

TAX SALE REPORTING LETTER

Tax Sale No. 34

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 27, 2021

Name: Sanford, Robert Brian and Nicole Marie

Assessment Account No: 02869829

Property: PID 60378973; 486 elmwood Road, Elmwood, NS

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Robert Brian Sanford and Nicole Marie Sanford are the registered interest holders (owners) of the subject property. Robert Brian Sanford and Nicole Marie Sanford acquired title (as joint tenants) via deed recorded at Book 962, Page 59 at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway, but the Parcel Register references several benefits and burdens. We have not searched the title, extent or usage of any benefits or burdens. The paper title appears to be marketable. It should also be noted that the deed description contains a reservation to maintain tombstones which is not referenced in the Parcel Registry.

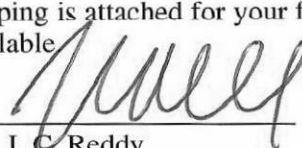
Encumbrances:

1. Mortgage – in favour of Royal Bank of Canada; face amount - \$90,000.00; document number 93041771 at the Lunenburg County Land Registration Office;
2. Judgment – in favour of Royal Bank of Canada (versus R. Brian Sanford); face amount \$79,499.22; document number 113372925 at the Lunenburg County Land Registration Office.

Marital Status: Robert Brian Sanford and Nicole Marie Sanford appear to be spouses of each other.

Survey: Yes – Plan 9680 at the Lunenburg County Land Registration Office. Plan and description generally conform to modern standards.

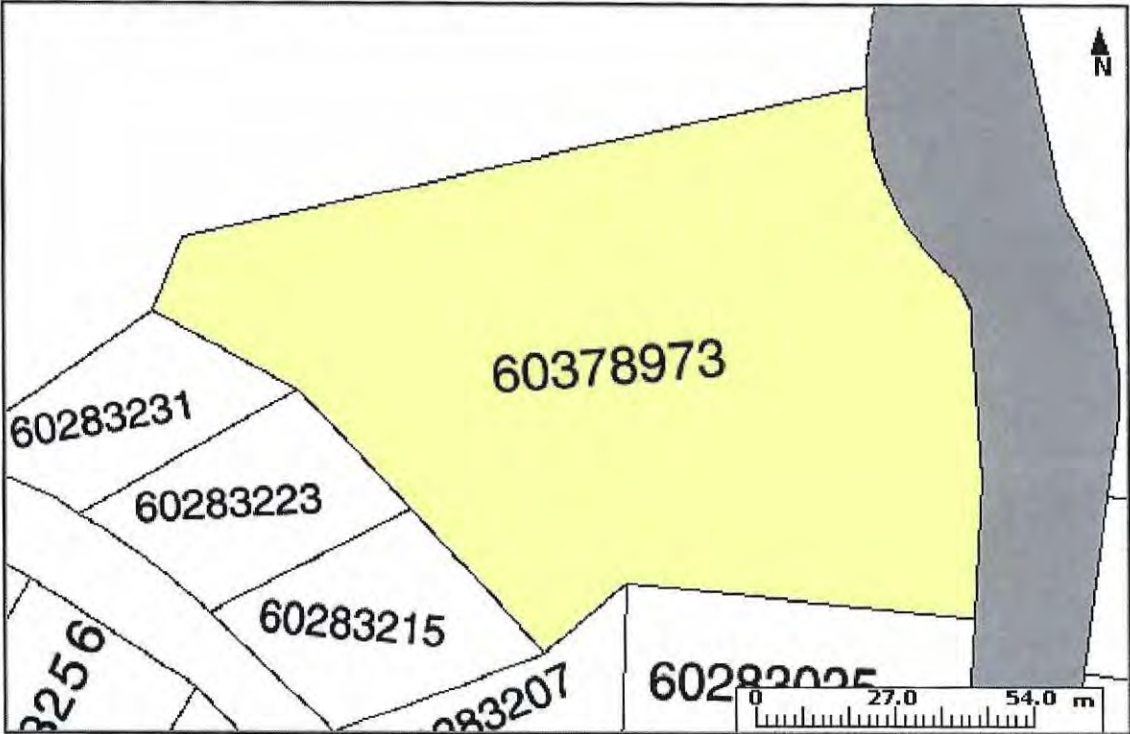
Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available


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 Map

Date: Oct 14, 2021 11:40:16 AM



PID:	60378973	Owner:	ROBERT BRIAN SANFORD	AAN:	02869829
County:	LUNENBURG COUNTY		NICOLE MARIE SANFORD	Value:	\$83,700 (2021 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION	Address:	486 ELMWOOD ROAD ELMWOOD		

