

TAX SALE REPORTING LETTER

Tax Sale No. 65

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 22, 2025

Name: Shawn Alfred Spindler and Samaira Manetta Mosher

Assessment Account No: 03647013

Property: PID 60266293 – 2104 Highway 208, Hemford

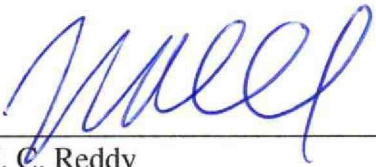
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Shawn Alfred Spindler and Samaira Manetta Mosher are the owners of the subject property. Shawn Alfred Spindler and Samaira Manetta Mosher acquired title via trustees deed as joint tenants registered as document number 125529356 at the Lunenburg County Land Registration Office. The subject lot appears to abut the public highway. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown for both.

Survey: There are no plans on file at the Lunenburg County Land Registration Office. Parcel description does not conform to modern standards and is subject to a 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.

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

Registration district: Lunenburg County
Submitter's name: Blair K. McIlwain

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:

- ☐ 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, March 6, 2025.



Signature of submitter

Name Blair K. McIlwain

Address 350-421 LaHave Street,
Bridgewater NS B4V 3A2

Phone 902-600-0964

Email: blair@mcilwainlaw.ca

Fax: 902-530-2055

LUNENBURG COUNTY LAND REGISTRATION OFFICE

I certify that this document was registered or recorded as shown here.

Rebecca Bond, Registrar

120519356

Document #

MAR 07 2025

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14:17

Time

THIS TRUSTEES DEED made this 5th day of March, 2025.

BETWEEN:

SAMAIRA MOSHER, of Blockhouse, in the County of Lunenburg, Province of Nova Scotia, being the Personal Representative of the Estate of Ramzie Mosher, deceased,

(hereinafter called the "Grantor")

OF THE FIRST PART

-and-

SAMAIRA MANETTA MOSHER and **SHAWN ALFRED SPINDLER**, both of Blockhouse, in the County of Lunenburg, Province of Nova Scotia, as Joint Tenants and not as Tenants in Common,

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS Ramzie Mosher, late of Blockhouse, in the County of Lunenburg, Province of Nova Scotia, died on the 20th day of March, 2024; possessed of the lands and premises described in Schedule "A" hereto annexed, leaving a Last Will and Testament duly admitted to Probate at Bridgewater, Nova Scotia, a copy of which is registered at the Registry of Deeds Office for the County of Lunenburg, on the 22nd day of May, 2024, as Document No. 124143141.

WITNESSETH THAT in consideration of One Dollar (\$1.00) of lawful money of Canada and other good and valuable consideration;

THE GRANTOR hereby conveys to the Grantee the lands described in Schedule "A" to this Trustee's Deed (the "lands").

AND as Personal Representative of the Estate of Ramzie Mosher aforesaid, do hereby covenant with the said Grantee, her heirs, administrators and assigns, in manner and form following: that the said Grantor as Personal Representative aforesaid, has not done nor suffered anything to be done whereby said lands and premises herein conveyed, are, can or may be encumbered or impeached in title or estate and that no other covenant or warranty of title of any kind whatsoever on behalf of the Grantor as Personal Representative, is to be implied by any of the words used herein.

IN THIS TRUSTEE'S DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Trustee's Deed shall be read with all appropriate changes of number and gender.

I hereby certify that:

The Deed Transfer Tax has been paid ☐

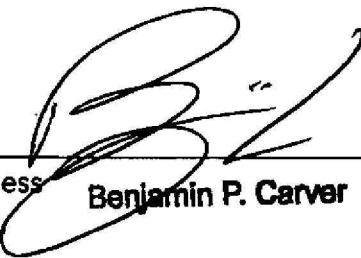
No Deed Transfer Tax is payable
within described property transfer ☒

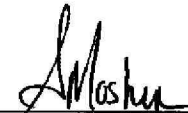
Dated this 7th day of March 2025

Dayna M. Cook
Registrar - Lunenburg Land Registration Office

IN WITNESS WHEREOF, the Grantor has properly executed this Indenture the day and year first above written.

