

THE MANITOBA REAL ESTATE ASSOCIATION - OFFER TO PURCHASE REAL ESTATE
 This Offer to Purchase must be completed in at least QUADRUPPLICATE.
 (To be used in the purchase of property other than SINGLE FAMILY RESIDENTIAL HOUSES OR UNITS).

LISTING BROKER ANDY BOUCHARD	SELLING BROKER
LISTING SALESMAN PH 857-6883	SELLING SALESMAN

TO LIONEL BOUCHARD Box 81 Elie Manitoba
 (Hereinafter called the Vendor) (Vendor's Address)

I/WE Andre Lionel Bouchard Box 200 Elie Man
 (Hereinafter called the Purchaser) (Purchaser's Address)

(Occupation of Purchaser) _____ hereby offer and agree to purchase through the above named broker(s) as agents for the Vendor, the land and premises known as LOT 4 - P215 P110 and P119 51414-11-3W
 (Address or Legal Description including Title Number)

79.47 Acres including all buildings - including an undivided one-half interest
- 70 cult. Acres @ 46.75⁰⁰ per acre = 47250.00
- 19.47 - house, yard and well = 32750.00

clear of all encumbrances, easements, encroachments and tenancies except (if none, state none) (SEE NOTE 1) 8000000

(details of any lease obligations to be assumed must also be set out)

and subject to all structures on the said land complying with all applicable building and zoning restrictions and not encroaching beyond the land or on any public utility right-of-way, except for:

47,250.00 +
 32,750.00 +
 80,000.00 *

READ CAREFULLY NOTES 2, 3, 4 AND 5 BEFORE COMPLETING THIS SECTION

I/WE agree to pay for the above described property a total purchase price of \$ 40,000.00 payable as follows:

A deposit (to be returned if this offer is not accepted) of \$ 25000.00

By a payment in cash on or before the date of possession \$ _____

The balance as follows:

Balance to be paid at closing on or before NO 3008

Dec 31/90 interest free \$ 15000.00

TOTAL PURCHASE PRICE \$ 40,000.00

Possession (vacant, unless otherwise noted) shall be given and all adjustments except for taxes, will be made as of the 1 day of Jan 19 90 and the tax adjustment date shall be the 1 day of Jan 19 90

The purchase price shall include all fixtures and in particular all such electric light fixtures, heating and plumbing fixtures, T.V. antenna, etc., carpets, curtain rods, drapery tracks, screen and storm windows and doors as are now on the premises, and also the following (make note herein of any crops, livestock, machinery, portable bldgs, etc., to be included in the purchase price).

1) If the parties subdivide the property then the proceeds from the sales of the first two lots shall go to Lionel Bouchard

2) If either party wishes to sell his half interest in the property then the other party shall have the first option to buy

the half interest for fair market value at that time

but excluding upon 30 days written notice.

all of which are represented to be owned by the Vendor free from encumbrances except: The Purchase is subject to the existing mortgage.

on which I/WE agree to assume payment of the rent of unpaid balance in the amount(s) stated.

Any promise, representation, undertaking or guarantee made by the Broker or salesman must be attached to and form part of this offer (if no promise, undertaking or guarantee - state NONE) NONE Sold 3002

The property, until date of possession, shall remain at the risk and responsibility of the Vendor. In signing this offer, I/WE rely entirely upon my/our personal inspection and knowledge of the property independent of any representation made by or on behalf of the Vendor. This offer, when accepted by the Vendor, shall constitute a binding contract of purchase and sale, and time shall, in all respects be of the essence thereof.

Purchasers' Initials
AB

DEPOSITE AS REQUIRED I/WE hereby make a deposit of \$ _____ on account of this purchase in cash/by cheque/by certified cheque (which cheque or certified cheque is made payable to the Listing Broker and is delivered with this offer).

The said deposit shall be held, if in cash by the Broker who received it, otherwise by the Listing Broker, in trust for me/us until the Vendor accepts this Offer and is to be returned to me/us without deduction, interest, or other charge of any kind, if the Vendor does not accept this Offer by _____ o'clock A.M./P.M. on the _____ day of _____, 19 _____.

After this Offer has been accepted by the Vendor, the deposit (howsoever paid) shall be paid to and held by the Listing Broker in trust, to be paid over to the

THIS OFFER, IF ACCEPTED, IS A LEGALLY BINDING CONTRACT. READ IT ALL BEFORE YOU SIGN.

WITNESS my/our hand(s) this 3 day of Jan, 19 90

[Signature]
Witness

Andie h Zauchaud
Signature(s) of Purchaser(s)

CHRISTIANSON
Name of Purchaser's Solicitor

ACCEPTANCE

I/We hereby accept the above Offer and agree with the Purchaser(s) therein named duly to complete the sale on the terms and conditions mentioned. Should I/We fail to do so, the Purchaser(s) may, at his/their option, cancel this agreement and withdraw the deposit, or take what other remedies the Purchaser(s) may have at law.

I/We acknowledge that upon the completion of the transaction evidenced by this accepted Offer to Purchase, I/We will be obligated to pay and do hereby agree to pay to the Listing Broker above named the agreed commission of \$ _____

(State in terms of percentage of total purchase price or dollars)

And I/We direct and authorize such Broker to retain and apply in payment thereof the deposit or so much thereof as is required to pay such commission as and when the deposit becomes properly payable to me/us. I/We hereby direct and authorize my/our solicitor(s) named below to pay promptly to the Listing Broker any unpaid balance of the commission out of the sale proceeds as soon as the same are properly payable to me/us, and I/We agree not to revoke this direction without just cause.

I/We hereby authorize the Purchaser(s), his, her or their solicitors, and the said Broker to pay and deliver to my/our solicitors, any money or documents due to me/us in connection with the above sale and for so doing, this shall be their full and sufficient authority and the receipt of such solicitor(s) shall be a good discharge therefore.

WITNESS my/our hand(s), this 3 day of Jan, 19 90

[Signature]
Witness

Lionel Zauchaud
Signature(s) of the Vendor(s)

CHRISTIANSON
Name of Vendor's Solicitor

BROKER'S RECEIPT FOR DEPOSIT PAID IN CASH

(Not required if deposit paid by cheque)

_____ hereby acknowledges receipt of the above cash deposit, (and undertakes to pay it over to the Listing Broker on the next business day following the acceptance of this Offer). (Delete undertaking if receipt given by Listing Broker.)

Signature of Broker or Broker's Representative

(SEE NOTE 6)

DOWER ACT CONSENT TO ACCEPTANCE

I, _____ wife/husband of _____ the Vendor named in the acceptance hereof hereby consent to the making of the same by him/her.

DATED this _____ day of _____, 19 _____

CERTIFICATE OF ACKNOWLEDGEMENT BY WIFE TO CONSENT

(Not required for a consent of a husband)