

Manitoba

#89

011 5070



Consumer and Corporate Affairs
Winnipeg Land Titles

LL-405 Broadway Winnipeg, MB R3C 3L6

Phone: (204) 948-6238

Fax: (204) 948-2140

FACSIMILE TRANSMISSION COVER SHEET
BORDEREAU DE TRANSMISSION PAR TÉLÉCOPIEUR

DATE _____

TO/DESTINATAIRE FAX No./N° DE TÉLÉCOPIEUR	<i>Marlene Hegard</i>
NAME/NOM	<i>JAN 30/2003</i>
OFFICE/BUREAU	<i>1-604-467-5630</i>
FROM/EXPÉDITEUR NAME/NOM	<i>Linda Steinhilber</i>
OFFICE/BUREAU	_____
PHONE No./N° DE TÉLÉPHONE	_____

TOTAL NO. OF PAGES (INCLUDING THIS ONE)
N° TOTAL DE PAGES À TRANSMETTRE (Y COMPRIS CELLE-CI)

4

REMARKS/COMMENTAIRES

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DATE: 2003/01/30
TIME: 13:35
POST

MANITOBA
STATUS OF TITLE

FILE NO: 1742308
PAGE: 1

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 2000/08/08
COMPLETION DATE..... 2000/08/18

PRODUCED FOR: WLTO
BY: L. STAUB IN WINNIPEG
LTO BOX NO:

LEGAL DESCRIPTION:

ROBERT EDMOND VAN STEELANT AND JEANNETTE YOLANDE VAN STEELANT
BOTH OF WINNIPEG, MANITOBA

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO SUCH ENTRIES
RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

PARCEL A PLAN 36816 WLTO
IN NE 1/4 27-12-2 EPM

ACTIVE TITLE CHARGES:

NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ACCEPTED THIS 8TH DAY OF AUGUST, 2000
BY R.GILLET A FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2003/01/30 OF TITLE NUMBER 1742308 .

***** END OF STATUS OF TITLE FOR TITLE 1742308 WPG *****

(House)

DATE: 2003/01/30
TIME: 13:36
POST

MANITOBA

LE NO: 1798292
PAGE: 1

STATUS OF TITLE

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 2001/04/30
COMPLETION DATE..... 2001/05/08

PRODUCED FOR: WLTO
BY: L. STAUB
LTO BOX NO:

IN WINNIPEG

LEGAL DESCRIPTION:

JEANNETTE YOLANDE VAN STEELANT
OF WINNIPEG IN MANITOBA

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED
HEREON IN THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF NW 1/4 27-12-2 EPM
WHICH LIES TO THE SOUTH OF THE SOUTHERN LIMIT
OF WATER CONTROL WORKS PLAN 9025 WLTO
EXC: ALL MINES AND MINERALS VESTED IN THE
CROWN (MANITOBA) BY THE REAL PROPERTY ACT

ACTIVE TITLE CHARGES:

NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ACCEPTED THIS 30TH DAY OF APRIL, 2001
BY D. MOONEY FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2003/01/30 OF TITLE NUMBER 1798292 .

***** END OF STATUS OF TITLE FOR TITLE 1798292 WPG *****

Farm land

Marlene Legare, CFP

From: Undisclosed Recipient [undisclosedrecipient@telus.net]
Sent: Wednesday, July 23, 2008 9:41 PM
To: mlegare@telus.net
Subject: FW: New Will Mom "tricked while on medication by Lynda" to revise to exclude three siblings.....and then land transferred.....
Attachments: ScanJob18.00_39544.7500578704.pdf; ScanJob18.00_39544.7501967593.pdf; ScanJob18.00_39544.7503009259.pdf; ScanJob18.00_39544.7504398148.pdf; ScanJob18.00_39544.7505671296.pdf

From: Undisclosed Recipient [mailto:undisclosedrecipient@telus.net]
Sent: Wednesday, July 23, 2008 9:01 PM
To: Colleen McDuff (JUST) (CMcDuff@gov.mb.ca)
Subject: FW: New Will Mom "tricked while on medication by Lynda" to revise to exclude three siblings.....and then land transferred.....

