

DATE: 2008/04/21  
TIME: 13:36  
POST

**ITOBA**  
**STATUS OF TITLE**

TITLE NO. 2140271  
PAGE. 1

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE..... PORTAGE LA PRAIRIE  
REGISTERING OFFICE..... PORTAGE LA PRAIRIE  
REGISTRATION DATE..... 2006/02/13  
COMPLETION DATE..... 2006/02/13

PRODUCED FOR.. LIONEL BOUCHARD  
ADDRESS.....

PRODUCED BY... PORTAGE LA PRAIRIE

**LEGAL DESCRIPTION:**

ANGELA BOUCHARD AND ANDRE BOUCHARD  
OF PORTAGE LA PRAIRIE, IN MANITOBA

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

AT PORTAGE LA PRAIRIE AND BEING  
\* PARCEL B PLAN 2354 PLTO  
IN RL 127 PARISH OF PORTAGE LA PRAIRIE

**ACTIVE TITLE NOTES:**

4163-07-4951 PLAN OF SUBDIVISION REQUIRED MARCH 1, 2007 GW

**ACTIVE TITLE CHARGES:**

|   |   |  |
|---|---|--|
| 1091210 PLP ACCEPTED<br>FROM/BY:<br>TO:<br>CONSIDERATION:                 | MORTGAGE<br>ANGELA BOUCHARD & ANDRE BOUCHARD<br>ROYAL BANK OF CANADA<br>\$185,000.00                                    | REG'D: 2006/02/13<br>NOTES:                    |
| 1104184 PLP ACCEPTED<br>DESCRIPTION:<br>FROM/BY:<br>TO:<br>CONSIDERATION: | CAVEAT<br>RIGHT-OF-WAY AGREEMENT, EASEMENT FOR TRANSMISSION LINES<br>MTS ALLSTREAM INC.<br>BY BRENDA K. MATTE, AS AGENT | REG'D: 2007/05/28<br>NOTES: WLY 12 METRES PERP |

ACCEPTED THIS 13TH DAY OF FEBRUARY, 2006  
BY G. PLUNKETT FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF PORTAGE.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2008/04/21 OF TITLE NUMBER 2140271.

\*\*\*\*\* END OF STATUS OF TITLE FOR TITLE 2140271 PLP \*\*\*\*\*

Sister Lynda Staub works at  
Winnipeg Land Titles. Mortgage  
Mortgage taken out Dec. 14/0  
2 days before father fell.  
Registered Feb. 13/06 day  
prior to applying for Peace  
Bond against sister from BC  
which was dismissed.



**Mortgage** Form 11.4

District of PORTAGE ESTATE AFFECTED  Freehold  Leasehold

Mortgage  Mortgage of Mortgage/ Encumbrance  Encumbrance

1. **MORTGAGOR/ GRANTOR OF ENCUMBRANCE (ENCUMBRANCEE)** include address and postal code  
 ANGELA BOUCHARD AND ANDRE BOUCHARD  
 GENERAL DELIVERY, PORTAGE LA PRAIRIE, MB, R1N 3A7  
 AS JOINT TENANTS  
 COVENANTOR (if any) include address and postal code \* see schedule

2. **LAND DESCRIPTION**  
 AT PORTAGE LA PRAIRIE AND BEING  
 PARCEL B PLAN 2354 PLTO  
 IN RL 127 PARISH OF PORTAGE LA PRAIRIE  
 MORTGAGE/ ENCUMBRANCE NUMBER(S) \* see schedule   
 TITLE NUMBER(S) 1622733

3. **MORTGAGEE/ ENCUMBRANCER** include address and postal code  
 ROYAL BANK OF CANADA  
 5104 DONNELLY CRES, REGINA, SK, S4X 4C9 \* see schedule

4. **NAME AND ADDRESS OF MORTGAGEE/ ENCUMBRANCER FOR SERVICE** include postal code  
 SAME AS ABOVE \* see schedule

