

TAX SALE REPORTING LETTER

Tax Sale No. 10

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 3, 2025

Name: Anton Ciesielcyak

Assessment Account No: 00764612

Property: PID 60311099 – Demone Lake, Newcombville, Nova Scotia

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Anton Ciesielcyak is the owner of the subject property. Anton Ciesielcyak acquired title via deed recorded in Book 264, Page 1021, Document No. 1140 recorded at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway and the deed description does not reference any easements/rights-of-way, so access is likely problematic. Paper title appears marketable.

Encumbrances: None

Marital Status: Unknown.

Survey: There are no survey plans on file of the subject property. Plan 8352 graphically depicts the subject lot, but it is not a full survey. The deed 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.**

Doc # 1140

DEED

No. 270

Recorded 12:20 P.M.

13 day of Feb. 1979

1021

264/1021

THIS INDENTURE made this 13th day

of February, A.D. 1979

BETWEEN

DIETRICH WOLTER, of 216 Steeles Avenue
East, Thornhill, in the Province of
Ontario, (his wife, Christine Wolter,
having barred her dower by instrument
previously recorded),

hereinafter called the "GRANTOR"

OF THE ONE PART

-and-

ANTON CIESIELCZAK, of Schutzenstrasse 20,
4358 Haltern, West Germany,

hereinafter called the "GRANTEE"

OF THE OTHER PART.

WITNESSETH that in consideration of -----One (\$1.00)----- Dollar

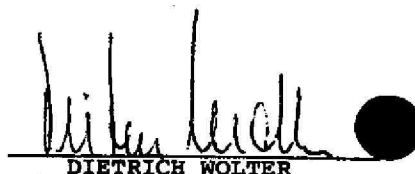
THE Grantor hereby convey to the Grantee the lands described in the schedule marked "A"
hereto annexed.

THE GRANTOR

covenant 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 Grantor hereto, has set his hand and affixed his seal, the day and year first above written.

SIGNED AND SEALED
IN THE PRESENCE OF



DIETRICH WOLTER

PROVINCE OF NOVA SCOTIA }
COUNTY OF HALIFAX, S.S.

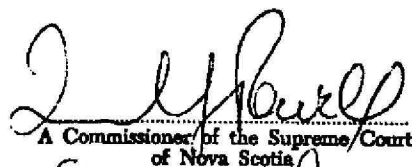
On this 13th day of February, A.D. 1979, before me, the subscriber personally came and appeared Paul Murphy, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that DIETRICH WOLTER, one of the parties thereto, signed, sealed and delivered the same in his presence.

PROVINCE OF NOVA SCOTIA }
COUNTY OF HALIFAX, S.S.

I CERTIFY that on this

day of

A.D. 1979,


A Commissioner of the Supreme Court
of Nova Scotia

FRANK J. POWELL

of the parties mentioned in the foregoing and annexed Indenture, signed and executed the said Indenture in my presence and I have signed as a witness to such execution.

.....
A Commissioner of the Supreme Court
of Nova Scotia

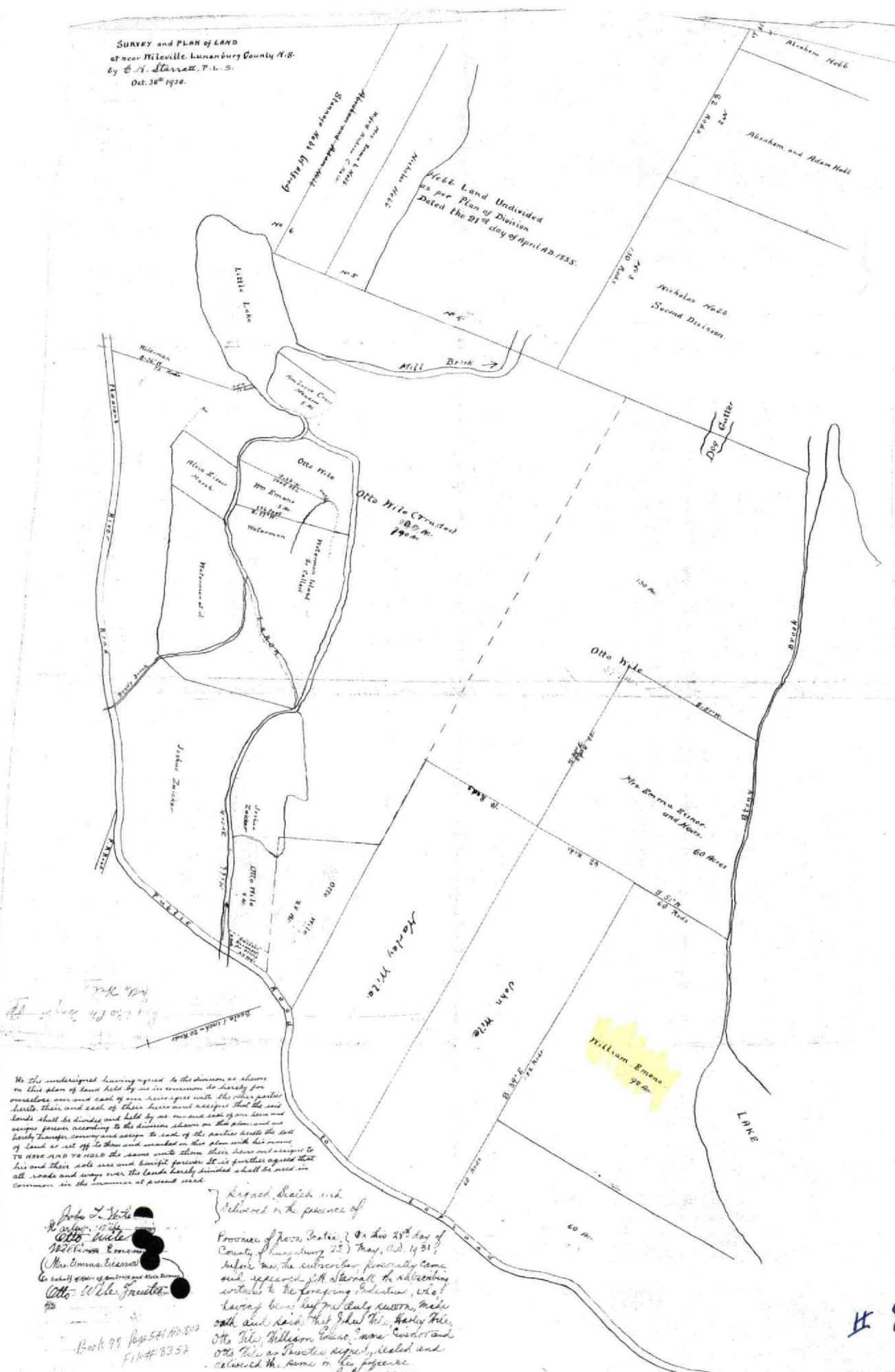
SCHEDULE "A"

