COMPREHENSIVE BRIEFING NOTE FOR SASKATCHEWAN ESTATES COUNSEL
Re: Estate of Denise ("Dennee") Margaret Blair, deceased February 1, 2019
Prepared 2026-07-05 by / on behalf of Michael Wild, father of the two beneficiaries.
Purpose: give counsel the full factual picture, the concerns arising from the record, and a focused set of questions. NOT legal advice; a fact + observation summary. Where a statement is an inference or an allegation rather than a documented fact, it is marked as such.

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1. OVERVIEW
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Dennee Blair died 2019-02-01 near Reward, Saskatchewan. Her will leaves her entire estate – a farm/acreage plus all other property – in trust to her two grandsons, Maximus and Dexter Wild, in equal shares, with the estate (including the real estate) to be transferred to them when the youngest turns 18 (2027-03-13). The estate has remained open ~7.5 years with, so far as the family has been shown, no accounting and no transfer. The executor/trustee is Kelly Hales (the deceased's daughter; the beneficiaries' aunt; the father's half-sister). In July 2026, after years of requests, the will was produced and the relationship escalated. Counsel is asked to confirm the estate's legal status and advise on securing a proper accounting and a clean transfer.

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2. PARTIES
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- Deceased/testatrix: Denise ("Dennee") Margaret Blair. DOB 1949-12-24 (Edmonton, AB). Died 2019-02-01 near Reward, SK, age 69. Mailing: Box 1222, Unity, SK.
- Executor/trustee: Kelly Hales, of Luseland, SK (daughter of the deceased). Appointed by codicil (see §4). Operates her own cattle/horse farm.
- Beneficiaries: Maximus Wild (DOB makes him 18 as of 2025-09-30 – now an adult) and Dexter Wild (turns 18 on 2027-03-13 – currently a minor). Equal shares.
- Michael Wild: father of both beneficiaries; the deceased's (adopted-out) son. Guardian of Dexter. Acting to assist Max and protect Dexter's interest.
- Christopher Birn: friend of the deceased; the ORIGINAL executor named in the will, replaced by Kelly via the codicil (see §4, §8).

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3. TIMELINE OF KEY DATES
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- 2019-01-26 Will signed.
- 2019-01-29 Handwritten codicil signed (changes executor to Kelly).
- 2019-02-01 Death.
- 2019-02 (days after death) Executor texts that she is "picking out a few things" at the deceased's home; later offers the deceased's bed – i.e. personal property being handled/dispersed before any formal administration (from the text record).
- 2024-05 Executor texts that the bank wants the estate account "cleaned up," that someone is living at the property "in place of rent" and is a prospective buyer, and that she will have the credit union contact Michael. No such contact followed.
- 2025-11 to 2026-01 Follow-ups; executor says she has seen a lawyer and that Michael must retain Saskatchewan counsel to "take over."
- 2026-07-03 Under direct pressure, executor produces (within minutes) the will, codicil, and Statement of Death; discloses the property is now vacant (the rent-free "caretaker" left March 2026); reacts with hostility to a request for an accounting ("I'm done with this").
- 2026-07-03 Beneficiary Maximus sends the executor a calm written request for an accounting and status (see evidence). UNANSWERED as of 2026-07-05.

4. THE TESTAMENTARY DOCUMENTS (transcription + photos available)

WILL (dated 2019-01-26):

- Revokes prior wills. Appoints CHRISTOPHER BIRN as executor and trustee.
- Gives the whole estate to the trustee in trust.
- Directs payment of debts/funeral/administration expenses.
- Residue held in trust; net income to the two grandsons; trustee empowered to advance funds for their education/health/maintenance at her discretion.
- VESTING: "Upon the youngest of my said grandsons attaining the age of eighteen (18), the entire net rest and residue, including real estate, shall be transferred to them, in equal shares." (Youngest = Dexter; date = 2027-03-13.)
- Gift-over: if a grandson dies before 18, to the survivor; if neither survives to 18, residue to the deceased's then-living children.
- Trustee empowered to retain/lease/manage/improve real property; may distribute in specie.
- Clause 6: the testatrix states an INTENTION to place title to "the acreage I live on" into JOINT NAMES with Christopher Birn "to reduce the cost of administration," but directs the acreage be treated as an estate asset.
- Two grandsons named "DEXTER WILD and MAXAM WILD" — "MAXAM" struck through and hand-corrected to "MAXIMUS," with initials. Pages bear handwritten initials.

CODICIL (handwritten, dated 2019-01-29, 3 days before death):

- Sole change: amends Clause B to replace the executor "Christopher Birn" with "Kelly C. Hales of Luseland, Saskatchewan."
- Witnessed by Harold Herting and Tracy Pasquet, Unity, SK.

5. THE PROPERTY

- Legal land description: NW 20-38-24-W3 (near Reward, SK) — confirmed by the Statement of Death AND a handwritten note from the executor.
- Believed subject to a mortgage with Unity Credit Union.
- Currently vacant. Occupancy account shifted over time: rent-paying tenant -> rent-free "caretaker" -> vacant (since ~March 2026). A "prospective buyer doing improvements" (2024) never materialized.
- Title status not independently verified; an ISC land-title search is recommended (esp. re the Clause-6 Birn joint-tenancy intention — survivorship).