5. **TERMS**  
 The following terms are incorporated herein:  
 (a) Standard Charge Mortgage Terms filed as number 1607754 name Royal Bank of Canada  
 (b) The terms attached hereto as schedule(s)  A     
 In this instrument unless otherwise specified, "herein" means this instrument, all schedules to this instrument and the terms referred to in box 5. Where there is insufficient space in this form for all signatures, one or more Mortgagor or Encumbrancee may sign the schedule identified in Box 7 and attached hereto and/or one or more Covenantor may sign the schedule identified in Box 9 and attached hereto, and such signature or signatures shall bind and obligate the person or persons so signing to the terms herein in the same manner as if such person or persons had signed this form.

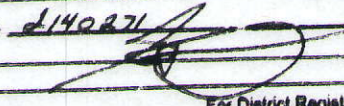
6. **PAYMENT PROVISIONS** \* see schedule   
 (a) Principal Amount \$185,000.00  
 (b) Interest Prime Plus Rate 7.00000% per annum  
 (c) Calculation Period XXXXXXXXXX  

|                              |         |        |        |                                       |                          |                        |         |        |        |
|------------------------------|---------|--------|--------|---------------------------------------|--------------------------|------------------------|---------|--------|--------|
| (d) Interest Adjustment Date | Y<br>XX | M<br>X | D<br>X | (e) Payment Date and Period           | XXXXXXXXXX               | (f) First Payment Date | Y<br>XX | M<br>X | D<br>X |
| (g) Last Payment Date        | Y<br>XX | M<br>X | D<br>X | (h) Amount of Each Payment Dollars \$ | XXXXXXXXXX               |                        |         |        |        |
| (i) Balance Due Date         | Y<br>XX | M<br>X | D<br>X | Guarantee Mortgage                    | <input type="checkbox"/> |                        |         |        |        |

 Additional Provisions \* see schedule

IMPORTANT NOTICE: The Mortgage Act provides that the Mortgagor can obtain free of charge, from the mortgage a statement of the debts secured by this mortgage once every twelve months, or as needed for pay off or sale.

**LTO USE ONLY**

| FEES CHECKED  | REFUND AMOUNT                                |
|---|--|
| Certificate of Registration<br>Registered this date <u>FEB 13 2006</u><br>as No. <u>1091210</u><br>I certify that the within instrument was registered in the <u>Portage La Prairie</u> Land Titles Office and entered on Title No. <u>2140271</u><br><br>For District Registrar | PORTAGE<br>LAND TITLES OFFICE<br>FEB 13 2006 |

The District Registrar hereby certifies that this is a true copy of a record maintained in the public records of The Property Registry of Manitoba

NOV 13 2008

1091210



IMPORTANT NOTICE: By virtue of Section 194 of the Real Property Act, any statement set out in this document and signed by the party making the statement has the same effect and validity as an oath, affidavit, affirmation or statutory declaration given pursuant to The Manitoba Evidence Act.

**7. SIGNATURE OF MORTGAGOR/ ENCUMBRANCEE**

- strike out inappropriate statement(s) and initial* \* see schedule
1. I am ~~entitled to be~~ the owner of the Land/ Mortgage/ Encumbrance of the Land;
  2. As security for performance of all my obligations herein, I hereby mortgage/ encumber to the Mortgagee/ Encumbrancer my interest in the Land/ Mortgage/ Encumbrance of the Land;
  3. I promise to pay the principal amount and interest and all other charges and money hereby secured and to be bound by all the terms herein;
  4. I acknowledge receipt of a copy of this instrument and all of the terms herein;
  5. I am the full age of majority;
  6. The registration of this instrument does not contravene the provisions of The Farm Lands Ownership Act because:
    - a) the within land is not farm land as defined in The Farm Lands Ownership Act; or
    - b) the interest in the farm land is being mortgaged/ encumbered pursuant to a bona fide debt obligation; or
    - c) other (specify section of The Farm Lands Ownership Act) \_\_\_\_\_
  7. My co-mortgagor is my spouse or common-law partner and has Homestead rights in the within land.

|         |                 | DATE |       |
|---------|-----------------|------|-------|
|         |                 | Y    | M D   |
| Witness | ANGELA BOUCHARD | 2005 | 12 14 |
| Witness | ANDRE BOUCHARD  | 2005 | 12 14 |
| Witness |                 |      |       |
| Witness |                 |      |       |

\*\* Attach affidavit of subscribing witness if the witness is other than an officer as described in subsection 72(4) of The Real Property Act.

