

TAX SALE REPORTING LETTER

Tax Sale No. 19

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 26, 2021

Name: Bernier, Rene Joseph and Downs, Tamara Patricia

Assessment Account No: 01604112

Property: PID 60342847 – 940 New Cumberland Road, Lake Centre

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Rene Joseph Bernier and Tamara Patricia Downs are the registered interest holders (owners) of the subject property. Rene Joseph Bernier and Tamara Patricia Downs acquired title (as joint tenants) via deed registered under Document No. 76701615 the Lunenburg County Land Registration Office. The property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances:

1. There is a mortgage in favour of CIBC Mortgages Inc. in the face amount \$161,280.00 at the Lunenburg County Land Registration Office under Document 92757849.
2. There is a judgment in favour of Capital One Bank (Canada Branch) in the face amount of \$9329.83 and registered at the Lunenburg County Land Registration Office as document number 118418640.

Marital Status: Rene Joseph Bernier and Tamara Patricia Downs appear to be the spouses of each other.

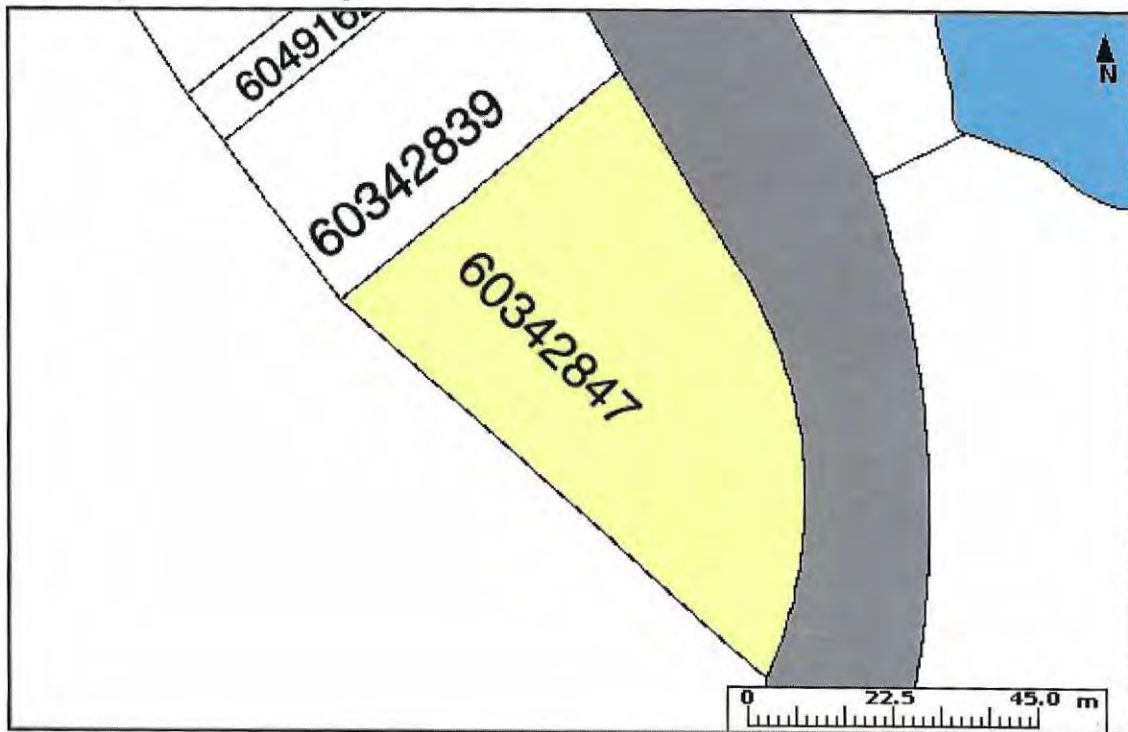
Survey: There is a survey on file as Plan 82019358 at the Lunenburg County Land Registration Office. The plan and description generally conform to modern standards.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



J. C. Reddy

******This title search and attached materials have been prepared for the benefit of the Municipality of the District of Lunenburg. The Municipality of the District of Lunenburg will not be held responsible for any third party reliance on these materials as they are being provided for informational purposes only. Any interested third parties are cautioned and strongly encouraged to procure their own professional advice (including, but not limited to, legal advice and/or surveying advice) in connection with this and/or any other tax sale property.**