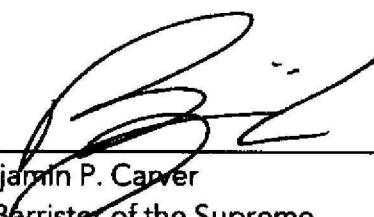
SIGNED, SEALED AND DELIVERED
in the presence of


Witness **Benjamin P. Carver**


Samaira Mosher, as Personal
Representative of the Estate of Ramzie
Mosher

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

I HEREBY CERTIFY that on this 5th day of March, 2025, Samaira Mosher, as Personal Representative of the Estate of Ramzie Mosher, one of the parties of the foregoing Indenture, signed, sealed and delivered the same in my presence and I have signed as a witness to such execution.

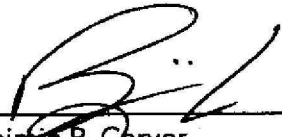

Benjamin P. Carver
A Barrister of the Supreme
Court of Nova Scotia

AFFIDAVIT OF STATUS

I, Samaira Mosher, of Blockhouse, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. That I am the Personal Representative of the Estate of Ramzie Mosher (the "Testator") and the Grantor in the foregoing Trustee's Deed and I am the full age of nineteen (19) years.
2. That the Testator was at the time of her death a resident of Canada within the meaning of the *Income Tax Act* (Canada).
3. I acknowledge that I executed the foregoing instrument under seal on the date of this affidavit. This acknowledgment is made pursuant to s. 31 of the *Registry Act*, R.S.N.S. 19898, c. 392 or s. 79 of the *Land Registration Act* as the case may be, for the purpose of registering the instrument.
4. That for the purpose of this my 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 annulled by a declaration 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. have made a registered domestic partner declaration in accordance with Section 53 of the *Vital Statistics Act*.
5. That, as of her date of death the Testator was not a spouse; and, with respect to the within property, she had no former spouse or domestic partner with rights thereto.

SWORN before me at Bridgewater,
in the County of Lunenburg,
Province of Nova Scotia, this 5th
day of March, 2025.


Benjamin P. Carver
A Barrister of the Supreme Court of
Nova Scotia


Samaira Mosher

SCHEDULE "A"

PID 60219722

ALL THAT LAND at Blockhouse in the County of Lunenburg and Province of Nova Scotia, bounded and described as follows:

BEGINNING at an iron bolt set on the Southern limit of public highway route Number 3A and at the Northwesterly corner of lands now owned by Paul Davis Barrett;

Thence South 11 degrees 45 minutes 00 seconds East One Hundred Thirty-two point Eight Nine (132.89) feet, more or less, to an iron bolt and South 05 degrees 11 minutes 44 seconds East Eighty point Six Six (80.66) feet, more or less, to an iron bolt along the Westerly boundary of lands now owned by Paul Davis Barrett;

Thence South 69 degrees 01 minutes 10 seconds West One Hundred Thirty-four point One Seven (134.17) feet, more or less, along the Northerly boundary of lands now owned by Paul Davis Barrett;

Thence Northwesterly along the Northeasterly boundary of lands now or formerly of Harold Spidle One Hundred Twenty-two (122) feet, by estimation, to the Southeasterly corner of lands conveyed by Hughie Berringer and Hilda Berringer to Lloyd J. Martin by deed dated the 28th of September, 1977, and recorded at Bridgewater in Book 243 at Page 520 under Number 147;

Thence Northeasterly along the Southerly boundary of lands of Lloyd J. Martin Seventy-five (75) feet, more or less, to an iron pin or marker;

Thence Northwesterly along the Northeasterly boundary of the lands of Lloyd J. Martin One Hundred Sixty-one (161) feet, more or less, to an iron pin or marker on the Southerly boundary of public highway route Number 3A and Thirty-three (33) feet perpendicular and Southerly from the centre line thereof;

Thence South 76 degrees 58 minutes 37 seconds East along the Southerly boundary of public highway route Number 3A One Hundred Fifty (150) feet, by estimation, to the iron bolt at the place of beginning.

