

TAX SALE REPORTING LETTER

Tax Sale No. 108

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 3, 2024

Name: James Albert Smith and Maxine Smith

Assessment Account No: 09744819

Property: PID 60284312 - Silver's Cove Road, Union Square

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that James Albert Smith and Maxine Alice Smith are the owners of the subject property. James Albert Smith and Maxine Alice Smith acquired title as joint tenants via deed at Book 708, Page 371 and filed at the Lunenburg County Land Registration Office (see second lot in deed). The subject property does not appear to abut the public highway, but the description references the benefit of an easement/right of way to the public highway, as well as shore privileges. We have not searched the title, extent or usage of said easements/right of ways. The paper title appears to be marketable.

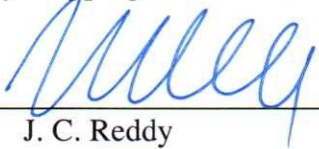
Encumbrances:

None

Marital Status: As of 1999, James Albert Smith and Maxine Alice Smith appear to be the spouses of each other.

Survey: There are no survey plans on file at the Lunenburg County Land Registration Office. The 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.

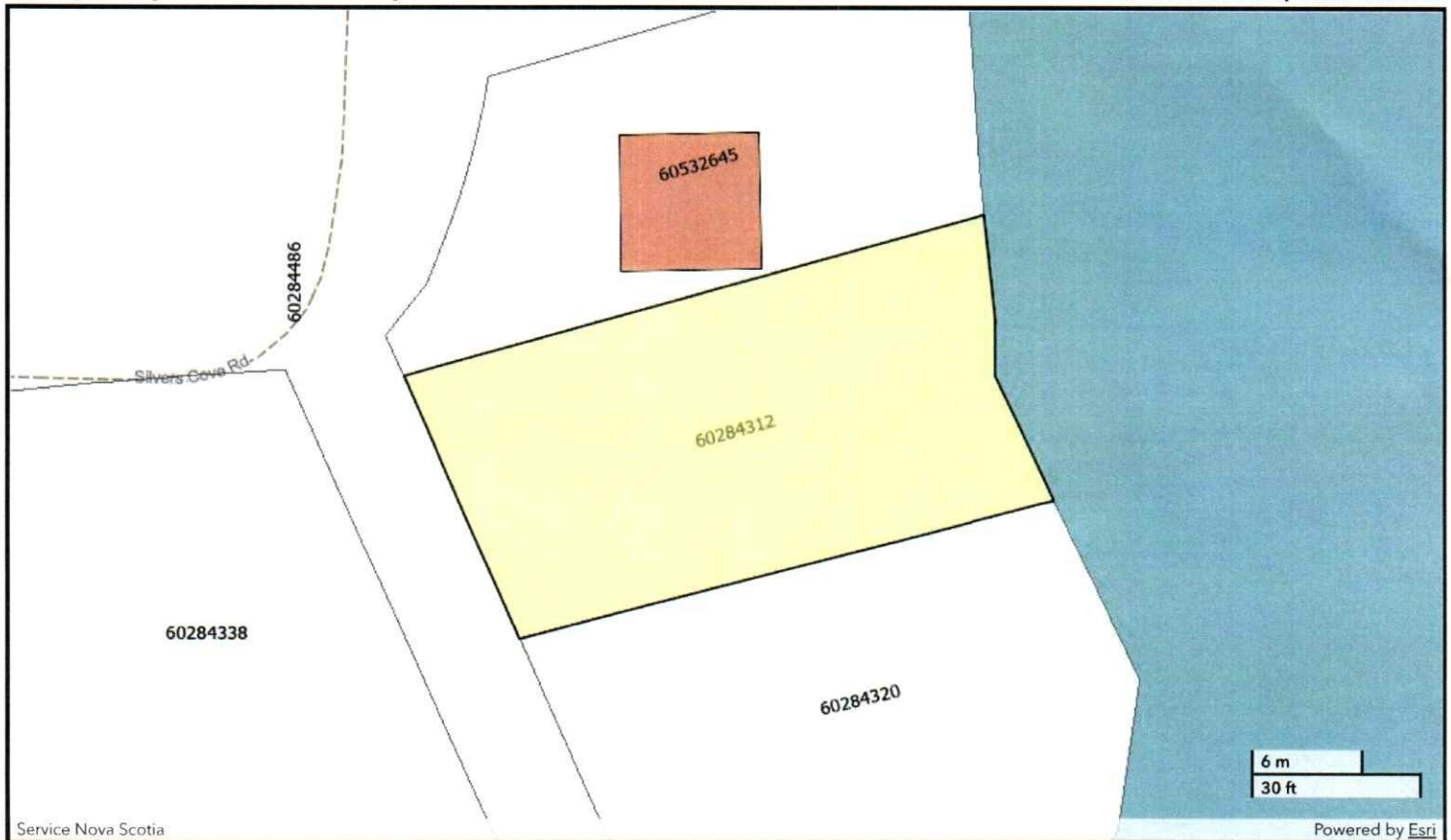


J. C. Reddy

****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: **October 8, 2024 12:56:43**



PID:	60284312	Address:	SILVERS COVE ROAD UNION SQUARE	AAN:	09744819
County:	LUNENBURG COUNTY	Owner:	JAMES ALBERT SMITH MAXINE ALICE SMITH	Value:	\$65,000.00 (2024 RESIDENTIAL TAXABLE)
LR:	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 1.0

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Property Details

PID	60284312	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	5000 SQUARE FEET (SCALED)	Parcel Access		Manag. Unit	MU9936
Lot		Created	Sep 13, 1994 12:00:00AM		
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNenburg	Manner of Tenure	JOINT TENANTS

Location	County	Primary Location	Source
<u>SILVERS COVE ROAD</u> <u>UNION SQUARE</u>	LUNenburg COUNTY	Yes	Not Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>09744819</u>	\$65,000.00 (2024 RESIDENTIAL TAXABLE)	070	000	

Owner Name	Interest Holder Type	Qualifier	Province	Country
