

TITLE SEARCH PRINT

File Reference: BIGRob.ca

Declared Value \$588000

2026-07-30, 14:48:42

Requestor: Lynn McKibbon

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CA9149526

CA5662793

Application Received

2021-06-30

Application Entered

2021-07-15

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

CODY-TODD DINO CARLIN, PRESIDENT
COURTNEY NICOLE CARLIN, SECRETARY TREASURER
618 ELSON ROAD
SORRENTO, BC
V0E 2W1
AS JOINT TENANTS

Taxation Authority

Vernon Assessment Area

Description of Land

Parcel Identifier:

018-569-323

Legal Description:

LOT 1 SECTION 18 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN KAP51311

Legal Notations

HERETO IS ANNEXED EASEMENT KH83180 OVER PART LOT 2 PLAN KAP51311
SHOWN ON PLAN KAP52974

HERETO IS ANNEXED EASEMENT KH83181 OVER PART LOT 3 PLAN KAP51311
SHOWN ON PLAN KAP52974

HERETO IS ANNEXED EASEMENT KK30042 OVER PART LOT 3 PLAN KAP51311 SHOWN
ON PLAN KAP56756

HERETO IS ANNEXED EASEMENT KK30043 OVER PARTS LOTS 2 AND 3 PLAN
KAP56394 AND PARCEL "A" OF LOT 4 PLAN KAP56394 SHOWN ON PLAN
KAP56756

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2026-07-30, 14:48:42
Requestor: Lynn McKibbon

HERETO IS ANNEXED EASEMENT KK30044 OVER PART LOT 4 PLAN KAP56394 SHOWN
AS PARCELS "A" AND "B" PLAN KAP56756

Charges, Liens and Interests

Nature:	EASEMENT
Registration Number:	F40814
Registration Date and Time:	1971-11-03 15:10
Remarks:	INTER ALIA PART DESCRIBED IN DD F40814 APPURTENANT TO THOSE PARTS OF LS'S 4 & 5, SEC. 19 LYING SOUTH OF THAT PART SHOWN AS RW ON PLAN 31, TWP. 22, RGE. 11, W6M KDYD

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	X53762
Registration Date and Time:	1985-09-19 11:41
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KN2112
Registration Date and Time:	1999-01-11 10:44
Registered Owner:	BC TEL INCORPORATION NO. 1801A

Nature:	MORTGAGE
Registration Number:	CA9149527
Registration Date and Time:	2021-06-30 10:54
Registered Owner:	SALMON ARM SAVINGS AND CREDIT UNION INCORPORATION NO. FI 120

Duplicate Infeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RURAL PREMISES – LAND AND BUILDING

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR LAND AND ONE BUILDING. FOR ANY ADDITIONAL BUILDINGS, PLEASE USE THE PROPERTY DISCLOSURE STATEMENT – RURAL PREMISES – ADDENDUM, LAND, AND BUILDING.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the Buyer and the Seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that certain information concerning the Premises has been provided to the Buyer. It is important that the Seller not answer "do not know" or "does not apply" if, in fact, the Seller knows the answer. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the Seller's knowledge of the Premises may be incomplete. Additional information can be requested from the Seller or from an independent source such as the municipality or regional district. The Buyer can hire an independent, licensed inspector or other professional to examine the Premises and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified in the Property Disclosure Statement or an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The Buyer will rely on this information when the Buyer contracts to purchase the Premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the Seller will still be responsible for the accuracy of the information in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their own inquiries concerning the Premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the Seller if the Seller cannot be found or is insolvent.
3. Anyone who is assisting the Seller to complete a Property Disclosure Statement should take care to see that the Seller understands each question and that the Seller's answer is complete. It is recommended that the Seller complete the Property Disclosure Statement in their own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

PROPERTY DISCLOSURE STATEMENT

RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: July 30 2026

The following is a statement made by the Seller concerning the Premises located at:

ADDRESS: 618 Elson Sorrento, BC V0E 2W1 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS: ☒ Principal Residence Residence(s) _____ Barn(s) _____ Shed(s) _____ Other Building(s) Please describe _____				
THE SELLER IS RESPONSIBLE for the accuracy of the answers in this Property Disclosure Statement, and where uncertain should reply "Do Not Know." This Property Disclosure Statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the Seller and the Buyer.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.		
1. LAND – This Property Disclosure Statement is in respect of the land and the <u>House with attached garage</u> (describe one building only, for all other buildings use the Rural Premises Land and Building Addendum).	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		X		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X		
D. Is there a survey certificate available?		X		
E. Are you aware of any current or pending local improvement levies / charges?		X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X		
G. Are the Premises managed forest lands?		X		
H. Are the Premises in the Agricultural Land Reserve?		X		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		X		
J. Are you aware of any fill materials anywhere on the Premises?		X		
K. Are you aware of any waste sites, past or present, excluding manure storage, anywhere on the Premises?		X		
L. Are you aware of any uncapped or unclosed water wells on the Premises?		X		
M. Are you aware of any water licences affecting the Premises?		X		