The lands conveyed being the remainder of lands conveyed to Hughie Berringer and Hilda Berringer as described in Recital 1 in a Deed registered in Book 274 at Page 674 as Doc. No. 8563.

PID 60266293

SCHEDULE "A"

ALL and singular that certain lot, piece or parcel of land situate, lying and being at Hemford, in the County of Lunenburg and Province of Nova Scotia, and more particularly bounded and described as follows:

BEGINNING on the North east edge of the main road leading through Hemford at the Northwestern sideline of property formerly owned or occupied by Irving Smith, now owned or occupied by Dennis Zinck;

THENCE running in a Northeastwardly direction along the line of said property formerly of Irving Smith, now of Dennis Zinck, to the right-of-way of the Canadian National Railways;

THENCE running in a Northwestwardly direction along the said railways right-of-way to a point ten feet distant from the Southeastern line of property formerly owned or occupied by Naaman Silver, now owned or occupied by Mrs. Margaret Silver;

THENCE running in a Southwestwardly direction in a line parallel with the said line of lands formerly of Naaman Silver, now of Mrs. Margaret Silver, to the Northeastern edge of the main road hereinbefore mentioned;

THENCE in a Southeastwardly direction along the said main road to the place of beginning.

BEING AND INTENDED TO BE the property as described in a Deed dated the 25th day of June, 1982 made between The Royal Bank of Canada and Robert Hulton Baker and Naomi Louis Baker which was recorded at the Registry of Deeds, Bridgewater, in Book 313 at Page 288.

PIDs 60155934 and 60411345

All those certain lots of lands and premises conveyed by Firman Swinamer and wife to Myrtle Mannetta Mosher by Deed dated the 5 day of October, A.D., 1965, duly recorded in the Office of the Registry of Deeds, Chester, Nova Scotia in Book 30, at Page 497, under Number 1017, and described in said Deed as follows:

- 1) Lot Number One - Beginning at a post or marker on the Swinamer Road, so called; Thence Westerly along the said road formerly or now occupied by Alvin Swinamer; Thence Northerly along the East line of said Swinamer lands to land formerly or now of Mrs. Bernard Delorey; Thence Easterly along the Delorey land to the Swinamer Estate; Thence Southerly along the Swinamer Estate land to the place of beginning
- 2) Lot Number Three - A Woodlot in Division Number Four (4) bounded as follows: -On the North by lands of Howard Sawler; On the West and South by lands of the Estate of William S. Bochner; On the East by lands formerly of Henry Mosher.
- 3) All of that certain piece of woodland and any share, right, title or interest that Randolph Wilfred Mosher may have had thereto, at Langille's Big Grant, so called, which lands were inherited from Arthur Mosher and devised to Arthur Mosher from Henry Mosher by Deed dated the 25 day of January, A.D., 1939, which Deed was registered at the Registry of Deeds at Chester, Nova Scotia, on the 28 day of January, A.D., 1939 in Book 21, at Page 599 under Number 977.

The first two described lots are Lots numbered One and Three in a Deed dated October 5, 1965 from Firman Swinamer et ux to Myrtle Mannetta Mosher recorded in Book 30 at Page 497 at the Registry of Deeds Office at Chester, Nova Scotia. The above three lots are the same lands as willed by Myrtle Mannetta Mosher to Randolph Wilfred Mosher pursuant to her Last Will and Testament dated March 9, 1982 and recorded in the aforesaid Registry of Deeds Office in Book 86 at Page 43.

SUBJECT TO a right-of-way more particularly described in two Grants of Easement registered on October 18, 2006 as Document Nos. 86399624 and 86399566.

Form 44

Request to the Registrar of Deeds to Register a Document

Registration district: Lunenburg County

Submitter's name: Blair K. McIlwain

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, May 1, 2024.



