

TAX SALE REPORTING LETTER

Tax Sale No. 24

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 3, 2025

Name: Paul Kreta Binder

Assessment Account No: 01136631

Property: PID 60320736 – Medlee Lane, West Clifford, Nova Scotia

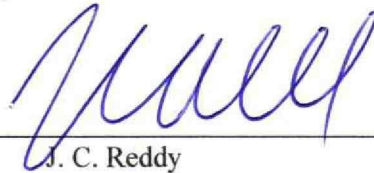
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Paul Kreta Binder is the owner of the subject property. Paul Kreta Binder acquired title via deed at Book 294, Page 1089 recorded at the Lunenburg County Land Registration Office. The subject property does not abut the public highway, but the deed description references the benefit of an easement/right-of-way. We have not searched the title, extent or usage of said easement/right-of-way. Paper title appears marketable.

Encumbrances: None

Marital Status: Unknown.

Survey: There is a survey plan on file (as Lot 10) of the subject property as Plan P-417 and a Plan at Document No. 107114309, registered at the Lunenburg County Land Registration Office which further delineates the “access road”. The survey plans and deed description generally conform 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.

A handwritten signature in blue ink, appearing to read 'J. C. Reddy', is written over a horizontal line.

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. 281

Recorded 3:25 P.M.

3rd day of April 1981**This Indenture**made the 23rd day of July, A.D. 1980.

Between

CARMINE ANTHONY DeIGENIO and ESTHERINA FABBO,
his Mother, both of the City of Malden, in
the State of Massachusetts, U. S. A.

hereinafter called the "GRANTOR"

OF THE ONE PART

- and -

PAUL KRETA BINDER, of Neue Str. 12A,
7031 Aidlingen 4, West Germany

hereinafter called the "GRANTEE"

OF THE OTHER PART

Witnesseth that in consideration of One Dollar (\$1.00) of lawful money of
Canada the Grantor hereby conveys to the Grantee the lands described in the Schedule marked "A"
hereto annexed,

The Grantor covenants with the Grantee that the Grantee shall have quiet
enjoyment of the lands, that the 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 Grantor will
procure such further assurances as may be reasonably required and the Grantor shall hereby War-
rant and forever defend the lands unto the Grantee and it is agreed and declared that the terms
"Grantor" and "Grantee" used in this Deed shall be construed to include the plural as well as
singular and the masculine, feminine or neuter genders where the context so requires.

In Witness Whereof the said parties to these presents have hereunto their hands and
seals set and affixed, the day and year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Pitman Collins

Carmine Anthony DeIGenio
Carmine Anthony DeIGenio

Estherina Fabbo
Estherina Fabbo

PROVINCE OF NOVA SCOTIA
COUNTY OF

I hereby certify that on the _____ day of _____
signed, sealed and delivered the same in my presence.

A.D. 19 _____
of the parties hereto,

PROVINCE OF NOVA SCOTIA
COUNTY OF

A Commissioner of the Supreme Court of Nova Scotia

On this _____ day of _____ A.D. 19 _____, before me, the subscriber, personally
came and appeared
a subscribing witness to the foregoing indenture, who having been by me duly sworn, made oath
and said that
of the parties thereto, signed, sealed and delivered the same in _____ presence.

A Commissioner of the Supreme Court of Nova Scotia

SCHEDULE "A"LOT NO. 10

ALL that certain lot, piece or parcel of land situate, being and lying on the North Eastern side of Shingle Lake, near Bakers Settlement, in the County of Lunenburg, in the Province of Nova Scotia which may be more particularly bounded and described as follows:-

BEGINNING At a point on the South Eastern boundary of lands conveyed to Sol Mednick by Deed dated Oct. 8, 1969 and recorded in the Registry of Deeds Office, Bridgewater, N. S., in Book 140, Page 490, said point being S 32° 00' W, a distance of four hundred and forty-four (444') feet from the North Eastern corner of lands of the aforesaid Sol Mednick;

THENCE S 32° 00' W, along the South Eastern boundary of lands of the aforesaid Sol Mednick, a distance of four hundred and four (404') feet to a point;

THENCE N 88° 28' W, a distance of nineteen hundred and ten (1910') feet to the North Eastern shore of Shingle Lake;

THENCE Northerly, along the North Eastern shore of Shingle Lake, a distance of one hundred and fifteen (115') feet more or less to a point;

THENCE N 84° 33' E, a distance of twenty-two hundred and ten (2210') feet more or less to the point of beginning.

