

TAX SALE REPORTING LETTER

Tax Sale No. 3

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 3, 2025

Name: Richard Baker

Assessment Account No: 00190705

Property: PID 60324670 – No. 325 Highway, Bakers Settlement, Nova Scotia

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that both Richard Caleb Baker and his spouse, Jean Gloria Baker are the owners of the subject property. Richard Caleb Baker and Jean Gloria Baker acquired title (as joint tenants) via deed in Book 135, Page 678 recorded at the Lunenburg County Land Registration Office. That said, we have evidence that Richard Caleb Baker is deceased as of July 24, 2016 (see Certificate of Death), leaving Jean Gloria Baker as the sole surviving joint tenant/owner. The subject property appears to abut the public highway. The paper title appears marketable.

Encumbrances: None

Marital Status: Unknown for Jean Baker; Richard Baker is deceased.

Survey: There are no survey plans on file of the subject property. The parcel description does not conform 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.**

678 PROVINCE OF NOVA SCOTIA } ON THIS 27th day of June, A.D. 1967, before me, the
COUNTY OF LUNenburg SS } subscriber personally came and appeared Neiff Joseph
a subscribing witness to the foregoing Indenture, who having been by me duly sworn,
made oath and said that Mildred L. Eisenhauer, one of the parties thereto, signed,
sealed and delivered the same in his presence.

(Sgd.) Paul C. McIntyre Paul C. McIntyre
A Commissioner of the Supreme Court of Nova Scotia.

No. 862. PETITION FOR ADMINISTRATION. } PROVINCE OF NOVA SCOTIA } Unto the Court of Probate
RE: ESTATE OF MARGARET ELIZA YOUNG } COUNTY OF LUNenburg SS } County of Lunenburg.
Reg. 9.05 A.M. June 28th, 1967, on } THE PETITION OF Frederick Simeon Young of Lunenburg,
the certificate of a Deputy Registrar } in the County of Lunenburg, N.S. HUMBLY SHEWETH;
of Probate. } That Margaret Eliza Young, late of Lunenburg, in
the said County, widow of Foster Young, departed

this life on the 12th day of February, A.D., 1967 at Rhodes Corner, in the County of
Lunenburg and that the deceased at the time of her death had her fixed place of abode
at Lunenburg, in the said County of Lunenburg. That the deceased died intestate and
without having left any Will, Codicil or Testamentary Paper whatever, and that your
petitioner is an only child and next of Kin of said deceased. That deceased left
her surviving:

(NAME)	(ADDRESS)	(OCCUPATION)	(RELATIONSHIP)
Frederick Simeon Young,	95 Montague Street, Lunenburg, N.S.	Retired Salesman	Son

That the value of the whole property of the said deceased which she in any way died
possessed of or entitled to is under Five Thousand (\$5000.00) dollars. That the value
of the personal property and effects is under One Hundred (\$100.00) dollars, and of
the real property is under Forty-nine Hundred (\$4900.00) dollars, and is situate in
the registration district of Lunenburg. Wherefore Your Petitioner prays that adminis-
tration of the property of the said deceased may be granted and committed to him by
this Honorable Court. Dated the 27th day of June, A.D., 1967.

