

TAX SALE REPORTING LETTER

Tax Sale No. 22

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 30, 2021

Name: Heisler, Wilfred Lloyd and Heisler, Garnet Melbourne

Assessment Account No: 01971808

Property: PID 60208188 – 2625 Woodstock Road, Walden

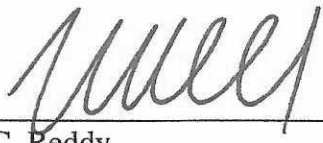
Title: I have carried out title investigations on the subject property. The title is not land registered. There is some evidence that Wilfred Lloyd Heisler and Garnet Melbourne Heisler are the likely owners of the subject property. Wilfred Lloyd Heisler and Garnet Melbourne Heisler acquired the interest of their father, Lloyd Alton Heisler, via his will at Book 674, Page 1028 and recorded at the Lunenburg County Land Registration Office. Lloyd Alton Heisler's interest is referred to in a deed at Book 115, Page 42 as a reservation out of lands being conveyed from two (2) otherwise unrelated parties. It appears that Lloyd Alton Heisler may have only had a possessory interest and thus, title does not appear to be marketable. The subject property appears to abut the public highway.

Encumbrances: None

Marital Status: Unknown

Survey: There are no survey plans on file at the Lunenburg County Land Registration Office. There is also no recorded legal description either, so a survey is strongly advised.

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

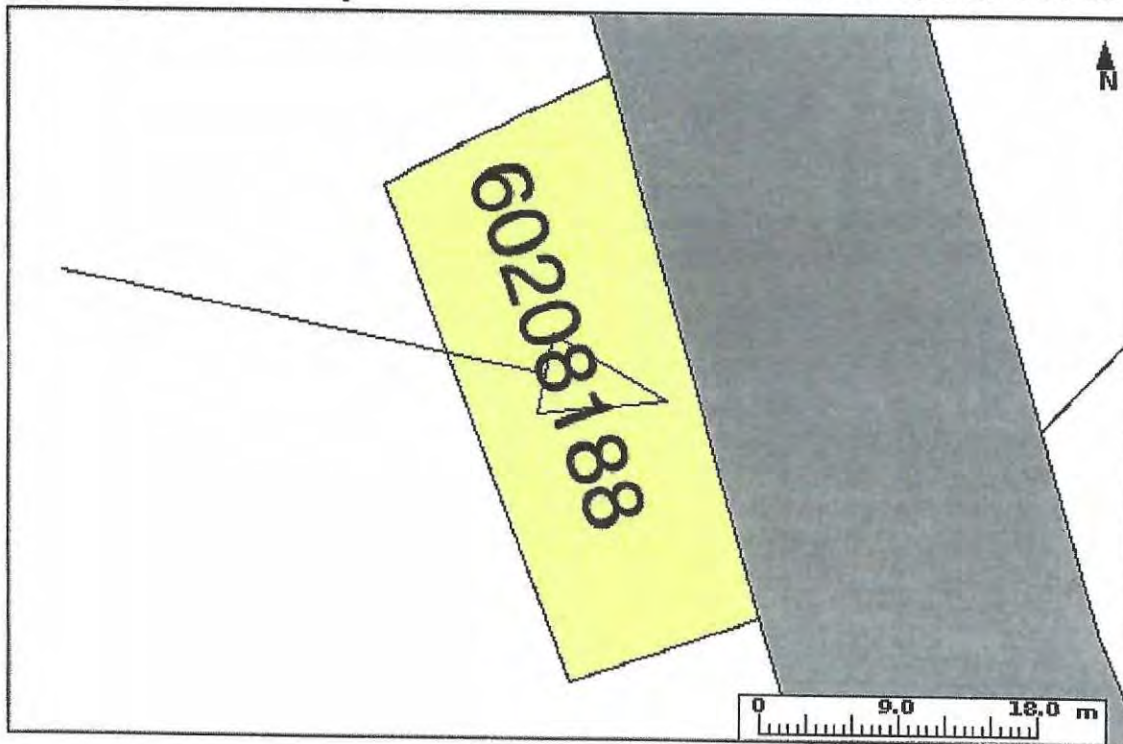


J. C. Reddy

****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 Map

Date: Oct 7, 2021 9:08:23 AM



PID: 60208188

County: LUNENBURG COUNTY

LR Status: NOT LAND
REGISTRATIONOwner: WILFRED LLOYD HEISLER
GARNET MELBOURNE HEISLER
Address: 2625 WOODSTOCK ROAD
WALDEN

AAN: 01971808

Value: \$3,700 (2021 RESIDENTIAL
TAXABLE)

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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1028

000718

"A" *MA*
CA

674/1028.