Property Online MapDate: **Oct 13, 2021 9:13:26 AM**

PID:	60342847	Owner:	RENE JOSEPH BERNIER	AAN:	01604112
County:	LUNENBURG COUNTY		TAMARA PATRICIA DOWNS	Value:	\$128,500 (2021 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION	Address:	940 NEW CUMBERLAND ROAD LAKE CENTRE		

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	60342847	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	32800.0 SQUARE FEET	Parcel Access	PUBLIC	Manag. Unit	MU1204
Lot		Created	Sep 13, 1994 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	JOINT TENANTS
LR Status	LAND REGISTRATION	LR Date	May 31, 2005 04:40:35PM		

Location	County	Primary Location	Source
940 NEW CUMBERLAND ROAD LAKE CENTRE	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments

MAP:1044300064400 ; defacto consolidation doc. # 82046187

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
01604112	\$128,500 (2021 RESIDENTIAL TAXABLE)	120	000	

Back to Results	Details View	Parcel Archive View	Map View
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Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
RENE JOSEPH BERNIER	FEE SIMPLE	940 NEW CUMBERLAND ROAD RURAL ROUTE 1 PLEASANTVILLE LAKE CENTRE NS CA BOR 1G0	DEED	2004	76701615 View Doc	Book 982 Page 508	Nov 23, 2004	No
TAMARA PATRICIA DOWNS	FEE SIMPLE	940 NEW CUMBERLAND ROAD RURAL ROUTE 1 PLEASANTVILLE LAKE CENTRE NS CA BOR 1G0	DEED	2004	76701615 View Doc	Book 982 Page 508	Nov 23, 2004	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
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No Records Found

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
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No Records Found

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
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No Records Found

Textual Qualifications on Title

Qualifications Text

MORTGAGES TO ROYAL BANK OF CANADA RECORDED IN BOOK 501, PAGE 149, UNDER NO. 4225 AND BOOK 503, PAGE 100, UNDER NO. 5034 HAVE BEEN REPAYED BUT RELEASES OF MORTGAGE HAVE NOT AS YET BEEN RECEIVED FROM ROYAL BANK OF CANADA TO RECORD

* recorded

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
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No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
CIBC MORTGAGES INC.	MORTGAGEE	POST OFFICE BOX 115 COMMERCE COURT TORONTO ON CA M5L 1E5	MORTGAGE	2009	92757849 View Form View Doc		Feb 12, 2009

Parcel Description

All that certain lot, piece or parcel of land situate, lying and being at Lake Centre, in the County of Lunenburg, Province of Nova Scotia and being shown as Property of Roy Alfred Freeman and of Jean Helen Freeman, located at Lake Centre, Lunenburg County, Nova Scotia on a Plan of Survey dated March 17, 1989 of Becker & Wentzell Surveys Ltd., a copy of said Plan of Survey being duly filed at the Registry of Deeds at Bridgewater, N.S. on May 24, 2005 under No. 82019358, and being more particularly bounded and described as follows:

BEGINNING at a survey marker set at the point of intersection of the Northeastern boundary line of Lands of Myrtle L. Corkum and Leslie E. Corkum with the Western sideline of Public Highway No 647 (the said survey marker being set on a bearing of North Eleven degrees Three minutes and Thirty-five seconds East Four Hundred

Sixteen decimal Seven feet from a survey marker located at the Northeast corner of Lot C-1, conveyed by Myrtle and Leslie Corkum to James and Carolyn Selig);

Thence North Forty-nine degrees Thirty-three minutes Twenty-five seconds West along the Northeastern boundary of lands of Myrtle L. Corkum and Leslie E. Corkum Two Hundred Sixteen decimal One Two feet to a point;

Thence North Forty-nine degrees Thirty-three minutes Twenty-five seconds West along the Northeastern boundary of lands of Myrtle L. Corkum and Leslie E. Corkum Sixty-nine decimal Four feet to a survey marker set at the point of intersection of the Northeastern boundary line of lands of Myrtle L. Corkum and Leslie E. Corkum with the Southeastern boundary line of lands of Jean Helen Freeman;

Thence North Forty-nine degrees Fifty-two minutes Thirty seconds East along the Southeastern boundary line of lands of Jean Helen Freeman One Hundred Eighty-one decimal Five feet to a point set at the point of intersection of the Southeastern boundary line of lands of Jean Helen Freeman with the Western sideline of said Public Highway No. 647 (said point being located Fourteen decimal eight feet on a bearing of South Forty-nine degrees Fifty-two minutes Thirty seconds West from an iron pipe found within the Public Highway right of way) ;

