

TAX SALE REPORTING LETTER

Tax Sale No. 5

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 3, 2025

Name: Bradford Keddy

Assessment Account No: 00305855

Property: PID 60344348 – 568 Mount Pleasant Road, Mount Pleasant, Nova Scotia

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Bradford Keddy is the owner of the subject property. Bradford Keddy acquired title via deed at Book 303, Page 536 recorded at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. It should be noted that the subject PID/AAN appears to contain two lots, as the subdivided parcel conveyed in 1976 (the second lot in the deed, and see also plan filed as Document No. 115806649) was not approved as an addition to and/or consolidated with the “first lot”. Otherwise, paper title appears marketable.

Encumbrances: None

Marital Status: Unknown.

Survey: There is a survey plan on file as Document No. 115806649 registered at the Lunenburg County Land Registration Office, but it is only for the “second lot” in the deed. The deed description generally conforms to modern standards. .

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.**

No. 127
Recorded 10:40 A.M.
19th day of Oct. 1981

303/534

THIS WARRANTY DEED made this 9th day of October, A.D. 1981.

BETWEEN:

DAVID C. WOODWORTH and DARLENE J. WOODWORTH, his wife,
both of Pleasantville, 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 -

BRADFORD KEDDY, of Pleasantville, 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" to this Warranty Deed and hereby consents to this disposi-
tion, 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 the appropriate changes of number and gender.

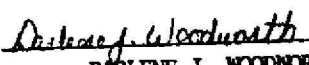
IN WITNESS WHEREOF the parties hereto have hereunto set their hands and af-
fixed their seals, the day of the year first above written.

SIGNED, SEALED & DELIVERED
- in the presence of -


ANTHONY W. BROWN
A Barrister of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG SS)


DAVID C. WOODWORTH


DARLENE J. WOODWORTH

I hereby certify that on the 9th day of October, A.D. 1981,
David C. Woodworth and Darlene J. Woodworth -----, ~~xxx~~ of the parties
hereto, signed, sealed and delivered the same in my presence.


ANTHONY W. BROWN
A Barrister of the Supreme Court of
Nova Scotia

SCHEDULE "A"

Magnetic Meridian 1974.

ALL and singular that certain parcel or tract of land and premises situate, lying and being at Mount Pleasant, in the County of Lunenburg, Province of Nova Scotia, Canada, which can be more particularly described as follows:

BEGINNING at a point marked by an iron bolt driven into the ground on the Northern sideline (33' from the centre of the travelled surface) of the Public Highway leading from Petite Riviere to #331, commonly known as the Mount Pleasant Road, which said point marks the south western angle of property now or formerly of Rev. Robert J. Paulin and also the Southeastern angle of the lot hereby under description;

THENCE from said point so located North Thirty-eight degrees Thirty-six Minutes Zero seconds West ($N 38^{\circ}36'00'' W$) along property now or formerly of Rev. Robert J. Paulin Two Hundred and Zero One Hundredths feet (200.00') more or less to a point marked by an iron bolt driven into the ground;

THENCE South Seventy-five degrees Twenty-nine minutes Forty two seconds West ($S 75^{\circ}29'42'' W$) along property of Franklyn C. Dorey One Hundred and Twenty-five and Zero One Hundredths feet (125.00') more or less to a point marked by an iron bolt driven into the ground;

THENCE South Thirty Eight Degrees Thirty Six Minutes Zero Seconds East ($S 38^{\circ}36'00'' E$) along property of Franklyn C. Dorey Two Hundred and Zero One Hundredths feet (200.00') more or less to a point marked by an iron bolt driven into the ground (33' from the centre of the travelled surface of the Public Highway leading from Petite Riviere to #331, commonly known as the Mount Pleasant Road;

THENCE Easterly along the several and varying courses of the Northern sideline of said Public Highway to the point of beginning, a straight line between the two last mentioned points from South west to South east being described as, North Seventy-Five degrees Twenty-nine minutes Forty Two Seconds East ($N 75^{\circ}29'42'' E$) at a distance of One Hundred and Twenty-five and Zero One Hundredths (125.00') feet more or less.

The herein described lot of land contains an approximate area of Twenty-two Thousand Nine Hundred and sixty (22,960) sq. ft.