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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Search Provincial Map Bulletin+Board 1 Help

Land Registration View

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

PID	60378973	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	2.68 ACRE(S)	Parcel Access	PUBLIC	Manag. Unit	MU9936
Lot	LOT M-1	Created	Jan 19, 1995 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	JOINT TENANTS
LR Status	LAND REGISTRATION	LR Date	Nov 28, 2006 10:42:05AM		

Location	County	Primary Location	Source
486 ELMWOOD ROAD ELMWOOD	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments
MAP:0544550064600

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
02869829	\$83,700 (2021 RESIDENTIAL TAXABLE)	070	000	

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

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
ROBERT BRIAN SANFORD	FEE SIMPLE	456 ELMWOOD ROAD ELMWOOD NS CA B0R 1A0	DEED	2004	75968215 View Doc	Book 962 Page 59	Jul 27, 2004	No
NICOLE MARIE SANFORD	FEE SIMPLE	456 ELMWOOD ROAD ELMWOOD NS CA B0R 1A0	DEED	2004	75968215 View Doc	Book 962 Page 59	Jul 27, 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
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	2004	75968215 View Doc	Book 962 Page 59	Jul 27, 2004
60490331	SERVIENT TENEMENT PID	DEED	2004	75968215 View Doc	Book 962 Page 59	Jul 27, 2004
60283082	SERVIENT TENEMENT PID	DEED	2004	75968215 View Doc	Book 962 Page 59	Jul 27, 2004

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
NOVA SCOTIA POWER INCORPORATED	COVENANT HOLDER (BURDEN)	1894 BARRINGTON STREET HALIFAX NS CA B3J 2W5	DEED	2004	75968215 View Doc	Book 962 Page 59	Jul 27, 2004

Textual Qualifications on Title

Qualifications Text

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
ROYAL BANK OF CANADA	MORTGAGEE	180 WELLINGTON STREET W FLOOR 2ND TORONTO ON CA M5J 1J1	MORTGAGE	2009	93041771 View Form View Doc		Mar 27, 2009

Parcel Description

Place Name: Elmwood, Nova Scotia
Municipality/County: Municipality of the County of Lunenburg

Designation of Parcel on Plan: Lot M-1

Title of Plan: Plan of subdivision showing certain boundaries of the lands of Michael J. MacLean located at Elmwood, Lunenburg County, Nova Scotia under conveyance to Kendall MacLean and Chrystalee MacLean

Registration County: Lunenburg County

Number of Plan: 9680

Registration Date of Plan: September 22, 1994

BENEFITS:

TOGETHER WITH a right-of-way to the well located on the eastern side of the Elmwood Road, said right-of-way to be 20 feet in width and is to follow the existing road to the well and to extend 10 feet on either side of the centre line of the existing road to the well, said centerline being more fully described as follows:

BEGINNING at a point on the eastern limits of the Elmwood Road on the centre line of the existing road to the well, said point being located south 36 degrees 5 minutes 14 seconds east a distance of 139.90 feet from the northeastern corner of Lot M-1;

THENCE south 82 degrees 06 minutes 08 seconds east along the centerline of the road to the well a distance of 206.52 feet to a point;

THENCE south 36 degrees 22 minutes 29 seconds east along the centerline of the road to the well a distance of 16.10 feet to the center of the said well.

TOGETHER WITH a right of way unto the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor, and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, for vehicles, animals and persons, for all purposes and at all times, over the 25 foot wide right of way (known as the Cabin Road) leading from the main highway in Elmwood across other land formerly of Hugh John MacLean, and now of Michael Jerome MacLean to the Northern shore of Feindles Lake, beside the Cabin Lot of Gordon K. Poulson and wife.

TOGETHER WITH a right of way unto the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor, and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, on foot only over a 10 foot wide right of way which leads from the above described 15 foot wide right of way between the property of David Jones and property formerly of Douglas Penny to the beach formerly owned Hugh John MacLean, and now of Michael Jerome MacLean to its point of intersection with the next hereinafter described right of way;

TOGETHER WITH a right of way unto the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor, and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, on foot only over a 10 foot wide right of way which leads from the above described 15 foot wide right of way between the property of David Jones and property formerly of Douglas Penny to the beach formerly owned Hugh John MacLean, and now of Michael Jerome MacLean.