Thence South Thirty-two degrees Thirty-six minutes Zero seconds East along the Western sideline of Public Highway No. 647, Ninety-three decimal Five feet to a point;

Thence following the Western sideline of said Public Highway No. 647, a distance of One Hundred Six feet, more or less, to a point (a tie line between the last two mentioned points being South Seventeen degrees Fifty-five minutes Twenty seconds East for One Hundred Three decimal Six Five feet);

Thence South Four degrees Fifty-one minutes Fifty seconds East along the Western sideline of said Public Highway No. 647, Twenty-four decimal Seven five feet to a point;

Thence South Three degrees Twenty-one minutes Zero Seconds West along the Western sideline of Public Highway No. 647, a distance of One Hundred decimal Two Seven feet to the place of beginning.

The above described lot consists of three separate lots, which belonged to the same persons and were used together since April 15, 1987 pursuant to Section 268A of the Municipal Government Act and therefore subdivision approval is not required.

This parcel is exempt from the requirement for subdivision approval under the Municipal Government Act because the parcel is a consolidation of three lots, pursuant to Section 268A of the Municipal Government Act.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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Plan	82019358 View Plan	2005	RETRACEMENT PLAN	SURVEY LANDS OF ROY ALFRED FREEMAN AND JEAN HELEN FREEMAN AT LAKE CENTRE		May 24, 2005
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AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
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Non-Registered	142891	2005	AFR BUNDLE	HC483-13-313276681	Jun 14, 2005
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Parcel Relationships

Related PID	Type of Relationship
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No Related PIDs Found

[Back to Results](#)
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[Map View](#)

This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#)
[General Problem](#)
[Municipal Tax Query](#)

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If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca

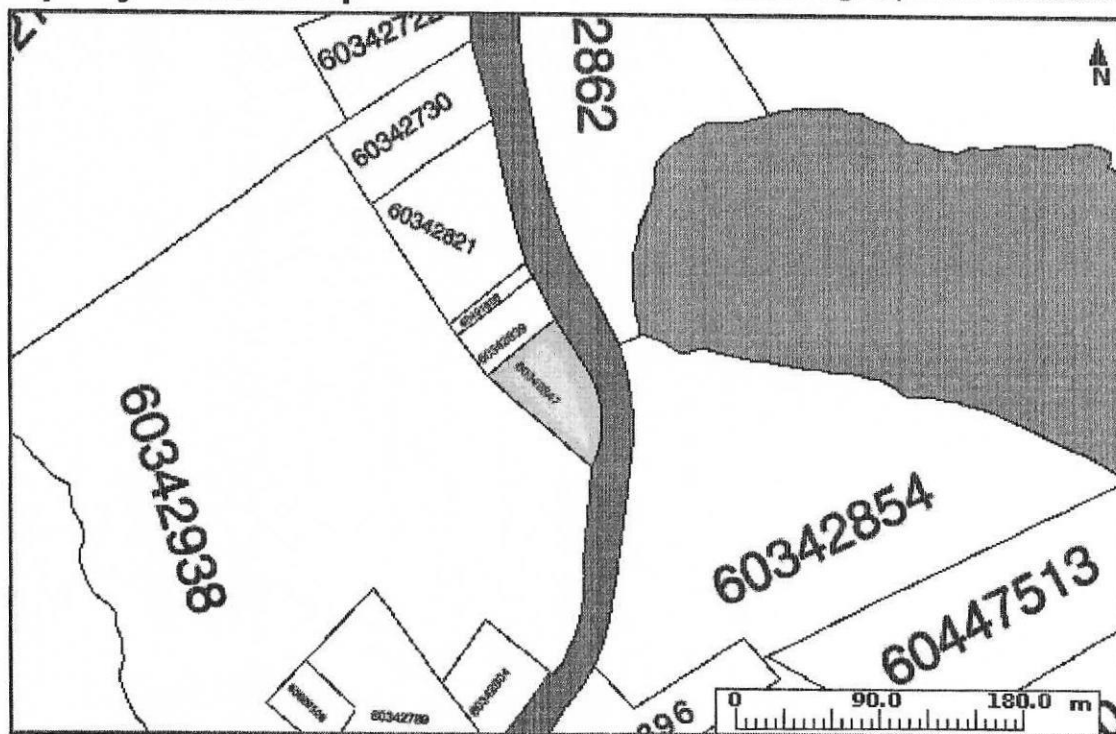
Please feel free to [Submit Problems](#) you find with the Property Online web site.