Being and intended to be the same lot of land as was conveyed by Franklyn C. Dorey et ux to Wilbert A. Berrigan by deed dated September 6, 1974 and recorded at the Registry of Deeds Office at Bridgewater, Nova Scotia in Book 201 at Page 866 under Number 241.

SCHEDULE "A" (Continued)

ALSO, all and singular that piece, parcel or tract of land lying, being and situate in the District of Mount Pleasant, County of Lunenburg, and Province of Nova Scotia, Canada, which may be more particularly described as follows:

BEGINNING at an iron post located on the North side right-of-way thirty-three feet from the centreline of the Mount Pleasant Road from Huey's Lake to Highway #331 and being the Southwest corner of property of Wilbert Berrigan and the Southeast corner of the property herein described;

THENCE in a Southwesterly direction following the various courses of the North side right-of-way of the said Mount Pleasant Road to an iron post with identification cap; a traverse line between the two aforementioned points being South $79^{\circ}34'30''$ West a distance of forty-five decimal zero four (45.04) feet, more or less;

THENCE North $27^{\circ}55'48''$ West a distance of One Hundred and Eighty-four decimal four one (184.41) feet, more or less, along the Northeast sideline of property under conveyance from Franklyn Dorey and Eleanor Dorey to Albert P. Whare to an iron post with identification cap;

THENCE North $75^{\circ}29'42''$ East a distance of six decimal zero eight (6.08) feet, more or less, along the Southeast sideline of property of the said Franklyn Dorey and Eleanor Dorey to an iron post;

THENCE South $38^{\circ}36'$ East a distance of Two Hundred (200.0) feet more or less, along the Southwest sideline of property of the said Wilbert Berrigan to the point of beginning.

Containing an area of Four Thousand Five Hundred and Seven decimal Three square feet, more or less. All bearings being of the magnetic meridian of the year 1974. Taken from a plan of Survey by Ronald G. Wentzell, N.S.L.S. dated April 4th, 1976.

Being and intended to be the same lot of land as was conveyed by Franklyn C. Dorey et ux to Wilbert Berrigan by deed dated April 13, 1976 and recorded at the Registry of Deeds Office at Bridgewater, Nova Scotia in Book 223 at Page 323 under Number 94.

AFFIDAVIT OF STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg SS

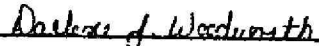
I/We David C. and Darlene J. Woodworth ----- make oath and say as follows:

1. THAT I/we ~~am~~/are the Grantor(s) ~~and Releasee(s)~~ in the foregoing Deed and am/are of the full age of nineteen (19) years.
2. THAT I/we ~~am~~/are 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 ~~my~~/our 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 cohabiting or have cohabited within the preceding year.
4. THAT I/we am/are the spouse(s) of each other and I/we have no other spouse as defined herein.

SWORN TO (SEVERALLY) AT
Bridgewater
in the County of Lunenburg
Province of Nova Scotia
this 9th day of October
A.D. 1981; BEFORE ME:


ANTHONY W. BROWN
A Barrister of the Supreme Court
of Nova Scotia


DAVID C. WOODWORTH


DARLENE J. WOODWORTH

Form 44
Request to the Registrar of Deeds to Register a Document

Registration district: Lunenburg County

Submitter's name: G.F. Philip Romney

Take notice that the attached document relates to a parcel that is not registered under the *Land Registration Act*, and the document may be accepted for registration under the *Registry Act* because it is (select one only)

- ☐ not a transfer for valuable consideration
- ☐ not a mortgage or security interest as defined in the *Land Registration Administration Regulations*.
- ☐ a transfer of a parcel between persons married to one another
- ☐ a transfer of a parcel between persons formerly married to one another, if the transfer is for the purpose of division of matrimonial assets.
- ☐ transfer of a parcel between persons who are parties to a registered domestic partnership agreement.
- ☐ a transfer of a parcel acquired by Her Majesty in right of the Province or a municipality for the purpose of road widening, alignment or movement.
- ☐ a deed to a predecessor in title being registered in order to feed the estoppel or clarify title.
- ☐ a transfer of an unregistered piece of land that is being created as a parcel under the subdivision provisions of Part IX of the *Municipal Government Act* solely for purposes of consolidation with an abutting unregistered parcel.
- ☐ a transfer of a parcel from the Nova Scotia Farm Loan Board to a borrower under the *Agriculture and Rural Credit Act*.
- ☒ any other instrument not mentioned above that is not required to be registered or recorded under the *Land Registration Act*

I hereby request that this document be registered under the *Registry Act*.