**8. TYPE OF PROPERTY**  Residential  Farm  Commercial

**9. SIGNATURE OF COVENANTOR**

- I acknowledge receipt of a copy of this instrument and all of the terms herein and I agree to perform my obligations herein. \* see schedule
- |         |  | DATE |     |
|---------|--|------|-----|
|         |  | Y    | M D |
| Witness |  |      |     |
| Witness |  |      |     |

**10/11. HOMESTEADS ACT CONSENT TO DISPOSITION AND ACKNOWLEDGMENT**

- Note: For consent by widow(er) or surviving common-law partner, see section 22 of The Homesteads Act.
1. the spouse or common-law partner of the Mortgagor/Encumbrancee, consent to the disposition of the homestead effected by this instrument and acknowledge that:
1.  I am the first spouse or common-law partner to acquire homestead rights in the property; or
  - A previous spouse or common-law partner of the Mortgagor/Encumbrancee acquired homestead rights in the property but those rights have been released or terminated in accordance with The Homesteads Act.
  2. I am aware that The Homesteads Act gives me a life estate in the homestead and that I have the right to prevent this disposition of the homestead by withholding my consent.
  3. I am aware that the effect of this consent is to give up my life estate in the homestead to the extent necessary to give effect to this disposition.
  4. I execute this consent apart from my spouse or common-law partner freely and voluntarily without any compulsion on the part of my spouse or common-law partner.

Name of Spouse or Common-Law Partner \_\_\_\_\_ Signature of Spouse or Common-Law Partner \_\_\_\_\_

Name of Witness \_\_\_\_\_ Signature of Witness \_\_\_\_\_

A Notary Public in and for the Province of Manitoba  
 A Commissioner for Oaths in and for the Province of Manitoba  
 My commission expires: \_\_\_\_\_  
 Or other person authorized to take affidavits under The Manitoba Evidence Act (Specify) \_\_\_\_\_

**12. INSTRUMENT PREPARED BY** include address and postal code

First Canadian Title  
 P. O. Box 27112, Winnipeg, MB, R3C 4T3 Tel: (204) 942-2577 or 1-877-682-0217

**13. ENCUMBRANCES, LIENS AND INTERESTS** The within document is subject to Instrument No. (s).  
 CAVEAT NO. 1023862 /

**14. INSTRUMENT PRESENTED FOR REGISTRATION BY** include address, postal code, contact person and phone number

First Canadian Title/Level 4 Management Services  
 P. O. Box 27112, Winnipeg, MB, R3C 4T3  
 Michelle Hanson FCT # 05341002440

NOTE: SINGULAR INCLUDES PLURAL AND VICE VERSA WHERE APPLICABLE. "I" to be read as including all litigant(s) whether individual or corporate.




SCHEDULE A  
COLLATERAL MORTGAGE  
PAYMENT SCHEDULE  
(ALL OBLIGATIONS)