(Sgd.) Frederick Simeon Young

PROVINCE OF NOVA SCOTIA } IN THE COURT OF PROBATE
County of Lunenburg }

I, Frederick Simeon Young, of Lunenburg, in the County of Lunenburg, make oath and say:-
That I am an only child of the said Margaret Eliza Young, deceased. That the said
deceased died on or about the 12th day of February, A.D., 1967, and that the said
deceased at the time of her death had her fixed place of abode at Lunenburg, in the
said County of Lunenburg. That I am the person applying for Administration of the
Property of the said Margaret Eliza Young, late of Lunenburg, in the County of Lunen-
burg, widow of Foster Young, deceased. That I made diligent and careful search in
all places where the deceased usually kept her papers and in her depositories, and
in the office of the Registrar of this Court, in order to ascertain whether the
deceased had or had not left any Will, but I have been unable to discover any Will,
Codicil or Testamentary Paper, and I verily believe that the deceased died without
having left any Will, Codicil or Testamentary Paper whatsoever. That the deceased
died leaving the following: Frederick Simeon Young, son. That the value of the whole
property of the deceased which she in any way died possessed of or entitled to, and for
and in respect to which Administration is to be granted is under Five Thousand (\$5000.00)
dollars. That the value of the personal property and effects is under One Hundred
(\$100.00) dollars, and of the real property is under Forty-nine Hundred dollars.
(\$4900.00).

Sworn before me at Lunenburg in the County of
Lunenburg this 27th day of June, A.D., 1967.

(Sgd.) Kate Maxner

Deputy Registrar

(cert. copy) No. 6136

COURT OF PROBATE County of Lunenburg, SS.

In the Estate of Margaret Eliza Young Deceased

PETITION FOR ADMINISTRATION

Filed June 27th, A.D., 1967.

Let Administration of the estate of the Deceased, within named, be granted as within
prayed on payment of the usual fees, and on due security being filed in the sum of
\$200.00 Dated June 27, A.D., 1967

(Sgd.) Kate Maxner

Deputy Registrar of Probate.

I, Kate Maxner, Deputy Registrar of Probate in and for the County of Lunenburg, hereby
certify the within to be a true copy of the petition for administration in the estate
of Margaret Eliza Young on file herein. Dated at Lunenburg, N.S., this 27th day of
June, A.D., 1967.

(Sgd.) Kate Maxner

Deputy Registrar of Probate.

(Seal of Probate Court)

No. 863. DEED.

STEDMAN ST. CLAIR CROUSE

to

RICHARD CALEB BAKER ET UX

Reg. 9.35 A.M. June 28th,

1967, on the certified

oath of a witness.

THIS INDENTURE made this 10th day of June, A.D., 1967 BETWEEN
STEDMAN ST. CLAIR CROUSE, of Baker's Settlement, in the
County of Lunenburg, Province of Nova Scotia, Labourer,
Bachelor, hereinafter called the "GRANTOR" of the One Part
-and- RICHARD CALEB BAKER, of Baker's Settlement, in the
County of Lunenburg, Province of Nova Scotia, and JEAN GLORIA
BAKER, of the same place, his wife, as Joint Tenants,
hereinafter called the "GRANTEES" of the Other Part

WITNESSETH that in consideration of One Dollar of lawful money of Canada, and other
good and valuable consideration to the grantor in hand well and truly paid by the
Grantees, at or before the enrolling and delivery of THESE PRESENTS, the receipt
whereof is hereby acknowledged, the Grantor hereby conveys the lands described in the
Schedule marked "A" hereto annexed unto the Grantees as Joint Tenants. SCHEDULE "A"
ALL that certain lot, piece or parcel of land situate, lying and being to the South
of the Pleasant River Road at Baker's Settlement, in the County of Lunenburg, Pro-
vince of Nova Scotia, and being more particularly bounded and described as follows:
COMMENCING at a point on the Southerly side of the Pleasant River Road, said point
being the South Easterly corner of the lands of the Grantor and of the lands herein
described, and being situate Thirty-three (33) feet from the centre of the road;
THENCE in a South Westerly direction along the South Easterly boundary of the lands
of the Grantor a distance of Two Hundred (200) feet to a point marked by an iron stake;
THENCE in a Westerly direction and running parallel to the Southerly margin of the
said highway a distance of Two Hundred and Fifty (250) feet to a point marked by an
iron stake; THENCE in a North Easterly direction a distance of Two Hundred (200)
feet to a point on the Southerly margin of the said highway, said point being situate
Thirty-three (33) feet from the centre of the said road and marked by an iron stake;
THENCE in an Easterly direction along the Southerly margin of the said highway a dis-
tance of Two Hundred and Fifty (250) feet to the place of beginning. The above des-
cribed lands being a portion of the lands granted to John W. Crouse by Crown Grant.

