

TAX SALE REPORTING LETTER

Tax Sale No. 31

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 26, 2021

Name: Martin, Margaret Ann

Assessment Account No: 02476487

Property: PID 60217783; 754 Cornwall Road, Blockhouse, NS

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Margaret Ann Martin is the owner of the subject property. Margaret Ann Martin acquired title via deed registered as document number 828494651 and registered at the Lunenburg County Land Registration Office. The subject property also appears to be burdened by a Nova Scotia Power Commission easement (see Book 117, Page 313) and an old hauling road (in favour of various owners) as noted in the Parcel Register. We have not searched the title, extent or usage of any easements and/or rights-of-way. The paper title appears to be marketable.

Encumbrances:

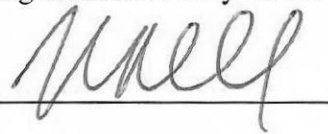
1. Mortgage – in favour of Bank of Montreal registered as document number 111063963 at the Lunenburg County Land Registration Office with a face value of \$22,750.00.

Marital Status: Unknown

Survey: There are no surveys of the subject property on file at the Lunenburg County Land Registration Office. The parcel description does not conform to modern standards and is subject to a survey.

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 14, 2021 7:48:52 PM



PID: 60217783	Owner: MARGARET ANN MARTIN	AAN: 02476487
County: LUNENBURG COUNTY	Address: 754 CORNWALL ROAD	Value: \$15,500 (2021 RESIDENTIAL TAXABLE)
LR Status: LAND REGISTRATION	BLOCKHOUSE	

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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Instru ment Type / Code	Interest Holder Type	Interest Holder/Mailing Address	Names-Based Roll Reference (if applicable)
NIL	NIL	NIL	NIL

5. The following benefits (e.g. right of way benefits) are changed in the parcel's registration (insert N/A if not applicable):

Instrument type/code	N/A
Expiry date (if applicable)	N/A
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) Note: include qualifier (e.g. estate of, executor, trustee, personal representative) if applicable	N/A
Mailing address of interest holder added (if applicable)	N/A
Servient tenement parcel(s) (list all affected PIDs): <i>Note: If the servient tenement parcel is not registered under the Land Registration Act, you must attach an abstract of title for the servient tenement parcel and a Form 8 Opinion of Title as required by the Land Registration Administration Regulations subsection 8(2).</i>	N/A
Reference to related instrument in names-based roll/parcel register (if applicable)	N/A

6. The following burdens (e.g. right of way in favour of another person or parcel) are changed in the parcel's registration (insert N/A if not applicable):

Instrument type/code	N/A
Expiry date (if applicable)	N/A
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) Note: include qualifier (e.g. estate of, executor, trustee, personal representative) if applicable	N/A
Mailing address of interest holder added (if applicable)	N/A
Reference to related instrument in names-based roll/parcel register (if applicable)	N/A

7. The following recorded interests are changed in the parcel's registration (insert N/A if not applicable):

Instrument type/code	N/A
Expiry date (if applicable)	N/A

Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g. estate of, executor, trustee, personal representative) if applicable</i>	N/A
Mailing address of interest holder added (if applicable)	N/A
Reference to related instrument in names-based roll/parcel register (if applicable)	N/A

8. I request that the following textual qualifications on title in the above-noted parcel be changed (*insert N/A if not applicable*):

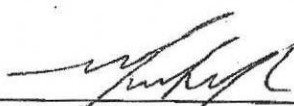
Textual qualification on title to be removed (<i>insert any existing textual qualification being changed, added to or altered in anyway</i>)	N/A
Expiry date of textual qualification on title (if applicable)	N/A
Textual qualification on title to be added (<i>insert replacement textual description</i>)	N/A
Instrument type: 838 (<i>to be used if there is no document attached; insert N/A if an enabling instrument is attached</i>)	N/A

9. The following is the reason for the requested revision to the textual qualifications on title (*for use when no document is attached*):

N/A

10. It is appropriate to revise the parcel registration for the indicated PIDs as certified in this request.

Certified at Bridgewater, in the County of Lunenburg, Province of Nova Scotia, August 26, 2005.