Dated at Bridgewater, in the County of Lunenburg, Province of Nova Scotia,
January 23, 2020.

LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded
as shown here.
Rebecca Bond, Registrar

115806649 LR ☐ ROD ☒
Plan #
JAN 24 2020 10:20
MM DD YYYY Time



Signature of submitter
Name G.F. Philip Romney
Address 136 Aberdeen Road, Bridgewater, NS
Phone (902) 543-4444
Email: romneylaw1@eastlink.ca
Fax: (902) 543-0232

PLAN OF SURVEY
 SHOWING SUB-DIVISION OF PROPERTY OF FRANKLYN DOREY & ELEANOR DOREY LOCATED AT MOUNT PLEASANT, LUNENBURG COUNTY, NOVA SCOTIA, CANADA.
 SURVEY & PLAN BY RONALD G. WENTZELL N.S.L.S.
 SURVEY OF APRIL 2nd, 1976.
 PLAN DATED APRIL 4th, 1976.
 SCALE: 1 INCH = 30 FEET

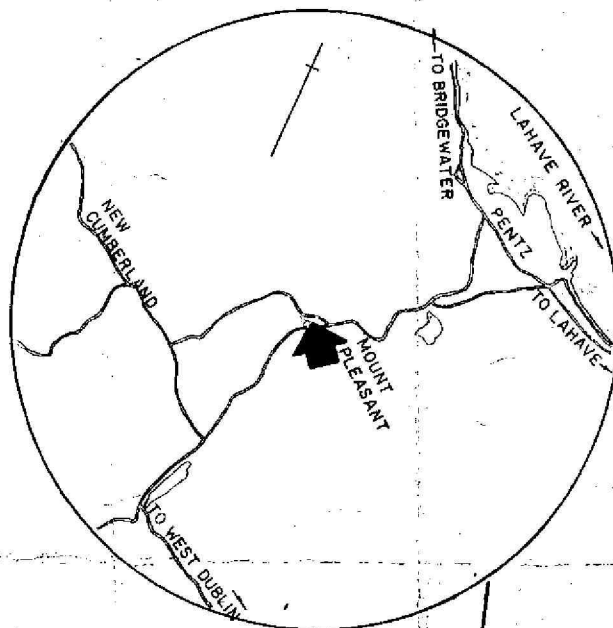
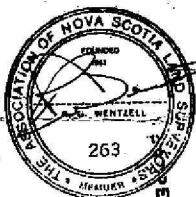
LOT 1: RESIDENTIAL USE
 WATER SUPPLY: BY PRIVATE WELLS
 SEWERAGE DISPOSAL: PRIVATE ON SITE
 LOT 1A: ADDITION TO RESIDENTIAL LOT

AGENT - OWNER
 FRANKLYN DOREY,
 DUBLIN SHORE, LUN. CO., N.S.
 PHONE: 688-2697

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY SHOWS THE MANNER IN WHICH THE LAND INCLUDED THEREIN HAS BEEN SURVEYED AND SUB-DIVIDED BY ME, AND THAT THIS PLAN IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE REGISTRY ACT.