dated the 3rd day of September, A.D., 1874, which grant was registered at the Registry 679 of Deeds at Lunenburg, in the County of Lunenburg, on the 10th day of September, A.D., 1874, in Book 3, at Page 283. Continued on next page... (Sgd. PCM) Schedule "A", Continued Reserving thereout unto the Grantor, his heirs, executors, administrators and assigns, a right of way to haul wood across the existing hauling road from the land of the Grantor to the said highway provided that the Grantor, his heirs, executors, administrators and assigns do no damage to the said road, but if any of them do so cause damage then they shall immediately repair same. (Sgd. PCM) THE GRANTOR covenants with the Grantees that the Grantees shall have quiet enjoyment of the lands, that the said 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 said Grantor will procure such further assurances as may be reasonably required. IN WITNESS WHEREOF the Grantor has duly executed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

(Sgd.) Paul C. McIntyre

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNENBURG SS

sonally came and appeared Paul C. McIntyre a subscribing witness

to the foregoing Indenture, who having been by me duly sworn, made oath and said that Sted-

man St. Clair Crouse, one of the parties thereto, signed, sealed and delivered the same in

his presence.

(Sgd.) Stedman St. Clair Crouse (S)

(Sgd.) Elizabeth Kaulback (Elizabeth Kaulback)
A Commissioner of the Supreme Court of Nova Scotia.

No. 864. DEED.
TRUSTEE BOARD OF THE PRESBYTERIAN
CHURCH IN CANADA

to

ROY O. DUNHAM

Reg. 11.15 A.M. June 28th, 1967,
on the certified oath of a witness

"GRANTEE" of the Other Part WHEREAS by Deed bearing date the 10th. day of April, A.D., 1901, and duly recorded in the Office of the Registrar of Deeds, Bridgewater, N.S. in Book 60 at Page 119 under Number 78, James Parks et al conveyed certain lands and premises at East LaHave, in the County of Lunenburg, Province of Nova Scotia, hereinafter described to the Trustees of the Presbyterian Congregation of LaHave upon the trusts therein specified; AND WHEREAS the said Presbyterian Congregation has ceased to exist and the said lands and premises were held by the Trustees of the said Presbyterian Congregation until the said congregation ceased to exist and by virtue of Chapter 63 of the Acts of Nova Scotia for the year 1943 the said lands and premises hereinafter described became vested in the said Trustee Board of the Presbyterian Church in Canada; AND WHEREAS the said The Trustee Board of the Presbyterian Church in Canada has agreed to sell the said lands and premises to the Grantee herein. WITNESSETH that in consideration of One (\$1.00) Dollar The Grantor hereby conveys to the Grantee the lands described in the Schedule marked "A" hereto annexed.

ALL that certain lot, piece or parcel of land conveyed by James Parks and others to the Trustees of the Presbyterian Congregation of LaHave by Deed bearing date the 10th. day of April, A.D., 1901, and duly recorded in the Office of the Registrar of Deeds, Bridgewater, N.S. in Book 60, at Page 119, under Number 78, and therein described as follows: "All and singular that certain parcel or tract of land and premises situate lying and being on the North East side of the main road leading to Bridgewater on the East side of the LaHave River and on the top of the hill known as Schreiders Hill bounded on the South West by the road, on the South East by Schreiders lot the line running in a Northeasterly direction One Hundred and Seven feet; thence at right angles in a North Westerly direction Fifty-nine feet; hence at right angles in a South Westerly direction One Hundred and Six feet to the road." (Sgd.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the said 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 said Grantor will procure such further assurances as may be reasonably required. IN WITNESS WHEREOF the said Grantor has caused These Presents to be properly executed by its proper officers and its corporate seal to be affixed the day and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