6. PERSONAL PROPERTY (CHATTELS)

- At least a truck and a side-by-side (UTV), plus a full household of personal property (furniture, tools, appliances, effects; possibly firearms/valuables). All fall into the residue and are estate property of the grandsons. Disposition largely unknown; if sold, proceeds belong to the estate. SK vehicles are registered through SGI, so transfer history is discoverable.
- The only livestock was chickens (negligible). The executor's own cattle/horses are HER property, not estate assets.
- No inventory of estate assets as at the date of death has been produced.

7. ADMINISTRATION HISTORY & EXECUTOR CONDUCT (observations from the text record)

These are observations arising from ~7.5 years of text messages (full transcript available). They are provided so counsel can weigh them; they are not legal conclusions.

- The estate has been open ~7.5 years with no accounting shown to the family and no transfer, despite the beneficiaries being the deceased's grandchildren.
- Repeated requests for the will went unanswered for years; the executor stated she "thought" she had already sent it. When finally pressed (2026-07-03) she produced it within minutes — suggesting the documents were available throughout.
- The occupancy/income account shifted materially over time (tenant -> rent-free caretaker -> vacant; a promised bank contact never occurred; a "prospective buyer" never materialized).
- Personal property was being handled/dispersed within days of death, before any formal administration.
- The executor has paid property expenses personally (power, gas, insurance, vehicle costs) — legitimately reimbursable from the estate, but undocumented.
- When asked for a simple accounting (2026-07-03) the executor responded with hostility and stated "I'm done with this." Voluntary cooperation may not be forthcoming; a formal demand and/or court application may be required.

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8. THE CODICIL — CAPACITY / UNDUE INFLUENCE (allegation to examine)

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The will named the deceased's friend, Christopher Birn, as executor. A handwritten codicil three days before death replaced him with the executor's daughter, Kelly. Michael's account (an ALLEGATION, to be verified) is that Kelly insisted the dying testatrix make this change. A deathbed, handwritten alteration of the fiduciary, benefiting (in control terms) the person said to have arranged it, is a fact pattern counsel may wish to examine for testamentary capacity and undue influence. If the codicil is invalid, Christopher Birn would be the executor under the will.

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9. BENEFICIARY RIGHTS & MICHAEL'S STANDING

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- Maximus (adult since 2025-09-30) has direct rights as a beneficiary to the will, to an accounting, and to require timely administration.
- Dexter (minor until 2027-03-13) holds his interest through the trust; the trustee controls it. Michael, as father/guardian, can advocate, request information/ accounting on Dexter's behalf, and if necessary act as litigation guardian to compel an accounting or seek the trustee's removal — but does not control the trust or the property absent a court appointment.
- Counsel is asked to confirm the precise scope of each (see §11).

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10. RISKS PENDING TRANSFER (2027-03-13)

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- Dissipation of assets in the interim: vehicles, personal property, a vacant and potentially deteriorating house, and unaccounted rent/expenses over 7+ years.
- Obstruction or delay at transfer time.
- The Clause-6 Birn joint-tenancy question, if it was registered, could complicate title (survivorship vs. estate asset).
- Reassuring counterweight: the beneficiaries are fixed and the executor is not one of them; the endpoint (transfer to the two sons) is set by the will.

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11. QUESTIONS FOR COUNSEL

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1. Was the will probated / were letters granted? To whom and when?
2. Is the handwritten 2019-01-29 codicil valid and effective (execution formalities; capacity; undue influence given the account in §8)? If not, who is executor?
3. Land title on NW 20-38-24-W3: current registered owner(s) and tenancy? Was the

   Clause-6 joint tenancy with Christopher Birn registered? Mortgage/liens?
4. What accounting is the trustee obliged to provide for 2019-present, and how is it compelled (income, expenses, personal outlays for reimbursement, chattels)?
5. What are Maximus's direct rights now as an adult beneficiary?
6. What is Michael's standing as Dexter's father/guardian (e.g. litigation guardian) to seek information, an accounting, or trustee removal if warranted?
7. What must happen mechanically to transfer title to both sons at Dexter's 18th, and can steps be pre-positioned now to avoid further delay?
8. Duties re preserving a vacant estate property (insurance, condition, security)?
9. Is there any limitation-period or urgency consideration the family should know?

12. DESIRED OUTCOME

A documented, orderly path to transfer the estate to the two grandsons in equal shares at/around Dexter's 18th birthday (2027-03-13), supported by a proper accounting for the years of administration and confirmed clear title — preserving family relations where possible, but with the beneficiaries' interests protected.

13. EVIDENCE INVENTORY (all held; can be provided)

- Will (3 pp.), Codicil, Statement of Death, and the executor's handwritten legal-description note — full-resolution photos (source-photos/) and a combined PDF (Will-and-Codicil.pdf; all six also embedded in the transcript PDF).
- Transcription of the will + codicil (Will-and-Codicil-transcription.txt).
- Full text-message transcript, executor <-> Michael, Aug 2018 - Jul 3 2026, with document photos embedded (Kelly-text-transcript.pdf).
- Beneficiary Maximus's written accounting request, sent ~2026-07-03, unanswered (Max-message-SENT-to-Kelly-2026-07.txt).
- ISC land-title-search instructions (ISC-title-search-steps.txt).
- Note: the Statement of Death contains the deceased's SIN — handle accordingly.