

TAX SALE REPORTING LETTER

Tax Sale No. 57

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 1, 2021

Name: John Martin Andrews

Assessment Account No: 04529235

Property: PID 60172921; 87 Stonehurst Road, Blue Rocks, NS

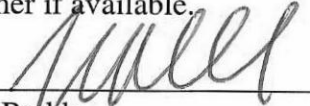
Title: I have carried out title investigations on the subject property. The subject property is not land registered. John Martin Andrews is the owner of the subject property. John Martin Andrews acquired title via a deed in Book 561, Page 361 (along with Carol Beaumont Andrews) and then by quit claim deed as document number 10330298 at the Lunenburg County Land Registration Office. The property appears to abut the public highway. Paper title appears to be marketable. The subject lot appears to abut the public highway.

Encumbrances: None

Marital Status: Carol Beaumont Andrews was John Martin Andrews' spouse in 2013 when she conveyed John Martin Andrews the property in 2013, but John Martin Andrews' spousal status is currently unknown.

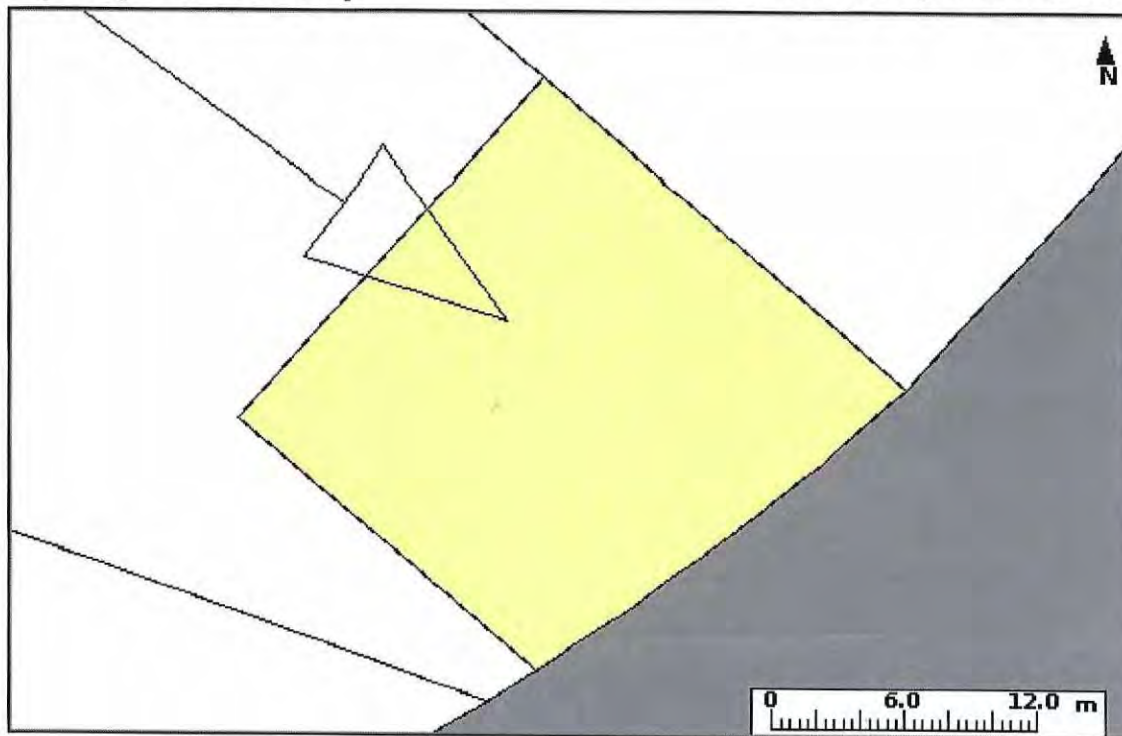
Survey: There is no survey of the subject property on file at the Lunenburg County Land Registration Office. The deed description does not conform to modern standards and is subject to a survey.

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 MapDate: **Oct 13, 2021 9:11:38 AM**

PID: 60172921

Owner: JOHN MARTIN ANDREWS AAN: 04529235

County: LUNENBURG COUNTY

Address: 87 STONEHURST ROAD Value: \$77,100 (2021 RESIDENTIAL

LR Status: NOT LAND
REGISTRATION

BLUE ROCKS

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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THIS INDENTURE made this 25 day of February A.D., 1994.