LUNENBURG COUNTY LAND REGISTRATION OFFICE

I certify that this document was registered or recorded as shown here.

Rebecca Bond, Registrar

124143141

Document #

MAY 22 2024

MM DD YYYY

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12:21

Time

Signature of submitter

Name

Blair K. McIlwain

Address

421 LaHave Street, Suite 350

Bridgewater, NS B4V 3A2

Phone

(902) 600-0964

Email

blair@mcilwainlaw.ca

Fax

902-530-2055

Effective April 3, 2007

Probate District: BW

Probate Court File No: 17228

IN THE COURT OF PROBATE FOR NOVA SCOTIA

**IN THE ESTATE OF RAMZIE MOSHER, ALSO KNOWN AS RAMZIE ABDUL MOSHER,
Deceased**

**Grant of Probate
(S. 43(1))**

This court grants probate of the will exhibited in the affidavit explaining circumstances that is attached to this grant and marked Schedule "1" and administration of the estate of Ramzie MOSHER, also known as Ramzie Abdul Mosher, late of Blockhouse, in the County of Lunenburg, Nova Scotia, in the Probate District of Bridgewater, who died on March 20, 2024, to SAMAIRA MOSHER of 315 Highway 325, Mahone Bay, Nova Scotia, Canada, B0J 2E0, who has sworn to faithfully administer the estate by paying the just debts of the deceased and the legacies contained in the will and paying the lawful expenses and distributing the residue (if any) according to the law.

The personal representative shall file a full and true inventory of the assets of the deceased within 3 months after the date of this grant, and shall render a just and true account of the executorship when required by law to do so.

Issued on May 9, 2024.

COURT OF PROBATE
PROBATE DISTRICT OF BW

I hereby certify that the foregoing is a true copy of the original

Grant on file herein.
Date: the 10 day of May A.D. 2024

Nicole Ling
NICOLE LING
Deputy Registrar of Probate

Wanda Israel
Registrar of Probate
Wanda Israel

PROBATE COURT

MAY 07 2024

Schedule 11/1 BRIDGEWATER, NS

Probate District: BW
Probate Court File No. 17228

IN THE COURT OF PROBATE FOR NOVA SCOTIA

IN THE ESTATE OF RAMZIE MOSHER,
ALSO KNOWN AS RAMZIE ABDUL MOSHER, Deceased

Affidavit Explaining Circumstances

I, **BENJAMIN P. CARVER**, of 421 LaHave Street, Bridgewater, Lunenburg County, Nova Scotia, make oath and say:

1. I am the solicitor for the applicant in the application for a grant of probate for the deceased named in the will, the original of which is attached to this affidavit and marked Exhibit "A".
2. The affidavit of execution of will is attached to this affidavit and marked Exhibit "B". This affidavit was sworn before April 1st, 2024, and did not have the original will attached as an exhibit.

SWORN before me at Bridgewater,
in the Province of Nova Scotia,
on May 1, 2024

Bm

A Barrister of the Supreme Court of
Nova Scotia

B. P. Carver
BENJAMIN P. CARVER

BLAIR K McILWAIN
A Barrister and Commissioner of
the Supreme Court of Nova Scotia

COURT OF PROBATE
PROBATE DISTRICT OF BW

Hereby certify that the foregoing is a true copy of the original
~~affidavit explaining circumstances~~
~~will & affidavit of execution~~ on file herein.
Dated the 10th day of May, A.D., 2024

Nicole Ling
NICOLE LING
Deputy Registrar of Probate

THIS IS THE LAST WILL AND TESTAMENT of me, **RAMZIE MOSHER**, of Blockhouse, in the County of Lunenburg, Province of Nova Scotia.