 Signature of eligible lawyer
 Name: Mark A. Taylor
 Address: 82 Aberdeen Road
 Bridgewater, NS B4V 2S6
 Phone: (902) 543-0068
 Email: taylorandsilver@eastlink.ca
 Fax: (902) 543-7243

- ☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

IN WITNESS WHEREOF, the Grantors have properly executed this Indenture the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Rhonda Bishop

Wade Wilkie

Wade Wilkie

Susan Wilkie

Susan Wilkie

PROVINCE OF NOVA SCOTIA
COUNTY OF KINGS

I CERTIFY that on the 8th day of August, 2005 Wade Wilkie and Susan Wilkie signed, sealed and delivered this Indenture in my presence. I have signed as a witness to such execution.

Rhonda Bishop

A Barrister/Commissioner of the Supreme
Court
of Nova Scotia

Rhonda L. Bishop
A Commissioner of the
Supreme Court of Nova Scotia

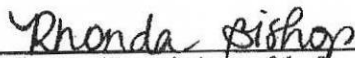
AFFIDAVIT OF SPOUSAL STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF KINGS

We, **Wade Wilkie**, of Blockhouse, in the County of Lunenburg, Province of Nova Scotia and **Susan Wilkie**, of Blockhouse, in the County of Lunenburg, Province of Nova Scotia, make oath and swear that:

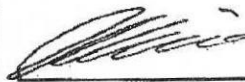
1. We acknowledge that we executed the foregoing instrument under seal on the date of this affidavit.
2. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s. 79(1)(a) of the *Land Registration Act* as the case may be, for the purpose of registering the instrument.
3. We are nineteen years of age or older and are residents of Canada under the *Income Tax Act* (Canada).
4. For the purpose of this 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 judgment 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* but does not include a former domestic partner.
5. We are the spouses of each other. Neither of us has any other spouse or any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*.
6. The sale of the lands constitutes an exempt supply pursuant to Part I of Schedule V of the *Excise Tax Act*.

SWORN TO at Kentville, in the County of Kings,
Province of Nova Scotia the 8th day of August,
2005, before me,

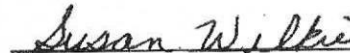


A Barrister/Commissioner of the Supreme
Court of
Nova Scotia

Rhonda L. Bishop
A Commissioner of the
Supreme Court of Nova Scotia



Wade Wilkie



Susan Wilkie

ALL that parcel of land situate at Blockhouse, Lunenburg County, and bounded and described as follows:

ON the North by lands of Emma Spidle;

ON the East by lands of the late Adolpheus Ernest;

ON the South by public road leading to New Cornwall; and

ON the West by lands of the late Eric Zwicker containing 6 acres more or less.

TOGETHER WITH the right to use the old hauling road leading to the lands hereinbefore described in common with the Grantors and the other users to that old hauling road as it is now and has been formerly used by them

EXCEPTING AND RESERVING therefrom the right to the Grantors and the other users of that old hauling road, the right to use it over the lands hereinbefore described.

SUBJECT TO an easement/right of way granted to Nova Scotia Power Commission in Book 117 at Page 313 as Document 455 on January 3, 1953 in the Lunenburg Registry of Deeds and is more fully described as follows:

Grant and confirm unto the Commission the perpetual privilege, right and easement or erecting and maintaining a line of poles and wires with all necessary anchors, guys and braces for the purpose of conveying or transmitting electrical power or energy over and across the lands described as follows:

THAT lot of land in the vicinity of Blockhouse in the County of Lunenburg Province of Nova Scotia, bounded Southerly by lands of Roy Spidle

Westerly by the right of way of the road leading from Blockhouse to New Cornwall

Northerly by lands of Alben Zwicker.

The Centreline of said line of poles and wires to run from the northern boundary of said lands of Roy Spidle, to the western prolongation of the southern boundary of said lands of Alben Zwicker, a distance of approximately 1041.8 feet,

SAVING AND EXCEPTING such portion thereof as may lie within the limits of a public highway or a watercourse said Centre line being shown on the lot numbered 14 on the Commission's Plan of said line.

TOGETHER also with the perpetual privilege, right and easement to enter upon said lands from time to time and at all times for the purpose of erecting such poles and supports and stringing wires thereon, and repairing and removing the same, and also the privilege, right and easement to trim or remove such trees or branches of trees or any obstruction upon said lands which in the opinion of the Commission it is necessary to fell or remove for said purposes.

