

Clerk's Stamp:

COURT FILE NUMBER

2503 08529

COURT

COURT OF KING'S BENCH OF ALBERT

JUDICIAL CENTRE

EDMONTON

PLAINTIFF

SERVUS CREDIT UNION LTD.

DEFENDANTS

2353824 ALBERTA LTD. AND WARD FARNUM

FLEMING

DOCUMENT

AFFIDAVIT OF MICHELLE TUCK

ADDRESS FOR SERVICE AND CONTACT
INFORMATION OF PARTY FILING THIS
DOCUMENT

Dentons Canada LLP
2500 Stantec Tower
10220 103 Avenue NW
Edmonton, Alberta T5J 0K4
Ph. (780) 423-7219 Fx. (780) 423-7276
File No.: 405692-628
Attention: Tom Gusa

Sworn on June 18, 2026

I, Michelle Tuck, of the City of Edmonton, in the Province of Alberta, Legal Assistant,
MAKE OATH AND SAY AS FOLLOWS:

1. I am a legal assistant with Dentons Canada LLP (“Dentons”), counsel for the Plaintiff, and as such have a personal knowledge of the matters hereinafter deposed to except where stated to be based on information and belief.
2. Attached hereto and marked as **Exhibit “A”** to this my Affidavit is a Tax Search dated June 15, 2026 from the Regional Municipality of Wood Buffalo for lands legally described as Plan 7620533, Block 20, Lot 4, and municipally described as 145 MacDonald Crescent, Fort McMurray, AB.

SWORN BEFORE ME at the City of
Edmonton, in the Province of Alberta, this 18th
day of June, 2026

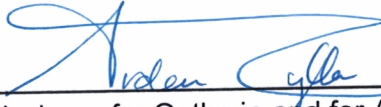

Commissioner for Oaths in and for Alberta

ARDEN ZYLLA
A Commissioner for Oaths
in and for Alberta
My Commission Expires Jan. 29, 2028

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Michelle
MICHELLE TUCK

This is **Exhibit "A"** referred to in the
Affidavit of Michelle Tuck
Sworn before me this 18th day of June, 2026



A Commissioner for Oaths in and for Alberta

ARDEN ZYLLA
A Commissioner for Oaths
in and for Alberta
My Commission Expires Jan. 29, 2028



REGIONAL MUNICIPALITY OF WOOD BUFFALO

Tax Search Monday, June 15, 2026

Lawyer's Client File Number: 07588572

Roll Number: 30601990

Account Number: 10508719

Legal Description (P/B/L): Plan: 7620533 Block: 20 Lot: 4

Civic Address: 145 MACDONALD CRESCENT FORT MCMURRAY AB T9H4B3
CANADA

Payment by Mortgage Company: No

Payment by TIPP: No

Tax Year	Tax Levy
2026	\$22,906.50
2025	\$22,683.15
2024	\$21,570.66
2023	\$21,183.59
2022	\$22,733.30

Tax Balance:

Current Taxes Outstanding: \$22,906.50

Arrears Taxes Outstanding: \$67,014.05

Other Charges/Utility Transfers Outstanding: \$60.00

Total Taxes Outstanding: \$89,980.55

Additional unpaid accounts that may be added to taxes include:

Water/Sewer Charges (These amounts do not include final billing):

Current Utilities Outstanding: Not available-Contact Utility Billing

Current Outstanding Due Date:

Arrears Utilities Outstanding: Not available-Contact Utility Billing

Total Utilities Outstanding: Not available-Contact Utility Billing

If you would like to save a download of this report, select Print in your web browser and choose Save as PDF.

Assessment Report for this Property (No Charge)

[Return to Account Search](#)

***NOTICE:**

Water and wastewater service connections to residential properties in Anzac, Conklin, Gregoire Lake Estates, Janvier and Saprae Creek Estates may have been installed pursuant to the Rural Area Water and Wastewater Service Connection Bylaw 20/009. If applicable, any remaining payment for the service connections will be in accordance with the Instalment Payment Option for the Service Connection Fee as set out in Schedule "B" to the Bylaw. Instalments are included in Municipal Utility Invoices. Any arrears of instalments will be added to the subject

property tax roll. For further information, please contact the Regional Municipality of Wood Buffalo's Pulse Line at **780-743-7000** or 1-800-973-9663.