BURDENS:

SUBJECT TO any easement that Nova Scotia Power or Maritime Tel and Tel may have for the installation and maintenance of the overhead utility lines crossing the lot located as shown on the above mentioned plan of survey.

MGA STATEMENT:

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Lunenburg County as Plan or Document Number 9680.

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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No Non Enabling Plans Found

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
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No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
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No Related PIDs Found

[Back to Results](#)
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[Parcel Archive View](#)
[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

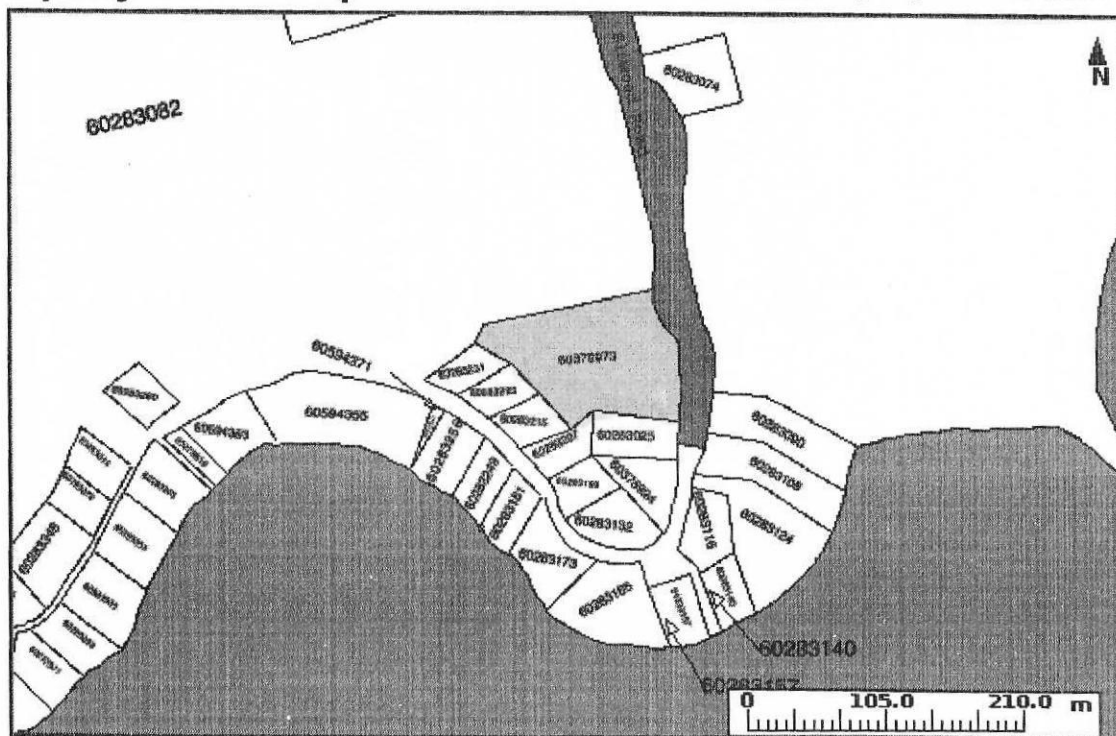
Please feel free to [Submit Problems](#) you find with the Property Online web site.

Compression: Off



Property Online Map

Date: Aug 20, 2021 1:40:17 PM



PID:	60378973	Owner:	ROBERT BRIAN SANFORD	AAN:	02869829
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LUNenburg COUNTY REGISTRY OF DEEDS	75968215	962	59-63
I certify that this document was registered as shown here.	Document #	Book	Pages
Joan Plunkett Registrar	JUL 27 2004		12:37
	MM DD YYYY		Time

59

THIS WARRANTY DEED dated the 20 day of July, A.D., 2004.

962/59.

BETWEEN:

TERRY C. JOUDREY and **DALE M.E. JOUDREY**,
both of Barss Corner, 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 -

ROBERT BRIAN SANFORD and **NICOLE MARIE
SANFORD**, spouses, both of West Dalhousie, in the
County of Annapolis, 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.