MAXINE ALICE SMITH	FEE SIMPLE			
JAMES ALBERT SMITH	FEE SIMPLE			

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<u>708</u> View Doc	1999	DEED	Book 708 Page 371		Feb 17, 1999
Document	<u>330</u> View Doc	1999	DEED	Book 706 Page 836		Jan 26, 1999
Document	<u>87</u> View Doc	1999	WILL/GRANT OF PROBATE	Book 705 Page 409		Jan 11, 1999
Document	<u>16</u> View Doc	1969	RELEASE OF MORTGAGE	Book 140 Page 13		Jan 01, 1969

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
				No Plans Found		

Inst Type	Inst No	Year	Type	Plan Name	Filing Reference	Instrument Date
Non-Registered	<u>275531</u>	2016	MISC			Nov 30, 2016

Parcel Relationships

Related PID	Type of Relationship
	No Related PIDs Found

Non-Land Registration parcels ARE NOT REGISTERED PURSUANT TO THE Land Registration Act. As such, ownership and all information in this report is believed to be an accurate reflection of registered documents affecting the parcel of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the parcel of land under consideration. THESE ARE NOT OFFICIAL RECORDS.

Land Registration parcels ARE 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)).

THIS INDENTURE made this 13th day of February A.D., 1999,

BETWEEN:

MAXINE ALICE SMITH of Halifax, in the Halifax Regional Municipality, Province of Nova Scotia, and MAXINE ALICE SMITH of Halifax, aforesaid, as Executrix and Trustee of the Last Will and Testament of Charles F. Ballard,

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

(hereinafter called the "GRANTOR")

OF THE ONE PART

- and -

MAXINE ALICE SMITH and JAMES ALBERT SMITH, husband and wife, of Halifax, in the Halifax Regional Municipality, and Province of Nova Scotia, as JOINT TENANTS and not as Tenants-in-Common,

(hereinafter called the "GRANTEE")

OF THE SECOND PART

- and -

CHARLES HENRY BALLARD, son of the late Charles F. Ballard, of Bridgewater, in the Province of Nova Scotia;

(hereinafter called the "RELEASOR" and "CONSENTOR")

OF THE THIRD PART

WHEREAS Charles F. Ballard, who was a widower and had not remarried at the time of his death, died testate leaving a Will recorded at the Registry of Deeds on January 11, 1999 in Book 6329 at Page 68, and the said Will was admitted to Probate on January 6, 1999.

