

thousand five hundred and ninety-five(4595) Group One(1) in the District of West Kootenay, in the Province of British Columbia, and which said parcel or tract of land and premises may be more particularly described as follows:

Commencing at the north-east angle of Lot Two hundred and seventy-nine(279) Group One(1) district and province aforesaid, being also the south-west angle of Sublot Fifty-one(51) of Lot Four thousand five hundred and ninety-five(4595):

Thence North, following the westerly limit of said subplot, Forty(40) chains:

Thence West Forty(40) chains:

Thence South Forty-eight and seventy-eight hundredths

- 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, provisoes and conditions expressed in the original grant thereof from the Crown, and reserving unto the said Grantor all wood, timber and trees upon the said described land (except such as may be required by the said Grantee **his heirs** _____ and assigns for fuel for **himself** _____ and **his** _____ family while residing on the said land and for fencing and building thereon) and all coal, petroleum and valuable or marketable stone or either, in, upon or under the same, with the right of ingress and egress thereto and therefrom over the said land. And also reserving to the said Grantor the right, upon payment of reasonable compensation therefor (the amount of which in the event of the same not being mutually agreed upon, shall upon the application of any or either of the parties interested therein, be summarily fixed and determined by a Judge of the County Court usually exercising jurisdiction in the District within which the said land is situate, and whose decision as to the amount of such compensation shall be final and conclusive) to mine, bore, dig, quarry and work for and carry away the said coal, petroleum and stone or either and to carry on the operations incidental thereto including the right to take and use such portion or portions of the said land as may be necessary therefor.

Also reserving unto the said Grantor the right to take a strip or strips of land one hundred feet wide for so much of such strip or strips of land as may be within the said described land for the use of any Right of Way or other Railroad purposes, whenever the right of the said Grantor shall be required by any Act of Parliament.