TO HAVE OR TO HOLD the assigns forever, or as long as said poles or guys or their replacements remain on said lands with the said Commission, its successors and assigns, that they have a good, sure, perfect and indefensible estate of inheritance in fee simple in the said lands and premises and that the same are free from encumbrances.

The description originates with a deed dated February 7, 1967, registered in the registration district of Lunenburg County in book 136 at page 137 and the subdivision is validated by Section 291 of the Municipal Government Act.

LUNENBURG COUNTY Land Registration Office

PLAN FILED UNDER NO. 7951
NO 454 EASEMENT & PLAN
EMMA SPIDLE ET AL
TO
N. S. POWER COMMISSION
Reg. 1.09 P.M. January 5th
1953, On the certified oath
of a witness.

THIS INDENTURE made this sixteenth day of November A.D. 1950
BETWEEN: EMMA SPIDLE, widow of the late Pryor Spidle, of Mahone Bay in the County of Lunenburg, ROY E. SPIDLE, widower, section man, of Mahone Bay in the County of Lunenburg, hereinafter called the "Grantors" OF THE ONE PART and THE NOVA SCOTIA POWER COMMISSION, a body corporate, incorporated and existing under and by virtue of the laws of the Province of Nova Scotia, hereinafter called the "Commission" OF THE OTHER PART whereas the Commission is procuring electrical energy in the vicinity of Clearland in the County of Lunenburg and proposes under the Provisions of the Rural Electrification Act, 1945, to convey and transfer said electrical energy to certain parts of Lunenburg County and for such purpose to erect and maintain lines of poles and wires; NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of One Dollar and of other good and valuable consideration paid by the Commission to the Grantors the receipt whereof is hereby acknowledged, the said Grantors hereby grant and confirm unto the Commission each insofar as his or her own land is concerned the perpetual privilege, right and easement of erecting and maintaining a line of poles and wires with all necessary anchors, guys and braces for the purpose of conveying or transmitting electrical power or energy over and across the lands described as follows: Those lots of land in the vicinity of Blockhouse in the County of Lunenburg Province of Nova Scotia, bounded southerly by lands of the Estate of Martin Graversgaard, westerly by the right-of-way of the road leading from Blockhouse to New Cornwall, northerly by lands of Aubrey Ernst. The Centre Line of said lines of poles and wires to run from the northern boundary of said lands of Estate of Martin Graversgaard, to the southern boundary of said lands of Aubrey Ernst, a distance of approximately 257.9 feet, saving and excepting such portion thereof as may lie within the limits of a public highway or of a watercourse. Said Centre Line being shown on the lots numbered 12 and 13 on the Commission's Plan of said line. TOGETHER also with the perpetual privilege, right and easement to enter upon said lands from time to time, and at all times for the purpose of erecting such poles and supports, and stringing wires thereon, and repairing and removing the same and also the privilege, right and easement to trim or remove such trees or branches of trees or any obstructions, upon said lands which in the opinion of the Commission it is necessary to fell or remove for said purposes. TO HAVE AND TO HOLD the said Privileges, rights and easements hereby granted unto the said Commission its successors and assigns forever, or as long as said poles or guys or their replacements remain on said lands. And the said Grantors do hereby for themselves, their heirs, executors, and administrators covenant with the said Commission, its successors and assigns, that they have a good, sure, perfect and indefeasible estate of inheritance in fee simple in the said lands and premises and that the same are free from encumbrance. IN WITNESS WHEREOF the said Grantors hereunto have their hands and seals set and affixed the day and year first above mentioned.

Signed, Sealed and Delivered) (Sgd) Emma Spidle (S)
in the presence of) (Sgd) Roy E. Spidle (S)
(Sgd) John B. Thomson
(Sgd) John B. Thomson

PROVINCE OF NOVA SCOTIA) On this seventeenth day of November A.D. 1950 before me, the subscriber
COUNTY OF LUNENBURG S.S.) or personally came and appeared John B. Thomson a subscribing witness
to the foregoing Indenture, who having been by me duly sworn, made oath and said that Emma Spidle
and Roy E. Spidle therein named, signed, sealed and delivered the same in his presence.
(Sgd) K. J. Kenney

A Commissioner of the Supreme Court of Nova Scotia.

PLAN FILED UNDER NO. 7951
NO 455 EASEMENT & PLAN
AUBREY S. ERNST ET UX
TO
N. S. POWER COMMISSION
Reg. 1.10 P.M. January 5th
1953, On the certified oath
of a witness.