DATED THIS 4th DAY OF APRIL A.D. 1976

RONALD G. WENTZELL
 NOVA SCOTIA LAND SURVEYOR NO. 332



PROPERTY OF FRANKLYN DOREY & ELEANOR DOREY

1

PROPERTY OF
 FRANKLYN DOREY & ELEANOR DOREY TO BE
 CONVEYED TO

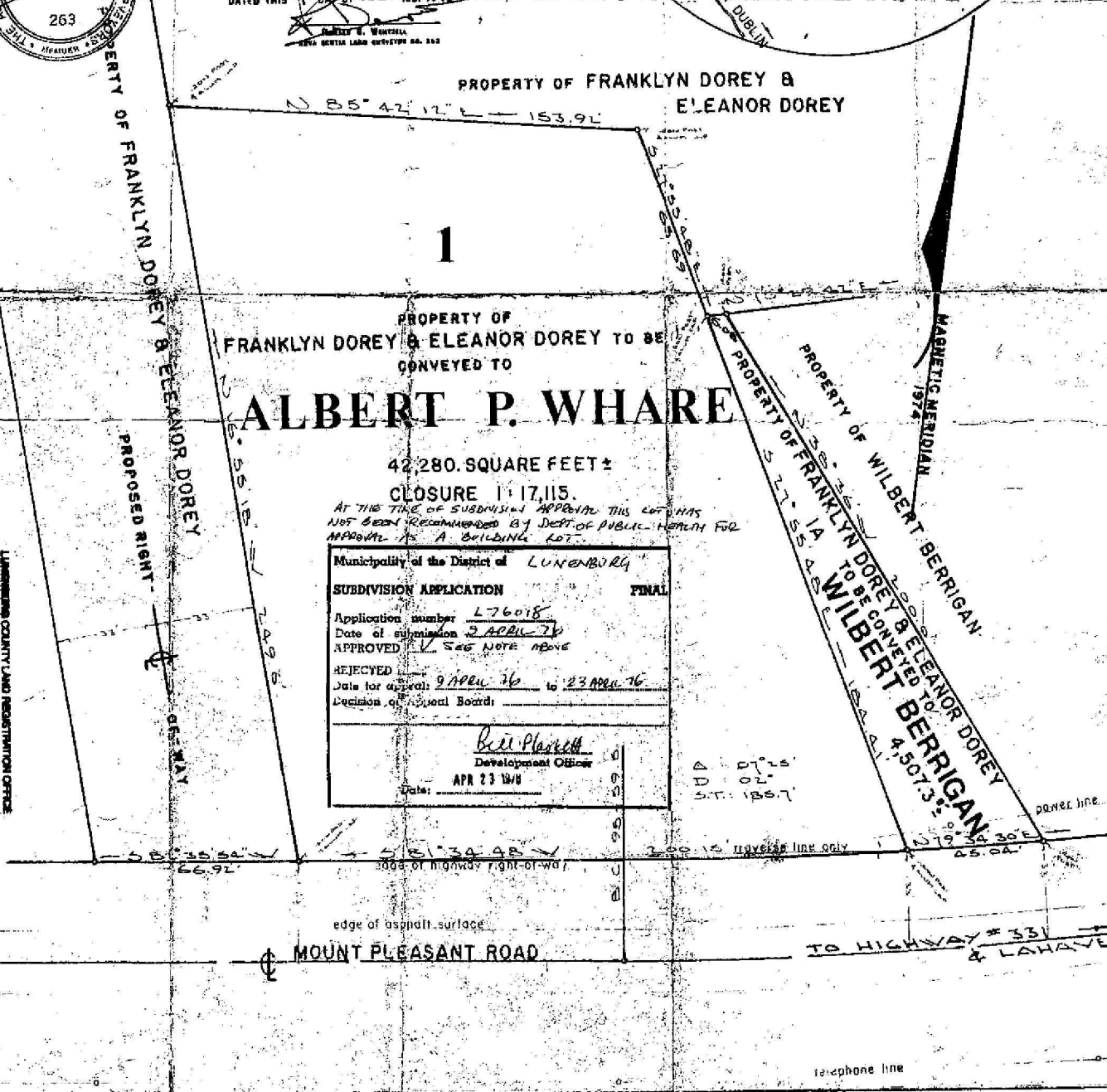
ALBERT P. WHARE

42,280. SQUARE FEET ±
 CLOSURE 1:17,115.

AT THE TIME OF SUBDIVISION APPROVAL THIS LOT HAS NOT BEEN RECOMMENDED BY DEPT. OF PUBLIC HEALTH FOR APPROVAL AS A BUILDING LOT.