REVOCATION

1. I revoke all former wills and codicils made by me.

APPOINTMENT OF EXECUTOR

2. I appoint my daughter, **SAMAIRA MOSHER**, to be Executor and Trustee of this my Will. Should my daughter predecease me or be unwilling or unable to act or continue to act as Executor, then I appoint my friends, **SAMMY ALI** of Blockhouse, Nova Scotia, and **ZAKKIE SAYAH**, of Dayspring, Nova Scotia, or the survivor of them, to be Executors and Trustees of this my Will in her place and stead.
3. References to "my Executor" in this my Will shall include each Executor, Executrix, Co-Executor, Trustee and Co-Trustee of my Will, my Estate or any portion thereof who may be acting as such from time to time whether original or substituted. I direct that no person named as an Executor or alternate Executor under this my Will shall be required to be bonded or give security for the performance of their duties as such in the administration of my Estate in any jurisdiction.

FUNERAL DIRECTIONS

4. Please honour any letter of instruction that I may leave regarding my funeral arrangements.

PAYMENT OF DEBTS

5. I direct my Executor to pay:
 - a) all indebtedness for taxes, interest, and penalties that are payable pursuant to the provisions of the *Income Tax Act* (Canada) (the "*Income Tax Act*"), or the income tax law of any other jurisdiction, in respect of any taxation year in which I die, and my Executor may make any election or elections pursuant to the *Income Tax Act* in connection with the payment of any such taxes that my Executor in their discretion considers advisable;
 - b) all my other just debts and funeral and testamentary expenses as soon as possible after my death and all estate taxes, probate taxes, succession duties, estate duties and inheritance taxes which are payable in connection with any insurance on my life or in connection with any gift or benefit given by me, either in my lifetime or by survivorship or by this my Will or any codicil hereto, and my Executor in their discretion may commute or prepay any such duties or taxes and may make any election or elections open to them in

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This is Exhibit A referred to in the Affidavit of Benjamin P. Carver
Sworn before me at Bridgewater, NS, this 1st day of May 2024

BLAIR K McILWAIN
A Barrister and Commissioner of
the Supreme Court of Nova Scotia

connection with the payment of any such duties or taxes, as my Executor in their discretion considers advisable.

JEWELLERY

6. Transfer all my jewellery to my daughter, **SAMAIRA MOSHER**. I express the wish that my daughter will then hold my late husband's jewellery for the benefit of my son, **ARTHUR MOSHER**, in such manner as she considers most appropriate.

RESIDUE

7. I give, devise and bequeath all the rest and residue of my Estate, both real and personal, tangible and intangible of whatsoever kind and wheresoever situate, including any property over which I may have a general power of appointment, to my Executor upon the following trusts, namely:
- a) to use her discretion in the realization of my Estate with full power and discretion to my Executor to sell, call in and convert into money, any part of my Estate not consisting of money at such time or times and in such manner and upon such terms, either for cash or for credit, or for part cash and part credit, as my Executor may in her uncontrolled discretion decide upon, or to postpone such conversion of my Estate, or any part or parts thereof, for such length of time as my Executor may think best, and I hereby declare that my Executor may retain any portion of my Estate in the form in which it may be at my death (notwithstanding that it may not be in the form of an investment in which trustees are authorized to invest trust funds, and whether or not there is a liability attaching to any such portion of my Estate) for such length of time as my Executor may in my Executor's discretion deem advisable and my Executor shall not be held liable for any loss that may happen to my Estate by reason of him so doing; and
 - b) to distribute the residue of my Estate to my daughter, **SAMAIRA MOSHER**, for her own use absolutely, provided that if my said daughter should predecease me and leave any children of her own then living, then the residue of my Estate shall be divided among those of her children then living, in equal shares, to be held in trust by my Executor as a separate trust (or trusts) in accordance with the following terms:
 - (1) Set aside the share of each such grandchild of mine who has not reached the age of twenty-one (21) years;

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- (2) Pay the income, together with as much of the capital of that share as the trustees think best, to or for that child's benefit during the trust. When he or she reaches the age of twenty-one (21) years, pay or transfer the amount remaining to him or her;
- (3) If a grandchild of mine dies before becoming entitled to receive the entire capital of his or her share, divide the share as it exists at the time of that grandchild's death among his or her siblings then alive, and add it to his or her or their share, to be dealt with in accordance with the preceding trusts;
- (4) Provided that, if any of my said grandchildren have reached twenty-one (21) at that time, the trustee shall instead pay their portion of my deceased grandchild's share directly to them.
- (5) Further provided that, if a deceased grandchild of mine should die leaving no siblings then alive, distribute the balance of the trust fund then remaining in the same manner as I have provided for the rest and residue of my Estate in this my Will.