THIS IS THE LAST WILL, of me, LLOYD ALTON HEISLER, of Rous Island in the County of Lunenburg and Province of Nova Scotia.

1. I HEREBY REVOKE all Wills and testamentary dispositions of every nature or kind whatsoever by me heretofore made.
2. I APPOINT my son, WILFRED LLOYD HEISLER, and my son, GARNET MELBOURNE HEISLER, to be the EXECUTORS and TRUSTEES of this Will.
3. I DIRECT my Executors to pay my debts, funeral and testamentary expenses as soon as may be convenient after my death.
4. I GIVE AND BEQUEATH the sum of Two Thousand Dollars (\$2,000.00) to my son, WILFRED LLOYD HEISLER.
5. I GIVE AND BEQUEATH the sum of Two Thousand Dollars (\$2,000.00) to my son, GARNET MELBOURNE HEISLER.
6. I GIVE AND BEQUEATH the sum of Ten Thousand Dollars (\$10,000.00) to my daughter, FRANCES REDMOND, the wife of William Redmond, of the State of Virginia.
7. I GIVE, DEVISE AND BEQUEATH my camp with land surrounding it at Walden to my two sons, WILFRED LLOYD HEISLER and GARNET MELBOURNE HEISLER, equally, share and share alike.
8. I GIVE, DEVISE AND BEQUEATH all the rest, residue and remainder of my estate to JENNIE SCHOFIELD HEISLER, for her

210
1-9-79
1/1-2.H.

LUNENBURG COUNTY REGISTRY OF DEEDS		718	674	1028-1029
I certify that this document was registered as shown here.		Document #	Book	Pages
Joan Plunkett Registrar		02 12 1998	8:53 pm	
		MM DD YYYY	Time	

Page 2

use during her lifetime and UPON HER DEATH to my two sons,
WILFRED LLOYD HEISLER and GARNET MELBOURNE HEISLER, equally,
share and share alike.

IN TESTIMONY WHEREOF I have to this my Last Will, written
upon this and one preceding page of paper, subscribed my
name this 1st day of SEPTEMBER, 1979.

Signed by the Testator,
LLOYD ALTON HEISLER,
in our presence and then
by us in his.

Lloyd (his) Alton Heisler

LLOYD ALTON HEISLER

Name

Occupation

Address

Name

Occupation

Address

IN THE COURT OF PROBATE
COUNTY OF LUNENBURG SS

OFFICE OF REGISTRY

I certify that the foregoing is a true and correct copy of the Original Will
of Lloyd Alton Heisler therein named deceased, which said Will was duly
proved and was thereupon admitted to Probate on the 11th day of February, A.D.
1998. Date of Death: 13th day of December, A.D., 1998
Estate No. 12,031

Lunenburg, N.S.
11th February A.D., 1998

Clare J. Leane
Acting Registrar of Probate

115/42

NO. 55. DEED.
DAIL F. MILLETT

to
EDWARD TURNER ET AL.
Reg. 2.57 P. M. July 27th,
1950, on the certified oath
of a witness.