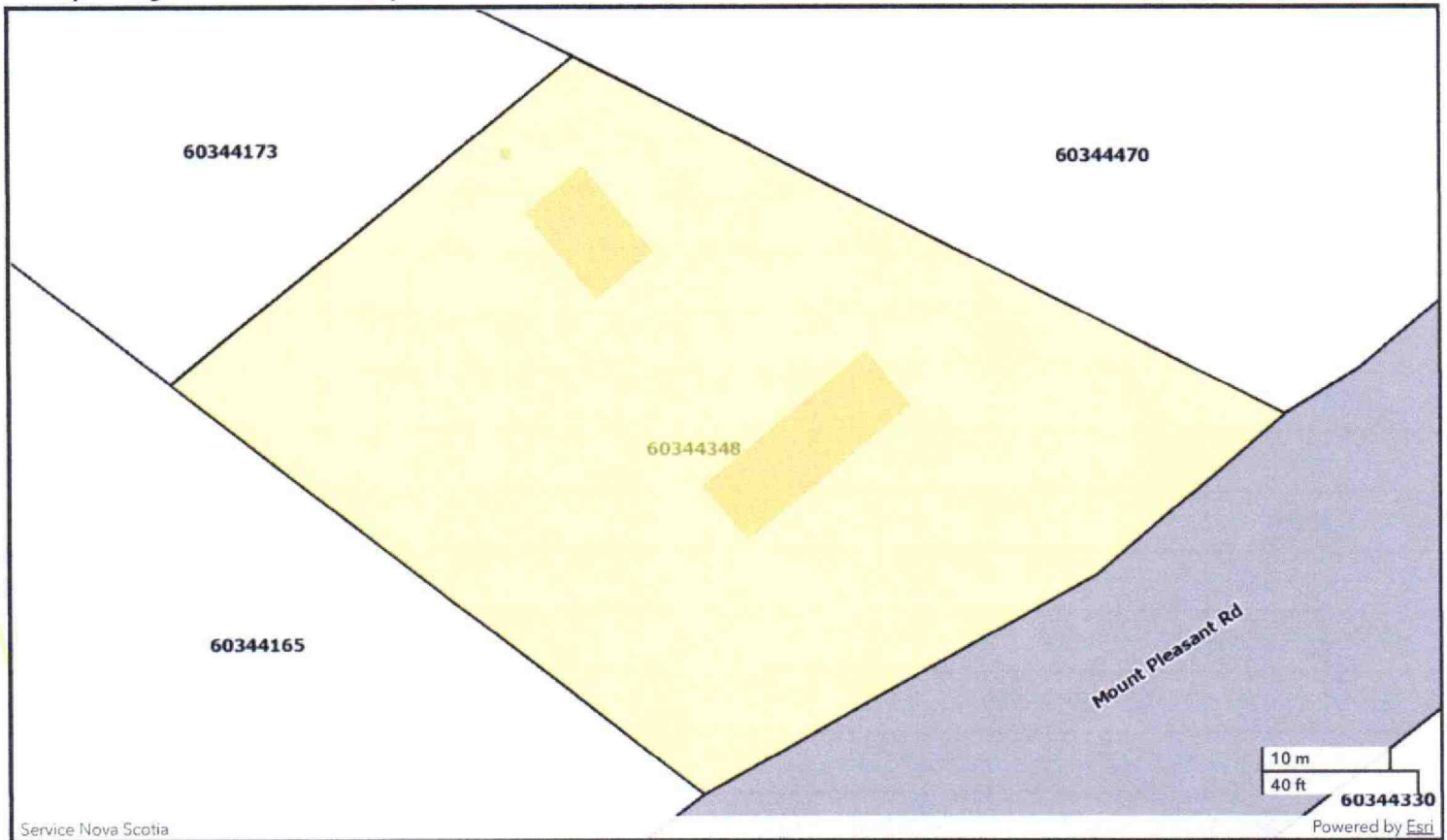
Municipality of the District of LUNENBURG	
SUBDIVISION APPLICATION FINAL	
Application number	L76018
Date of submission	2 APRIL 76
APPROVED	✓ SEE NOTE ABOVE
REJECTED	
Date for appeal	9 APRIL 76 to 23 APRIL 76
Decision of Appeal Board	
<i>Bill Plummer</i> Development Officer Date: APR 23 1976	

LUNENBURG COUNTY LAND REGISTRATION OFFICE
 I certify that this plan was registered or recorded as at date here.
 115806049 LRD 10009
 JAN 2 1976 10:20
 JAN 23 1976



Property Online Map

Date: October 7, 2025 11:26:59



PID:	60344348	Address:	568 MOUNT PLEASANT ROAD	AAN:	00305855
County:	LUNenburg COUNTY		MOUNT PLEASANT	Value:	\$58,500.00 (2025 RESIDENTIAL TAXABLE)
LR:	NOT LAND REGISTRATION	Owner:	BRADFORD KEDDY		

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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