

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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ADVISORY

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Form 8, Section 68
TRANSFER

WE, ROBERT GREY AND BERNICE GREY BOTH OF 145 BEARDSLEY CRESCENT, PORT MCMURRAY ALBERTA, T9S 2S1 AS JOINT TENANTS (hereinafter called "the Transferors") being registered owners of an estate in fee simple, subject to registered encumbrances, liens and interests, if any, in that piece of land described as follows:

PLAN 9920950

LOT 5

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 14.89 HECTARES (36.79 ACRES) MORE OR LESS

and

PLAN 9920950

LOT 6

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 9.27 HECTARES (22.91 ACRES) MORE OR LESS

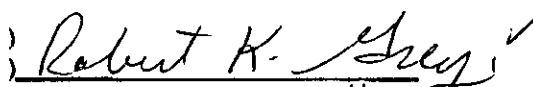
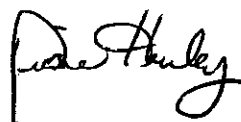
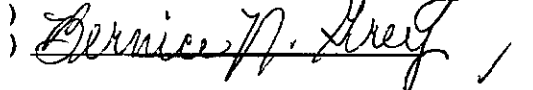
do hereby in consideration of the sum of FOUR HUNDRED THOUSAND (\$400,000.00) DOLLARS paid to us by:

DUNVEGAN GARDENS (AB) LTD. OF 26005 SECONDARY HIGHWAY 627, SPRUCE GROVE AB. T7Y 1A9

hereinafter called "the transferee", the receipt of which sum we hereby acknowledge, transfer to the said Transferee all our estate and interest in that piece of land.

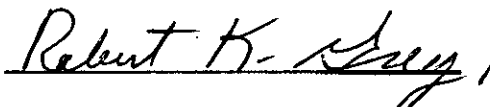
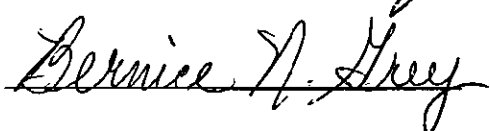
IN WITNESS WHEREOF we have hereunto subscribed our names this 26th day of February, A.D. 2005.Signed by the said Transferors
in the presence of:

Witness

CERTIFICATE

We, the undersigned vendors, certify that we are residents of Canada for all purposes arising under The Income Tax Act of Canada including, but not limited to Section 116(5) thereof.

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Form 32, Section 154
AFFIDAVIT RE VALUE OF LAND

CANADA) I, Brad Friesen ✓
PROVINCE OF ALBERTA) of Fort McMurray, in the Province of Alberta
TO WIT:) MAKE OATH AND SAY;

1. I am agent of the Transferee named in the within Transfer and I know the lands therein described. ✓
2. I know the circumstances of the Transfer and the true consideration paid by the Transferee is \$400,000.00 by way of mortgage to the Transferors. ✓

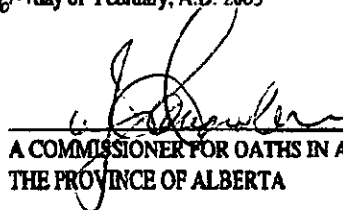
3. The current value of the land** in my opinion is Parcel 1 \$230,000
Parcel 2 170,000 ✓

***"value" means the dollar amount that the land might be expected to realize if it were sold on the open market by a willing seller to a willing buyer.

*** "land" includes buildings and all other improvements affixed to the land.

SWORN before me at the City of Fort McMurray)
Prairie in the Province of Alberta this)
20th day of February, A.D. 2005)




A COMMISSIONER FOR OATHS IN AND FOR
THE PROVINCE OF ALBERTA

W.J. (JIM) SAMARODEN
COMMISSIONER FOR OATHS
In and for the PROVINCE OF ALBERTA
Appointment expires July 20, 2007

AFFIDAVIT OF EXECUTION

DIANE HURLEY ✓, of the City of Fort McMurray, in the Province of Alberta, MAKE OATH AND SAY:

1. THAT I was personally present and did see Robert Grey and Bernice Grey named in the annexed instrument who are personally known to me to be the persons named therein, duly sign and execute the same for the purposes named therein.
2. THAT the same was executed at the City of Fort McMurray, in the Province of Alberta. ✓
3. THAT I know the said persons and they are in my belief, of the full age of eighteen years.

SWORN BEFORE ME at the City of
Fort McMurray, in the Province
of Alberta, this 26TH day of
February A.D. 2005

) Diane Hurley ✓
)
)

[Signature]
A COMMISSIONER FOR OATHS IN AND FOR
THE PROVINCE OF ALBERTA ✓

W.J. (JIM) SAMARODEN
COMMISSIONER FOR OATHS
In and for the PROVINCE OF ALBERTA
Appointment expires July 20, 2007



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