ALTERNATE DISTRIBUTION WHERE NO ISSUE

- 8. If my daughter, **SAMIRA MOSHER**, and all of her issue predecease me, or survive me but die while any portion of my Estate remains undisposed of, I direct my Executor to divide and distribute the residue of my Estate equally between those of my siblings who are alive at the time of my death.

ADMINISTRATION

- 9. Except as otherwise provided herein, if any person should become entitled to any share in my Estate before attaining the age of twenty-one (21) years or while mentally incapable of managing property, the share of such person shall be held in trust and kept invested by my Executor for the benefit of such beneficiary of the particular trust and my Executor may, in his or her absolute discretion, either pay the whole or such part of the net income derived from such fund and such part or parts of the capital from such fund to one or more of the respective beneficiaries or for the benefit, support, well-being, maintenance, education or advancement of such beneficiary of such trust, in such manner and proportion as the Executor, in his or her absolute discretion may determine, or he or she may, alternatively, accumulate the whole or any part of the net income derived from the respective trust and add it to the capital of the trust to be dealt with as part thereof. Upon such beneficiary attaining the age of twenty-one (21) years, or if such beneficiary is no longer

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mentally incapable of managing property, then such share or the amount thereof remaining shall be paid or transferred to such beneficiary, or should such beneficiary die before attaining the age of twenty-one (21) years or while mentally incapable of managing property, to the issue of such beneficiary in equal shares *per stirpes*, or, if such beneficiary should die leaving no surviving issue, to his or her legal personal representatives.

10. My Executor may make a payment for any person under the age of majority who is entitled hereunder, if he or she, in his or her discretion considers that it is in the best interests of that person, to the parent or guardian of that person, whose receipt shall be a sufficient discharge to my Executor.
11. My Executor may make any division of my Estate or set aside or pay any share or interest therein, either wholly or in part, in the assets forming my Estate at the time of my death or at the time of that division, setting aside, or payment, and my Executor in his or her discretion shall fix the value of my Estate or of any part thereof for the purpose of making any such division, setting aside, or payment, and the decision of my Executor shall be final and binding upon all persons concerned.
12. My Executor, at any time or at any times and from time to time, in his or her discretion, may sell at such prices and upon such terms and conditions as he deems fit all or any part of my real or personal property and may execute such deeds of grant, conveyances, and assurances as are required, and no purchaser shall be concerned to inquire as to the propriety of any sale. My Executor may sell or transfer any real property which forms part of my Estate for the purpose of the distribution of the proceeds or for the purpose of transfer to a beneficiary or beneficiaries without obtaining consent of any beneficiary or possible beneficiary to sell or transfer such real property. An Executor of mine may purchase any of the assets of my Estate, notwithstanding that he or she is an Executor and trustee hereunder, at such reasonable prices and upon such terms as to payment and otherwise as my Executor, other than the Executor who is purchasing the particular asset, in his or her discretion determines.
13. So long as any real or leasehold property forming part of my Estate remains unsold, my Executor may let or lease that property from month to month, from year to year, or for any term of years, at such rent and subject to such covenants and conditions as they think fit, may accept surrenders of leases and tenancies, may expend money in repairs and improvements, and generally may manage the property, and my Executor may also renew and keep renewed any mortgage or mortgages upon any of my real estate or borrow money on any of my real estate upon any mortgage or mortgages for any purpose of my Estate and pay off any mortgages in existence at

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the time of my death or any renewal thereof. Notwithstanding any requirement in the *Probate Act* or any successor legislation to obtain approval of the Supreme Court of Nova Scotia to mortgage real property forming part of my Estate, my personal representative may mortgage the real property for the purpose of paying debts or to erect, repair, improve or complete buildings or improve lands or for any other purpose that my Executor in his or her absolute discretion deems beneficial to my Estate.

