Dated July A.D. 1953

THE RAINBOW RANCHE LIMITED

—TO—

GERALD FRANCIS LIPSETT and
MURIEL MARTHA LIPSETT

Deed of Land

Clarke & Stuart Co. Ltd., Law Printers and Stationers
Vancouver, B.C. Form No. 2

FILLMORE & HAYMAN
BARRISTERS & SOLICITORS
KELOWNA, B. C.

FOR WITNESS

Province of British Columbia
To Wit:

I, of the
of , in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within Instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said Instrument was executed at
3. I know the said part , and that of the full age of twenty-one years.
4. I am the subscribing witness to the said Instrument and am of the full age of sixteen years.

Sworn before me at
in the Province of British Columbia, this
day of , 195

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY CERTIFY that, on the day of , 195 ,
at , in the Province of British Columbia,
(whose identity has been proved by the evidence on oath of , who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed Instrument as the maker thereof, and whose name subscribed thereto as part , that know the contents thereof, and that executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at in the Province of
British Columbia, this day of
in the year of our Lord one thousand nine hundred and fifty-

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

NOTE—Where the person making the acknowledgment is personally known to the office r taking the same, strike out the words in brackets.

2013.57.4.04.02

Form No. 2. Deed of Land. 8-51 Clarke & Stuart Co. Ltd., Law Printers and Stationers, Vancouver, B.C.

This Indenture,

Made the 24th day of July in the year of our Lord one thousand nine hundred and fifty- three.

In Pursuance of the "Short form of Deeds Act"

Between

Insert full Name, Street Address and Occupation of Grantor and of Grantee.

THE RAINBOW RANCHE LIMITED, a company duly incorporated under the laws of the Province of British Columbia and having its chief place of business at Okanagan Centre in the said Province, and now in voluntary liquidation,

(hereinafter called the "Grantor")

AND

GERALD FRANCIS LIPSETT, garage proprietor, and MURIEL MARTHA LIPSETT, his wife, both of 840 Bernard Avenue in the City of Kelowna in the said Province, as joint tenants and not as tenants in common,

(hereinafter called the "Grantee")

Witnesseth, that, in consideration of Eight Thousand ($8,000.00) -

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, **Doth Grant** unto the said Grantee, his heirs and assigns FOREVER:

All and Singular that certain parcel or tract of land and premises situate, lying and being in the Vernon Assessment District in the said Province and more particularly known and described as Lot Ten (10), Map Four Thousand Two Hundred and Thirteen (4213), being a subdivision of part of Sections Twenty (20) and Twenty-one (21), Township Twenty (20), Osoyoos Division of Yale District, subject to a right-of-way or proposed right-of-way in favour of West Canadian Hydro-Electric Corporation Ltd. as shown on Plan "A" Seven Hundred and Fifty-five ("A"755).

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; **Subject nevertheless** to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown., and subject to land,and water taxes, tolls, rates and assessments from and after the 1st day of January, 1948.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands, save as aforesaid.

And the said Grantor **Releases** to the said Grantee **All His Claims** upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness .....

Street Address .....

City or Town .....

Occupation of Witness .....

The Rainbow Ranche, Limited
IN LIQUIDATION

.....
Liquidator

STATUTORY DECLARATION OF ATTORNEY

I, of the
of , in the Province of British Columbia,
DO SOLEMNLY DECLARE:—

1. That I am the attorney for
(Name of Donor)

2. That I am the person who subscribed the name of
(Name of Donor)
in the annexed Instrument as the Maker thereof.

3. That at the time of the execution of the said Instrument the power of attorney had not been revoked by or on behalf of , and I have not received any notice or information
(Name of Donor)
of the death, disability, or bankruptcy of
(Name of Donor)

[Or if the donor of the power is a corporation, substitute for 3 (ante)]—

3. That at the time of the execution of the said Instrument the power of attorney had not been revoked by or on behalf of , and I have not received any notice or information
(Name of Donor)
of the bankruptcy or dissolution of
(Name of Donor)

4. That I know the contents of the said Instrument and subscribed the name of the said
(Name of Donor)
thereto voluntarily as the free act and deed of the said
(Name of Donor)

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at ,
in the Province of ,
this day of , 195 .

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

STATUTORY DECLARATION WHERE ATTORNEY IS A CORPORATION

I, of the
of , in the Province of British Columbia,
DO SOLEMNLY DECLARE:—

1. THAT I am of the
(Office) (Name of Corporation)
the attorney of
(Name of Donor)

2. THAT being duly authorized by the to act
(Name of Corporation)
for in the execution of the power of attorney, I subscribed the
(Name of Corporation)
name of in the annexed Instrument as the Maker thereof, and
(Name of Donor)
under the same authority affixed the seal of the thereto.
(Name of Corporation)

3. THAT I know the contents of the said Instrument and subscribed the name of the said
(Name of Donor)
thereto voluntarily as the free act and deed of the said
(Name of Donor)

4. THAT at the time of the execution of the said Instrument the power of attorney had not been revoked by or on behalf of , and I am informed that the
(Name of Donor) (Name of Corporation)
had not received any notice or information of the death, disability, or bankruptcy of
(Name of Donor)

[Or if the donor of the power is a corporation, substitute for 4 (ante)]—

4. THAT at the time of the execution of the said Instrument the power of attorney had not been revoked by or on behalf of , and I am informed that the
(Name of Donor) (Name of Corporation)
had not received any notice or information of the bankruptcy or dissolution of
(Name of Donor)

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at ,
in the Province of ,
this day of , 195 .

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the 24th day of July, 1953, at Kelowna, in the Province of British Columbia, ~~(whose identity has been proved by the evidence on oath of~~ James Goldie, ~~who is personally known to me,~~ appeared before me and acknowledged to me that he is the Liquidator of The Rainbow Ranche Limited, and that he is the person who subscribed his name to the annexed Instrument as Liquidator of the said The Rainbow Ranche Limited and affixed the seal of the said The Rainbow Ranche Limited to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at Kelowna in the Province of British Columbia, this 24th day of July in the year of our Lord one thousand nine hundred and fifty-three.

~~A Notary Public in and for the Province of British Columbia~~
A Commissioner for taking affidavits within British Columbia

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.