

TAX SALE REPORTING LETTER

Tax Sale No. 108

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 31, 2021

Name: Eplett-Hubbard; Pat

Assessment Account No: 10033421

Property: PID 60378213 - Hwy # 10, New Germany

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Pat Eplett-Hubbard is the owner of the subject property. Pat Eplett-Hubbard acquired the property via deed at Book 963 Page 532 recorded at the Lunenburg County Land Registration Office.

The property appears to abut the public highway. The description references the lot being subject to a right-of-way. We have not searched the title, extent and/or usage of said right of way

The paper title appears marketable.

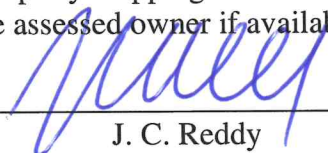
Encumbrances:

1. Mortgage to CIBC Mortgages Inc. recorded in Book 963 Page 536 at the Lunenburg County Land Registration Office with a face value of \$38,321.04

Marital Status: Unknown

Survey: There is no survey available for the subject lot at the Lunenburg County Land Registration Office. The description of this property does not conform to modern standards and is subject to 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.

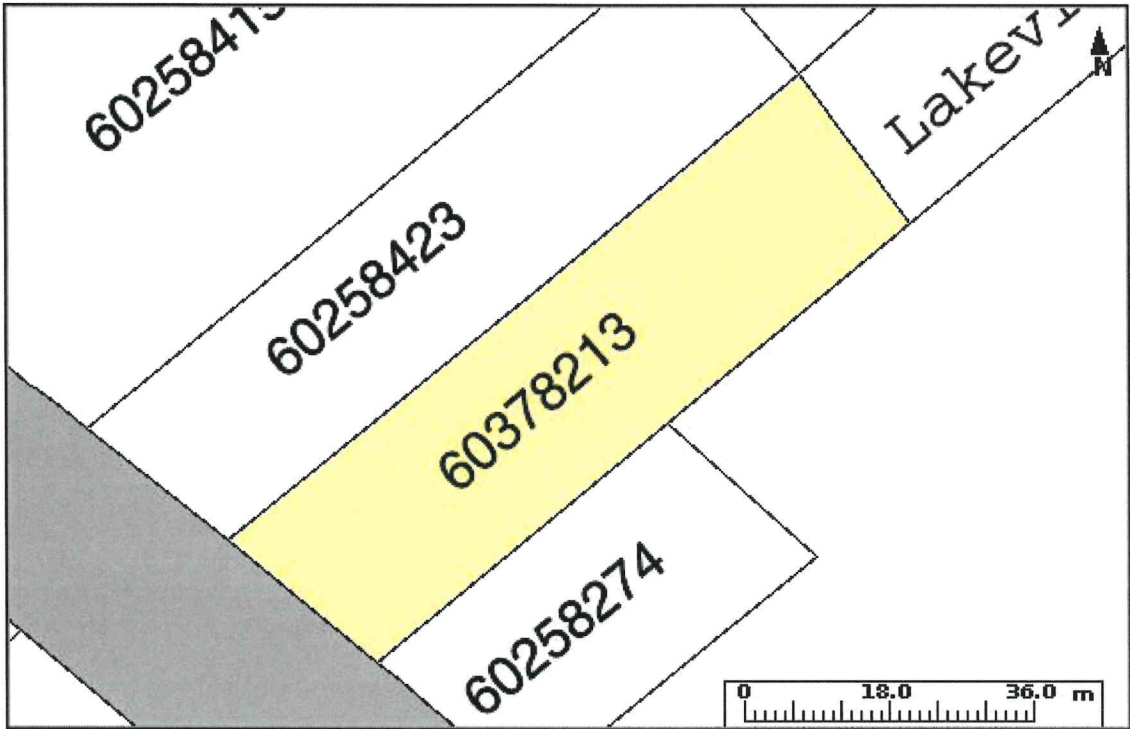


J. C. Reddy

******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 8, 2021 2:02:23 PM



PID:	60378213	Owner:	PAT EPLETT-HUBBARD	AAN:	10033421
County:	LUNENBURG COUNTY	Address:	HIGHWAY 10 NEW GERMANY	Value:	\$6,000 (2021 RESIDENTIAL TAXABLE)
LR Status:	NOT LAND REGISTRATION				

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 DEED dated the 29th day of July, 2004.

BETWEEN:

RENATE PETERSEN of Hunt's Point in the County
of Queens and Province of Nova Scotia

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

- and -

PAT EPLETT-HUBBARD of New Germany in the County
of Lunenburg and Province of Nova Scotia

(hereinafter called the "Grantee")

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" annexed hereto, and hereby consents to this disposition, pursuant to the
Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants that she has not done nor permitted anything to
be done to encumber the lands described in Schedule "A" annexed hereto.