AND WHEREAS Charles Henry Ballard and Maxine Alice Smith are the only children of the late Charles F. Ballard are the sole beneficiaries and legatees of the Last Will and Testament of Charles F. Ballard;

AND WHEREAS the Grantor and Grantee herein have mutually agreed to divide certain assets of the estate and the Grantor is desirous of, and has agreed to convey any and all interest in the within described lands which he acquired by the terms of the Last Will and Testament of Charles F. Ballard, to the Grantee herein.

AND WHEREAS the Executrix, Maxine Alice Smith, was empowered to sell and transfer the lands described in Schedule "A" hereto pursuant to clause 4 of the Last Will and Testament of Charles F. Ballard, deceased;

LUNenburg County Registry of Deeds		708	708	371-377
I certify that this document		Document #	Book	Page
was registered as shown here.		02 17 1999	9:14 AM	
Joan Plunkett Registrar		MM DD YYYY	Time	

*Ind Lot
in deed*

AND WHEREAS the RELEASOR and CONSENTOR, Charles Henry Ballard, hereby releases and consents to this conveyance of the lands described in Schedule "A" hereto as a residual devisee and legatee under the Last Will and Testament of Charles F. Ballard, deceased, and under the *Matrimonial Property Act*;

WITNESSETH THAT in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration the Grantor, Maxine Alice Smith, as Executrix and Trustee of the Last Will and Testament of Charles F. Ballard hereby conveys to the Grantee as JOINT TENANTS the lands described in Schedule "A" annexed hereto.

THE GRANTOR Executrix of the Will of the late Charles F. Ballard, covenants to and with the Grantee that she has not done or committed or knowingly suffered or permitted any act, deed, matter or thing, whereby or by means whereof the said lands and premises, or any part thereof, are or may be impeached or encumbered in title, estate, or otherwise however.

THE RELEASOR hereby consents to the within conveyance and releases any claim that the RELEASOR had, has or may have pursuant to the Matrimonial Property Act of Nova Scotia and the CONSENTOR, Charles Henry Ballard, consents to this conveyance and releases any claim under the Last Will and Testament of Charles F. Ballard with respect to the lands described in Schedule "A" to this Warranty Deed.

IN WITNESS WHEREOF, THE GRANTOR and RELEASOR have signed and sealed THESE PRESENTS on the day and year first above written.

SIGNED, Sealed and Delivered
in the presence of:

W. A. Paul
as to all signatures

) *Maxine A. Smith*
) Maxine Alice Smith
) - Grantor
)
) *Maxine A. Smith*
) Maxine Alice Smith
) - Executrix of Estate of Charles F.
Ballard
)
) *Charles H. Ballard*
) Charles Henry Ballard
) - Releasor and Consensor
)

PROVINCE OF NOVA SCOTIA
HALIFAX REGIONAL MUNICIPALITY

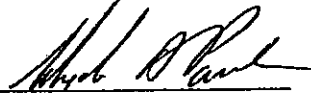
I CERTIFY that on this 13th day of February, A.D., 1999, before me the subscriber, personally came and appeared, Charles Henry Ballard, one of the parties hereto, who signed, sealed and delivered the same in my presence and I have signed as a witness to such execution.

W. A. Paul
A Barrister of the Supreme Court
of Nova Scotia

CLYDE A. PAUL
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA
HALIFAX REGIONAL MUNICIPALITY

I CERTIFY that on this 13th day of February, A.D., 1999, before me the subscriber, personally came and appeared, Maxine Alice Smith, one of the parties hereto, who signed, sealed and delivered the same in my presence and I have signed as a witness to such execution..


A Barrister of the Supreme Court
of Nova Scotia

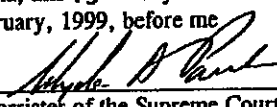
CLYDE A. PAUL
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA
HALIFAX REGIONAL MUNICIPALITY

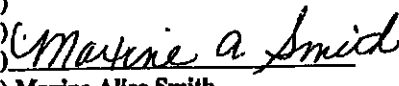
I, Maxine Alice Smith, of Halifax, in the Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Grantor in the foregoing Indenture 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 purpose of this my Affidavit, "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 marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year.
4. THAT my only spouse is James Albert Smith and the property described in the within Indenture has never been occupied as our matrimonial home and I do not have any other spouse as defined herein.