From: Leona Bouchard [mailto:leonabouchard@hotmail.com]
Sent: Thursday, April 10, 2008 9:53 PM

got this "anonymous" letter with this note inside from someone in Manitoba just two weeks ago - the outside of the envelope had a **Teulon address** - no name inside or outside - it's addressed to "everyone" but who is "everyone" - I know I got this and so did Auntie Doreen - but did anyone else in the family get the "genetic medical release on Memere" and of course the "will" that Auntie Lynn wouldn't give Robert after the funeral . . . **he never knew anything about this "new" will** . . . and of course, I can contest and should - the new will " would never hold up on court - cuz Memere had 9 kids - not 6 . . . but there is nothing in the will - the land Memere wants split 6 ways is no longer part of her estate and not even in her name - Auntie Lynn made sure of that days after Memere re-wrote the will - the actual Transfer of Land was done shortly after the new will was done up. I have a copy of the actual Title and you can see that the land was registered in October in Auntie Lynda's name and Memere is no longer on property . . . so Robert has to divide the land 6 ways - but first he has to rent his own property from Lynn and eventually buy her off and then pay the "6 children their share of the property" - that's ridiculous - Lynn pockets the full amount - land that she stole from Robert and she keeps uping the value of the land . .

Despicable behaviour - greedy and sick in my estimation - makes me ashamed to be even related to them (Lynn, Claire, Helen and Andre Bouchard) Auntie Lynda has completely destroyed the Bouchard family - she has her greedy followers - and they all make me ill.

Hope all is well - if you see Pepere - say hi to him

LeonaBouchard Calgary

No virus found in this incoming message.

Checked by AVG - <http://www.avg.com>

Version: 8.0.138 / Virus Database: 270.5.5/1569 - Release Date: 7/23/2008 1:31 PM

Hi Everyone

The good news is that Mom's results came in for genetic testing. The results show that Mom's cancer was not likely caused by genetics - see attached.

Robert, as executor has not provided the family with a copy of the Will as required, so enclosed is a copy. In the spring of '06 Mom said to Robert that she wanted to change her Will because Leona had her share and Marlene had her share and they should both be out and Robert replied, "Well that other one should be out too" and Mom said, "Yes - she has hurt me so much over the years - she should be out too" so that's how her lawyer prepared her last Will.

Box 1047
Tumbler
R0C 3B0

To anyone

De partout vers tous

090325 19 25 #30



J.P. Johnston
1185 Elbow Dr S W
Calgary AB
T2W 1H1

Received April Fools Day '08
from: LYNN, CLAIRE, HELEN, ANDRE B.

DATE: 2007/09/21
TIME: 11:38
P.02

MANITOBA
STATUS OF TITLE

TITLE NO: 2187714

PAGE: 1

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE..... WINNIPEG
REGISTERING OFFICE..... WINNIPEG
REGISTRATION DATE..... 2006/10/24
COMPLETION DATE..... 2006/10/30

PRODUCED FOR.. X
ADDRESS.....

PRODUCED BY... S.WALL

TRANSFER
OF
LAND
= To
STAUB

LEGAL DESCRIPTION:

ROBERT EDMOND VAN STEELANT AND MARY YVETTE MONIQUE LYNDA STAUB
BOTH OF WINNIPEG, MANITOBA.

ARE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO COOH ENTRIES
RECORDED HEREIN IN THE FOLLOWING DESCRIBED LAND

ALL THAT PORTION OF NW 1/4 27-12-2 EPM
WHICH LIES TO THE SOUTH OF THE SOUTHERN LIMIT
OF WATER CONTROL WORKS PLAN 9025 WLTO
EXC: ALL MINES AND MINERALS VESTED IN THE
CROWN (MANITOBA) BY THE REAL PROPERTY ACT

ACTIVE TITLE CHARGES:

NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ACCEPTED THIS 24TH DAY OF OCTOBER, 2006
BY G.PHILLIPS FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2007/09/21 OF TITLE NUMBER 2187714.