The Mortgagor has agreed to give this Mortgage as continuing collateral security for the payment and satisfaction to the Mortgagee on their due dates, or if no due date, on demand, of all obligations, debts and liabilities, present or future, direct or indirect, absolute or contingent, matured or not, extended or renewed at any time owing by the Mortgagor to the Mortgagee or remaining unpaid by the Mortgagor to the Mortgagee heretofore or hereafter incurred or arising and whether incurred by or arising from agreement or dealings between the Mortgagee and the Mortgagor or from any agreement or dealings with any third party by which the Mortgagee may be or become in any manner whatsoever a creditor of the Mortgagor and all damages or obligations incurred by the Mortgagee as a result of its dealings with the Mortgagor, or obligations howsoever otherwise incurred or arising anywhere within or outside Canada and whether the Mortgagor be bound alone or with another or others and whether as principal or surety and any ultimate unpaid balance thereof and whether the same is from time to time reduced and thereafter increased or entirely extinguished and thereafter incurred again (such obligations, debts and liabilities being hereinafter called the "liabilities") but it being agreed that this Mortgage at any one time shall secure only that portion of the aggregate principal component of the liabilities outstanding at such time which does not exceed the amount expressed in Box 6 (a) of the Mortgage. The Mortgagor has also agreed to pay interest on the principal component of the liabilities outstanding or on so much thereof as may remain from time to time unpaid at the rate prescribed by the instrument or instruments creating or evidencing the liabilities, on demand, both before and after default, demand and judgement, with interest on overdue interest and on all amounts charged to the Mortgagor hereunder at such rate.

This Schedule forms part of a Mortgage From ANGELA BOUCHARD and ANDRE BOUCHARD to Royal Bank of Canada, Dated this 14<sup>th</sup> day of December, 2005.

\*

  
ANGELA BOUCHARD

  
ANDRE BOUCHARD





MANITOBA  
STATUS OF TITLE

TITLE NO: 2398791/3

PAGE: 1

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... PORTAGE LA PRAIRIE  
REGISTERING OFFICE... PORTAGE LA PRAIRIE  
REGISTRATION DATE... 2009/09/18  
COMPLETION DATE..... 2009/09/21

LEGAL DESCRIPTION:

TAYLOR AGRO LTD.

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

LOT 2 PLAN 49153 PLTO  
IN RL 127 PARISH OF PORTAGE LA PRAIRIE

ACTIVE TITLE CHARGE(S):

|                |          |   |                   |
|----------------|----------|---|-------------------|
| 1104183/3      | ACCEPTED | CAVEAT  | REG'D: 2007/05/26 |
| DESCRIPTION:   |          | RIGHT-OF-WAY AGREEMENT, EASEMENT FOR TRANSMISSION LINES |                   |
| FROM/BY:       |          | MTS ALLSTREAM INC.                                      |                   |
| TO:            |          | BY BRENDA K. MATTE, AS AGENT                            |                   |
| CONSIDERATION: |          | NOTES: WLY 12 METRES PERP                               |                   |

ADDRESS(ES) FOR SERVICE:

| EFFECT | NAME AND ADDRESS  | POSTAL CODE |
|--------|---|-------------|
| ACTIVE | TAYLOR AGRO LTD.<br>154 WILKINSON CRESCENT<br>PORTAGE LA PRAIRIE MB | R1N 1A8     |

ORIGINATING INSTRUMENT(S):

| REGISTRATION NUMBER | TYPE   | REG. DATE  | CONSIDERATION | SWORN VALUE  |
|---------------------|--|------------|---------------|--------------|
| 1128540/3           | T  | 2009/09/18 | \$140,000.00  | \$140,000.00 |
| PRESENTED BY:       | CHRISTIANSON CHRISTIANSON                      |            |               |              |
| FROM:               | ANGELA JEAN BOUCHARD AND ANDRE LIONEL BOUCHARD |            |               |              |
| TO:                 | TAYLOR AGRO LTD.                               |            |               |              |

FROM TITLE NUMBER(S):

2397957/3 ALL

LAND INDEX:

| LOT | BLOCK | SURVEY PLAN |
|-----|-------|-------------|
| 2   |       | 49153       |

\*

NOTE:

ACCEPTED THIS 18TH DAY OF SEPTEMBER, 2009  
BY J.KUSHNIRUK FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF PORTAGE LA PRAIRIE.

FORMER PARCEL B