BETWEEN:

JOHN KENDER of Blue Rocks, 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")

OF THE ONE PART

- and -

JOHN MARTIN ANDREWS and CAROLE BEAUMONT ANDREWS, spouses, both of Lunenburg, in the County of Lunenburg and Province of Nova Scotia as JOINT TENANTS and not as Tenants-in-Common;

(hereinafter called the "Grantee")

OF THE OTHER PART

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration:

THE GRANTOR hereby conveys to the GRANTEE the lands described in Schedule "A" to this Warranty Deed as JOINT TENANTS and not as Tenants-in-Common 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 they are free from encumbrances and that the Grantor will procure such further assurances as may be reasonably required.

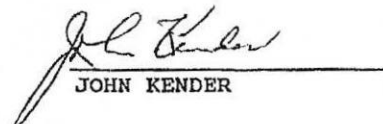
IN THIS DEED the singular includes the plural and the masculine includes the feminine and neuter genders, with the intent that this Deed shall be read with all appropriate changes of number and gender required of the context.

IN WITNESS WHEREOF the Grantor has signed and sealed this indenture on the day and year first above written.

SIGNED, SEALED AND DELIVERED

- in the presence of -




JOHN KENDER

"CERTIFICATE OF REGISTRAR

I hereby certify that no deed transfer tax has been paid on this deed by virtue of claimed exemption


Registrar

320

AFFIDAVIT OF SPOUSAL STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I, John Kender, of Blue Rocks, in the County of Lunenburg and Province of Nova Scotia make oath and says as follows:

1. THAT I am the Grantor in the foregoing Warranty Deed and 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 purposes 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 cohabitating or have cohabited within the preceding year.
4. THAT I am not a spouse as defined herein.

SWORN TO at Lunenburg
in the County
of Lunenburg State of Nova Scotia
New York, this
day of February
A.D., 1994.

A BARRISTER IN AND FOR
THE PROVINCE OF NOVA SCOTIA
David K. Macdonald
Barrister of the
Supreme Court of Nova Scotia

John Kender
JOHN KENDER

AFFIDAVIT OF EXECUTION

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

ON this 25 day of February, 1994 before me, the subscriber personally came and appeared David K Macdonald, a subscribing witness to the foregoing indenture, who having been by me duly sworn, made oath and said that JOHN KENDER, one of the parties thereto, signed, sealed and delivered the same in his presence.

Province of Nova Scotia
County of Lunenburg

I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Bridgewater in the County of Lunenburg, N.S., at 3:30 o'clock P. M., on the 28th day of February A.D., 1994 in Book No. 561 at pages 319-322 as Document Number 1314

Joan Plunkett (Deputy)
Registrar of Deeds for the Registration
District of Lunenburg County

Marion Robar
A IN AND FOR THE
PROVINCE OF NOVA SCOTIA

MARION R. ROBAR
A Commissioner of the
Supreme Court of Nova Scotia

SCHEDULE "A"

All the right, title and interest of the Grantor in those lands and premises conveyed by Mary S. Tanner and Marion Louise Miller to John Kender and Bette Kender by Warranty Deed dated the 3rd day of June, 1985 and recorded in Book 369 at Page 588 under Number 4804 and therein more particularly described as follows:

" ALL that lot, piece or parcel of land situate, lying and being at Stonehurst, in the County of Lunenburg, bounded and described as follows:-

BEGINNING at a stake at the southern corner of the property now or formerly of Beverly Tanner and running in a southwesterly direction along the road to Blue Rocks Sixty (60') feet, more or less, to a stake;

THENCE at right angles in a northwesterly direction Sixty-five (65') feet, more or less, to a stake;

THENCE at right angles in a northeasterly direction Sixty (60') Feet, more or less, to a stake;

THENCE in a southeasterly direction Sixty-five (65') Feet, more or less, or to the place of beginning.

The above described piece of land is the same land as conveyed from F. Homer Zwicker et al the Board of Trustees of Common Lands in the County of Lunenburg, to Richard Tanner (of Beverly) by Deed dated the 23rd day of September, A. D., 1955, and duly recorded in the Office of the Registry of Deeds at Bridgewater N. S., on the 18th day of July, A. D., 1961, in Book 127 at Page 157 under No. 249.

The said Richard Tanner (Richard Fenton Tanner) died, intestate, on the 10th day of May, A. D., 1980, at Blue Rock, Lunenburg County, Nova Scotia. Letters of Administration were granted by the Registrar of the Court of Probate for the County of Lunenburg on the 29th day of April, A. D., 1985, to Mary S. Tanner the wife of the said Richard Fenton Tanner."