ALL and singular that certain piece, parcel or lot of land and premises situate, lying and being to the South of the public road running to Lapland near Wilcville, in the County of Lunenburg and Province of Nova Scotia, which is marked "William Emeno" on a plan prepared by C.H. Starratt, P.L.S., dated October 30th, 1930 on which is endorsed an Agreement of Division between John L. Wile, Harley Wile, Otto Wile, William Emeno, Mrs. Emma Eisnor in behalf of heirs of Ambrose and Alvin Eisenor, and Otto Wile, Trustee, recorded in the Registry of Deeds at Bridgewater, Nova Scotia, on May 28th, 1931, in Book 99 at Page 541 under Number 802, which lot contains ninety-two (92) acres more or less and is bounded and described by reference to the said plan as follows: COMMENCING at a point located South Thirty-nine degrees East (S 39° E) a distance of Sixty (60) rods more or less measured from the Southern side of the said public road to Lapland along the division line between a sixty (60) acre lot and the property of John Wile situate to the Northeast thereof, and being bounded on the Northeast by the division line between the property under description and the property of the said John Wile to the Northeast thereof running South Thirty-nine degrees East (S 39° E) a distance of One Hundred and Fifty-two (152) rods more or less to property of Mrs. Emma Eisnor and heirs; bounded on the Southeast by the said property of Mrs. Emma Eisnor and heirs for a distance of Sixty (60) rods more or less on a line running South Fifty-one degrees West (S 51° W) from the John Wile line to the margin of Stoney Brook; bounded on the Southern side by the Stoney Brook and by a lake; and bounded on the Northwest by the Sixty (60) acre lot aforesaid.

BEING AND INTENDED TO BE the same lands conveyed by Willis Eugene Dorey to Leslie Nelson Veinotte by Deed dated the 7th day of September, A.D., 1965 and recorded at the Registry of Deeds in Bridgewater, N.S. on the 8th day of September, A.D. 1965 in Book 133 at Page 336 under No. 456.

AND ALSO BEING AND INTENDED TO BE the same lands conveyed by Leslie Nelson Veinotte, bachelor, to Malcolm A. Smith by Deed dated January, 1974, and recorded at the Registry of Deeds at Bridgewater, N.S. on the 12th day of March, 1974 in Book 187 at Page 703 under Number 189.

SURVEY and PLAN of LAND
at near Mileville, Lumburg County N.C.
by E. H. Starratt, P.L.S.
Oct. 30th 1930.



We the undersigned, having agreed to the division as shown on this plan of land held by us in common do hereby for ourselves, our heirs and each of our heirs agree with the other parties hereto, their heirs and each of their heirs and assigns that the said lands shall be divided and held by us our heirs and each of our heirs and assigns forever according to the division shown on this plan and we hereby transfer, convey and assign to each of the parties hereto the lot of land as set off to them and marked on this plan with his name to HAVE AND TO HOLD the same unto them, their heirs and assigns to his and their sole use and benefit forever. It is further agreed that all roads and ways over the lands hereby divided shall be used in common in the manner at present used.