SWORN TO at Bedford, Nova
Scotia, this 13th day of
February, 1999, before me


A Barrister of the Supreme Court
of Nova Scotia

CLYDE A. PAUL
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

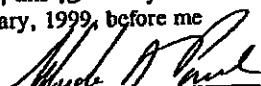
)
) 
) Maxine Alice Smith

PROVINCE OF NOVA SCOTIA
HALIFAX REGIONAL MUNICIPALITY

WE, Charles Henry Ballard, of Bridgewater, in the Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Relcasor in the foregoing Indenture 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 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 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.
4. THAT the property in the within Indenture has never been occupied by me and my spouse, Tamara Ballard, as our matrimonial home and I do not have any other spouse as defined herein.

SWORN TO at Bedford, Nova
Scotia, this 13th day of
February, 1999, before me


A Barrister of the Supreme Court
of Nova Scotia

CLYDE A. PAUL
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA


) Charles Henry Ballard

SCHEDULE "A"

lot 1
375

ALL that certain lot, piece or parcel of land, situate, lying and being on the Western shore of Feindle Lake, at or near Union Square, in the County of Lunenburg, Province of Nova Scotia, and more particularly bounded and described as follows:

BEGINNING at a stake set on the Western shore of said Feindle Lake at high water mark, said stake also marking the South East corner of another cabin lot owned by Lawrence Silver, at present not sold;

THENCE in a Westerly direction along said other land of Lawrence Silver One Hundred (100) feet, more or less, to a stake set on the Eastern sideline of a bulldozed road connecting with the Grantors' road running to the main highway;

THENCE in a Southerly direction along the Eastern sideline of said bulldozed road Fifty (50) feet, more or less, to a stake set at the North West corner of another cabin lot of Lawrence Silver, at present not sold, which is the lot separating the herein conveyed lot from a cabin lot this date conveyed to Raymond Sawler;

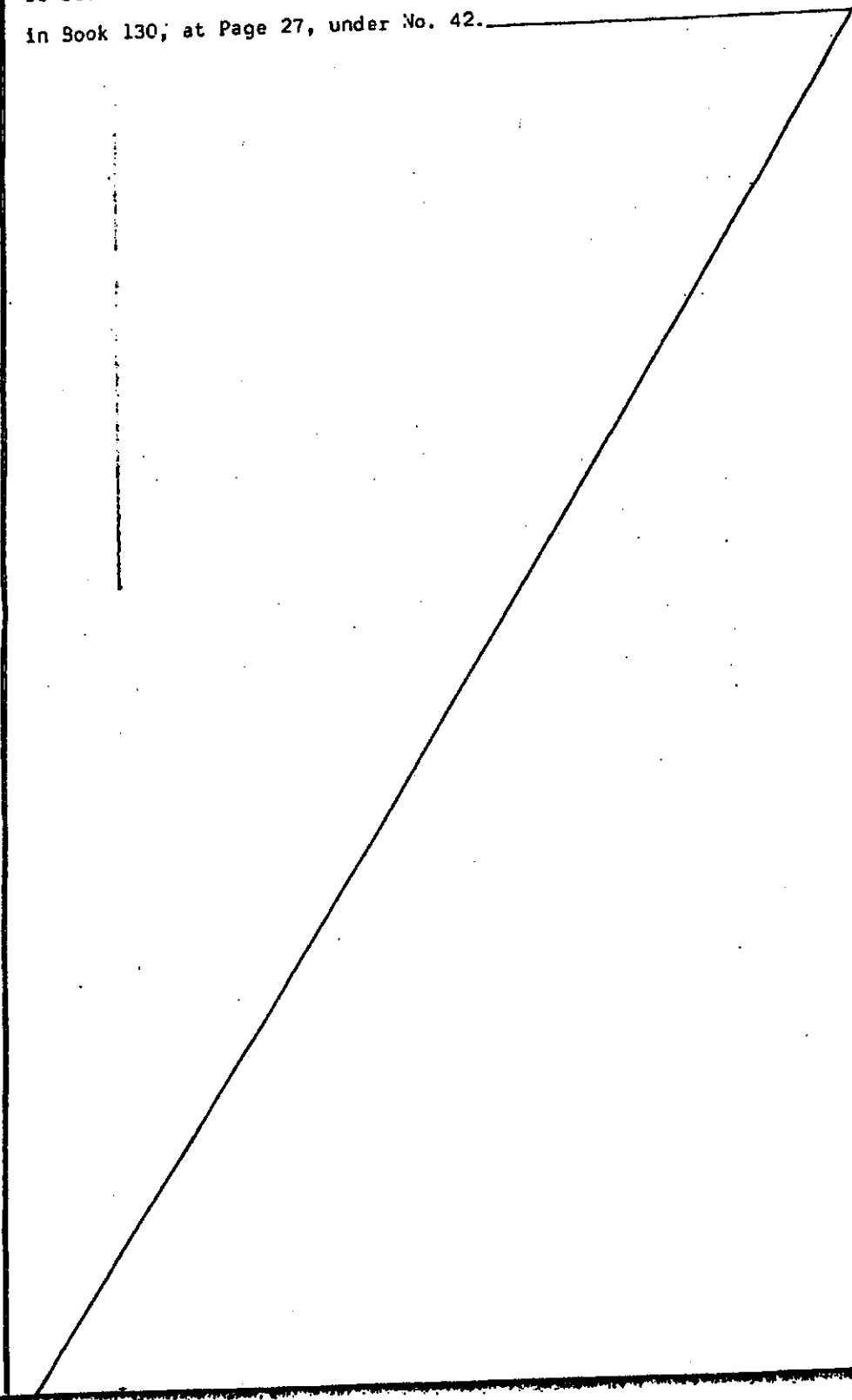
THENCE in an Easterly direction along the Northern sideline of said unsold cabin lot, One Hundred (100) feet, more or less, to a stake set at high water mark on the Western shore of said Feindle Lake;