FOR FURTHER REFERENCE TO TITLE see a Warranty Deed of a one half interest from Bette Kender to John Kender recorded in Bridgewater Registry of Deeds office on the 26th day of August, 1993 in Book 550 at Page 319 under number 6353.

CANADA)
 PROVINCE OF NOVA SCOTIA)
 COUNTY OF LUNENBURG)

IN THE MATTER OF:

The Canada Evidence Act

- and -

IN THE MATTER OF:

Lands of John Kender at
 Stonehurst, in the County
 of Lunenburg and Province
 of Nova Scotia under
 conveyance to John Martin
 Andrews and Carole Beaumont
 Andrews;

STATUTORY DECLARATION

I, John Kender, of ^{Blue Rocks, P.E.} ~~Stonehurst~~, in the County of
 Lunenburg, and Province of Nova Scotia do solemnly declare as
 follows:

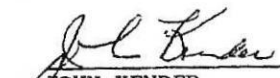
1. THAT I own the above mentioned property which was
 conveyed to myself and Bette Kender by Deed from Mary S.
 Tanner and Marion Lousie Miller dated the 3rd day of June,
 1985 recorded in Bridgewater Registry of Deeds Office in Book
 363 at Page 580 under Number 4804.

2. THAT since I purchased the property, it was
 occupied, including the sheds, without objection, permission
 or hindrance from anyone.

AND I make this solemn declaration conscientiously
 believing it to be true and knowing that it is of the same
 force and effect as if made under oath and by virtue of the
 Canada Evidence Act.

DECLARED before me at
 Lunenburg, in the County of Lunenburg
 of Lunenburg and State Province
 of Nova Scotia of New York this 28
 day of February,
 A.D., 1997.

A NOTARY PUBLIC IN AND FOR THE
 STATE OF NEW YORK


 JOHN KENDER

David K. Macdonald
 Barrister of the
 Supreme Court of Nova Scotia

THIS QUIT CLAIM DEED made this 24 day of April, 2013.

103302098
June 25/13

BETWEEN:

CAROLE BEAUMONT ANDREWS, of Lunenburg, in the County of
Lunenburg, Province of Nova Scotia,

being the Owner of lands described in Schedule "A" herein,

hereinafter called the "Grantor"

OF THE ONE PART

-and-

JOHN MARTIN ANDREWS, of Smith Parish, Bermuda,

hereinafter called the "Grantee"

OF THE OTHER PART

WITNESSETH that in consideration of One Dollar (\$1.00) and other good and valuable consideration,

The **GRANTOR** hereby grants, releases, and quits claim to the Grantee all the estate, right, title, interest, claim and demand whatsoever both at law and at equity or otherwise howsoever that the Grantor has in to or out of the lands described in Schedule "A" to this Indenture, and hereby consents to this disposition pursuant to the *Matrimonial Property Act* of Nova Scotia.

IN THIS QUIT CLAIM DEED it is agreed and declared that the terms "Grantors" and "Grantee" shall be construed to included the plural and the masculine, feminine or neuter genders where the context so requires.

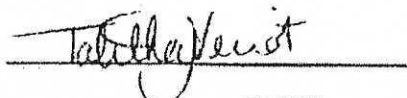
AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

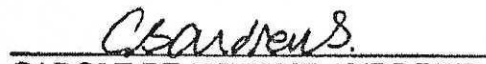
I, CAROLE BEAUMONT ANDREWS, of Lunenburg, in the County of Lunenburg, Province of Nova Scotia, make oath and say as follows:

1. THAT this acknowledgement is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392, and Section 79 of the *Land Registration Act*, S.N.S. 2001, c. 6, as amended, for the purpose of registering the instrument.
2. THAT I am the Grantor in the foregoing Indenture and I am of the full age of nineteen (19) years.
3. THAT I am not now, and do not intend to be at the date of closing, a non-resident of Canada within the meaning of the Income Tax Act of Canada.
4. (a) 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 cohabitating or have cohabited within the preceding year.
- (b) THAT for the purpose of this my Affidavit, "spouse" includes an individual who 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. THAT John Martin Andrews in my only spouse as defined herein and I have no other spouse nor, with respect to the within property,
 - (i) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (ii) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at Bridgewater,)
In the County of Lunenburg,)
Province of Nova Scotia, this 24)
Day of April, 2013,)
before me,)



TABITHA J. VEINOT
A Barrister of the Supreme
Court of Nova Scotia


CAROLE BEAUMONT ANDREWS

SCHEDULE "A"
(87 Stonehurst Road, Blue Rocks)

PID 60172921

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