14. My Executor may retain the whole or any part of my Estate (whether real or personal) in the form in which it exists at the time of my death, for so long as my Executor in his or her discretion deems advisable, without being in any way restricted by the provisions of the *Trustee Act* (Nova Scotia) (the "*Trustee Act*") or any other law or statute governing the kind or quality of property that executors and trustees may retain, and whenever in the opinion of my Executor it becomes desirable to invest any money, funds, or property forming the whole or any part of my Estate or held in connection therewith, my Executor may invest in such seasoned securities or other property as my Executor in his or her discretion considers to be a sound investment for the funds of my Estate, without being in any way restricted by the provisions of the *Trustee Act* or any other law or statute restricting the investment of trust funds, and may sell, reinvest, vary, and transpose all such investments at pleasure, and the decision of my Executor as to the retention, disposition and acquisition of any and all such property, assets, investments, and securities shall be final and binding upon all persons interested in my Estate; and where my Estate or any part thereof is enjoyed by any beneficiary as to income only, the income shall be deemed to be and shall be the income actually arising from my Estate as it is held in specie and shall not be deemed to be income that would have been produced by trustee investments or otherwise howsoever, and my Executor in his or her discretion may retain any asset or assets not producing income, and so long as my Executor does so, no beneficiary under this my Will may claim income that that asset or those assets would or might have produced had it or they been converted into income-producing assets or securities; and my Estate shall indemnify my Executor against everything but wilful misconduct in retaining, disposing, selling, investing, or reinvesting the whole or any part of my Estate, and my Executor shall not be responsible for any loss occasioned by the exercise in good faith of the powers and discretions herein conferred upon him or her.
15. Without in any way restricting the generality of any other provision of this my Will, my Executor, in his or her discretion, may form one or more corporations or holding companies to hold some or all of the funds of my Estate and may invest in the common or preferred shares or other securities thereof such of the funds of my

Estate as my Executor in his or her discretion considers desirable having regard to the welfare of and impact of taxation upon the various persons interested in my Estate.

16. Without in any way restricting any other power herein granted to my Executor, my Executor may take up any rights that from time to time are issued by any company in which my Executor holds shares, and any additional shares so acquired shall be deemed to be investments authorized for the investment of the funds of my Estate.
17. My Executor may use the voting rights attached or incidental to any securities forming part of my Estate in the same manner as though my Executor was the beneficial owner of those securities.
18. My Executor, in his or her discretion, may renew from time to time any endorsements, guarantees, or security contracts made by me and in force at the time of my death.
19. My Executor, from time to time and at all times for any of the purposes hereinafter named, may borrow money from any person, firm or corporation, including, but without limiting the generality of the foregoing, from my Executor himself or herself or from any bank, on the credit of my Estate, and may limit or increase the amount to be borrowed; may charge, hypothecate, mortgage, assign, and pledge all or any part of my real or personal property; may give promises and agreements to give security to secure any money borrowed by me or by my Executor under the provisions hereof; may give additional security at any time for money borrowed or remaining due by me or by my Executor as such; may execute all such charges, hypothecations, mortgages, assignments, and pledges of any part of my real or personal property not hereinbefore specifically devised or bequeathed in such form as my Executor from time to time determines; and may secure repayment of any money raised or borrowed for the purposes hereinafter set forth.
20. The purposes for which my Executor may borrow money as aforesaid are:
 - a) to pay any debts payable by me at the time of my death or incurred by my Executor on behalf of my Estate under the provisions of this, my Will;
 - b) to pay estate taxes, succession duties, estate duties, and inheritance taxes payable hereunder by my Executor;
 - c) for such other purposes as my Executor considers necessary or advisable for the protection or advancement of the interests of my Estate; and