Compression: Off



Property Online Map

Date: Aug 20, 2021 11:33:38 AM



PID:	60342847	Owner:	RENE JOSEPH BERNIER	AAN:	01604112
County:	LUNENBURG COUNTY		TAMARA PATRICIA DOWNS	Value:	\$128,500 (2021 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION	Address:	940 NEW CUMBERLAND ROAD		
			LAKE CENTRE		

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4 THIS WARRANTY DEED dated the 22nd day of November, 2004

76701615
2004-11-23

BETWEEN:

MERLE G. DANIELS and ELAINE M. DANIELS, spouses, both of Pleasantville, in the County of Lunenburg and Province of Nova Scotia;

being the owner of the lands described in Schedule "A" herein (hereinafter called the "Grantor")

- and -

RENE JOSEPH BERNIER and TAMARA PATRICIA DOWNS, both of Lake Centre, in the County of Lunenburg and Province of Nova Scotia, as Joint Tenants and not as Tenants in Common;

(hereinafter called the "Grantee")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor hereby conveys to the Grantee, as Joint Tenants and not as Tenants in Common, the lands described in Schedule "A" annexed hereto, and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, and that the Grantor will procure such further assurances as may be reasonably required.

IN THIS WARRANTY DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Warranty Deed shall be read with all appropriate changes of number and gender.

IN WITNESS WHEREOF the Grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Witness

Merle G. Daniels
MERLE G. DANIELS

Elaine M. Daniels
ELAINE M. DANIELS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I HEREBY CERTIFY that on this 22nd day of November, 2004, Merle G. Daniels and Elaine M. Daniels, two of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.

Mark A. Taylor
MARK A. TAYLOR
A Barrister of the Supreme Court
of Nova Scotia

LUNENBURG COUNTY REGISTRY OF DEEDS		76701615	
I certify that this document		Document #	
was registered as shown here.			
Joan Plunkett	Registrar	11 23 2004	14:54
		MM DD YYYY	Time

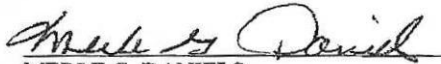
AFFIDAVIT OF MATRIMONIAL STATUS

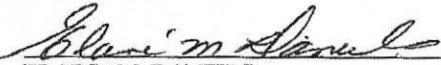
We, Merle G. Daniels and Elaine M. Daniels, of Pleasantville, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT we are the Grantors in the foregoing Deed and we are of the full age of nineteen (19) years.
2. THAT we are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this our Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity;
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year; or
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the Vital Statistics Act (Nova Scotia) but does not include a former domestic partner.
4. THAT we are the spouse of each other and we have no other spouse as defined herein and neither of us is a party to a registered or unregistered domestic partnership declaration.
5. THAT we do not have a former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act (Nova Scotia).

SEVERALLY SWORN to at Bridgewater,)
in the County of Lunenburg, and Province)
of Nova Scotia this 22nd day of November,)
A.D., 2004, before me,)


A Barrister of the Supreme Court of Nova Scotia)
MARK A. TAYLOR)


MERLE G. DANIELS


ELAINE M. DANIELS

SCHEDULE "A"

ALL and singular that real property situate on the Western side of the main public highway running between Pleasantville and New Cumberland, at Lake Centre (once known as Lakefield), in the County of Lunenburg and Province of Nova Scotia, which was conveyed to the said Wylie Stanford Nowe, as Whyllie Nowe, by two Deeds: The one from Stephen Nowe and Jane E. Nowe, his wife, dated August 8th, 1929, and registered in the Registry of Deeds at Bridgewater, Nova Scotia, on August 29th, 1929 in Book 98, at page 409 under number 666 and the other from Edward Nowe and Gertrude Nowe, his wife, dated August 23rd, 1945 and intended to be registered in the said Registry of Deeds immediately prior to the registration of this Indenture, the two lots described in those Deeds being respectively bounded and described as follows:

FIRST LOT: "ALL that certain lot, piece or parcel of land situate, lying and being at Lakefield, aforesaid, bounded and described as follows, that is to say: BEGINNING at a stone where the Main Road from Pleasantville joins the swamp or meadow land of Stephen Nowe; thence in an Northerly direction along the said Main Road six rods and thirteen feet to a stone; thence in a Westerly direction five and one-half rods to a stone; thence in a Southeasterly curved direction along said swamp or meadow land of Stephen Nowe seven rods six feet to the place of beginning, containing an half acre, more or less, and being part of the same land as was conveyed to the said Stephen Nowe from Austin Emanuel Meisner, et al., by Deed dated September 20th, 1906, and registered at Bridgewater, N. S., in Book 68 at page 430 under No. 306, and being the property on which is situated the dwelling house and store of the said Whyllie Nowe."