THIS INDENTURE made the 14th day of July in the year of our Lord One Thousand Nine Hundred and Fifty BETWEEN DAIL F. MILLETT of Mahone Bay in the County of Lunenburg, Province of Nova Scotia hereinafter called the Grantor of the one Part, and EDWARD TURNER and GEORGE MEISTER both of New Ross in the County of Lunenburg, Province of Nova Scotia hereinafter called the Grantee of the other Part WITNESSETH, that the said Grantor for and in consideration of the sum of one dollar of lawful money of the Dominion of Canada to

the said Grantor in hand well and truly paid by the said Grantees at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Grantees, their heirs and assigns ALL that certain piece or parcel of land situate, lying and being in Woodstock in the County of Lunenburg, being part of three hundred acre lot, Number II, Letter "A" in the Third Division and bounded on the East by land formerly of Frederick Ham, on the North by land formerly of John Ernst, and on the South and West by land of the heirs of the late James Ernst and containing one hundred acres more or less and being the same lands as conveyed to Austin Whynot by Samuel Weinacht and wife by deed dated the 1st day of July 1916 and recorded in the office of the Registry of Deeds at Bridgewater in Book 81, page 341, number 256. Saving excepting and reserving therefrom a small portion of land consisting of five feet around a small bungalow on the herein granted lands and occupied by one Lloyd Heisler, Being the same property Deeded to Oliver Ward Millett by J. Ernst & Sons Limited, dated March 27th, 1935 and recorded January 15th, A. D. 1936 in Book 102, Page 236, under number 341 and Willed to the Grantor by the Last Will and Testament of Oliver Ward Millett dated April 10th, 1948. together with all and singular the Buildings, Easements, Tenements, Hereditaments and Appurtenances to the same belonging or in anywise appertaining, with the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, property and demand both at law and in Equity of the said Grantor of, in, to or out of the same or any part thereof. TO HAVE AND TO HOLD the said Land and Premises with the appurtenances, and every part thereof, unto the said Grantees, their Heirs and Assigns to them and their their sole use, benefit and behoof forever. And the said Grantor for himself, his Heirs, Executors and Administrators does hereby covenant, promise and agree to and with the said Grantees, their Heirs and Assigns, in manner following that is to say: That it shall be lawful for the said Grantees, their Heirs and Assigns from time to time, and at all times hereafter, peaceably and quietly, to enter into said Land and Premises, and to have, hold, occupy, possess and enjoy the same without the lawful let, suit, hindrance, eviction, denial or disturbance of, from or by the said Grantor or any person or persons whomsoever, lawfully claiming or to claim the same. And also that the said Grantor has a good, sure, perfect and indefeasible estate of inheritance in fee simple in the said Land and Premises, and good right, full power and lawful authority, to sell and convey the same, in manner and form as they are hereby sold and conveyed and mentioned or intended so to be, and that the same are free from encumbrances. And lastly that the said Grantor, his Heirs, the said Land and Premises and every part thereof, unto the said Grantees, their Heirs and Assigns, against the lawful claims of all persons whomsoever shall and will by these presents WARRANT and forever DEFEND. IN WITNESS WHEREOF, the said parties to these presents have hereunto set their Hands and affixed their Seals the day and year above written.

SIGNED, SEALED and DELIVERED

in the presence of:

(Sgd.) W. S. Barkhouse
PROVINCE OF NOVA SCOTIA,
COUNTY OF LUNENBURG SS }
witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Dail F. Millett the party thereto, signed, sealed and delivered the same in his presence.

(Sgd.) Dail F. Millett

(S)

(Sgd.) R. Clifford Levy
A Commissioner of the Supreme Court of Nova Scotia.

NO. 56. DEED.
ETHEL A. WILE

to
EDWARD H. CORKUM.
Reg. 1.50 P. M. August 1st,
1950, on the certified oath
of a witness.