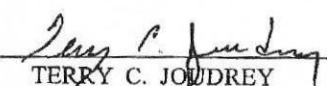
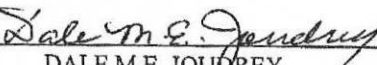
THE GRANTOR covenants with the Grantee that the Grantee shall have quiet
enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to
convey them as hereby conveyed, that the lands are free from encumbrances, save and except for
those encumbrances (if any) referred 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 parties to these presents have hereunto set their hands
and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of



)
)
)
)  
) TERRY C. JOUDREY
)
)
)  
) DALE M.E. JOUDREY

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT OF MATRIMONIAL STATUS

I, Dale M.E. Joudrey of Barss Corner, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. **THAT** I am one of the Grantors in the foregoing Warranty Deed and I am of the full age of nineteen (19) years.
2. **THAT** I am now, and intend to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada).
3. **THAT** for the purpose of this my 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; or
 - (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.
 - (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** as of the date herein I am not a spouse and I have no spouse as defined herein and I am not a party to a registered or unregistered domestic partnership declaration.
5. **THAT** I do not have a former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act (Nova Scotia).

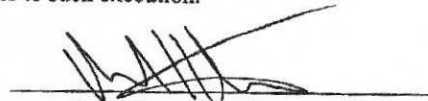
SWORN to at Bridgewater
in the County of Lunenburg and
Province of Nova Scotia this 20th
day of July, 2004,
before me,


A Barrister of the Supreme Court
of Nova Scotia

Brent H. Silver
A Barrister of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I hereby certify that on this 20th day of July, A.D. 2004, Dale M.E. Joudrey, one 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.


A Barrister of the Supreme Court
of Nova Scotia

Brent H. Silver
A Barrister of the Supreme Court
of Nova Scotia

SCHEDULE "A"

LOT M-1

All that certain lot, piece or parcel of land situate, lying and being on the western side of the Elmwood Road, Route No. 517, at Elmwood, Lunenburg County, Nova Scotia which is, and is intended to be, a subdivision of those lands described as the lands of Michael J. Mac Lean by the will of Hugh J. Mac Lean as recorded at the registry of deeds for the municipality of Lunenburg at Bridgewater in book 499, at page 923, under number 3709 and is further intended to be a part of those lands described as the lands of Hugh J. Mac Lean as recorded in a deed at the registry of deeds in book 119, at page 242, under number 361. The herein described lot is shown as LOT M-1, lands of Michael J. Mac Lean under conveyance to Kendall Mac Lean and Chrystalee Mac Lean, on a plan of subdivision showing certain boundaries of the lands of Michael J. Mac Lean located at Elmwood, Lunenburg County, Nova Scotia under conveyance to Kendall Mac Lean and Chrystalee Mac Lean, said plan being plan number 94-08-605 dated August 5, 1994 as prepared by Gerald D. Eisnor, NSLS#525. The herein described lot is more particularly bounded and described as follows:

Beginning at a survey marker found on the western limits of the Elmwood Road, and being 33 feet from the centerline thereof, at the northeastern corner of lands of Mahlon (Dick) Harrie and Anne Harrie, said marker being the southeastern corner of the herein described lot and is hereinafter referred to as the Place of Beginning;

Thence N 66°-01'-04" W along the northern boundary of lands of Mahlon (Dick) Harrie and Anne Harrie a distance of 241.86 feet to a survey marker found at the northeastern corner of lands of Douglas W. Dorey and Sharon L. Dorey;

Thence S 70°-50'-02" W along the northern boundary of lands of Douglas W. Dorey and Sharon L. Dorey a distance of 60.03 feet to a survey marker found at the southeastern corner of lands of Leone L. Doubleday;

Thence N 21°-30'-52" W along the eastern boundary of lands of Leone L. Doubleday a distance of 101.31 feet to a survey marker set by an iron bar found at the southeastern corner of lands of Arthur R. Gilles, Mark K. Gilles and Larry T. Gilles;

Thence N 26°-26'-52" W along the eastern boundary of lands of Arthur R. Gilles, Mark K. Gilles and Larry T. Gilles a distance of 103.70 feet to a survey marker set by an iron bar found at the southeastern corner of lands of Cecil H. Andrews;

Thence N 38°-49'-16" W along the eastern boundary of lands of Cecil H. Andrews a distance of 104.92 feet to a survey marker set by an iron pipe found on the southern boundary of the remaining lands of Michael J. Mac Lean;

Thence N 31°-48'-38" E along the southern boundary of the remaining lands of Michael J. Mac Lean a distance of 52.72 feet to a survey marker set;

Thence S 81°-15'-09" E along the southern boundary of the remaining lands of Michael J. Mac Lean a distance of 467.49 feet to a survey marker set on the western limits of the Elmwood Road, and being 55 feet from the centerline thereof;

Thence following the various courses of the western limits of the Elmwood Road in a generally southerly direction a distance of 340 feet, more or less, or to the Place of Beginning, a calculated tie line from the last mentioned survey marker being S 09°-47'-23" W a distance of 333.80 feet.

