

This is Exhibit " X " referred to in the
affidavit of Lionel Andre Bauehard
taken before me at Maple Ridge
this 8 day of Apr 2011

[Signature]
A Commissioner of Affidavits



Manitoba Courts

File Details

(CI07-01-54821 VAN STEELANT, ROBERT E. vs STAUB, MARY V.M.L.)

Documents Filed (CI07-01-54821)

Doc #	Reg Date	Court Location	Document	Notes
1	07-Dec-2007	Winnipeg-QB	STATEMENT OF CLAIM	
2	27-May-2008	Winnipeg-QB	STATEMENT OF DEFENCE & COUNTERCLAIM	
3	24-Sep-2008	Winnipeg-QB	NOTICE OF CHANGE OF LAWYER	THE PLTF HAS APPOINTED LUKE BERNAS AS LAWYER OF RECORD-AFF OF SER
4	27-Jan-2009	Winnipeg-QB	NOTICE OF MOTION (MASTER)	DEF, PENDING LITIGATION ORDER
5	27-Jan-2009	Winnipeg-QB	AFFIDAVIT	OF MARY YVETTE MONIQUE LUNDA STAUB, SE, 23JAN2009
6	29-Jan-2009	Winnipeg-QB	DISPOSITION SHEET	MASTER RING 29JAN2009 ADJ SINE DIE
7	29-Jan-2009	Winnipeg-QB	REPLY	(TO ST/DEF & ST/DEF TO C/CL) PLTF
8	10-Feb-2009	Winnipeg-QB	NOTICE OF MOTION (JUDGE)	OF THE DEF/PLTF BY COUNTERCLAIM, LEAVE TO AMEND THE ST./DEFENCE & COUNTERCLAIM, OTHER RELIEF,
9	19-Feb-2009	Winnipeg-QB	REQUISITION	UPDATED ON DOC #8
10	20-Feb-2009	Winnipeg-QB	DISPOSITION SHEET	GREENBERG J 17FEB2009 ADJ SINE DIE
11	24-Feb-2009	Winnipeg-QB	DISPOSITION SHEET	MASTER COOPER 24FEB2009 ADJ SINE DIE
12	25-Feb-2009	Winnipeg-QB	AFFIDAVIT	OF SAMANTHA JEAN HODGINS SWORN 24FEB2009
13	25-Feb-2009	Winnipeg-QB	REQUISITION	UPDATE DOC. # 4 BRING MATTER BACK ON LIST FOR 26-FEB-2009 AT 9:30 A.M.
14	26-Feb-2009	Winnipeg-QB	AFFIDAVIT OF SERVICE	AFF OF SAMANTHA JEAN HODGINS SWORN 24FEB2009 2 REQS TO AMEND ST OF DEF AND

15	26-Feb-2009	Winnipeg-QB	DISPOSITION SHEET	COUNTERCLAIM AND MTN TO OBTAIN PENDING LIT ORDER ON L. BERNAS 25FEB2009 MASTER COOPER 26FEB2009 ORDER TO AMEND AND PLO SIGNED
16	26-Feb-2009	Winnipeg-QB	ORDER	MASTER COOPER 26FEB2009 LEAVE TO AMEND ST OF DEF AND COUNTERCLAIM
17	26-Feb-2009	Winnipeg-QB	PENDING LITIGATION ORDER	MASTER COOPER 26FEB2009
18	01-Apr-2009	Winnipeg-QB	NOTICE OF CHANGE OF LAWYER	OF MARY Y.M.L. STAUB
19	02-Jun-2009	Winnipeg-QB	NOTICE OF REJECTION	AMENDED ST/DEF & C/CL
20	12-Jun-2009	Winnipeg-QB	CONSENT	AMENDED ST/DEF & C/CL
21	12-Jun-2009	Winnipeg-QB	REQUISITION - AMENDMENT	ST/DEF & C/CL
22	12-Jun-2009	Winnipeg-QB	AMENDMENT	ST/DEF & C/CL, BODY

Parties (CI07-01-54821)

Party ID	Party Name	Lawyer
DE001	STAUB, MARY YVETTE MONIQUE LYNDA	WILLIAMS, KEVIN T.
PL001	VAN STEELANT, ROBERT EDMOND	BERNAS, LUKE ROBERT

Full Title of Proceedings (CI07-01-54821)

BETWEEN: ROBERT EDMOND VAN STEELANT PLAINTIFF, -AND- MARY YVETTE MONIQUE LYNDA STAUB DEFENDANT.

