



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0034 208 348            1020788;1;2                      232 073 825 +1

LEGAL DESCRIPTION  
PLAN 1020788  
BLOCK 1  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 4.17 HECTARES (10.3 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;22;69;16;SW  
ATS REFERENCE: 4;22;69;16;SE  
ATS REFERENCE: 4;22;69;15;SW

MUNICIPALITY: ATHABASCA COUNTY

REFERENCE NUMBER: 232 073 824 +1

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
232 073 825	04/03/2023	TRANSMISSION OF LAND		

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OWNERS

JESSICA DALENE MCGINNIS  
OF 103, 10138-116 STREET  
EDMONTON  
ALBERTA T5K 1V8  
EXECUTOR FOR GERALD MCGINNIS

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
812 248 662	20/10/1981	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - THE COUNTY OF ATHABASCA NO. 12. BOX 540, ATHABASCA ALBERTA T0G0B0

( CONTINUED )

*OW*

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

072 685 116      21/11/2007 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - ALBERTA TREASURY BRANCHES.  
4910 - 50TH STREET  
ATHABASCA  
ALBERTA T9S1E3  
AGENT - CRYSTAL RANGER

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 29 DAY OF MARCH,  
2023 AT 05:32 P.M.

ORDER NUMBER:      46851572

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

*ON*



**Athabasca County**  
 3602 - 48 Avenue  
 Athabasca, AB T9S 1M8  
 Ph - 780-675-2273  
 1-844-662-2273  
 Fax: 780-675-5512

## COMBINED ASSESSMENT AND PROPERTY TAX NOTICE

<b>Qtr-Sec-Twp-Rge-Mer</b>	<b>Lot Block Plan</b>	<b>Acres:</b>
NSW -16 -69 -22 -4	2 -1 -1020788	10.30

**Owner Information**

McGinnis, Gerald & Bonnie  
 Box 1421  
 Athabasca, AB T9S 2B3  
 Canada

<b>Tax Year</b>	<b>Roll Number</b>	
<b>2022</b>	<b>429164020</b>	
<b>Notice Date</b>	<b>Mailing Date</b>	<b>Notice of Assessment Date</b>
May 26, 2022	May 31, 2022	Jun 8, 2022
<b>Local Improvement</b>	<b>Expiry Date</b>	<b>Amount</b>

The Assessment Roll for Athabasca County is open for inspection during business hours. An assessed person is entitled to see or receive sufficient information about the property in accordance with section 299 of the Act or summary of an assessment in accordance with section 300 of the Act or both.

Code	Assessment Description	Land	Imprvmt	Other	Total
301	Vacant Farmland	\$220			220
<b>TOTAL ASSESSMENT</b>		<b>220</b>			<b>220</b>

Tax Rate	Assessment	Municipal Levy		School Levy		Greater North Levy		Total Levy
		Rate	Levy	Rate	Levy	Rate	Levy	
Farmland	\$220	12.97900	\$2.86	2.53100	\$0.56	0.10900	\$0.02	\$3.44
Minimum Tax Levy	\$220		\$97.14					\$97.14
<b>Levy Totals:</b>			<b>\$100.00</b>		<b>\$0.56</b>		<b>\$0.02</b>	<b>\$100.58</b>

Take notice that you have been assessed under the provisions of the Municipal Government Act for the above mentioned property. Taxes are now due and payable to Athabasca County. In the provided event of non-payment the said taxes may be recovered as provided in the Municipal Government Act

This amount is being collected for the Alberta School Foundation Fund on behalf of the Province of Alberta

**School Support**

Public	100.00%
Undeclared	0.00%

Municipal Taxes	\$100.00
School Taxes	\$0.56
Greater North	\$0.02
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Current Levy	\$100.58
Local Improvement	\$0.00
Previous Balance	\$0.00

**TAXES DUE - July 31, 2022** **\$100.58**

A penalty of 4% will be added to current taxes unpaid after Jul 31, 2022 - **Taxes Payable after July 31, 2022** \$104.60  
 A penalty of 8% will be added to current taxes unpaid after Oct 31, 2022 - **Taxes Payable after Oct 31, 2022** \$112.65

**Assessment Complaint**  
 A Taxpayer or Assessed person wishing to make a complaint about information shown on an assessment or tax notice that is incorrect must, within sixty (60) days of the Notice of Assessment Date, on or before **Aug 8, 2022**, file a complaint with the Assessment Review Board. Complaint Forms can be obtained from the Athabasca County Administration Building. Submit a completed Complaint Form with a fee of \$50 for Residential or Farmland Assessments or \$200 for Non-Residential Assessments to the Assessment Review Board, Athabasca County Administration Building, Attention: Rod Risling, Clerk of the Board, 3602 - 48 Avenue, Athabasca, AB, T9S 1M8.

**DIRECT ALL INQUIRIES TO TAX/ASSESSMENT DEPARTMENT - (780)675-6627**

PLEASE RETAIN THIS TAX NOTICE AS YOUR PAYMENT RECEIPT  
 RECEIPTS WILL ONLY BE MAILED UPON REQUEST

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