The enclosed area of the above described lot is 2.675 acres, more or less.

The bearings are magnetic for the year 1978.

Subdivision approval for LOT M-1 was granted by the development officer for the Lunenburg County District Planning Commission on September 22, 1994 under application number LM94109 and a copy of the approved plan was filed at the registry of deeds on September 22, 1994 under number 9680.

The above described lot is subject to any easement that Nova Scotia Power or Maritime Tel and Tel may have for the installation and maintenance of the overhead utility lines crossing the lot and located as shown on the above mentioned plan of survey.

Together with a right-of-way to the well located on the eastern side of the Elmwood Road, said right-of-way to be 20 feet in width and is to follow the existing road to the well and to extend 10 feet on either side of the centerline of the existing road to the well, said centerline being more fully described as follows:

Beginning at a point on the eastern limits of the Elmwood Road on the centerline of the existing road to the well, said point being located S 36°-05'-14" E a distance of 139.90 feet from the northeastern corner of LOT M-1;

Thence S 82°-06'-08" E along the centerline of the road to the well a distance of 206.52 feet to a point;

Thence S 36°-22'-29" E along the centerline of the road to the well a distance of 16.10 feet to the center of the said well.

DMG *Jay* *HL*

TOGETHER WITH a right of way unto the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor, and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, for vehicles, animals and persons, for all purposes and at all times, over the Twenty-five (25) foot wide right of way (known as the Cabin Road) leading from the main highway in Elmwood across other land formerly of Hugh John MacLean, and now of Michael Jerome MacLean to the Northern shore of Peindie's Lake, beside the Cabin Lot of Gordon K. Poulsen and wife.

TOGETHER WITH a right of way to the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, for vehicles, animals and persons over the Fifteen (15) foot wide right of way leading from its point of intersection with the above described Twenty-five (25) foot wide right of way over other land formerly of Hugh John MacLean, and now of Michael Jerome MacLean, to its point of intersection with the next hereinafter described right of way;

TOGETHER WITH a right of way to the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, on foot only over a Ten (10) foot wide right of way which leads from the above described Fifteen (15) foot wide right of way between the property of David Jones and property formerly of Douglas Penney, to the beach formerly owned by Hugh John MacLean, and now of Michael Jerome MacLean;

c:\cw\oct31\maclean.doc

RESERVING to the Grantor and to all descendants and family members of the Grantor the right to have pedestrian access to the tombstone and gravesite as shown on the Plan of Subdivision hereinbefore referred to, filed under No. 9680 at the Bridgewater Registry of Deeds, and the right to maintain, preserve and restore the tombstone and gravesite in perpetuity. Access shall be along the northern boundary of Lot M-1 herein described.

BEING AND INTENDED TO BE the same lands as described in a Warranty Deed dated May 12, 2003 from Kendall P. MacLean and Chrystalee G. MacLean to Terry C. Joudrey and Dale M.E. Joudrey and recorded at the Registry of Deeds Office at Bridgewater, Nova Scotia on May 15, 2003 in Book 892 at Pages 686-690 as No. 2883.

HJS *MS* *DM&J*

#93091771



NMR

May 27/09

**Mortgage – Residential
(Fixed Rate)**

BETWEEN:

ROBERT BRIAN SANFORD and
NICOLE MARIE SANFORD, both of
Elmwood, in the County of Lunenburg and
Province of Nova Scotia

name

address

name

address

the "*Mortgagor(s)*", referred to as "*you*" in
this Mortgage

AND:

ROYAL BANK OF CANADA,
180 Wellington St. W., 2nd Floor, Toronto,
Ontario, M5J 1J1

the "*Mortgagee*" referred to as "*we*" in this
Mortgage

This document sets out the terms which apply to your Mortgage under the *Land Registration Act* (Nova Scotia). We recommend you read it carefully. You may want to discuss the terms of this Mortgage with a lawyer.

This document describes the financial institution (mortgagee), who is lending you the money, as "we". The definition of "we" also includes "us" and "our".

This document describes the person who is being loaned money and giving the Mortgage on your Property as "you". The definition of "you" also includes "your". "You" also includes anyone who guarantees your payments and Promises.

We are lending you money and we protect our interests through the Mortgage on your Property, which gives us certain rights, if you do not do what you promise to do.

Generally, when a word is capitalized, the word is defined in Section 1. You should read these definitions carefully.

