

TAX SALE REPORTING LETTER

Tax Sale No. 2

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 22, 2025

Name: Brittany Leanne Sabean

Assessment Account No: 00017183

Property: PID 60260882 – 1189/1193 North River Road, North River, Nova Scotia

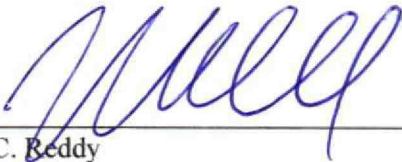
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Brittany Leanne Sabean is the registered interest holder (owner) of the subject property. Brittany Leanne Sabean acquired title via deed registered as Document No. 109121989 registered at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. Paper title appears to be marketable.

Encumbrances: None.

Marital Status: Unknown.

Survey: There do not appear to be any plans on file for the subject property registered at the Lunenburg County Land Registration Office. Parcel description 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.**

Land Registration View

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

PID	60260882	Parcel Type	STANDARD PARCEL		Status	ACTIVE		
Area	1.31 ACRE(S) (SCALED)	Parcel Access	PUBLIC		Manag. Unit	MU9936		
Lot		Created	Sep 13, 1994 12:00:00AM					
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG		Manner of Tenure	NOT APPLICABLE		
LR Status	LAND REGISTRATION	LR Date	Jun 02, 2005 02:33:57PM					
Location		County	Primary Location		Source			
1189 NORTH RIVER ROAD		LUNENBURG COUNTY	No		Assigned by Municipality			
NORTH RIVER								
1193 NORTH RIVER ROAD		LUNENBURG COUNTY	No		Assigned by Municipality			
NORTH RIVER								
NORTH RIVER ROAD		LUNENBURG COUNTY	Yes		Assigned by Municipality			
NORTH RIVER								
Comments								
REMAINING LAND								
MAP:1044600064700								
Assessment Account		Value	Tax District		Tax Ward	Tax Sub		
00017183		\$112,600.00 (2025 RESIDENTIAL TAXABLE)	050		000			
Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
BRITTANY LEANNE SABEAN	FEE SIMPLE	1193 NORTH RIVER ROAD			109121989			
		RURAL ROUTE 3	DEED	2016	View Form		Jun 20, 2016	No
		NEW GERMANY NS CA			View Doc			
		B0R 1E0						
Manner of Tenure								
Tenure Type		Tenure Description						
NOT APPLICABLE		NO DESCRIPTION FOUND						
Farm Loan Board - Occupants & Mailing Addresses								
Name	Interest Holder Type		Mailing Address					
			No Records Found					
Benefits to the Registered Interests								
Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date		
						No Records Found		
Burdens on the Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	
							No Records Found	

Textual Qualifications on Title

Qualifications Text

No Records Found

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
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No Records Found

Parcel Description

PID 60260882

1193 North River Road

All that certain piece or parcel of land situated, lying and being in Cherryfield in the said county of Lunenburg and on the west side of the main road running from North River through Cherryfield, known as North River Road, and bounded and described as follows:

Beginning at the stake by the side of the said main road;

Thence running westwardly along the lands of Merlin Robar and Elizabeth Robar and then along the lands of Dietrich Heinz Stahl to a stake;

Thence northwardly along the lands of Donald J. Robar to a stake;

Thence eastwardly along the lands of Lela Mae Robar and Carolanne Linda Eisor to the said main road;

Thence southwardly along said main road to the place of beginning and containing all the land within said bounds.

The above described piece of land is part of that lot of land which was conveyed by deed from James Caleb Acker and Hilda Acker to J. Gilbert Acker on the 31st day of May, 1938 and recorded at Bridgewater, N.S. on the 1st day of June, 1938 in book 104, page 6, under No. 7.

The subdivision is validated by s.291 of the Municipal Government Act.

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
Non-Registered	142168	2005	AFR BUNDLE	HC483-13-313276680	6/8/2005

Parcel Relationships

Related PID	Type of Relationship
60260858	PARENT PARCEL NUMBER
60260874	INFANT PARCEL

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)].

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109121989

June 20/16

THIS WARRANTY DEED made this 14th day of June, A.D. 2016.

BETWEEN:

JASON AARON NICKERSON, of North River, 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 -

BRITTANY LEANNE SABEAN, of North River, in the County of Lunenburg,
and Province of Nova Scotia;

(Hereinafter called the "GRANTEE")

WITNESSETH THAT in consideration of One Dollar (\$1.00) and other good and
valuable consideration:

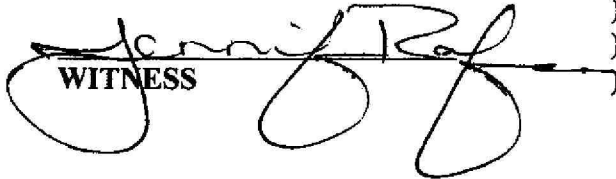
THE GRANTOR hereby conveys to the GRANTEE, the lands described in Schedule "A"
to this Warranty Deed and hereby consents to this disposition, pursuant to the *Matrimonial
Property Act* of Nova Scotia.

THE GRANTOR covenants with the GRANTEE that the GRANTEE shall have quiet
enjoyment of the lands, that the GRANTOR has good title in fee simple to the lands and the right
to convey them as hereby conveyed, that the lands are free from encumbrances, 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 GRANTOR has hereunto set his hands and affixed his seals the day and year first above written.