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BUYER'S INITIALS

CC	CC	
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SELLER'S INITIALS

July 30 2026

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 618 Elson Sorrento, BC V0E 2W1

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Have the Premises been logged in the last five years?		X		
(i) If Yes, was a timber mark / licence in place?				
(ii) If Yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops, and building improvements?		X		

2. SERVICES

A. Please Indicate the water system(s) the Premises uses: ☒ A water provider supplies my water (e.g., local government, private utility). ☐ I have a private groundwater system (e.g., well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Not connected. Other <u>SHARED WELL x 3 HOMES.</u>				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?	✓			
(ii) Have you applied for a water licence and are awaiting a response?				✓
C. Are you aware of any problems with the water system?		X		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, or water treatment installation / maintenance records)?		X		
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?		X		
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		X		
H. Are there any current service contracts (e.g., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		X		

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BUYER'S INITIALS

CC	CC	
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SELLER'S INITIALS

July 30 2026

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

618

Elson

Sorrento, BC

VOE 2W1

3. BUILDING

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		X		
D. Has a final building inspection been approved, or a final occupancy permit been obtained?				X
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☒ by a WETT-certified inspector?	✓			
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		X		
G. Are you aware of any structural problems with any of the buildings?		X		
H. Are you aware of any additions or alterations made in the last 60 days?		X		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		X		
J. Are you aware of any problems with the heating and / or central air conditioning system?		X		
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		X		
L. Are you aware of any damage due to wind, fire, or water?		X		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 20+ _____ years)		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and / or hot tub?				X
Q. Do the Premises contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc.)?		X		

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BUYER'S INITIALS

CC	CC	
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SELLER'S INITIALS

July 30 2026

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 618 Elson Sorrento, BC V0E 2W1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Were the Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)				X
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				X
U. Is there a current "EnerGuide for Houses" rating number available for these Premises? (i) If Yes, what is the rating number? _____ (ii) When was the energy assessment report prepared? _____ (DD/MM/YYYY)		X		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		X		
W. Is there a radon mitigation system on the Premises?		X		
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises:</i> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.		X		
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		X		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		X		

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BUYER'S INITIALS

CC	CC	
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SELLER'S INITIALS

July 30 2026

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 618 Elson Sorrento, BC V0E 2W1

5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

Next door creek overflows some years; Drainage ditch was added beside driveway to control + divert surface water.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Authenticsign
Cody Carlin
SELLER(S)Cody Carlin

Authenticsign
Courtney Carlin
SELLER(S)Courtney Carlin

SELLER(S)

The Buyer acknowledges that the Buyer has received, read, and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

The Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

The prudent Buyer will use this Property Disclosure Statement as the starting point for the Buyer's own inquiries.

The Buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the Buyer's choice.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

BUYER(S)

BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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BC1007 REV. JUL 2025