(18) **Posted Rate** means the annual interest rates set from time to time by Royal Bank of Canada applicable to fixed rate residential mortgage loans in Canada. These rates may vary depending upon the term and Prepayment options applicable to the mortgage loan.

(19) **Prepayment** means repaying part of the Principal Amount ahead of schedule. Depending on the type of Mortgage you have and the amount you are paying, you may have to pay a Prepayment charge when you make a Prepayment.

(20) **Principal Amount** means the amount we originally loaned to you.

(21) **Promises** means everything that you agree to do and all of the things you confirm and certify under the Mortgage.

(22) **Property** means the land described in the Mortgage, as well as any buildings constructed on the land and anything attached or fixed to the land or buildings and any rights associated with the land. It also includes any future building, addition, attachments or fixtures (fixtures includes things such as furnaces) to the land or buildings and, in the case of a leasehold title, the lease, except for the last day of the term of the lease, and any other interest, right, option or benefit set out in the lease.

(23) **Property Taxes** means all present and future property taxes, rates, assessments, local improvement charges, administration fees and other similar amounts charged by local government on your Property. It includes interest and penalties charged by a local government.

(24) **Term** means the period of time from the Interest Adjustment Date to the Balance Due Date, which is shown below in Section 2.4.

(25) **We** means the mortgagee under the Mortgage.

(26) **You** means each person who signed or is bound by the Mortgage and is the person or persons who has/have to pay everything owing under the Mortgage. If you die or become incapacitated, your estate must pay us and keep your other Promises.

SECTION 2 – HOW THE MORTGAGE WORKS

2.1 The Property

Description
<i>(Insert Property description or reference appropriate schedule)</i>
See attached Schedule "A"
Interest
<i>(Delete inapplicable option)</i> You have a freehold interest in the Property.
<i>(If freehold, delete the following. If leasehold, complete where required:)</i>

is referred to as the "**Property**" in the Mortgage.

2.2 The Charge

(1) In return for our agreeing to lend the Principal Amount of Ninety Thousand dollars (\$90,000.00), or as much of the Principal Amount as we advance to you, you grant a mortgage and charge of your interest in your Property to us. This means the Mortgage is a charge on your Property and you have mortgaged your entire interest in your Property to us. All amounts relating to the Mortgage that you owe to us are secured by the Mortgage.

SECTION 33 – INTERPRETATION**33.1 Partial Invalidity**

If any provision of the Mortgage is found to be illegal or unenforceable, this will not affect the validity or enforceability of the other provisions.

33.2 Paragraph and Section Headings

Paragraph and Section headings do not form part of the Mortgage, but are used only for easy and convenient reference. They do not affect the construction or interpretation of the Mortgage.

33.3 Number and Gender

Unless the context requires otherwise, words in the singular include the plural, and vice versa, and words specifying a gender include all genders.

33.4 Statutes

Any reference to any statutes shall be deemed to be a reference to such statute and any and all regulations from time to time made under such statute and to such statute and regulations as amended or re-enacted from time to time. Any references in this document to a specific section or sections, paragraph or clause of any statute or regulation shall be deemed to include a reference to any corresponding provision of future law.

The Mortgagor(s) has/have signed, sealed and delivered this Mortgage on March 25, 2009.

Jennifer Rafuse
Witness

Robert Brian Sanford
Mortgagor – ROBERT BRIAN SANFORD

Jennifer Rafuse
Witness

Nicole Marie Sanford
Mortgagor – NICOLE MARIE SANFORD

TRADEMARKS

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SCHEDULE "A"

Place Name: Elmwood, Nova Scotia
Municipality/County: Municipality of the County of Lunenburg
Designation of Parcel on Plan: Lot M-1
Title of Plan: Plan of subdivision showing certain boundaries of the lands of Michael J. MacLean located at Elmwood, Lunenburg County, Nova Scotia under conveyance to Kendall MacLean and Chrystalee MacLean
Registration County: Lunenburg County
Number of Plan: 9680
Registration Date of Plan: September 22, 1994

BENEFITS:

TOGETHER WITH a right-of-way to the well located on the eastern side of the Elmwood Road, said right-of-way to be 20 feet in width and is to follow the existing road to the well and to extend 10 feet on either side of the centre line of the existing road to the well, said centerline being more fully described as follows:

BEGINNING at a point on the eastern limits of the Elmwood Road on the centre line of the existing road to the well, said point being located south 36 degrees 5 minutes 14 seconds east a distance of 139.90 feet from the northeastern corner of Lot M-1;

THENCE south 82 degrees 06 minutes 08 seconds east along the centerline of the road to the well a distance of 206.52 feet to a point;

THENCE south 36 degrees 22 minutes 29 seconds east along the centerline of the road to the well a distance of 16.10 feet to the center of the said well.