REGISTRATION
DELIBERATELY
DRAINED.

***** END OF STATUS OF TITLE FOR TITLE 2187714 WPG *****

ESTATE LAND
NW 1/4 27-12-2 EPM
WILL JULY 14, 2006

TRANSFERRED TO STAUB
JULY 18 2006

REGISTERED AT LAND TITLES
OCT 24 2006

my mother in April of 2001. Ultimately, this transfer would mean that my mother would still have an estate to leave to the beneficiaries as set out in her will. Attached hereto and marked as Exhibit "C" is a copy of the Last Will and Testament of JEANETTE YOLANDE VAN STEELANT dated July 14, 2006.

5. In October of 2006, due to my mother's ongoing concerns that my sister MARLENE LEGARE would attempt to fraudulently transfer or otherwise deal with the Properties without my mother's consent, it was my mother's decision to transfer the Properties jointly to the Plaintiff and myself. At this time I was told by mother, and the Plaintiff and I both agreed, that we would hold the Properties in trust for the beneficiaries named in my mother's will. It was agreed that the sole purpose behind the transaction was to safeguard the Properties from my sister. The Properties would be held in trust by the Plaintiff and I, to be distributed in the same manner as the residue of my mother's estate. In furtherance of my mother's wishes, she provided to me a signed transfer of land to convey the Properties to myself and the Plaintiff, which transfer was filed by the Plaintiff and registered at the Land Titles Office on October 24, 2006. My mother also expressed to both the Plaintiff and myself her intention that that the Plaintiff would have the right of first refusal to purchase the Properties from the beneficiaries within two years of the date of my mother's death.

6. My mother passed away on January 3, 2007. Prior to her death that day, during the morning, I was visiting my mother at the Stonewall Hospital. That morning the Plaintiff was also at the hospital, and he asked me if it would be possible to allow him the full two years to purchase the Properties back from the family. He specified that he would like to purchase the property one parcel at a time.

7. The Plaintiff and I continue to hold the Properties in trust for the beneficiaries of my mother's

THIS IS THE LAST WILL AND TESTAMENT of me, JEANNETTE VAN STEELANT, presently of the City of Winnipeg, in the Province of Manitoba, Homemaker.

1. I HEREBY REVOKE all Wills and Codicils of every nature or kind whatsoever by me heretofore made.

2. I NOMINATE, CONSTITUTE AND APPOINT my Husband, ROBERT VAN STEELANT, to be the Executor and Trustee of this my Will, provided that in the event the said ROBERT VAN STEELANT shall die either in my lifetime or after my death, but before all the provisions and directions of this my Will have been carried out, or shall be unable or unwilling to act or to continue to act as Executor and Trustee, then I APPOINT my Daughter, LYNDA STAUB, to act as such Executrix and Trustee of this my Will and I declare that the expression "my Trustee" used throughout this my Will shall mean the Trustee for the time being of this my Will whether original or substituted.

3. I GIVE, DEVISE AND BEQUEATH all my property of every nature and kind and wheresoever situate, including any property over which I may have a general power of appointment, to my said Trustee upon the following trusts:

- (a) To use his discretion in the realization of my estate, with power to my Trustee, to sell, call in and convert into money any part of my estate not consisting of money at such time or times, in such manner and upon such terms, and either for cash or credit or for part cash and part credit as my said Trustee may in his uncontrolled discretion decide upon, or to postpone such conversion of my estate or any part or parts thereof for such length of time as he may think best, and I hereby declare that my said Trustee may retain any portion of my estate in the form in which it may be at my death for such length of time as my said Trustee may in his discretion deem advisable and my Trustee shall not be held responsible for any loss that may happen to my estate by reason of his so doing.