ALL BEARINGS are magnetic taken 1971.

A tract of land containing 9.2 acres by calculation.

SAVING AND EXCEPTING but to be used, together in common use with others having a similar right the use of an existing 20 foot wide right-of-way as shown on the hereinafter mentioned plan.

The above described lot being known and distinguished as Lot No. 10 on a plan showing Sub-Division of a portion of lands owned by Sol Mednick, Shingle Lake, Lunenburg Co., N. S., made by John S. Pope, N.S.L.S., dated August 25, 1971.

AND BEING that same lot of land conveyed by Sol Mednick to Carmine Anthony DelGenio and Estherina Fabbo by Deed dated the day of September, A.D., 1971 and registered at Bridgewater in the County of Lunenburg and Province of Nova Scotia on Wednesday, the 5th day of December, 1973 in Book Number 184 at Pages 112-114.

UNITED STATES OF AMERICA)
STATE OF MASSACHUSETTS)
COUNTY OF MIDDLESEX)

On this 2nd day of August A.D., 1980, before me,
the subscriber, personally came and appeared PATRICIA COLLINS
a subscribing witness to the foregoing Indenture, who having been by me
duly sworn, made oath and said that Carmine Anthony DelGenio and
Estherina Fabbo, two of the parties thereto, signed, sealed and de-
livered the same in her presence.


Carmine Anthony DelGenio
A NOTARY PUBLIC IN AND FOR THE STATE
OF MASSACHUSETTS

(Notary Seal)

R. L. HUNT SURVEY ASSOC. LTD.
PLAN OF SURVEY SHOWING
LOCATION OF ACCESS ROAD
THROUGH SHINGLE LAKE SUB DIVISION
SURVEYED FOR

SOL MEDNICK

SHINGLE LAKE, LUN. CO., N.S.

SURVEYED NOV. 14/1977

SCALE 1" = 300'

DRAWN BY *W. J. [Signature]*

SURVEYED BY

R. L. Hunt, P. Eng. #195

NOTE
 ALL SURVEY INFORMATION, EXCEPT TRAVERSE OF
 ACCESS ROAD, TAKEN FROM A PLAN OF SURVEY BY
 JOHN & POPE, N.S.L.S., DATED AUG. 25/1971, AND
 RECORDED IN THE REGISTRY OF DEEDS OFFICE IN
 BRIDGEWATER, COUNTY OF LUNenburg, PROVINCE
 OF NOVA SCOTIA.