THENCE in a Northerly direction along the various contours of said Feindle Lake Fifty (50) feet, more or less, to the place of beginning.

TOGETHER WITH shore privileges to the Grantee to low water as well as high water mark.

TOGETHER WITH a right of way to the Grantee, his heirs, executors, administrators and assigns, for ingress and egress, for vehicles, animals and persons in common with the Grantors, their heirs, executors, administrators and assigns, and other cabin lot owners, their heirs, executors, administrators and assigns, over said bulldozed road running behind the cabin lots and over the connecting road of the Grantors leading therefrom to the main highway;

BEING AND INTENDED TO BE a conveyance of a small portion of the land described in a Deed from Loris Glenwood Wagner et ux to Lawrence Silver dated September 3, A.D., 1963, which said Deed is recorded at the Office of Registry of Deeds, Bridgewater, N. S., in Book 130, at Page 27, under No. 42.



(Lot 2)
377

AND ALSO all that certain lot, piece or parcel of land, situate, lying and being on the Western shore of Feindle Lake, at or near Union Square, in the County of Lunenburg, Province of Nova Scotia, and more particularly bounded and described as follows:

BEGINNING at a stake set on the Western shore of said Feindle Lake at high water mark, said stake also marking the Southeast corner of a cabin lot conveyed earlier on the 17th day of August, 1968, to Charles Ballard;

THENCE in a Westerly direction along the Southern boundary line of Charles Ballard's cabin lot One Hundred (100) feet, more or less, to a stake set on the Eastern sideline of a bulldozed road connecting with the Grantor's road running to the main highway;

THENCE in a Southerly direction along the Eastern sideline of said bulldozed road Fifty (50) feet, more or less, to a stake set at the Northwest corner of a cabin lot conveyed the 17th day of August, 1968, to Raymond Sawler;

THENCE in an Easterly direction along the Northern sideline of Raymond Sawler cabin lot, One Hundred (100) feet, more or less, to a stake set at high water mark on the Western shore of said Feindle Lake;

THENCE in a Northerly direction along the various contours of said Feindle Lake Fifty (50) feet, more or less, to the place of beginning;

TOGETHER WITH shore privileges to the Grantee to low water as well as high water mark.

TOGETHER WITH a right-of-way to the Grantee, his heirs, executors, administrators and assigns, for ingress and egress, for vehicles, animals and persons in common with the Grantor, his heirs, executors, administrators and assigns and other cabin lot owners, their heirs, executors, administrators and assigns, over said bulldozed road running behind the cabin lots and over the connecting road of the Grantor leading therefrom to the main highway;

BEING AND INTENDED TO BE a conveyance of a small portion of the land described in a Deed from Loris Glenwood Wagner et ux to Lawrence Silver dated September 3, 1963, which said Deed is recorded at the Office of the Registry of Deeds, Bridgewater, N. S., in Book 130, at Page 27, under No. 42.

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