TOGETHER WITH a right of way unto the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor, and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, for vehicles, animals and persons, for all purposes and at all times, over the 25 foot wide right of way (known as the Cabin Road) leading from the main highway in Elmwood across other land formerly of Hugh John MacLean, and now of Michael Jerome MacLean to the Northern shore of Feindles Lake, beside the Cabin Lot of Gordon K. Poulson and wife.

TOGETHER WITH a right of way unto the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor, and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, for vehicles, animals and persons, over the 15 foot wide right of way leading from its point of intersection with the above described 25 wide foot right of way over other land formerly of Hugh John MacLean, and now of Michael Jerome MacLean to its point of intersection with the next hereinafter described right of way;

TOGETHER WITH a right of way unto the Grantees, their and each of their heirs, executors, administrators and assigns, in common with the Grantor, and other cabin lot owners, his and their heirs, executors, administrators and assigns, for ingress and egress, on foot only over a 10 foot wide right of way which leads from the above described 15 foot wide right of way between the property of David Jones and property formerly of Douglas Penny to the beach formerly owned Hugh John MacLean, and now of Michael Jerome MacLean.

BURDENS:

SUBJECT TO any easement that Nova Scotia Power or Maritime Tel and Tel may have for the installation and maintenance of the overhead utility lines crossing the lot located as shown on the above mentioned plan of survey.

MGA STATEMENT:

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Lunenburg County as Plan or Document Number 9680.

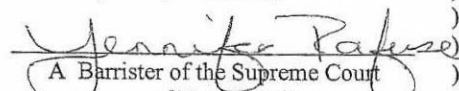
CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT OF MATRIMONIAL STATUS

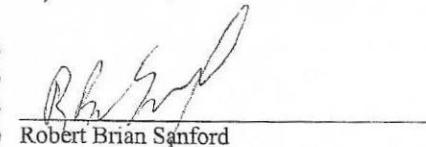
We, Robert Brian Sanford and Nicole Marie Sanford of Elmwood in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

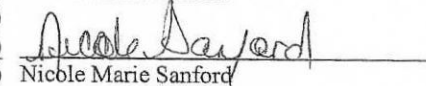
1. **THAT** we are the Mortgagors in the foregoing Mortgage and we are of the full age of nineteen (19) years.
2. **THAT** we are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada).
3. **THAT** for the purpose of this our Affidavit, "spouse" 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; or
 - (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.
 - (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 spouses of each other and have no other spouse as defined herein and neither 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 25th day)
of March, 2009, before me,)


A Barrister of the Supreme Court
of Nova Scotia

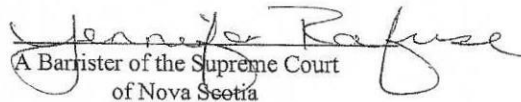
JENNIFER R. RAFUSE
A Barrister of the Supreme
Court of Nova Scotia


Robert Brian Sanford


Nicole Marie Sanford

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I hereby certify that on this 25th day of March, 2009, Robert Brian Sanford and Nicole Marie Sanford, 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.


A Barrister of the Supreme Court
of Nova Scotia

JENNIFER R. RAFUSE
A Barrister of the Supreme
Court of Nova Scotia

Form 46

Nmk

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.

113372925
 2018-10-05.

Court file #	Hfx. No. 478470
Name of Court	Supreme Court of Nova Scotia

ROYAL BANK OF CANADA

Plaintiff

and

R. BRIAN SANFORD

Defendant

Court Administration

SEP 21 2018

Halifax, N.S.

Judgment creditor information

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

-Or-

Company name: Royal Bank of Canada

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):

R. Brian Sanford

-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	Barss Corner	
	Province	Nova Scotia		Postal Code	B0R 1A0
Civic address (if different from mailing address)	Street name and number		486, Elmwood Road, RR1		
	Town Barss Corner		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): DOB: June 18, 1969

Debt	76,567.91
Interest	1,961.76
Costs	969.55
Judgment	79,499.22

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 Royal Bank of Canada, against the (select one and insert name of judgment debtor) plaintiff/defendant R. Brian Sanford, for (insert amount of debt) \$76,567.91 and pre-judgment interest of \$1,961.76 and \$969.55 costs of suit; amounting in all to \$79,499.22.