UNREGISTERED COUNTY LAND REGISTRATION OFFICE

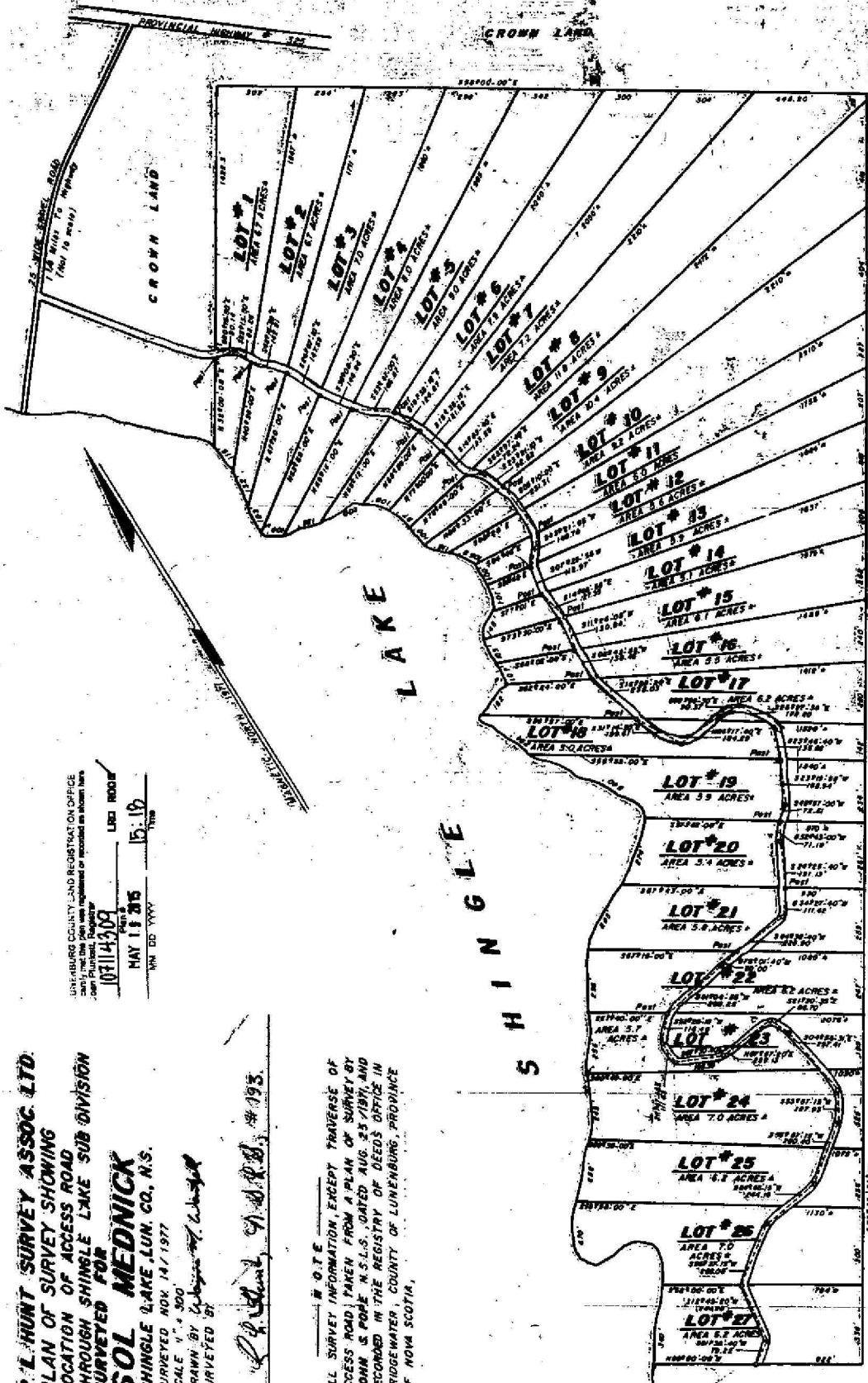
Can. Patented, Registered

03/11/4309

LEO ROOF

MAY 15 25 15:19

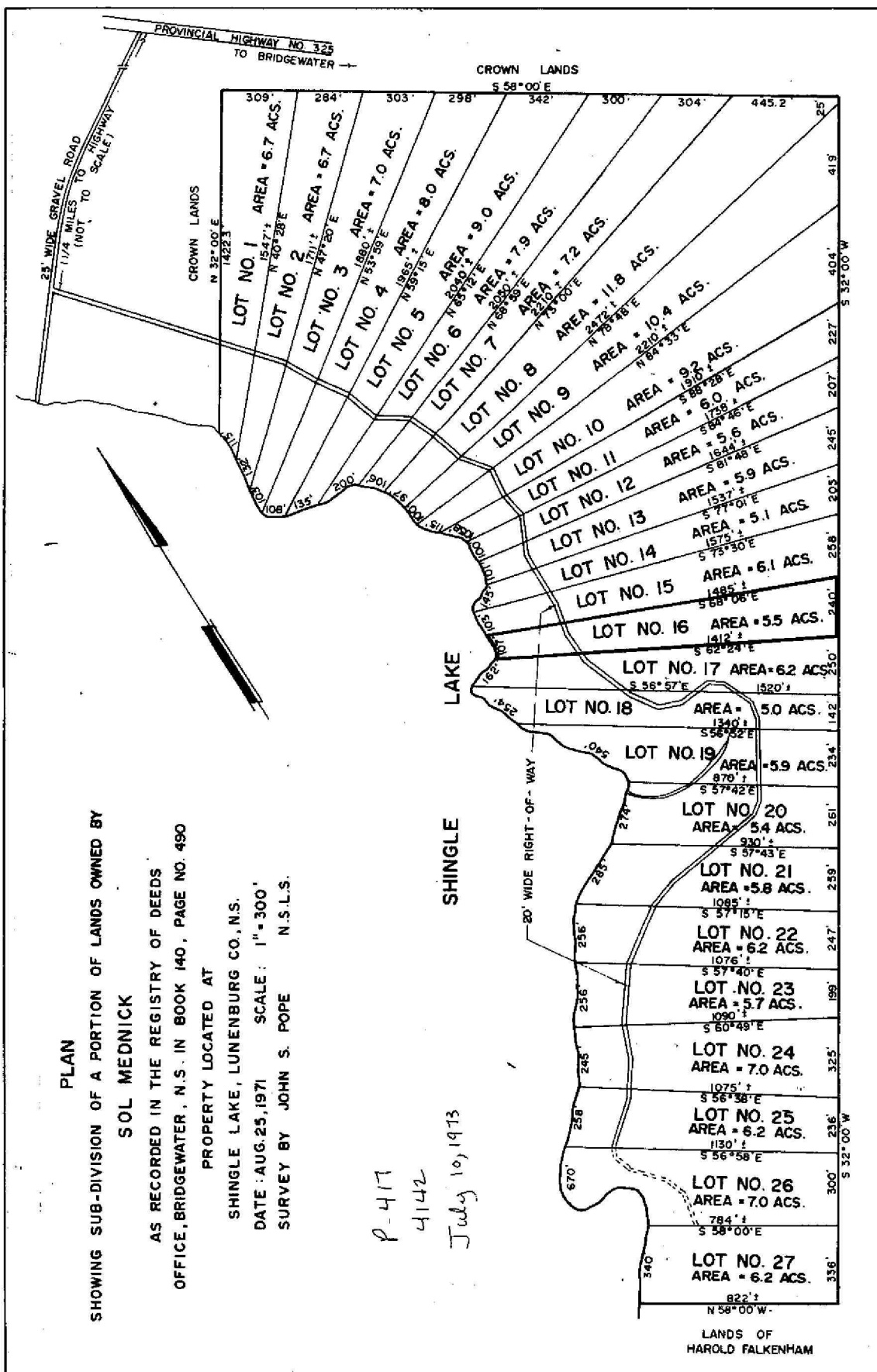
WIN DO YYYY



PROPERTY OF
 MEDLEE LIMITED

PLAN
 SHOWING SUB-DIVISION OF A PORTION OF LANDS OWNED BY
 SOL MEDNICK
 AS RECORDED IN THE REGISTRY OF DEEDS
 OFFICE, BRIDGEWATER, N.S. IN BOOK 140, PAGE NO. 490
 PROPERTY LOCATED AT
 SHINGLE LAKE, LUNenburg CO., N.S.
 DATE: AUG. 25, 1971 SCALE: 1" = 300'
 SURVEY BY JOHN S. POPE N.S.L.S.

P-417
 4142
 July 10, 1973



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

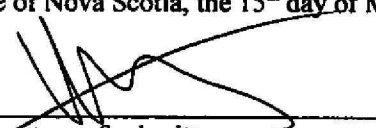
Registration district: Lunenburg
Submitter's name: Brent H. Silver

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, the 15th day of May, 2015.