SECOND LOT: "ALL and singular that certain lot, piece or parcel of land situate, lying and being at Lakefield, in the County of Lunenburg, aforesaid, and being bounded and described as follows, that is to say:- As described in Deed to Stephen Nowe of Lakefield dated September 20, 1906, registered on June 15, 1907 in Book 68, page 430, No. 306, BEGINNING at Whyllie Nowe's North West bound and running eleven rods and eleven feet (11 rds.) (11 ft.) North West to an iron stake bound by the Main Road; thence running thirteen rods (13 rds.) South West to an iron stake bound at edge of swamp; thence running ten rods (10 rds.) South to an iron stake bound in swamp; thence running East ten rods and twelve feet (10 rds., 12 ft.) to bound by the Main Road; thence running one and one-half rods (1 1/2 rds.) North West to Whyllie Nowe's East bound, containing two acres.

EXCEPTING AND RESERVING, HOWEVER, THEREOUT AND THREREFROM that lot of land which is particularly bounded and described as follows: BEGINNING at a point marked by an iron post driven into the ground on the Western sideline of the said public highway at the Northeastern corner of the real property so conveyed to Wylie Stanford Nowe and at the Southeastern corner of a real property belonging to Keith Selig; thence running in a Southwardly direction along the Western sideline of the said public highway for a distance of ninety-eight feet (98'); thence running in a Westwardly direction for a distance of two hundred (200'), more or less, parallel to the Southern

boundary line of the said lands of Keith Selig to the Eastern sideline of a real property formerly of Edward Nowe, but now of Truman Snyder; thence running in a Northwardly direction along the Eastern sideline of that real property of Truman Snyder for a distance of ninety-eight feet (98') to a point marked by an iron post driven into the ground; and thence running in an Eastwardly direction along the Southern sideline of the said property of Keith Selig for a distance of two hundred and twenty feet (220'), more or less, to the iron post marking the place of beginning.

BEING AND INTENDED TO BE the same property conveyed by Wylie Stanford Nowe and Grace Lillian Nowe to Roy Alfred Freeman by deed dated May 2, 1972, and recorded at the Office of the Registrar of Deeds at Bridgewater, N. S., on May 2, 1972 in Book 157, Page 1.

ALSO:

ALL that certain lot, piece or parcel of land situate lying and being at Lake Centre and located on the Western side of the Pleasantville to New Cumberland Highway, in the County of Lunenburg and Province of Nova Scotia:

BEGINNING at a stake on the aforementioned highway and on the dividing line between property herein described and other lands of Roy Alfred Freeman;

THENCE in a westerly direction along other lands of Roy Alfred Freeman approximately one hundred and seventy five feet (175') or till it hits a stake;

THENCE in a Southerly direction along other lands of Myrtle L. Corkum to a stake on the aforementioned highway;

THENCE in a Northeasterly direction following the general courses of the highway approximately one hundred and six feet (106') or to a stake and the place of beginning.

BEING AND INTENDED TO BE the same property conveyed by Myrtle L. Corkum to Roy Alfred Freeman by deed dated January 8, 1974 and recorded at the Office of the Registrar of Deeds at Bridgewater, N. S., on January 10, 1974 in Book 185, Page 420.

BEING AND INTENDED TO BE the same lands as conveyed in a warranty deed dated May 21, 1991 from Roy Alfred Freeman to Merle G. Daniels and Elaine M. Daniles and which is recorded at the Bridgewater Registry of Deeds on June 6, 1991 in Book 501 at Page 144 under no. 4224.