(Sgd.) B. E. Howell

THE TRUSTEE BOARD OF THE PRESBYTERIAN CHURCH IN CANADA

By

And

(Member) (Corporate Seal)

(Member)

PROVINCE OF ONTARIO) ON THIS 24th day of June, A.D. 1966, before me, the subscriber person-
COUNTY OF YORK SS) ally came and appeared Basil E. Howell a subscribing witness to the
foregoing Indenture, who having been by me duly sworn, made oath and said that THE TRUSTEE
BOARD OF THE PRESBYTERIAN CHURCH IN CANADA, one of the parties thereto, caused the same to be
executed in its name and on its behalf and its corporate seal to be thereunto affixed by its
proper officers in his presence.

(Sgd.) H. S. Reid (Notary Seal)

A Notary Public in and for the Province of Ontario.
My Commission expires: Oct. 14/67

No. 865. DEED.
MUNICIPALITY OF LUNENBURG

to

FREDERICK W. WAGNER

Reg. 12.40 P.M. June 28th,
1967, on the certified oath
of a witness.

meeting of the Municipal Council of the Municipality of the District of Lunenburg held on the 19th day of July, 1962, it was regularly moved, seconded and passed that certain school house properties owned by and situate within the said Municipality, and including the property herein described, be sold at Public Auction. AND WHEREAS on the 19th day of September, 1962, the hereinafter described property was by Public Auction knocked down and sold to the herein named Grantee. WITNESSETH that the Grantor, for and in consideration of the sum of Three Hundred and Ten Dollars (\$310.00) of lawful money of Canada, in hand well and truly paid by the said Grantee to the said Grantor, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm, unto the said Grantee his Heirs and Assigns, ALL that certain lot, piece or parcel of land situate, lying and being at Sweetland, in the County of Lunenburg and Province of Nova Scotia, bounded as follows: On the Northeast by a private road; on the Southeast by

THIS INDENTURE made this Fifteenth day of October in the year of Our Lord One Thousand Nine Hundred and Sixty-two. BETWEEN: THE MUNICIPALITY OF THE DISTRICT OF LUNENBURG, a body corporate, organized and existing under the laws of the Province of Nova Scotia, hereinafter called the "GRANTOR" of the One Part, - and - FREDERICK W. WAGNER of Oakhill, in the County of Lunenburg and Province of Nova Scotia, hereinafter called the "GRANTEE", of the Other Part. WHEREAS at a special

Attached to Doc # 120887170.

SCHEDULE "C"

R.A. Corkum Funeral Home Ltd.

Wileville, N.S.



Krista E. Corkum
Embalmer & Funeral Director

PROOF OF DEATH CERTIFICATION

Name of Deceased : Richard Caleb Baker
Residence : 125 Monk Rd
: Baker Settlement, NS
: B4V 7H3

Location of Death : 125 Monk Rd
: Baker Settlement

Social Ins. Number :
Health Card Number :

Date of Birth : May 30, 1940
Place of Birth : Baker Settlement, NS
: Canada

Date of Death : July 24, 2016

Person in Charge : Jean Baker
Address : 125 Monk Rd
: Baker Settlement, NS B4V 7H3
Relationship : Wife