(b) To pay my just debts, funeral and testamentary expenses and succession duties, if applicable.


(c) To deliver my personal effects, furnishings, furniture, jewellery and dishes together with any car I may own at the time of my death to my Daughters, HELENE JOHNSON, CLAIRE DEMERY, and LYNDA STAUB, to share equally.

4. I GIVE ALL THE REST AND RESIDUE of my estate to be divided into six equal parts, one part each for my children, HELENE JOHNSON, LYNDA STAUB, CLAIRE DEMERY, ANDRE BOUCHARD and JERRY BOUCHARD, and the remaining one-sixth share to my Daughter, BEATRICE CHABOT'S children, namely, NATALIE RICH, PAUL CHABOT and RAYMOND CHABOT, equally.

5. IT IS MY FURTHER WISH that my Husband, ROBERT VAN STEELANT shall have the first option to purchase my farmland, namely, the NW ¼ 27-12-2 EPM at fair market value.

6. MY TRUSTEE may make any division of my estate or set aside or pay any share or interest therein, either wholly or in part, in the assets forming my estate at the time of my death or at the time of such division, setting aside or payment, and I declare that my Trustee shall, in his absolute discretion, fix the value of my estate or any part thereof for the purpose of making any such division, setting aside or payment, and the decision shall be final and binding upon all persons concerned. In fixing the value of the assets of my estate, I direct my Trustee to keep an even hand and I direct him to take into account not only fair market value of capital property but also its adjusted cost base.


7. I GIVE to my Trustee, in addition to all other powers contained in this my Will, power to make all such elections as he shall deem, in his absolute discretion, to be in the best interest of my estate as a whole, and specifically any elections as may be necessary under the Income Tax Act and the provisions thereof in force from time to time.



8. WHEREVER in this my Will the masculine gender is used, same shall mean the feminine gender where the circumstances require, and wherever the feminine gender is used, same shall mean the masculine gender where the circumstances require. Wherever in this my Will the singular person is used, same shall mean the plural person where the circumstances require, and wherever the plural person is used, same shall mean the singular person where circumstances require.

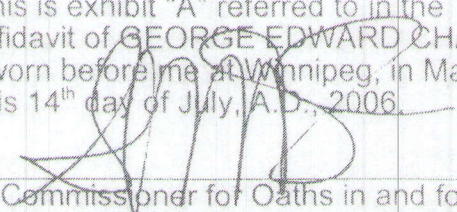
IN TESTIMONY WHEREOF I have to this my last Will and Testament, written upon this single page and two preceding pages of paper, subscribed my name this 14th day of July, 2006.

SIGNED, PUBLISHED AND DECLARED
by the said Testatrix,
JEANNETTE VAN STEELANT
as and for her last Will and
Testament in the presence of
us, both present at the same
time, who at her request, in
her presence and in the
presence of each other have
hereunto subscribed our names
as witnesses:

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)
)




This is exhibit "A" referred to in the affidavit of GEORGE EDWARD CHAPMAN, Q.C., sworn before me at Winnipeg, in Manitoba this 14th day of July, A.D., 2006.


A Commissioner for Oaths in and for the Province of Manitoba.
My Commission Expires: January 6, 2007



(wife) Doreen JOHNSON 1946-1958 - 1957 - 1956
FLOYD MINISTER (BOSTON) CALIFORNIA
MARY CALIFORNIA
REMY 1956
BOUCHARD BOUCHARD BOUCHARD (Toulon) (BOSSER)
LYNDA STANB 1955 -
HELENE JOHNSON (WISCONSIN USA) - 1954
BEATRICE CHADWICK - 1958
MARLENE LEGARE (MAPLE RIDGE, B.C.) (CALGARY)
KEONA BOUCHARD - 1951 - 1950

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF MANITOBA
TO WIT:

1. Nadine Demery OF THE CITY OF WINNIPEG, IN THE PROVINCE OF MANITOBA

MAKE OATH AND SAY

1. THAT I WAS PERSONALLY PRESENT AND DID SEE Jeannette Yolande Van Steelant ✓
_____ EXECUTE THE WITHIN TRANSFER OF LAND
2. THAT I KNOW THE SAID PARTY(IES) AND AM SATISFIED THAT HE/SHE/THEY IS/ARE OF THE FULL AGE OF EIGHTEEN YEARS
3. THAT THE WITHIN TRANSFER OF LAND WAS EXECUTED AT WINNIPEG MANITOBA, AND THAT I AM A SUBSCRIBING WITNESS THERETO.

SWORN/AFFIRMED BEFORE ME AT THE CITY OF
WINNIPEG, IN MANITOBA THIS 23 DAY OF
Oct, YEAR 2006 ✓

Jeannette Van Steelant ✓

A NOTARY PUBLIC COMMISSIONER FOR OATHS
IN AND FOR THE PROVINCE OF MANITOBA

MY COMMISSION EXPIRES: 2008/04/20 ✓

N. Demery ✓

STATUS OF TITLE..... ACCEPTED
ORIGINATING OFFICE... WINNIPEG
REGISTERING OFFICE... WINNIPEG
REGISTRATION DATE.... 2009/03/02
COMPLETION DATE..... 2009/03/04

PRODUCED FOR.. S
ADDRESS.....

CLIENT FILE... NA
PRODUCED BY... S.WARWICK

LEGAL DESCRIPTION:

ROBERT EDMOND VAN STEELANT AND MARY YVETTE MONIQUE LYNDA STAUB
BOTH OF WINNIPEG, MANITOBA

ARE EACH REGISTERED OWNER OF AN UNDIVIDED ONE-HALF INTEREST SUBJECT TO
SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF NW 1/4 27-12-2 EPM
WHICH LIES TO THE NORTH OF THE NORTHERN LIMIT
OF WATER CONTROL WORKS PLAN 9025 WLTO
EXC FIRSTLY: DRAIN PLAN 6360 WLTO (NOW CLOSED)
AND SECONDLY: ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA)
BY THE REAL PROPERTY ACT

ACTIVE TITLE CHARGE(S):

3734629 WPG ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	CAVEAT BENEFICIAL OWNER CLAIRE DEANNA DEMERY	REG'D: 2009/02/10	NOTES:
3740469 WPG ACCEPTED DESCRIPTION: FROM/BY: TO: CONSIDERATION:	PENDING LITIGATION ORDER QB FILE # CI07-01-54821 MARY YVETTE MONIQUE LYNDA STAUB, BY COUNTERCLAIM ROBERT EDMOND VAN STEELANT, BY COUNTERCLAIM	REG'D: 2009/02/27	NOTES:

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	ROBERT EDMOND VAN STEELANT BOX 6, GRP 240, R.R. #2 WINNIPEG MB	R3C 2E6
ACTIVE	MARY YVETTE M. LYNDA STAUB BOX 15, GRP 201, R.R. #2 WINNIPEG, MB	R3C 2E6

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2009/12/04 OF TITLE NUMBER 2354297

465-5632

**TAYLOR McCAFFREY**
BARRISTERS & SOLICITORS

Taylor McCaffrey LLP

The Honourable Charles R. Huband

Direct Line: 204 988-0428

E-Mail: chuband@tmlawyers.com

Assistant: margaret martens

Direct Line: 204 988-0425

August 24, 2010

Ms Doreen Bouchard
913 - 77 Edmonton Street
Winnipeg, Manitoba R3C 4H8

Dear Ms Bouchard:

Re: Van Steelant vs. Staub
Our File No. 75304-1 WILL

COPY

I wish to acknowledge receipt of your letter of August 8, 2010, advising that you will be contesting the validity of the Will of your late mother. The Will in question is dated July 14, 2006.