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

IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal the
day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of)

Catherine A. Veinot)
Witness)

Renate Petersen
RENATE PETERSEN

LUNenburg COUNTY REGISTRY OF DEEDS	76009399	963	532-535
I certify that this document was registered as shown here.	Document # AUG - 3 2004	Book	Page 11:08
Joan Plunkett Registrar	MM DD YYYY		Time

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I HEREBY CERTIFY that on this 29th day of July, 2004, Renate Petersen, 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.

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

CATHERINE A. VEINOT
A COMMISSIONER OF
THE SUPREME COURT OF NOVA SCOTIA

ALL those certain lots, pieces or parcels of land situate, lying and being at New Germany, in the County of Lunenburg, Province of Nova Scotia and being conveyed in a deed dated December 20, 1965 from John William Rex Trethewey et. al. to Charles Roderick Ross Trethewey, said deed being recorded at the Registry of Deeds at Bridgewater, N. S. on June 24, 1966 in Book 134, Page 427, under No. 562 and being therein more particularly bounded and described as follows:

"ALL those certain lots, pieces or parcels of land situate, lying and being at New Germany, in the County of Lunenburg, Province of Nova Scotia, more particularly bounded and described as follows:

(1) That certain lot, piece or parcel of land situate on the Eastern side of LaHave River and on the road leading to Bridgewater and being part of the John Trethewey property, bounded and described as follows:

BEGINNING at a stake and stones on the Eastern margin of the main road leading to Bridgewater and on the South Eastern side of the old Lane running Easterly to where the old house was where John Trethewey formerly lived;

THENCE Westerly up and along said main road to a maple tree "Malen Barkhouse's bound";

THENCE North Easterly One Hundred and Thirty-seven feet to a stake and stones;

THENCE North Westerly forty-one feet to a stake and stones;

THENCE North Easterly One Hundred and Sixty feet to a stake and stones;

THENCE North Westerly One Hundred and Twenty-one feet to a stake and stones until it meets land owned by Isaac Fiendel;

THENCE along said line to the Western Margin of the Halifax and South Western Railway to a stake and stones;

THENCE down along said railway until it meets land now owned by Raswell Fiendel to a stake and stones;

THENCE South Westerly along said land to place of beginning reserving rights of way formerly granted to Mrs. Andrew Woodworth and Raswell Fiendel on aforesaid old Lane.

(2) Also a piece or parcel of land in the Settlement of New Germany on the Eastern side of the aforesaid railway and being part of the John Trethewey property bounded and described as follows:-

BEGINNING at a stake and stones on Eastern side of said railway and on Mathew Varner's North line;

THENCE up and along said railway until it meets land owned by Mrs. Andrew Woodworth;

THENCE North Easterly along said land until it meets Abraham Fiendel's line;

THENCE along said line until it meets land owned by Albert Whynot;

THENCE South Easterly along said land until it meets Mathew Varner's North line;

THENCE South Westerly along said line to place of beginning, containing in all forty-one acres, more or less.

Being and intended to be those pieces and parcels of land as were conveyed by Charles C. Trethewey to Scholyer Trethewey by Deed dated the 16th day of November, A.D., 1906, which said Deed was recorded at the Office of Registry of Deeds, Bridgewater, N.S., on July 11, A.D., 1907, in Book 68, at Page 530, under No. 373"

RP
Cor

SAVING, EXCEPTING AND RESERVING THEREFROM HOWEVER the following lots of land from the Lot (1) described herein:

1. Lot and right of way conveyed to Gary W. Veinot from Charles Roderick Ross Trethewey et ux by deed dated April 11, 1975 and recorded at the Registry of Deeds at Bridgewater, N.S. on April 14, 1975 in Book 205, Page 392, under No. 104.
2. Lot and right of way conveyed to Rhonddah A. Wile by deed dated August 20, 1981 from Charles Roderick Ross Trethewey et ux.
3. Lot and right of way conveyed to Rhonddah A. Wile and Margaret Yvonne Marie Wile from Charles Roderick Ross Trethewey et ux, said deed being dated January 8, 1985.

BEING AND INTENDED TO BE the same lands as were conveyed in a deed dated June 16, 1986 from Charles Roderick Ross Trethewey (Grantor) and Sylvia Emma Trethewey (Releasor) to Charles Roderick Ross Trethewey and Sylvia Emma Trethewey as Joint Tenants, said deed being recorded at the Registry of Deeds at Bridgewater, N.S. on June 23, 1986 in Book 382, Page 884, under No. 5873. The said Charles Roderick Ross Trethewey died on May 20, 1998 and Sylvia Emma Trethewey is the sole surviving joint tenant.