Court Hearings (CI07-01-54821)

Court Date	Court Time	Status	Hearing Type	Notes
26-Feb-2009	09:30	PENDING	MASTER'S UNCONT LIST (MON - FRI @ 9:30)	DEF, PENDING LITIGATION ORDER
24-Feb-2009	09:30	PENDING	MASTER'S UNCONT LIST (MON - FRI @ 9:30)	DEF, PENDING LITIGATION ORDER
24-Feb-2009	09:30	PENDING	MASTER'S UNCONT LIST (MON - FRI @ 9:30)	OF THE DEF/PLTFF BY COUNTERCLAIM, LEAVE TO AMEND THE ST./DEFENCE & COUNTERCLAIM, OTHER RELIEF,
17-Feb-2009	10:00	PENDING	CIVIL UNCONTESTED MOTIONS (10:00)	OF THE DEF/PLTFF BY COUNTERCLAIM, LEAVE TO AMEND THE ST./DEFENCE &

29-Jan-2009

09:30

PENDING

MASTER'S UNCONT
LIST (MON - FRI @
9:30)

COUNTERCLAIM, OTHER RELIEF,
DEF, PENDING LITIGATION ORDER

Related Files (CI07-01-54821)

Related Files not found

e Legare, CFP

Undisclosed Recipient [undisclosedrecipient@telus.net]
Wednesday, July 23, 2008 9:41 PM

mlegare@telus.net

FW: New Will Mom "tricked while on medication by Lynda" to revise to exclude three siblings.....and then land transferred.....

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

Undisclosed Recipient [mailto:undisclosedrecipient@telus.net]
Wednesday, July 23, 2008 9:01 PM

Alleen McDuff (JUST) (CMcDuff@gov.mb.ca)

FW: New Will Mom "tricked while on medication by Lynda" to revise to exclude three siblings.....and then land transferred.....

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

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 got this and so did Auntie Doreen - but did anyone else in the family get the "genetic medical release on Lynda" 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 Robert - cuz Memere had 9 kids - not 6 . . .** but there is nothing in the will - the land Memere wants split 6 ways is no part of her estate and not even in her name - Auntie Lynn made sure of that, days after Memere re-wrote the will - 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 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 . . .**

Applicable behaviour - **greedy and sick in my estimation** - makes me ashamed to be even related to them (Lynn, Claire, Len 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

Leona Bouchard 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

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.

Handwritten signature and initials in the bottom right corner of the page.

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:

)
)
) *Jeannette Van Steelant*
)
)
)
)
)
)

R. Steffmann
[Signature]

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.

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

TE: 2007/09/21
E: 11:38

MANITOBA

TITLE NO: 2187714

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR... X
ISSUING OFFICE.....	WINNIPEG	ADDRESS.....
REGISTERING OFFICE.....	WINNIPEG	
REGISTRATION DATE.....	2006/10/24	PRODUCED BY... S.WALL
COMPLETION DATE.....	2006/10/30	

TRANSFER
OF
LAND
= To
STAUB

LEGAL DESCRIPTION:

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

BE REGISTERED OWNERS AS JOINT TENANTS SUBJECT TO COVENANTS
RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND

1. 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
2. ALL MINES AND MINERALS VESTED IN THE
CROWN (MANITOBA) BY THE REAL PROPERTY ACT

EXISTING 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.

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

***** 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

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 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 CHARGE(S):

REG'D: 2009/02/10

3734629 WPG ACCEPTED
DESCRIPTION:
FROM/BY:
TO:
CONSIDERATION:

CAVEAT
BENEFICIAL OWNER
CLAIRE DEANNA DEMERY

NOTES:

REG'D: 2009/02/27

3740469 WPG ACCEPTED
DESCRIPTION:
FROM/BY:
TO:
CONSIDERATION:

PENDING LITIGATION ORDER
QB FILE # C107-01-54821
MARY YVETTE MONIQUE LYNDA STAUB, BY COUNTERCLAIM
ROBERT EDMOND VAN STEELANT, BY COUNTERCLAIM

NOTES:

ADDRESS(ES) FOR SERVICE:
EFFECT NAME AND ADDRESS

POSTAL CODE

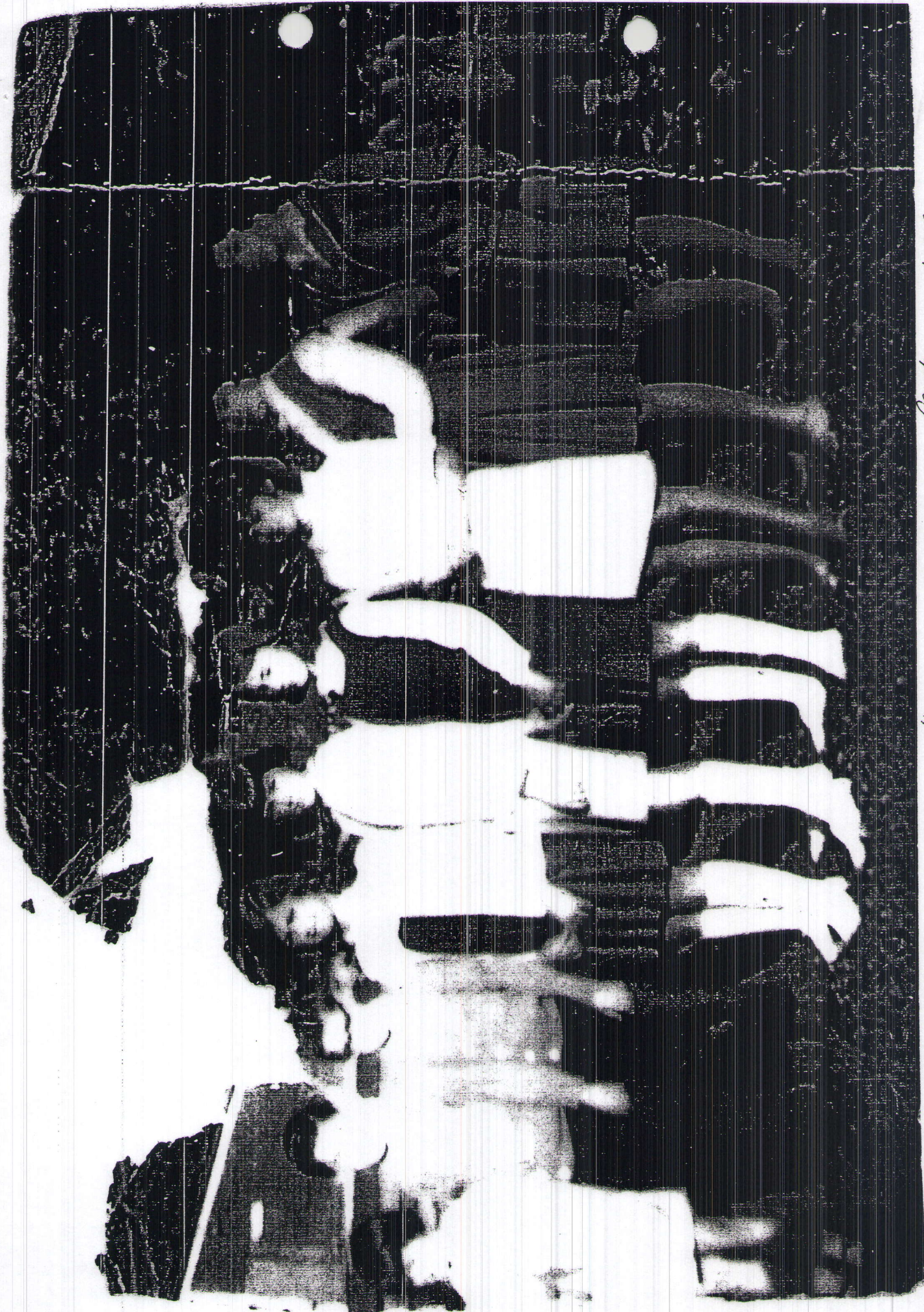
ACTIVE ROBERT EDMOND VAN STEELANT
BOX 6, GRP 240, R.R. #2
WINNIPEG MB

R3C 2E6

65.36 - 5230

ACTIVE MARY YVETTE M. LYNDA STAUB
BOX 15, GRP 201, R.R. #2
WINNIPEG, MB

R3C 2E6



Leona

Marlene
Legare

Beatrice
Chadwick

Helene
Johnson

Lynna
Stano

Clare
Bernard

Andy

Jerry

Green

DATE: 2006/12/18
TIME: 14:14
POST

MANITOBA
STATUS OF TITLE

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.. X
ADDRESS.....