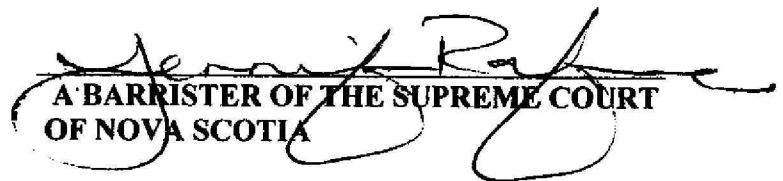
SIGNED, SEALED AND DELIVERED
in the presence of:


WITNESS


JASON AARON NICKERSON

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I CERTIFY that on the 14th day of June, A.D., 2016, Jason Aaron Nickerson, one of the parties mentioned in the foregoing Warranty Deed, 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

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

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

GRANTORS' AFFIDAVIT (PERSONS)

I, Jason Aaron Nickerson, of North River, in the County of Lunenburg, and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Grantor in the foregoing Warranty Deed.
2. THAT I acknowledge that I have executed the foregoing Instrument under seal on the date of this Affidavit.
3. THAT this acknowledgement 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 this instrument.
4. THAT I am nineteen years of age or older and I am a resident of Canada under the Income Tax Act (Canada).
5. For the purpose of this Affidavit "spouse" means either of a man or a woman who
 - (a) are married to each other, (b) are married to each other by a marriage that is voidable and has not been voided by a judgment of nullity,
 - (c) 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
 - (d) 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.
6. That I am not a spouse as defined herein and I am not a party to an unregistered domestic partner declaration.
7. That I do not have any 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 14th day June, A.D., 2016)
BEFORE ME:)

A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

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

JASON AARON NICKERSON

SCHEDULE "A"

PID 60260882
1193 North River Road

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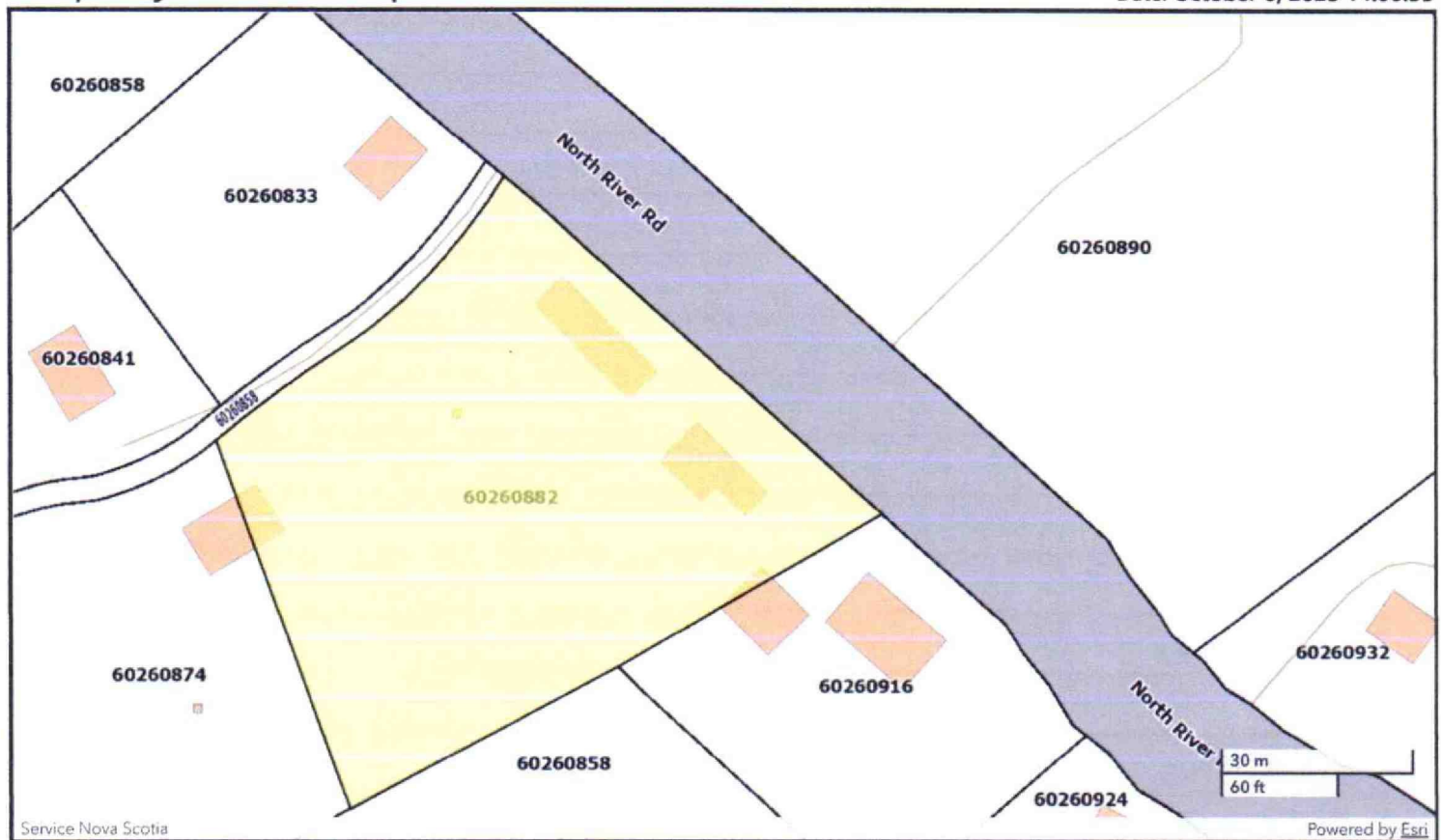
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The subdivision is validated by s.291 of the Municipal Government Act.

J.N.

Property Online Map

Date: **October 6, 2025 14:06:35**



PID: 60260882
County: LUNenburg COUNTY
LR: LAND REGISTRATION

Address: NORTH RIVER ROAD
NORTH RIVER
Owner: BRITTANY LEANNE SABEAN

AAN: 00017183
Value: \$112,600.00 (2025
RESIDENTIAL 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.

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