Mortgage

Mortgage No.: 001028957

7644-05/04
Nova Scotia
Fixed Rate
Page 1 of 3

The parties to this mortgage are:

Rene BERNIER and Tamara DOWNS

of 940 New Cumberland Rd, LAKE CENTRE, NS, B0R 1G0

the "mortgagor"

and

CIBC Mortgages Inc., a body corporate, having an office among others, P.O. Box 115, Commerce Court Postal Station, Toronto, ON, M5L 1E5

the "mortgagee"

In consideration of the Principal Sum received by the mortgagor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the mortgagor as beneficial owner grants, bargains, sells, aliens, releases, conveys and confirms unto the mortgagee, its successors and assigns forever, all and singular those lands and premises described in Schedule "A" hereto;

Together with all buildings and improvements thereon, and the rights and appurtenances to the lands and premises belonging or appertaining, and all the estate, right, title, right and title, dower, right of dower, property, claim and demand, both at law and in equity of the mortgagor of, in, to or out of the lands, and every part thereof;

To have and to hold the said lands and the appurtenances unto the mortgagee, its successors and assigns forever.

Provided this mortgage shall be void on the payment to the mortgagee, its successors or assigns, of the principal sum in dollars of lawful money of Canada with interest at the rate hereinafter provided from the date hereof (as well after as before maturity and both before and after default and judgment) to be calculated half-yearly not in advance in each year on so much of the principal sum hereby secured as shall from time to time remain unpaid until the whole of the principal sum is paid; and payment of taxes and all other amounts to which the mortgagee is entitled under the provisions of this mortgage, and for the performance of statute labor. The principal sum and interest to be paid as follows:

PRINCIPAL SUM: \$161,280.00 of lawful money of Canada advanced to the mortgagor on this mortgage.

INTEREST RATE: 5.788% per annum

HOW INTEREST CALCULATED: compounded semi-annually not in advance.

INTEREST ADJUSTMENT DATE: March 01, 2009.

TERM: 6 months commencing on the Interest Adjustment Date and ending on the Maturity Date.

Payments: The Mortgagor will pay to the Mortgagee in Canadian Dollars at such place as the Mortgagee may from time to time require the principal sum with interest at the rate set out above, and taxes and all other amounts as and when payable under this mortgage;

Check off the appropriate box applicable



Fixed Rate Closed



Fixed Rate Open



CIBC Better Than Posted Fixed Rate

The mortgagor will pay to the mortgagee in Canadian Dollars at such place as the mortgagee may from time to time require the said principal sum with interest thereon at the above specified rate per annum, calculated semi-annually not in advance as well as after as before maturity of this mortgage until paid, as follows:

92757849
Feb. 12/09.

NMR

Interest at the aforesaid rate on the amounts from time to time advanced, computed from the respective dates of such advances to and including the day preceding the interest adjustment date shall become due and be paid on the interest adjustment date;

provided that, the mortgagee may require the aforesaid interest on the principal advances from time to time, computed from the date of such advance, to become due and payable in regular payments, and the balance, if any, of the aforesaid interest on advances shall become due and be paid on the interest adjustment date and at the option of the mortgagee interest so due and payable may be deducted from advances;

and thereafter the said principal sum together with interest thereon at the aforesaid rate, computed from the date for adjustment of interest, shall become due and be paid by regular payments of EIGHT HUNDRED EIGHTY-NINE AND 42/100 DOLLARS (\$889.42) each (which include principal and interest) on the first day of April, 2009 to and including the first day of September, 2009, and the balance of the said principal sum then remaining unpaid and all accrued and unpaid interest and other moneys (if any) then owing under this mortgage to become due and paid on the date last mentioned.

Payment Dates: commencing on the first day of April, 2009 and continuing on the first day of each and every following month of the term, and the balance of the principal sum and all interest thereon and all other moneys owing under this mortgage shall become due and be paid on the maturity date.

Maturity Date: September 01, 2009.

Place of Payment: to the mortgagee at such place as the mortgagee may designate from time to time.

The terms, conditions and covenants set out in Schedule "B" hereto are incorporated in and form part of this mortgage and the signatories hereto agree to be bound thereby.

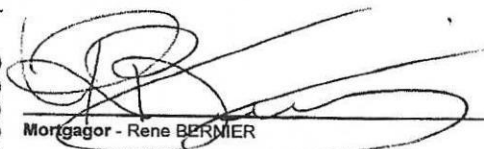
Dated on January 31 2009

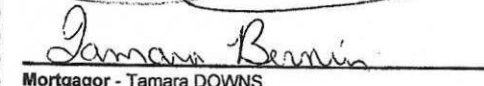
Signed, sealed and delivered
in the presence of:

Wade S. Carver

Wade S. Carver

*A Commissioner of the
Supreme Court of Nova Scotia*


Mortgagor - Rene BERNIER LS


Mortgagor - Tamara DOWNS LS

SCHEDULE A

PROPERTY

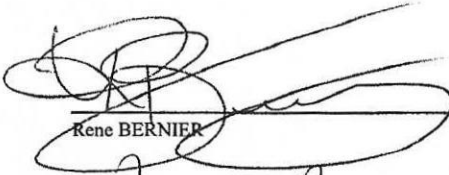
60342847

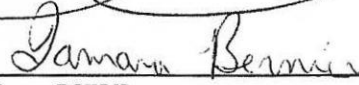
STATEMENT OF STATUS

I/We, **Rene BERNIER and Tamara DOWNS** the mortgagor(s) herein state as follows:

1. THAT I am/we are the mortgagor(s)/and spouse of the mortgagor in the foregoing Mortgage and am/are of the full age of nineteen years;
2. (a) THAT for the purpose of this my statement, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity;
 - or
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabited within the preceding year.(b) For the purpose of this affidavit "spouse" includes an individual who is a party to a registered domestic-partnership declaration made in accordance with Section 53 of the Vital Statistics Act but does not include a former domestic partner.
3. INSERT AN "X" IN THE BOX CORRESPONDING TO THE APPROPRIATE STATEMENT
 - ☒ We are the spouses of one another and have no other spouse as defined herein.
 - ☐ As of the date hereof, I am not a spouse;
 - ☐ The lands described in the within Mortgage are the matrimonial home of myself and my spouse, _____, and my spouse has released all his or her interest in the property described in Schedule B annexed by virtue of a Quit Claim Deed dated _____, and with respect to the within property have no:
 - (i) former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act, or
 - (ii) former spouse with rights under the Matrimonial Property Act.
 - ☐ The lands described in the within Mortgage have never been occupied by me and my spouse as our matrimonial home and with respect to the within property, we have no:
 - (i) former domestic partner with rights contemplated by Section 55 of the Vital Statistics Act, or
 - (ii) former spouse with rights under the Matrimonial Property Act

DATED the 31 day of **January**, 2009, in the County **Lunenburg** of Nova Scotia.



Rene BERNIER


Tamara DOWNS

Form 44
Request to the Registrar of Deeds to Register a Document
Land Registration Act, S.N.S. 2001, c. 6, Sections 37 and 46
Land Registration Administration Regulations, subsection 3(6)

Registration district: Lunenburg
Registrant user number: 3592
Submitter's name/firm: Mark A. Taylor, Taylor & Silver
Grantor/declarant/developer re: attached document:
Apparent PID (if available):

In the matter of Section 37 or 46 of the *Land Registration Act*:

Take notice that the attached document relates to a parcel that is not registered under the *Land Registration Act*, and the document may be accepted for registration under the *Registry Act* because it is (*select one only*)

- ☐ not a transfer for valuable consideration as referred to in clause 46(1)(a) of the *Land Registration Act*.
- ☐ not a mortgage as defined in clause 2(2)(e) or security interest as defined in clause 2(2)(i) of the *Land Registration Administration Regulations*.
- ☐ a transfer of a parcel between persons married to one another.
- ☐ a transfer of a parcel between persons formerly married to one another, if the transfer is for the purpose of division of matrimonial assets.
- ☐ transfer of a parcel between persons who are parties to a registered domestic partnership agreement.
- ☐ a transfer of a parcel acquired by Her Majesty in right of the Province or a municipality for the purpose of road widening, alignment or movement.
- ☐ a deed to a predecessor in title being registered in order to feed the estoppel or clarify title.
- ☐ a transfer of an unregistered piece of land that is being created as a parcel under the subdivision provisions of Part IX of the *Municipal Government Act* solely for purposes of consolidation with an abutting unregistered parcel.
- ☐ a transfer of a parcel from the Nova Scotia Farm Loan Board to a borrower under the *Agriculture and Rural Credit Act*.
- ☒ any other instrument not mentioned above that is not a trigger under subsections 37(2) and 37(3) of the *Land Registration Act*.
- ☐ an instrument relating to an interest in a parcel to which the *Co-operative Associations Act* applies and the endorsement for registration by the Inspector of Co-operatives appears below:

Signature of the Inspector of Co-operatives
Endorsed for registration under the *Registry Act*

NMR

ORIGINAL

Purpose: To record a judgment in the judgment roll by recording a Certificate of Judgment executed by the prothonotary