Physician : Medical Examiner

Method of Disposition : Cremation

Date of Disposition : July 27, 2016

Place of Interment : Cremated Remains Returned to Family

Dated at Bridgewater, Nova Scotia, April 19, 2018

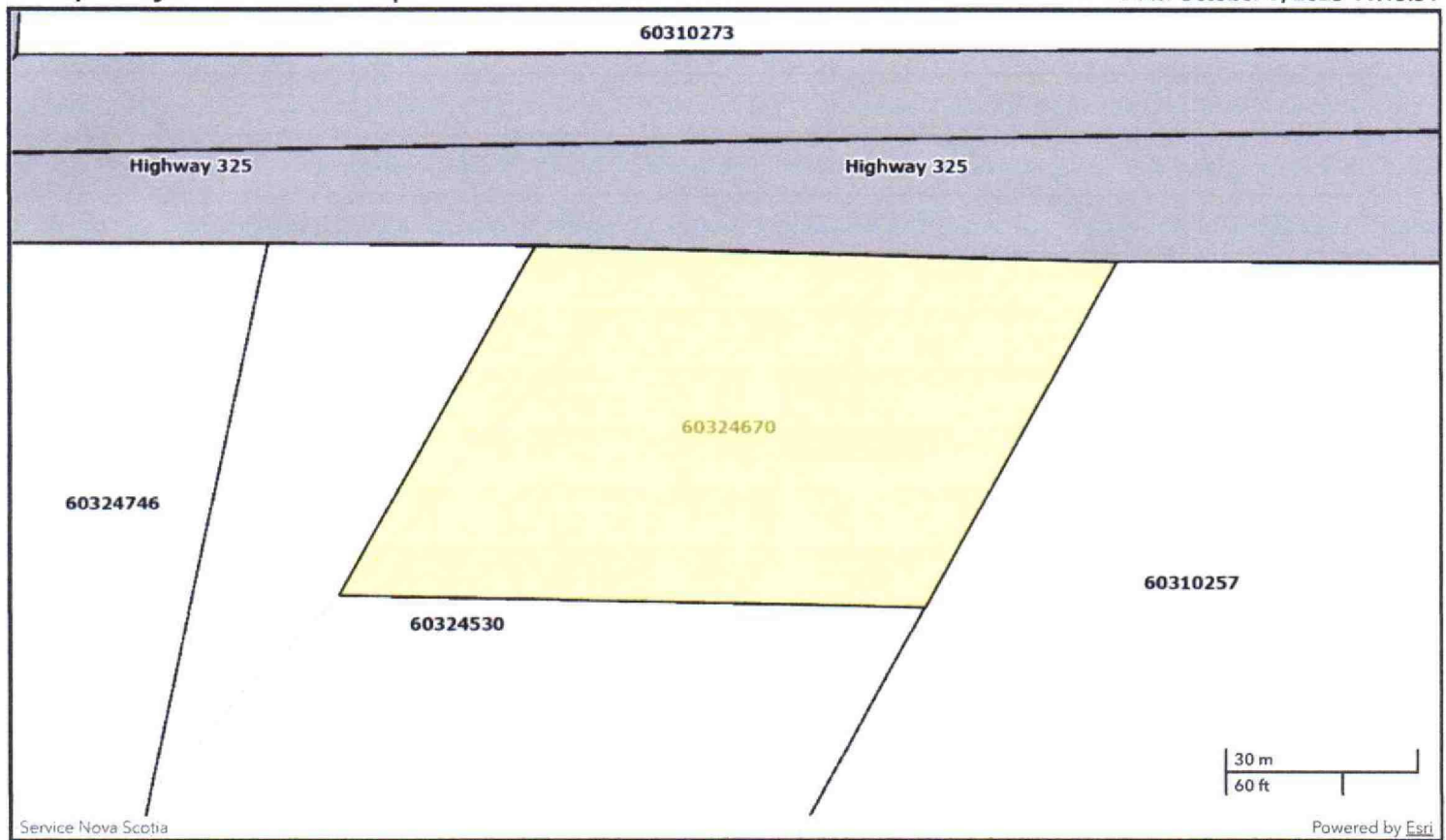
Funeral Director

Monuments of Character

Mailing Address: 2719 Hwy 325 Wileville, Nova Scotia B4V 5G9
Telephone (902) 543-3333 • Fax (902) 543-2687 • www.corkumfuneralhome.ca

Property Online Map

Date: **October 7, 2025 11:15:31**



PID: 60324670
County: LUNENBURG COUNTY
LR: NOT LAND REGISTRATION

Address: NO 325 HIGHWAY
BAKERS SETTLEMENT
Owner: RICHARD C BAKER

AAN: 00190705
Value: \$7,000.00 (2025 RESOURCE 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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