Signature of submitter

LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here
Joan Plunkett, Registrar

107114309

Plan #

MAY 19 2015

MM DD YYYY

LR ☐ ROD ☒

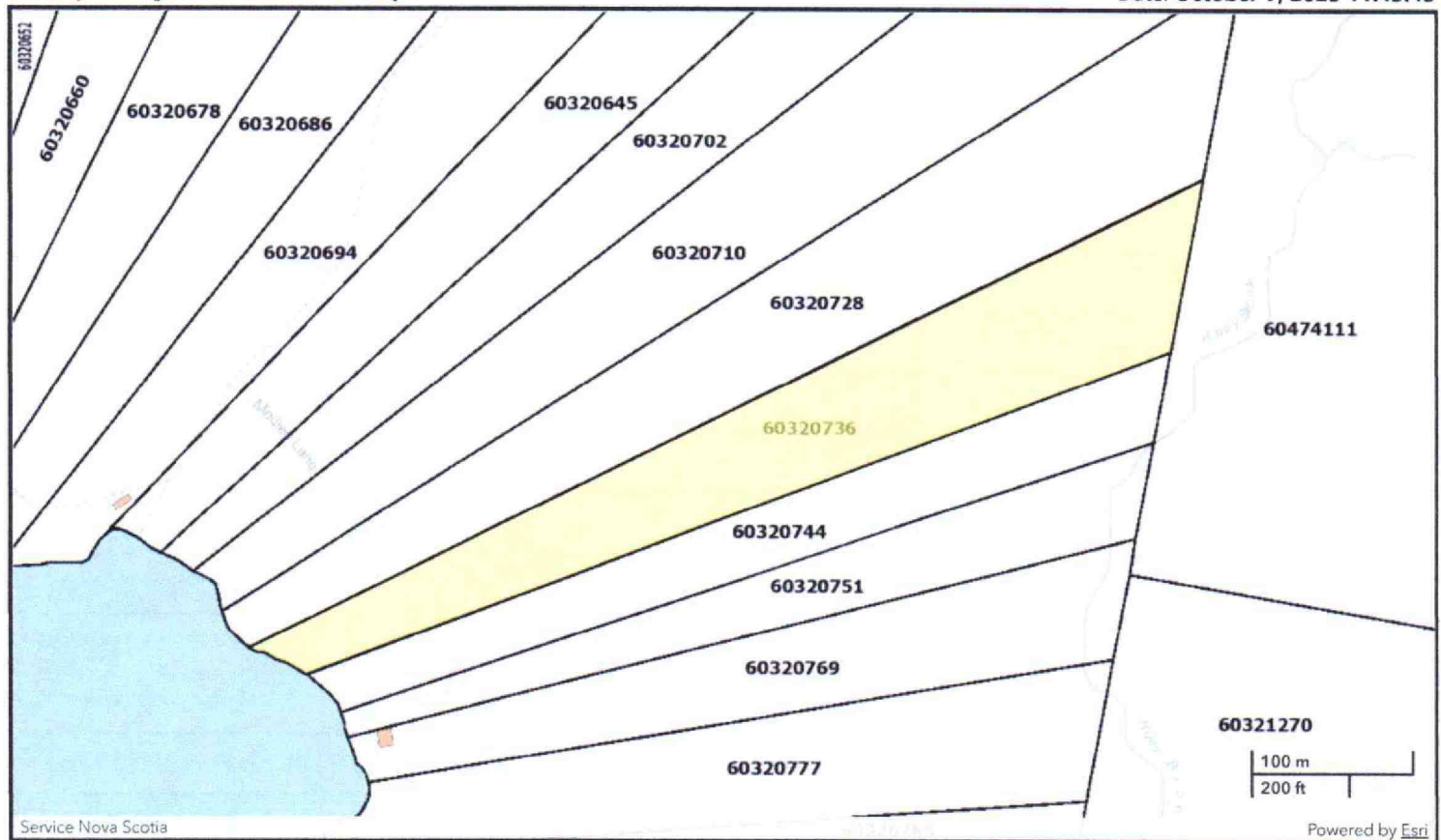
15:18

Time

Name: Brent H. Silver
Address: 82 Aberdeen Road
Bridgewater, NS B4V 2S6
Phone: 902-543-0068
E-mail: taylorandsilver@eastlink.ca
Fax: 902-543-7243

Property Online Map

Date: **October 7, 2025 11:43:43**



PID: 60320736
County: LUNENBURG COUNTY
LR: NOT LAND REGISTRATION

Address: MEDLEE LANE
WEST CLIFFORD
LOT 10
Owner: PAUL K BINDER

AAN: 01136631
Value: \$20,400.00 (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.

Property Online Version 1.0

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