PRODUCED BY... P.KRAHN

LEGAL DESCRIPTION:

ROBERT EDMOND VAN STEELANT AND JEANNETTE VOLANDE 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.GILLETA FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2006/12/18 OF TITLE NUMBER 1742308 .

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

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

MANITOBA

FILE 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 IN WINNIPEG
LTO BOX NO:

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 *****

1-farm land

THE QUEEN'S BENCH
Winnipeg Centre

BETWEEN:

ROBERT EDMOND VAN STEELANT

plaintiff,

- and -

MARY YVETTE MONIQUE LYNDA STAUB

defendant

REPLY

1. The plaintiff joins issue with each and every allegation set forth in the Statement of Defence as if the same were set out separately and denied specifically, except where the same consists of admissions.
2. In reply to paragraph 3 of the Statement of Defence, the Plaintiff says that:
 - a) JEANETTE YOLANDE VAN STEELANT (hereinafter referred to as "Jeanette") made no financial or other contribution to the subject properties;
 - b) The transfer of the subject property from the plaintiff to Jeanette was for the purpose of providing security to Jeanette in the event of death of the plaintiff;
 - c) The subject properties were used by the plaintiff in his farming operation before, during, and after Jeanette's period of ownership;
 - d) The Plaintiff continued to make all payments in regard to the subject properties, including payment of property taxes, before, during, and after Jeanette's period of ownership;
3. In reply to paragraph 4 of the Statement of Defence, the plaintiff says that:

- a) There were no discussions whatsoever between the plaintiff and Jeanette or between the plaintiff and the defendant regarding the creation of a trust;
 - b) There was no intention by Jeanette to create a trust;
 - c) Jeanette intended to transfer the Properties to the plaintiff in his name alone;
 - d) In and around early 2006, to recognize the great lengths that the plaintiff went to, financial and otherwise, to assist Jeanette in her battle with illness, it was agreed by the plaintiff and Jeanette that the Properties would be transferred to the plaintiff as sole owner;
 - e) The defendant is employed by the Winnipeg Land Titles Office;
 - f) The defendant handled the entire transaction that resulted in the Properties being transferred into joint tenancy between the plaintiff and the defendant, including the preparation of the transfer documents, obtaining the signatures of all signatories to said documents, and the registration of said documentation in the Winnipeg Land Titles Office;
 - g) When the transfer document was presented to the plaintiff by the defendant for his signature, only his name was listed thereon as a transferee;
 - h) As a result, the plaintiff was not aware and did not agree at anytime to hold the Properties in joint tenancy with the defendant, or any other person, for any purpose whatsoever.
4. In reply to paragraph 5 of the Statement of Defence, the plaintiff says that there was no discussion at all about purchase of the property as between joint tenants as described or at all.
5. In reply to paragraphs 7 to 9 of the Statement of Defence, the plaintiff says that:
- a) He denies that the subject trust exists.
 - b) He denies any of the obligations named therein.

DEFENCE TO THE COUNTERCLAIM

6. The plaintiff and defendant to the counterclaim relies upon the statements in the Reply and adopts same in this Defence to Counterclaim.
7. The plaintiff and defendant to the counterclaim admits no allegations in the Counterclaim.
8. The plaintiff and defendant to the counterclaim denies all allegations in the Counterclaim.
9. In further answer to the entire Counterclaim, the plaintiff and defendant to the counterclaim says that:
 - a) He denies that the subject trust exists.
 - b) He denies any of the obligations named therein.
10. The plaintiff and defendant to the counterclaim therefore submits that the counterclaim be dismissed with costs.

January 29, 2009

LUKE BERNAS
D'ARCY & DEACON LLP
Barristers and Solicitors
1200 - 330 St. Mary Avenue
Winnipeg, Manitoba R3C 4E1
Ph. No.: 942-2271
Fax No.: 943-4242

TO: CHAPMAN GODDARD KAGAN
Barristers and Solicitors
1864 Portage Avenue
Winnipeg, MB R3J 0H2
Attention: Kelly P. Land

TITLE SEARCH

2009/01/22

TITLE DISPLAY - WINNIPEG

(3 OF 9)

TITLE NUMBER..... 2187712

TITLE STATUS..... ACCEPTED

REGISTRATION DATE..... 2006/10/24

COMPLETION DATE..... 2006/10/30

CONSOLIDATION..... NO

SUMMARY OF TITLE DATA

SELECT ONE OF THE FOLLOWING:

TITLE NOTES.....			MORE?	NO	....	—
ORIGINATING REG. NUMBER..	3368584	.....	MORE?	NO	....	—
FROM TITLE NUMBER.....	1798289	TYPE.... ALL	MORE?	NO	....	—
RPA/CROWN GRANT NUMBER...		.....	MORE?	NO	....	—

NAME FOR SERVICE.....	ROBERT EDMOND VAN STEELANT		MORE? *	YES	....	—
ADDRESS.....	BOX 12, GRP 240, R.R. #2					
	WINNIPEG MB					

POSTAL CODE.....	R3C2E6	EFFECT... ACTIVE				
DUPLICATE PRODUCED ?			MORE?	NO	....	—
ISSUED DATE.....						

TX: _____	NEXT TITLE NUMBER... _____
DA: _____	

SCREEN INCOMPLETE - SELECT AS INDICATED ABOVE

CLAIM

1. The Plaintiff claims:

(a) An order for partition or sale of the following land:

Parcel 1: All that portion of NW ¼ 27-12-2 EPM which lies to the North of the Northern limit of water control works Plan 9025 (WLTO) Except firstly: Drain Plan 6360 (WLTO) (now closed) and Secondly: All mines and minerals vested in the Crown (Manitoba) by The Real Property Act, status of title number 2187712 (hereinafter referred to as "Parcel 1").

Parcel 2: All that portion of NW ¼ 27-12-2 EPM which lies to the South of the Southern limit of water control works Plan 9025 (WLTO) Except: All mines and minerals vested in the Crown (Manitoba) by The Real Property Act, status of title number 2187714 (hereinafter referred to as "Parcel 2").

(b) In the event of a sale, orders that:

- (i) There be a reference to the Master of this Court for directions for conduct of the sale.
- (ii) The Plaintiff have carriage of the reference;
- (iii) Title of the subject property vest in the name of the purchaser named in the Master's Report and Order on Sale;
- (iv) The Master make such inquiries, hear such evidence, assess such costs as may be appropriate, and make a Report and Order on Sale when the subject property is sold.

(c) Such further or other order as may be just.

(d) An order that the Defendant pay the Plaintiff's costs of these proceedings.

2. The Plaintiff is a farmer and resides in the Rural Municipality of Rosser in the Province of Manitoba.
3. The Defendant is employed at the Land Titles Office in Winnipeg, Manitoba and she is believed to reside in the Rural Municipality of Rosser, in the Province of Manitoba.
4. The Plaintiff was married to JEANETTE YOLANDE VAN STEELANT (hereinafter referred to as "Jeanette"). They were married on July 29, 2000. Each had children of prior marriages and they had no children together.
5. Jeanette died on January 3, 2007.
6. The Defendant is a daughter of Jeanette's.
7. Parcel 1 and Parcel 2 were owned by the Plaintiff prior to his marriage to Jeanette.
8. Parcel 1 and Parcel 2 were both used by the Plaintiff in his farming operation prior to and during his marriage to Jeanette.
9. On or about April 2003 the Plaintiff transferred Parcel 1 and Parcel 2 to Jeanette.
10. On or about July 17, 2006 Jeanette caused to be prepared a transfer of land by which title to Parcel 1 and Parcel 2 was transferred to the Plaintiff and Defendant as joint tenants. The subject transfer registered at the Winnipeg Land Titles Office as transfer number 3368584 and was completed on October 24, 2006.
11. The Defendant has never occupied, used, nor sought to occupy or use, Parcel 1 nor of Parcel 2 before or during her ownership of same.
12. The Defendant never contributed to the maintenance of Parcel 1 nor of Parcel 2 before or during her ownership of same.

465-5632



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

COPY

Dear Ms Bouchard:

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

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.

- 2 -

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.





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

January 14, 2011

Ms Marlene Légaré

Dear Ms Légaré:

Re: Estate of Jeanette Van Steelant
Our File No. 75304-1 WILL

It has been decided that the funds that have not yet been distributed, should be distributed to the beneficiaries named in the last Will of the late Jeanette Van Steelant without further delay. Accordingly I am instructed to make that distribution on January 24, 2011.

Yours truly,

Taylor McCaffrey LLP

Per:

Charles R. Huband

CRH/mrm