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 21 day of September, 2018.

Given under seal of the Court at Halifax, Nova Scotia on the 21 day September, 2018.

Signature of (Deputy) Prothonotary

DAWN FORRESTER
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



REGIONS APPROX: 1000 1000 1000

1.6.1997

Country	Year	Population (millions)	Urban population (millions)	Urban population (%)	Population density (per sq km)	Urban population density (per sq km)
Algeria	1980	10.0	4.0	40.0	100	400
Algeria	1985	10.5	4.5	42.9	105	429
Algeria	1990	11.0	5.0	45.5	110	455
Algeria	1995	11.5	5.5	47.8	115	478
Algeria	2000	12.0	6.0	50.0	120	500
Algeria	2005	12.5	6.5	52.0	125	520
Algeria	2010	13.0	7.0	53.8	130	538
Algeria	2015	13.5	7.5	55.6	135	556
Algeria	2020	14.0	8.0	57.1	140	571
Algeria	2025	14.5	8.5	58.6	145	586
Algeria	2030	15.0	9.0	60.0	150	600
Algeria	2035	15.5	9.5	61.3	155	613
Algeria	2040	16.0	10.0	62.5	160	625
Algeria	2045	16.5	10.5	63.6	165	636
Algeria	2050	17.0	11.0	64.7	170	647
Algeria	2055	17.5	11.5	65.7	175	657
Algeria	2060	18.0	12.0	66.7	180	667
Algeria	2065	18.5	12.5	67.6	185	676
Algeria	2070	19.0	13.0	68.4	190	684
Algeria	2075	19.5	13.5	69.2	195	692
Algeria	2080	20.0	14.0	70.0	200	700
Algeria	2085	20.5	14.5	70.7	205	707
Algeria	2090	21.0	15.0	71.4	210	714
Algeria	2095	21.5	15.5	72.1	215	721
Algeria	2100	22.0	16.0	72.7	220	727
Algeria	2105	22.5	16.5	73.3	225	733
Algeria	2110	23.0	17.0	73.9	230	739
Algeria	2115	23.5	17.5	74.5	235	745
Algeria	2120	24.0	18.0	75.0	240	750
Algeria	2125	24.5	18.5	75.5	245	755
Algeria	2130	25.0	19.0	76.0	250	760
Algeria	2135	25.5	19.5	76.5	255	765
Algeria	2140	26.0	20.0	76.9	260	769
Algeria	2145	26.5	20.5	77.3	265	773
Algeria	2150	27.0	21.0	77.8	270	778
Algeria	2155	27.5	21.5	78.2	275	782
Algeria	2160	28.0	22.0	78.6	280	786
Algeria	2165	28.5	22.5	78.9	285	789
Algeria	2170	29.0	23.0	79.3	290	793
Algeria	2175	29.5	23.5	79.7	295	797
Algeria	2180	30.0	24.0	80.0	300	800
Algeria	2185	30.5	24.5	80.3	305	803
Algeria	2190	31.0	25.0	80.6	310	806
Algeria	2195	31.5	25.5	81.0	315	810
Algeria	2200	32.0	26.0	81.3	320	813
Algeria	2205	32.5	26.5	81.6	325	816
Algeria	2210	33.0	27.0	81.8	330	818
Algeria	2215	33.5	27.5	82.1	335	821
Algeria	2220	34.0	28.0	82.4	340	824
Algeria	2225	34.5	28.5	82.6	345	826
Algeria	2230	35.0	29.0	82.9	350	829
Algeria	2235	35.5	29.5	83.1	355	831
Algeria	2240	36.0	30.0	83.3	360	833
Algeria	2245	36.5	30.5	83.6	365	836
Algeria	2250					

the same benefits (44-52) using 100% nitrogen gas.



SURVIVAL STRATEGIES
I, David D. Eliza, New Service and Survival, Funding easily had the best represented by this plan and conducted under my supervision. And this the only and plan ever made at a meeting with the New Service and Survival and the highest level of attention.

Thursday, 9, 59 of course. A. Q. 12

MIKE J. STANLEY-SUN STARS PLAYERS
 THE 1980S IF YOU WANT TO BE A STAR
 BE MIMIC A STARS PLAYERS
 CONGRATULATE TO KENDALL MAC LEAN
 AND CHRIS LEE MAC LEAN

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FASTENERS AND ALL WORKS

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THE UNIVERSITY OF CHICAGO

Elmwood Rd.
North # 517

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