THIS INDENTURE made this first day of November A.D. 1950 BETWEEN:
AUBREY S. ERNST, storekeeper, of Blockhouse, in the County of Lunenburg
and ELSIE M. ERNST, his wife, hereinafter called the "Grantors" OF THE ONE PART, and THE NOVA SCOTIA POWER COMMISSION, a body corporate, incorporated and existing under and by virtue of the Laws of the Province of Nova Scotia, hereinafter called the "Commission" OF THE OTHER PART WHEREAS the Commission is procuring electrical energy in the vicinity of Clearland in the County of Lunenburg and proposes under the Provisions of the Rural Electrification Act, 1945, to convey and transfer said electrical energy to certain parts of Lunenburg County and for such purpose to erect and maintain lines of poles and wires; NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of One dollar and of other good and valuable consideration paid by the Commission to the Grantors the receipt whereof is hereby acknowledged, the said Grantors hereby grant and confirm unto the Commission the perpetual privilege, right and easement of erecting and maintaining a line of poles and wires with all necessary anchors, guys and braces for the purpose of conveying or transmitting electrical power or energy over and across the lands described as follows: That lot of land in the vicinity of Blockhouse in the County of Lunenburg Province of Nova Scotia, bounded southerly by lands of Roy Spidle, westerly by the right-of-way of the road leading from Blockhouse to New Cornwall northerly by lands of Alben Zwicker. The Centre Line of said line of poles and wires to run from the northern boundary of said lands of Roy Spidle, to the western prolongation of the southern boundary of said lands of Alben Zwicker, a distance of approximately 1041.5 feet, saving and excepting such portion thereof as may lie within the limits of a public highway or of a watercourse. Said Centre Line being shown on the lot numbered 14 on the Commission's Plan of said line. TOGETHER also with the perpetual privilege, right and easement to enter upon said lands from time to time and at all times for the purpose of erecting such poles and supports and stringing wires thereon, and repairing and removing the same, and also the privilege, right and easement to trim or remove such trees or branches of trees or any obstructions upon said lands which in the opinion of the Commission it is necessary to fell or remove for said purposes. TO HAVE AND TO HOLD the said privileges, rights and easements hereby granted unto the said Commission, its successors and assigns forever, or as long as said poles or guys or their replacements remain on said lands. And the said Grantors do hereby for themselves, their heirs, executors and administrators covenant with the said Commission, its successors and assigns, that they have a good, sure, perfect and indefeasible estate of inheritance in fee simple in the said land and premises and that the same are free from encumbrances. IN WITNESS WHEREOF the said Grantors hereunto have their hands and seals set and affixed the day and year first above mentioned.

Signed, Sealed and Delivered) (Sgd) Elsie M. Ernst (S)
in the presence of) (Sgd) Aubrey S. Ernst (S)
(Sgd) John B. Thomson

PROVINCE OF NOVA SCOTIA) On this fourth day of November A.D. 1950 before me, the subscriber
COUNTY OF LUNENBURG S.S.) personally came and appeared John B. Thomson a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Aubrey S. Ernst and Elsie M. Ernst therein named, signed, sealed and delivered the same in his presence.
(Sgd) K. J. Kenney

A Commissioner of the Supreme Court of Nova Scotia.

PLAN NO. 6334
NO 456 EASEMENT & PLAN
NATHAN S. JOUDREY ET UX
TO
NOVA SCOTIA POWER COMMISSION
Reg. 1.24 P.M. January 5th
1953, On the certified oath
of a witness.

THIS INDENTURE made this twenty-first day of November A.D. 1950
BETWEEN: NATHAN S. JOUDREY, mill owner, of Blockhouse in the County of Lunenburg, and DAISY M. JOUDREY, his wife, hereinafter called the "Grantors" OF THE ONE PART and THE NOVA SCOTIA POWER COMMISSION a body corporate incorporated and existing under and by virtue of the Laws of the Province of Nova Scotia, hereinafter called the "Commission" OF THE OTHER PART WHEREAS the Commission is procuring electrical energy in the vicinity of Clearland in the County of Lunenburg and proposes to convey and transfer said electrical energy to certain parts of Lunenburg County and for such purpose to erect and maintain a line of poles and wires; NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the sum of One Dollar and of other good and valuable consideration paid by the said Commission to the Grantors the receipt whereof is hereby acknowledged, the said Grantors hereby grant and convey

THIS MORTGAGE made this 9th day of June, 2017.