(Instrument code: 707)

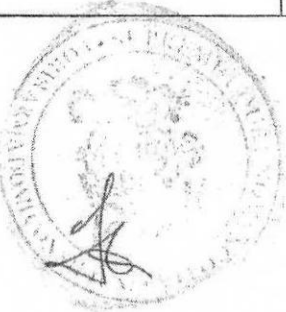
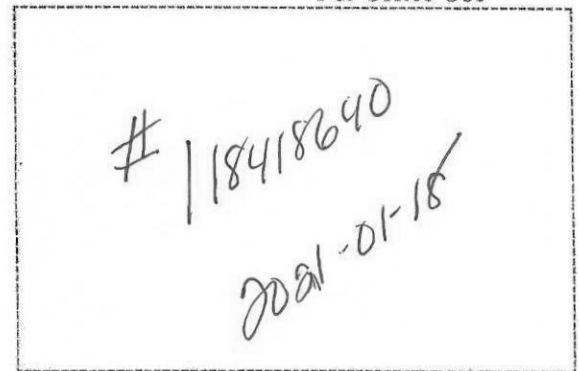
For Office Use

Registration district: Lunenburg

Submitter's user number: 3900

Submitter's name: John S. Fitzpatrick, Q.C.

Court file #	Hfx. No. 495480
Name of Court	Supreme Court of Nova Scotia



CAPITAL ONE BANK (CANADA BRANCH)

Plaintiff

and

RENE JOSEPH BERNIER

Defendant

Judgment creditor information

Name (must include first and last name; must include middle name or initial if available):

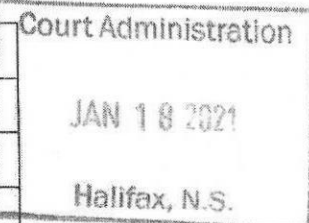
(first) _____ (middle) _____ (last) _____

-Or-

Company name: Capital One Bank (Canada Branch)

Address (must include a valid Canada Post mailing address where judgment creditor can be served, and must include the civic address if available):

Mailing address:				
	PO Box:	876	Town	Dartmouth
	Province	Nova Scotia		Postal Code B2Y 3Z5
Civic address: (if different from mailing address)	Street name and number	99 Wyse Road, Suite 600		
	Town Dartmouth	Province	Nova Scotia	



Name of lawyer (must be included if the creditor is/was represented): John S. Fitzpatrick, Q.C.

Other information (must include at least one other piece of information that tends to distinguish the judgment creditor from all others): (902) 469-9500

Judgment debtor information

Name (must include first and last name; must include middle name or initial if available):

Rene Joseph Bernier

-Or-

Company name:

Address (must include a valid Canada Post mailing address where judgment debtor can be served, and must include the civic address if available):

Mailing address:	PO Box		Town	Bridgewater	
	Province	Nova Scotia		Postal Code	B4V 0T4
Civic address (if different from mailing address)	Street name and number		16 Cove Road		
	Town Bridgewater		Province	Nova Scotia	

Name of lawyer (must be included if the debtor is/was represented): N/A

Other information (must include at least one other piece of information that tends to distinguish the judgment debtor from all others): D.O.B: July 7, 1973

Debt	7,136.49
Interest	1,679.58
Costs	513.76
Judgment	9,329.83

I hereby certify that judgment has been entered in the above-noted action for the (select one and insert name of judgment creditor) plaintiff/defendant Capital One Bank (Canada Branch), against the (select one and insert name of judgment debtor) plaintiff/defendant Rene Joseph Bernier, for (insert amount of debt) \$7,136.49 and pre-judgment interest of \$1,679.58 and \$513.76 costs of suit; amounting in all to \$9,329.83.

I further certify that the foregoing is a true abstract of the original judgment in the above-noted action, entered in the records of the court at Halifax, Nova Scotia, which judgment was duly signed on the 18 day of January, 2021.

Given under seal of the Court at Halifax, Nova Scotia on the 18 day of January, 2021.

Signature of (Deputy) Prothonotary

JEAN GOSLING

Deputy Prothonotary

(Insert name, address and contact information for lawyer/individual recording the judgment.)

Name: John S. Fitzpatrick, Q.C.

Address: 99 Wyse Road, Suite 600,
Dartmouth, NS Canada B3A 4S5

Phone: (902) 460-3420

E-mail: jfitzpatrick@boyneclarke.ca

Fax: (902) 463-7500

May 4, 2009