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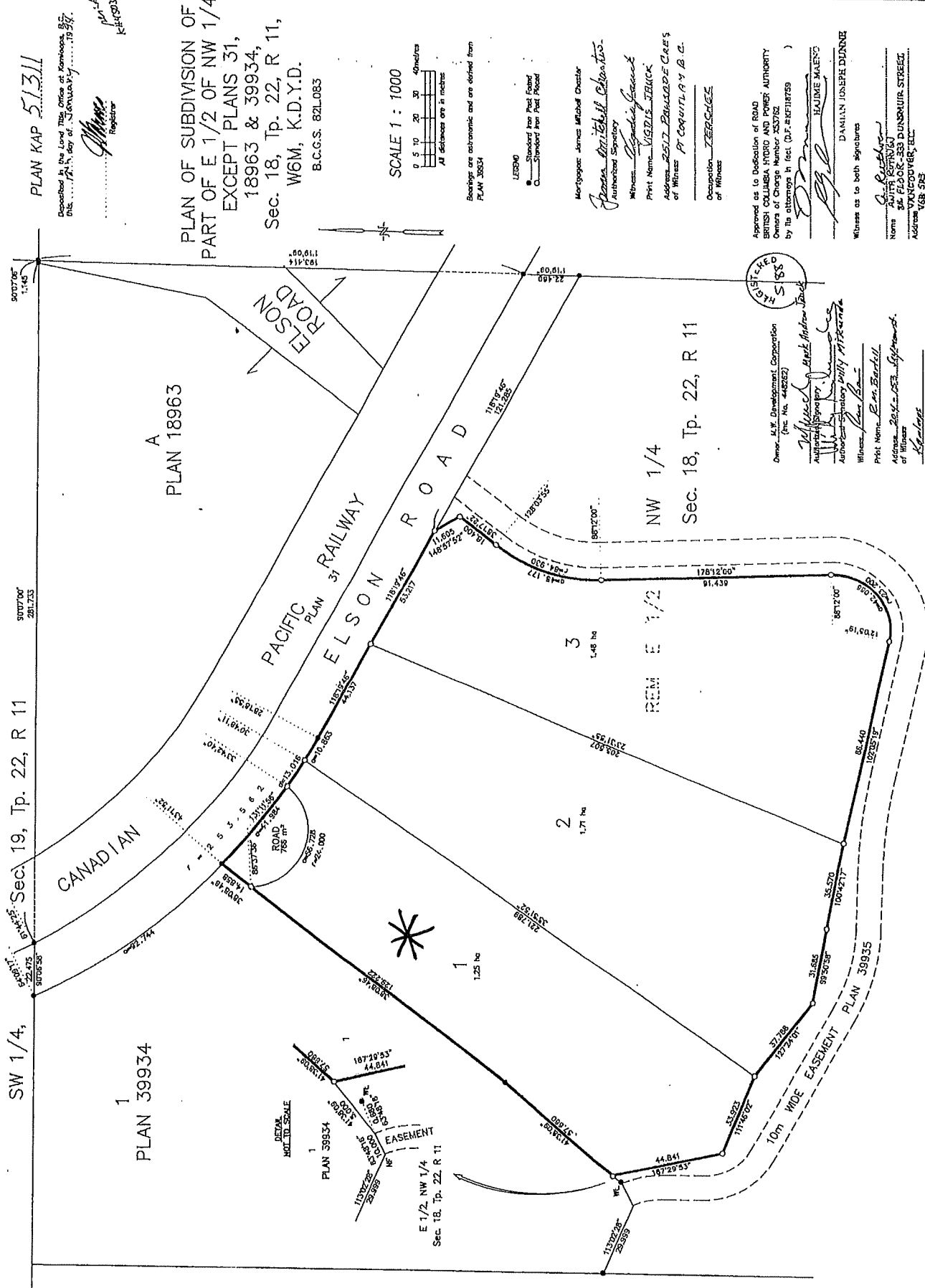
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STATUS: FILED
FILE # N/A
FILED IN: 1990-04-23

FILE # N/A
FILED IN: 1990-04-23

STATUS: FILED
FILE # N/A
FILED IN: 1990-04-23

KAP 31311



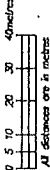
PLAN KAP 51311

Described in the Land Title Office at Kamloops, B.C.
this 12th day of November 1983.

[Signature]
Registrar

PLAN OF SUBDIVISION OF
PART OF E 1/2 OF NW 1/4,
EXCEPT PLANS 31,
18963 & 39934,
Sec. 18, Tp. 22, R 11,
W6M, K.D.Y.D.
B.C.G.S. 82L083

SCALE 1 : 1000



Bearings are astronomic and are derived from
PLAN 39934

LEGEND
● Standard Iron Post Found
○ Standard Iron Post Placed

Mortgagee: James Mitchell Christie

Authorized Signatory
[Signature]

Witness: *[Signature]*

Print Name: VIGORIE TRUCK
Address: 2517 BROADWAY CRES
of Witness: PT COQUITLA 4 B.C.

Occupation: THERAPIST
of Witness

Approved as to Dedication of ROAD
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Owners of Charge Number 253752
by its attorneys in fact (D.F.#F187859)

[Signature] HAIME MAESO
DANIEL JONAS DUNNE

Witness as to both signatures

Witness:
Name: *[Signature]*
Address: 1410 DUNDAS STREET
of Witness: VIKTOR VIKTOR, TEL.

Occupation: JESUIT SCHOOLS CLEER

I, R.M. Bartlett, a British Columbia Land Surveyor of the City of
Kamloops British Columbia, certify that I was present at and
that this survey and plan are correct.
The survey was completed on the 16th day of NOVEMBER 1983

[Signature]
R.M. BARTLETT, S.L.S.