NMR # 111063963
July 11/17

BETWEEN:

MARGARET ANN MARTIN

Hereinafter called the "MORTGAGOR"

OF THE FIRST PART

- and -

BANK OF MONTREAL, a body corporate, with head office in 2446, Rue Bank, Ottawa, ON, K1V 1A4.

Hereinafter called the "MORTGAGEE"

OF THE SECOND PART

1.01 WITNESSETH that in consideration of the principal sum of **TWENTY TWO THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars (\$22,750.00)** (the "principal sum") received by the Mortgagor from the Mortgagee, the receipt whereof is hereby acknowledged, the Mortgagor grants, and mortgages unto the Mortgagee, its successors and assigns forever, all and singular those lands and premises described in Schedule "A" hereto (the "lands").

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

TO HAVE AND TO HOLD the lands and the appurtenances unto the Mortgagee, its successors and assigns forever.

DEFINITIONS:

2.01 In this mortgage unless the context otherwise requires:

(1) The "MORTGAGOR" means and;

(2) The "MORTGAGEE" means **BANK OF MONTREAL**, a body corporate, with Head Office at 865 Harrington Court, Burlington, Ontario;

(3) "Indebtedness" means the sum of **TWENTY TWO THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars (\$22,750.00)** together with interest thereon;

(4) "Note" (copy attached, being Schedule "C") means a demand promissory note, dated the _____ day of **June, 2017** in the principal amount of **\$22,750.00** with interest as stated thereon evidencing the indebtedness of the Mortgagor to the Mortgagee, payable at the offices of the Mortgagee at **2446, RUE BANK, OTTAWA, ON, K1V 1A4**.

RECITALS

3.01 The Mortgagee has requested from the Mortgagor additional security for the due payment of the Indebtedness, and the Mortgagor has agreed to execute this Collateral Mortgage for the purpose of providing such additional security to the Mortgagee.

3.02 To conform with the Canada Interest Act, the parties hereto state that the amount of principal money secured by this Collateral Mortgage is the sum of **TWENTY TWO THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars (\$22,750.00)** and the rate of interest chargeable there is **FIVE POINT ONE NINE ZERO ZERO ZERO** per centum (**5.19000%**) per annum.

MORTGAGE

4.02 In consideration of the sum of \$1.00 the Mortgagor mortgages to the Mortgagee the lands described in Schedule "A" hereto annexed as security for the payment of the Indebtedness.

B

17116003933

RIGHT TO FORECLOSURE:

25.01 In the event of the breach of any of the covenants, provisions, provisos herein contained, it shall be lawful for the Mortgagee and the Mortgagee may, in addition to any other remedies available, recover possession of the lands mortgaged by foreclosure or any other means available under this mortgage.

PARAGRAPH HEADINGS:

26.01 That the paragraph headings in this Mortgage are deemed not to form part of this Mortgage and have been inserted for convenience of reference only.

EXPENSES AFTER FORECLOSURE SALE:

27.01 That where the Mortgagee has purchased the lands described in Schedule "A" herein at a judicial sale pursuant to the provisions of an Order for Foreclosure and Sale granted to the Mortgagee and where the Mortgagee has incurred reasonable expenses subsequent to the sale for the purpose protecting the security the Mortgagor hereby promises to pay all such reasonable expenses of the Mortgagee including but not limiting the generality of the foregoing costs of maintenance repairs, inspection fees, and realtor's commissions and legal fees upon the resale by the Mortgagee and that such reasonable expenses may be recovered by the Mortgagee from the proceeds of the sale or if there are insufficient funds realized at such a sale then the same is to form part of this deficiency.

TRANSFER OF TITLE:

28.01 That in the event of the Mortgagor selling, conveying or transferring title to the property hereby mortgaged to a purchaser, grantee or transferee not approved by the Mortgagee, then at the option of the Mortgagee, all monies hereby secured shall forthwith become due and payable.

29.01 The Mortgagor acknowledges, by his signature herein, that he has read, understood and received a copy of this Mortgage.