As you may know, the Taylor McCaffrey law firm was retained by Lynda Staub to defend certain litigation brought against her by Robert Van Steelant. Certain farm land, once owned by Jeannette Van Steelant, had been transferred to the joint names of Robert Van Steelant and Lynda Staub, and Robert Van Steelant's action requested that the property be divided so that he be declared the owner of an undivided half interest in the land. Lynda Staub defended on the basis that the land in question was owned by the late Jeannette Van Steelant and had been transferred to Robert Van Steelant and Lynda Staub as trustees for the beneficiaries of Jeannette Van Steelant's Will.

Over a period of approximately two years the litigation continued through Examinations for Discovery and extensive pre-trial negotiations, which ultimately culminated in a settlement. Under the settlement, Lynda Staub agreed to transfer her interest in the land to Robert Van Steelant in return for a payment of \$95,000.00.

Unfortunately, the offer of settlement came with a condition, namely that out of the settlement funds Mr. Van Steelant would be entitled to deduct his claims and expenses against the Jeannette Van Steelant estate, the effect of which was to reduce the settlement to a net amount of \$87,000.00.

From that amount Lynda Staub was entitled to deduct her costs and expenses - the largest part being legal costs of the firm of Chapman and Associates, and Taylor McCaffrey LLP, totalling about \$20,000.00.

A distribution of the balance to the beneficiaries under the Will was about to be made when your letter was received.

We have, in fact, now paid Lynda Staub her legitimate expenses, including legal costs, and we are in the process of distributing two-thirds of the remaining funds to the beneficiaries named in the Will, except for a relatively small sum retained to cover potential legal costs in the event of legal proceedings by you and/or your sisters. We continue to hold funds in our trust account equal to three shares, each of which is one-ninth of the net estate, in the event that a successful claim is advanced, contesting the validity of the Will. You will be able to make a rough calculation which will indicate that the amounts of the individual shares in the estate are very modest.

We should indicate that Lynda Staub has never applied for probate of the Will, and has never been officially named or accepted the position of executor. Robert Van Steelant is the named executor, and he did not apply for probate. The property which has been administered by Lynd Staub consisted of the settlement funds, and some personal property items, and probate was not necessary in order to realize the assets, pay the costs and expenses, and make distribution.

Needless to say, we are not in a position to offer guidance as to how you might proceed, except to indicate that the Will which you seek to set aside as invalid, was prepared by Mr. George Chapman of Chapman and Associates law firm. Mr. Chapman took instructions from your late mother, and those instructions are reflected in the terms of the Will.

Yours truly,

TAYLOR McCAFFREY LLP

Per:



Charles R. Huband

CRH/mrm

c. Leona Johnston
Marlene Legure

P.S. We do not have a current address for your sister, Marlene. If you are in communication with her, it would be appreciated if you could provide her with a copy of this letter.





Manitoba Courts

File Details

(FD09-01-92873 STAUB, LYNDA vs LEGARE, MARLENE)

Documents Filed (FD09-01-92873)

Doc #	Reg Date	Court Location	Document	Notes
1	24-Nov-2009	Winnipeg-QB	APPLICATION - PROTECTION ORDER - DISMISSED	LYNDA STAUB
2	24-Nov-2009	Winnipeg-QB	DISPOSITION SHEET	JUSTICE OF THE PEACE J. COHN, 23NOV2009, APPLICATION DISMISSED

Parties (FD09-01-92873)

Party ID	Party Name	Lawyer
PE001	STAUB, LYNDA	
RE001	LEGARE, MARLENE	

Full Title of Proceedings (FD09-01-92873)

BETWEEN: LYNDA STAUB, PETITIONER, -AND- MARLENE LEGARE, RESPONDENT.

Court Hearings (FD09-01-92873)

Court Hearings not found

Related Files (FD09-01-92873)

Related Files not found