Ministry of Transportation and Highways

THIS PLAN LIES WITHIN THE
COLUMBIA SHUSWAP REGIONAL DISTRICT

Approved File 31311/1107

BARTLETT & FISHER
a Division of Hamilton Boyd Associates
100 LAKE STREET, SUITE 100
KAMLOOPS B.C. V2C 2S4 P. 35-171

2-131-11107

209-CS



Columbia Shuswap Regional District

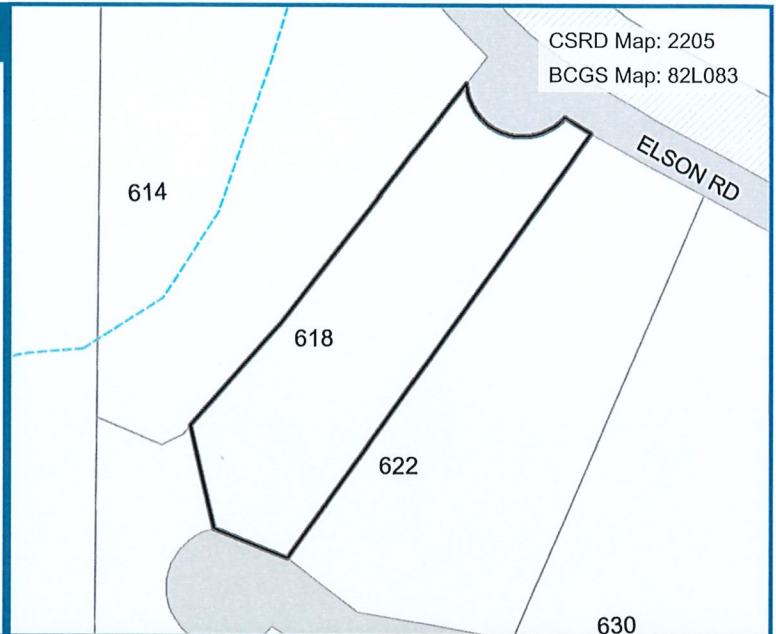
555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
Phone: 250.832.8194 | Toll Free: 1.888.248.2773
Web: www.csr.d.bc.ca | E-mail: info@csr.d.bc.ca

Property Report

Name / PID: 018-569-323
Roll / Folio: 78909975005
IDParcel: gswp2146

Property Details

Address: 618 Elson Road
Name / PID: 018-569-323
Roll / Folio: 78909975005
Electoral Area: G
Local Area: Sorrento
Ownership: Private
Parcel Type: Standard
GIS Lot Size: 1.24 HA | 3.06 Acres *
Percent in ALR: 0
Legal Description: L 1 SEC 18 TP 22 R 11 W OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PL
KAP51311



* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSR D if there is a discrepancy between the CSR D lot size data and another agency.

Planning and Development

Building: Bylaw 660-03: Building Regulation and Inspection
Zoning: Bylaw N/A: No Lakes Zoning
Bylaw 701: LH - Large Holding
OCP: Bylaw 725: RR2 - Rural Residential 2

Related Planning Files and Permits:

Application Type - Status	File Number	Date
-		

Property potentially in one or more of the following CSR D permit application areas:

Flood Construction Level
Floodplain Setback
Hazardous Lands (Steep Slope)
Riparian Areas Regulation (RAR)

BC Assessment - Property Details

Roll Number: 78909975005
Assess. Area: 20 - North Okanagan
Jurisdiction: 789 - Salmon Arm Rural
Neighbourhood: 789500 - South Shuswap Upland
School District: 83 - North Okanagan-Shuswap
Hospital District: 03 - North Okanagan/Columbia Shuswap
Actual Use: 060 - 2 Acres Or More (Single Family Dwelling, Du
Manual Class: 0145 - 1 STY SFD - After 1990 - Standard

Minor Taxing:

COLUMBIA-SHUSWAP EA G
EA C FIRE SERVICE SRVA 56
Elson Rd Anti-Whistle SRVA#47
Fireworks Area C SRVA#57
Okanagan Reg Library LSA#28
S Shuswap Liq Waste SRVA#39
S Shuswap Sub-Reg Road Rescue SRVA#84
Sorrento/Blind Bay Park SA#23

Current Assessment:

Land: \$298,000
Improvements: \$621,000
Gross Value: \$919,000
Exemptions: \$00
Net Value: \$919,000

Assessment History:

Gross 2026: \$919,000
Gross 2025: \$980,000
Gross 2024: \$1,021,000
Gross 2023: \$1,054,000

Sales History:

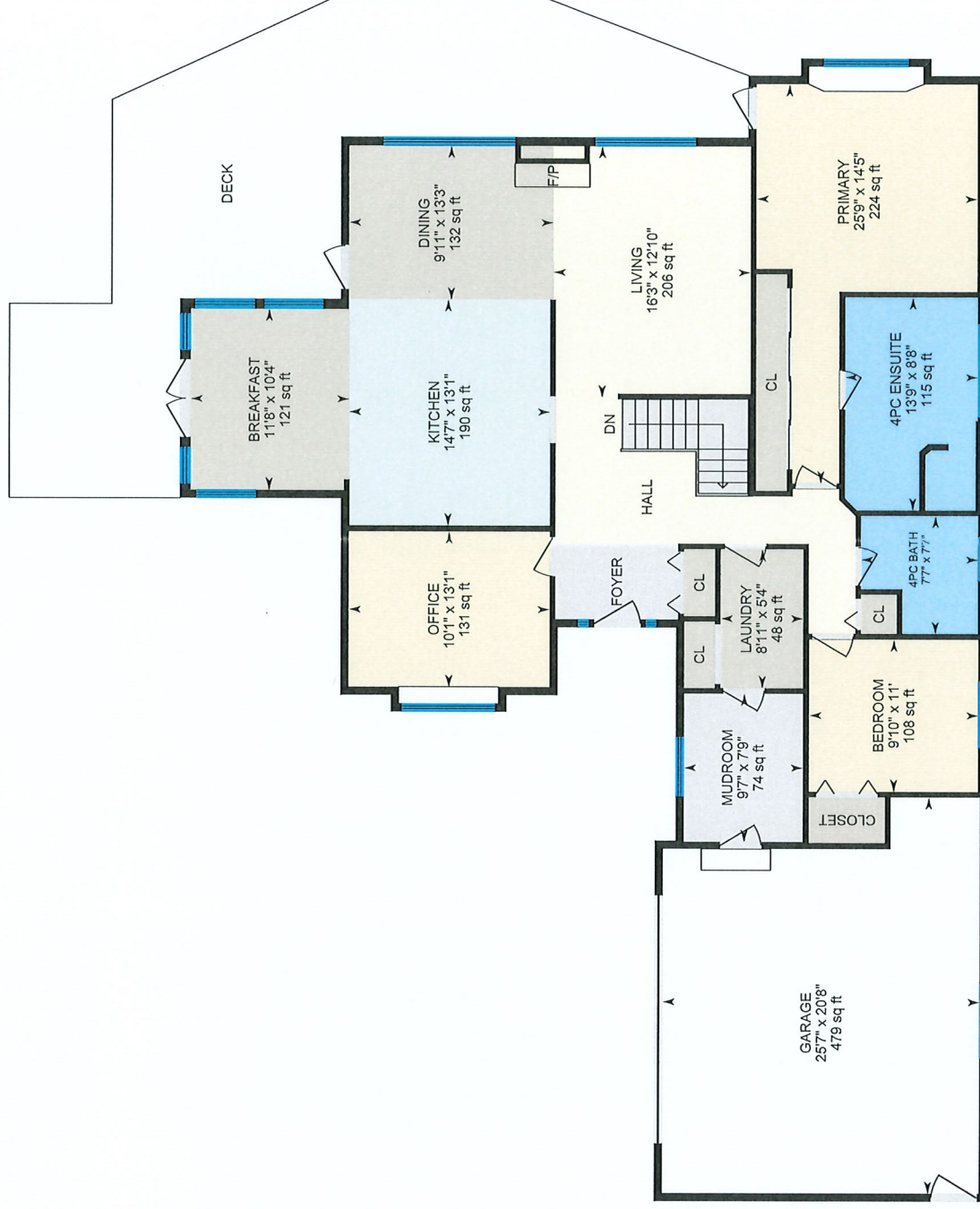
* This information is generated automatically from various sources. Contact the CSR D to verify requirements for this property.

* This information is provided by the BC Assessment Authority. Please contact BCAA if you have any questions.

Wednesday, July 29, 2026

This information is provided for general information and convenience only. Data is compiled from various sources including BC Assessment and the LTSA. The CSR D makes no warranties, expressed or implied, as to the accuracy or completeness of the information; it is not a legal document. The CSR D is not responsible for any errors or omissions that may appear on this report.

Main Floor	Exterior Area 1852.14 sq ft
	Interior Area 1740.40 sq ft
	Excluded Area 517.90 sq ft



PREPARED: 2026/08/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

618 Elson Rd, Sorrento, BC

Basement (Below Grade) Exterior Area 1653.02 sq ft
Interior Area 1548.16 sq ft
Excluded Area 2.78 sq ft



PREPARED: 2026/08/07



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.