And it is hereby agreed that where the context requires, words in the singular includes the plural and words importing the masculine gender include the feminine and neuter genders. All covenants, liabilities and obligations entered into or imposed upon the Mortgagor and guarantor (if any) shall be joint and several.

IN WITNESS WHEREOF the Mortgagor has set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

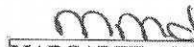
(seal)



Mortgagor

Witness

(Notary Public's signature)


MARGARET ANN MARTIN

BRANDON ROBERT REINHART
Barrister, Solicitor & Notary Public

My commission
does not expire

VALU
NOTARY
526 BORTHWICK AVENUE
OTTAWA, ONTARIO K1K 2L3
Tel: (613) 878-2871
info@valu-notary.com
www.valu-notary.com

STATEMENT OF STATUS

I/WE **MARGARET ANN MARTIN**, the mortgagor(s)/and spouse of the mortgagor 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. THAT I am/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 my/our statement, "spouse" means either of a man or 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 a marriage with each other, in good faith, that is void and are cohabitating or have cohabited within the preceding year.
4. For the purpose of this statement "spouse" includes an individual who is a party to the registered-partner declaration made in accordance with Section 53 of the *Vital Statistics Act*, but does not include a former domestic partner.
5. As of the date hereof, I am not a spouse and I 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*.

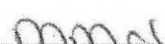
DATED the 9th day of June, 2017, in the
County / Regional Municipality of Ottawa, Province of Ontario

Witness

BRANDON ROBERT REINHART
Barrister, Solicitor & Notary Public

(seal)

**My commission
does not expire**


MARGARET ANN MARTIN

VALU
NOTARY
626 BORTHWICK AVENUE
OTTAWA, ONTARIO K1K 2L9
Tel: (613) 678-2871
info@valu-notary.com
www.valu-notary.com

SCHEDULE "A"

PID 60217783

ALL that parcel of land situate at Blockhouse, Lunenburg County, and bounded and described as follows:

ON the North by lands of Emma Spidle;

ON the East by lands of the late Adolopheus Ernest;

ON the South by public road leading to New Cornwall; and

ON the West by lands of the late Eric Zwicker containing 6 acres more or less.

TOGETHER WITH the right to use the old hauling road leading to the lands hereinbefore described in common with the Grantors and the other users to that old hauling road as it is now and has been formerly used by them

EXCEPTING AND RESERVING therefrom the right to the Grantors and the other users of that old hauling road, the right to use it over the lands hereinbefore described.

SUBJECT TO an easement/right of way granted to Nova Scotia Power Commission in Book 117 at Page 313 as Document 455 on January 5, 1953 in the Lunenburg Registry of Deeds and is more fully described as follows:

Grant and confirm unto the Commission the perpetual privilege, right and easement or erecting and maintaining a line of poles and wires with all necessary anchors, guys and braces for the purpose of conveying or transmitting electrical power or energy over and across the lands described as follows:

THAT lot of land in the vicinity of Blockhouse in the County of Lunenburg Province of Nova Scotia, bounded Southerly by lands of Roy Spidle

Westerly by the right of way of the road leading from Blockhouse to New Cornwall

Northerly by lands of Alben Zwicker.

The Centreline of said line of poles and wires to run from the northern boundary of said lands of Roy Spidle, to the western prolongation of the southern boundary of said lands of Alben Zwicker, a distance of approximately 1041.8 feet,

SAVING AND EXCEPTING such portion thereof as may lie within the limits of a public highway or a watercourse said Centre line being shown on the lot numbered 14 on the Commission's Plan of said line.

TOGETHER also with the perpetual privilege, right and easement to enter upon said lands from time to time and at all times for the purpose of erecting such poles and supports and stringing wires thereon, and repairing and removing the same, and also the privilege, right and easement to trim or remove such trees or branches of trees or any obstruction upon said lands which in the opinion of the Commission it is necessary to fell or remove for said purposes.

TO HAVE OR TO HOLD the assigns forever, or as long as said poles or guys or their replacements remain on said lands with the said Commission, its successors and assigns, that they have a good, sure, perfect and indefensible estate of inheritance in fee simple in the said lands and premises and that the same are free from encumbrances.

The description originates with a deed dated February 7, 1967, registered in the registration district of Lunenburg County in book 136 at page 137 and the subdivision is validated by Section 291 of the Municipal Government Act.