SAVING, EXCEPTING AND RESERVING THEREFROM HOWEVER:

1. Lot C.T.-1 conveyed to Philson J. Legge and Ruby M. Legge from Charles Roderick Ross Trethewey et ux.
2. Lot C.T.-2 conveyed to Philson J. Legge and Ruby M. Legge from Charles Roderick Ross Trethewey et ux.
3. That lot of land sold to Orie Wentzell and Bonnie Wentzell from Charles Roderick Ross Trethewey et ux, the same being a woodlot, and believed to be a part of Lot No. 2 conveyed herein.

BEING AND INTENDED TO BE the same lands as conveyed by Warranty Deed dated November 20, 1998 from Sylvia Emma Trethewey to Sylvia Emma Trethewey and Earl Alexander Trethewey and recorded at the Registry of Deeds Office at Bridgewater, Lunenburg County, Nova Scotia on January 6, 1999 in Book 705 at Pages 201-205 as No. 32.

BEING AND INTENDED TO BE the same lands as conveyed by Warranty Deed dated March 31, 2004, from Earl Alexander Trethewey and Dawn Trethewey to Renate Petersen in trust for Pat Eplett-Hubbard and recorded at the Registry of Deeds, Bridgewater, on the 1st day of April, 2004, in Book 941 at Page 163 as Document No. 75310604.

RP.
Car

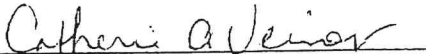
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT OF MATRIMONIAL STATUS

I, RENATE PETERSEN, of Hunt's Point, in the County of Queens and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Grantor in the foregoing 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;
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year; or
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the Vital Statistics Act (Nova Scotia) but does not include a former domestic partner.
4. THAT as of this date hereof, I am not a 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 29th day of July,
A.D., 2004, before me,


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



RENAME PETERSEN

CATHERINE A. VEINOT
A COMMISSIONER OF
THE SUPREME COURT OF NOVA SCOTIA

536



LUNenburg COUNTY REGISTRY OF DEEDS		76009415	963	536-551
I certify that this document was registered as shown here.		Document	Book	Pages
Joan Plunkett Registrar		AUG - 3 2004		11:09
		MM	DD	YY
		Time		

Mortgage

104-02/6
Nova Scotia
Fixed Rate
Page 1 of 2

NMR

The parties to this mortgage are:

PAT EPLETT-HUBBARD of New Germany in the County of Lunenburg and Province of Nova Scotia
of

the "mortgagor"

and

CIBC Mortgages Inc., a body corporate, having an office, among others, at 1809 Barrington Street, Halifax, Nova Scotia

the "mortgagee"

and

the "spouse of the mortgagor"

and

the "guarantor"

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

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

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

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

Principal Sum: \$ 38,321.04 of lawful money of Canada advanced to the mortgagor on this mortgage.

Interest Rate: 5.550 % per annum

How Interest Calculated: semi-annually not in advance.

Interest Adjustment Date: July 30, 2004

Term: 60 months commencing on the Interest Adjustment Date and ending on the Maturity Date.

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

Check off the appropriate box applicable

☒ Fixed Rate Closed ☐ Fixed Rate Open ☐ CIBC Better Than Posted Fixed Rate

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

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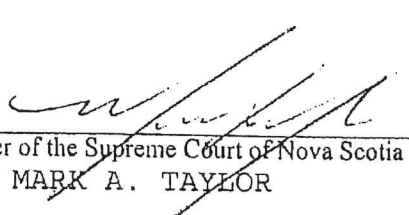
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

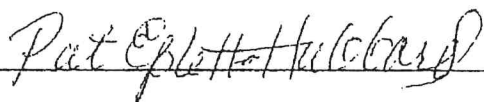
AFFIDAVIT OF STATUS

I, PAT EPLETT-HUBBARD, of New Germany, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Mortgagor in the foregoing Mortgage 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;
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year; or
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the Vital Statistics Act (Nova Scotia) but does not include a former domestic partner.
4. THAT as of the date hereof, I am not a spouse 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).

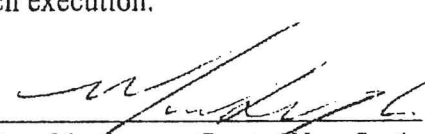
SWORN to at Bridgewater,
in the County of Lunenburg, and Province
of Nova Scotia this 30th day of July,
A.D., 2004, before me,


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


PAT EPLETT-HUBBARD

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I HEREBY CERTIFY that on this 30th day of July, 2004, Pat Eplett-Hubbard, 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
MARK A. TAYLOR