John L. White
Otto White
William Eimer
Mrs. Emma Eimer
Otto W. White

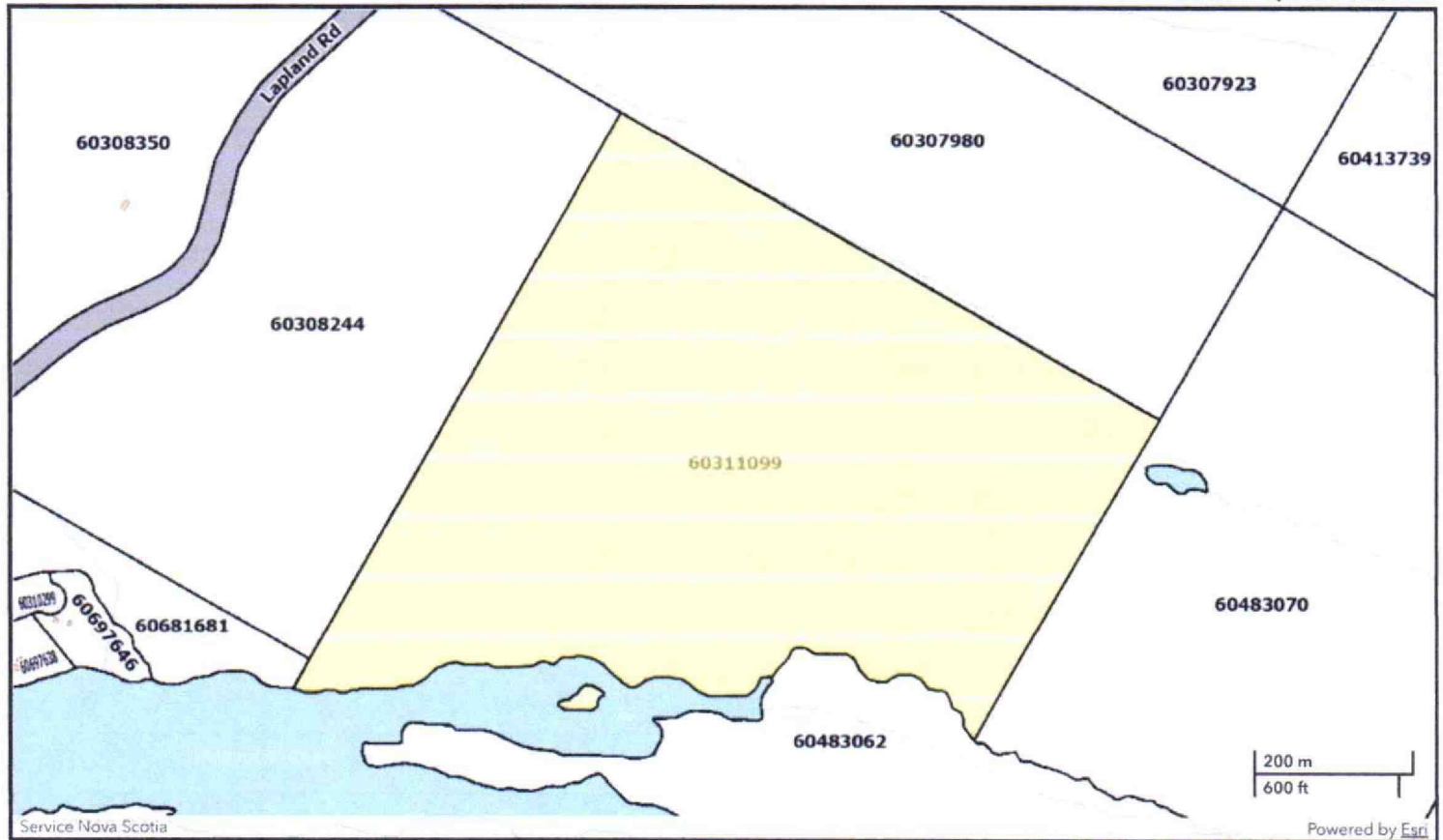
Book 99 Page 541 No. 300
F.H. 8352

Witnessed, sealed and delivered in the presence of
Proctor of Lumburg County, N.C. On the 25th day of
County of Lumburg, N.C. May, A.D. 1931
before me, the undersigned personally came
and appeared J. H. Starratt, the undersigned
witness to the foregoing division, who
having been duly sworn, made
oath and said that John L. White, Otto White,
William Eimer, Mrs. Emma Eimer and
Otto W. White signed, sealed and
delivered the same in his presence.
R. B. Lagan
Notary Public

H 8352

Property Online Map

Date: October 6, 2025 09:32:35



PID: 60311099
County: LUNENBURG COUNTY
LR: NOT LAND REGISTRATION

Address: DEMONE LAKE UNKNOWN
NEWCOMBVILLE
Owner: ANTON CIESIELCYAK

AAN: 00764612
Value: \$26,700.00 (2025 RESOURCE FOREST)

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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