

MAINTENANCE AND ENCROACHMENT EASEMENT AGREEMENT

BETWEEN:

*Albert Alexander Kuxhaus and Marjory Ellen Kuxhaus
of the RM of Last Mountain Vally No. 250, in the Province of Saskatchewan,
(hereinafter called the "Grantor")*

OF THE FIRST PART

AND

*Albert Alexander Kuxhaus and Marjory Ellen Kuxhaus
of the RM of Last Mountain Vally No. 250, in the Province of Saskatchewan,
(hereinafter called the "Grantee")*

OF THE SECOND PART

WHEREAS The Grantor is the registered owner of an estate in fee simple in the following:

NE Sec 33 Twp 25 Rge 21 W2 Extension 0 (Surface Parcel #110369886)

(hereinafter called the "First Lands")

AND WHEREAS The Grantee is the registered owner of an estate in fee simple in the following:

SW Sec 34 Twp 25 Rge 21 W2 Extension 0 (Surface Parcel #110370675)

(hereinafter called the "Second Lands")

AND WHEREAS the lagoon and septic line servicing the Second Lands are on and beneath the surface of the First Lands;

AND WHEREAS the owner of the First Lands and Second Lands are one in the same and the intention is to sell the lands, however before that portion of the First Lands are sold the owner desires to put in place a Maintenance and Encroachment Easement.

NOW, THEREFORE, this agreement witnesseth that the following Easement shall exist on the First Lands for the benefit of the Second Lands as follows:

1. The Grantor as beneficial owner of the First Lands hereby grants, conveys, transfers and assigns to the Grantee, its successors in title, the owners and occupiers for the time being of the Second Lands, and their respective servants, agents and licensees for the benefit of the Second Lands, an Easement on, over, under and/or through a portion of the First Lands, described as follows, that is to say:

All that portion of the First Lands as indicated in the diagram attached hereto as Schedule "A".


(hereinafter referred to as the "Easement Lands")

2. The said Easement shall consist of the right, privilege and authority for the Grantee, its successors in title, the owners and occupiers for the time being of the Second Lands and their respective servants, agents and licensees to have exclusive use of the lagoon and any septic lines on the First Lands, and to enter into or upon the said Easement Lands:

- (a) To the exercise normal use of lagoon located on the Grantor's parcel;
- (b) To excavate the same and to fix and or construct and lay and forever hereafter to keep laid and maintained in such excavation a lagoon and all necessary lines or other substances as

- (c) The constructing, repairing, replacing, maintaining, and inspecting of the lagoon and any related septic lines and equipment on the First Lands; and
- (d) The Easement herein granted shall be both vertical and horizontal in direction and it shall extend horizontally to such depth as is necessary to properly construct, repair, replace, maintain and inspect the lagoon and any related septic lines and equipment.

- IN WITNESS WHEREOF** the parties hereto have hereunto set their hands and seals this 16 day of October, 2025.

Witness 

) Marjory Ellen Kuxhaus
) Marjory Ellen Kuxhaus, Grantor
)

Marjory Ellen Kuxhaus
as POA for Albert Alexander Kuxhaus, Grantor

Witness 

) Marjory Kuxhaus
) Marjory Ellen Kuxhaus, Grantee
)

Marjory Ellen Kuxhaus
as POA for Albert Alexander Kuxhaus, Grantee

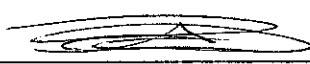
CANADA)
PROVINCE OF SASKATCHEWAN)

AFFIDAVIT OF EXECUTION

I, JOSH DUCHIN, of the City of Regina, in the Province of Saskatchewan, **MAKE OATH AND SAY:**

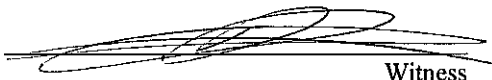
1. THAT I was personally present and did see **Marjory Ellen Kuxhaus**, named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.
2. THAT the same was executed at the City of Regina, in the Province of Saskatchewan, and that I am the subscribing witness thereto.
3. THAT I know the said **Marjory Ellen Kuxhaus** and he/she is in my belief eighteen years of age or more.

SWORN BEFORE me at Regina,)
Saskatchewan, this 16 day of)
October, 2025.)
)
)
)
)
)


A Commissioner for Oaths / Notary Public
in and for the Province of Saskatchewan.

~~Being a Solicitor~~

My Appointment Expires: September 30 2030


Witness

SCHEDULE A

The Easement is marked in as hashmarks (x's) and is approximately 49 metres by 13 metres
at the South-East boundary of the First Lands (Surface Parcel #110369886)



Surface Parcel Number: 110370675

REQUEST DATE: Thu Oct 16 11:08:00 GMT-06:00 2025

53396849 110370226	110370216	110370192	110353294	110370169
53396850 110368391	110368380	110368379	110352956	110368526
53396872 110372093	110369886	110369921	110370686	110370710
53396883 110369808		805.16		
110372295	110369842			
110372082	110351281	110370675	110372105	110370709
110372059		803.54		
		805.94		
110371957	110371968	110371924	110371935	110371890
110351236 110371946	110351225	110351214	145263540	110351180
110351359		111054710		

Owner Name(s): Kuxhaus, Albert Alexander, Kuxhaus, Marjory Ellen

Municipality: RM OF LAST MOUNTAIN VALLEY NO. 250 **Area:** 64.808 hectares (160.14 acres)

Title Number(s): 111450596

Converted Title Number: 00SE28471

Parcel Class: Parcel (Generic)

Ownership Share: 1:1

Land Description: SW 34-25-21-2 Ext 0

Source Quarter Section: SW-34-25-21-2

Commodity/Unit: Not Applicable

DISCLAIMER: THIS SCHEDULE A PLAN OR SURVEY IS FOR INFORMATION ONLY AND IS NOT TO BE USED TO DETERMINE THE LOCATION, SIZE AND SHAPE OF A PARCEL OR TO DETERMINE THE AREA OF A PARCEL. THE AREA OF A PARCEL IS NOT TO BE USED TO DETERMINE THE LOCATION, SIZE AND SHAPE OF A PARCEL. THE AREA OF A PARCEL IS NOT TO BE USED TO DETERMINE THE LOCATION, SIZE AND SHAPE OF A PARCEL.