS  
ALBERTA TOM0N0  
AMOUNT: \$22,250 AND COSTS IF ANY  
ACTION NUMBER: 210800008

211 042 766      24/02/2021 WRIT  
CREDITOR - ALBERTA TREASURY BRANCHES .  
2100, 1K0020 - 100 STREET  
EDMONTON  
ALBERTA T5J0N3  
DEBTOR - 1652563 ALBERTA LTD.  
419-10 AVE S  
CARSTAIRS  
ALBERTA TOM0N0  
AMOUNT: \$171,735 AND COSTS IF ANY  
ACTION NUMBER: 2001-11460

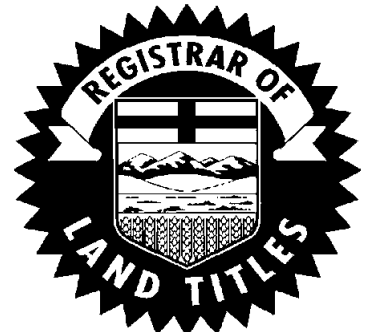
211 052 697      11/03/2021 TRANSFER OF MORTGAGE 181209630  
TRANSFEREE - 2314174 ALBERTA LTD .  
STE 3810, BANKERS HALL WEST  
888-3 ST SW  
CALGARY  
ALBERTA T2P5C5

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF APRIL,  
2021 AT 11:59 A.M.

ORDER NUMBER:      41563411

CUSTOMER FILE NUMBER:      440777.10



\*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).



HISTORICAL LAND TITLE CERTIFICATE  
 CURRENT TITLE WITH HISTORICAL DATA

S			
LINC	SHORT LEGAL		TITLE NUMBER
0038 673 109	3845CO;28;5,6		201 128 945 +1

LEGAL DESCRIPTION  
 PLAN 3845CO  
 BLOCK 28  
 LOTS 5 AND 6  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 5;1;30;17;SE

MUNICIPALITY: TOWN OF CARSTAIRS

REFERENCE NUMBER: 181 209 629

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 128 945	24/07/2020	SEPARATION - PARCEL		

OWNERS

1652563 ALBERTA LTD.  
 OF BOX 2144  
 CARSTAIRS  
 ALBERTA T0M 0N0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
181 209 630	28/09/2018	MORTGAGE MORTGAGEE - 2314174 ALBERTA LTD. STE 3810, BANKERS HALL WEST 888-3 ST SW CALGARY ALBERTA T2P5C5 ORIGINAL PRINCIPAL AMOUNT: \$500,000 (DATA UPDATED BY: TRANSFER OF MORTGAGE ( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 201 128 945 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

211052697)

211 018 902 22/01/2021 WRIT  
CREDITOR - STERLING TRAILER SALES (A PARTNERSHIP).  
1935-2 AVE  
DUNMORE  
ALBERTA T0J1A0  
DEBTOR - 1652563 ALBERTA LTD.  
419-10 AVE S  
CARSTAIRS  
ALBERTA TOM0N0  
AMOUNT: \$22,250 AND COSTS IF ANY  
ACTION NUMBER: 210800008

211 042 766 24/02/2021 WRIT  
CREDITOR - ALBERTA TREASURY BRANCHES.  
2100, 1K0020 - 100 STREET  
EDMONTON  
ALBERTA T5J0N3  
DEBTOR - 1652563 ALBERTA LTD.  
419-10 AVE S  
CARSTAIRS  
ALBERTA TOM0N0  
AMOUNT: \$171,735 AND COSTS IF ANY  
ACTION NUMBER: 2001-11460

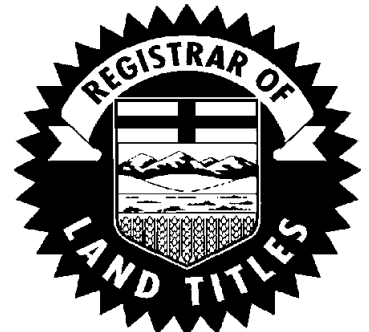
211 052 697 11/03/2021 TRANSFER OF MORTGAGE 181209630  
TRANSFEREE - 2314174 ALBERTA LTD.  
STE 3810, BANKERS HALL WEST  
888-3 ST SW  
CALGARY  
ALBERTA T2P5C5

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF APRIL,  
2021 AT 11:59 A.M.

ORDER NUMBER: 41563411

CUSTOMER FILE NUMBER: 440777.10



\*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) .