THIS INDENTURE made the 29th day of July in the year of Our Lord One Thousand Nine Hundred and Fifty, BETWEEN: ETHEL A. WILE of the Town of Bridgewater, in the County of Lunenburg, and Province of Nova Scotia, married woman, wife of Harold Wile, hereinafter called the "Grantor" of The One Part, and EDWARD H. CORKUM of the Town of Bridgewater, aforesaid, Labourer, hereinafter called the "Grantee" Of The Other Part, WHEREAS by Indenture bearing date the 9th day of February, A.D., 1950 and recorded in the Registry of Deeds at Bridgewater aforesaid in Book 113 at page 593 under number 948, the said Grantor did endeavour to convey unto the said Grantee in fee simple the lands and premises herein-after particularly described: AND WHEREAS a defect occurred in the description in the said Indenture contained whereby one bound was omitted, AND WHEREAS the said Grantor has agreed to execute These Presents for the purpose of rectifying the said error, NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of One Dollar (\$1.00) of lawful money of the Dominion of Canada to the said Grantor in hand well and truly paid by the said Grantee at or before the enrolling and delivery of These Presents, the receipt whereof is hereby acknowledged, the said Grantor has granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by These Presents does grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Grantee his heirs and assigns, ALL and singular that certain piece, parcel or tract of land and premises, situate, lying and being in the Town of Bridgewater, in the County of Lunenburg and Province of Nova Scotia, being more particularly bounded and described as follows:- Beginning at the point at which the Northern line of Eva V. Colp's property (as established after the conveyance by Ethel A. Wile to Eva V. Colp of a triangular lot, with a base of 11 feet on its western end, in exchange for a triangular lot conveyed by Eva V. Colp to Ethel A. Wile with a frontage of 11 feet on Pleasant Street as defined in the year 1948) intersects said Pleasant Street Extension; thence along the line thus established South 69 degrees 30 minutes West (Magnet 1950) for 120 feet more or less to an iron bolt marking the Northwestern corner of property of Eva V. Colp; thence along the back line of properties of Murray Keddy and Eva V. Colp produced in a straight line northerly a distance of 90 feet to an iron bolt; thence parallel with said established line between properties of Ethel A. Wile and Eva V. Colp North 69 degrees 30 minutes East 106 feet to an iron bolt on the Western side line of Pleasant Street extension; thence Southerly along the said Western side line of Pleasant Street Extension a distance of 90 feet to the place of beginning. Also that lot lying between the lands hereinbefore described and the top of the bank of the brook bounded Easterly by Pleasant Street Extension, Westerly by the West line of the first described lot produced in a straight line to the top of the bank reserving to Ethel A. Wile her heirs and assigns the use of the same so long as she or they retain ownership of land on the Eastern side of Pleasant Street Extension as

of Deeds at Bridgewater aforesaid in Book 113 at page 593 under number 948, the said Grantor did endeavour to convey unto the said Grantee in fee simple the lands and premises herein-after particularly described: AND WHEREAS a defect occurred in the description in the said Indenture contained whereby one bound was omitted, AND WHEREAS the said Grantor has agreed to execute These Presents for the purpose of rectifying the said error, NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of One Dollar (\$1.00) of lawful money of the Dominion of Canada to the said Grantor in hand well and truly paid by the said Grantee at or before the enrolling and delivery of These Presents, the receipt whereof is hereby acknowledged, the said Grantor has granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by These Presents does grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Grantee his heirs and assigns, ALL and singular that certain piece, parcel or tract of land and premises, situate, lying and being in the Town of Bridgewater, in the County of Lunenburg and Province of Nova Scotia, being more particularly bounded and described as follows:- Beginning at the point at which the Northern line of Eva V. Colp's property (as established after the conveyance by Ethel A. Wile to Eva V. Colp of a triangular lot, with a base of 11 feet on its western end, in exchange for a triangular lot conveyed by Eva V. Colp to Ethel A. Wile with a frontage of 11 feet on Pleasant Street as defined in the year 1948) intersects said Pleasant Street Extension; thence along the line thus established South 69 degrees 30 minutes West (Magnet 1950) for 120 feet more or less to an iron bolt marking the Northwestern corner of property of Eva V. Colp; thence along the back line of properties of Murray Keddy and Eva V. Colp produced in a straight line northerly a distance of 90 feet to an iron bolt; thence parallel with said established line between properties of Ethel A. Wile and Eva V. Colp North 69 degrees 30 minutes East 106 feet to an iron bolt on the Western side line of Pleasant Street extension; thence Southerly along the said Western side line of Pleasant Street Extension a distance of 90 feet to the place of beginning. Also that lot lying between the lands hereinbefore described and the top of the bank of the brook bounded Easterly by Pleasant Street Extension, Westerly by the West line of the first described lot produced in a straight line to the top of the bank reserving to Ethel A. Wile her heirs and assigns the use of the same so long as she or they retain ownership of land on the Eastern side of Pleasant Street Extension as