- d) no person, firm, or corporation lending money to my Executor under the provisions of this my Will shall be concerned to see to the application of the proceeds of the loan.
- 21. No action shall lie against my Executor to compel him or her to exercise his or her discretion on any matter upon which I have herein directed that discretion may be exercised by my Executor, nor shall any action lie against my Executor in respect of any claim that any person may have against him or her by the reasonable exercise of that discretion.
- 22. I authorize my Executor to employ and pay out of my Estate such professional advisors as my Executor may deem necessary in the discharge of his or her duties and to act upon such advice and opinions as he or she may receive from any such professional so employed and my Executor shall not be liable or responsible for any loss that may be occasioned to my Estate by reason of his or her so doing.
- 23. My Executor may take as much time to administer my Estate as he or she in his or her absolute discretion considers necessary or desirable. Having regard to the nature of my Estate, a period of three (3) years from the date of my death would not be unreasonable for the administration of my Estate.
- 24. Any trustee of a trust created in this, my Will, shall have the same powers as my Executors, as applicable, under this my Will.

DIGITAL ASSETS

- 25. I authorize my Executor to access, handle, distribute, and dispose of my personal electronic and digital assets and they shall have the power to obtain, access, modify, delete, and control my passwords and other electronic credentials associated with my digital devices and digital assets. For the purpose of this paragraph, the term "digital assets" includes the following:
 - a) personal files stored on my personal digital devices, including but not limited to, desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smartphones and any similar digital device which currently exists or may exist as technology develops;
 - b) personal emails received, personal email accounts, digital music, digital photographs, digital videos, software licenses, social network accounts, file sharing accounts, financial accounts, brokerage, stock or other trading accounts, banking accounts, domain registrations, DNS service accounts, web hosting accounts, tax preparation service accounts, online stores, affiliate

R.M.
BE

ROM

programs, other online accounts and similar digital items which currently exist or may exist as technology develops, regardless of the ownership of the physical device upon which the digital item is stored; and

- c) for greater certainty, these digital assets specifically exclude any work-related passwords and devices.

GIFT EXCLUDED FROM MATRIMONIAL ASSETS

26. No gift under this my Will shall be assigned or anticipated or fall into any community of property or partnership which may exist between any beneficiary and his or her spouse and every such gift shall remain the separate property of the beneficiary hereunder, free from all material rights or controls by his or her spouse. In particular, the value of all income from property or from property into which such property can be traced, passing to a beneficiary who is married at the time of my death, under the provisions of this my Will, shall be excluded from such beneficiary's matrimonial assets within the meaning of the *Matrimonial Property Act* (Nova Scotia) (the "*Matrimonial Property Act*"), as amended from time to time, for all purposes of the *Matrimonial Property Act* (or any similar family law legislation, in any other jurisdiction).

DISTRIBUTION PRIOR TO CLEARANCE CERTIFICATE

27. I authorize my Executor to make one or more distributions of assets according to the terms of my Will if in the opinion of my Executor there is no further liability to the Minister of National Revenue even though my Executor has not obtained a Certificate as provided by Section 159(2) of the *Income Tax Act* or any provision substituted therefor. My Executor may, if my Executor considers it advisable, make any such distribution, and as a condition for so doing, shall have the right to ask for and receive indemnification from the beneficiaries to whom any such distributions are made.

LITIGIOUS BENEFICIARIES

28. If any person who may be entitled to any benefit under my Will, or the spouse of that person, commences any litigation in connection with any of the provisions of my Will, other than for the necessary judicial interpretation or for the discretion of the court in the course of administration, all benefits to which that person would have been entitled shall cease and I revoke all such benefits. I direct that these benefits so revoked shall fall into and form part of the residue of my Estate to be distributed as if the person had predeceased me and had left no issue surviving me.

BM.

BC

BM

ADOPTION

29. If any person adopts a child in law or in fact, the adopted child, for all purposes of this my Will, shall be deemed to be the natural-born child of that adopting parent, and, in particular, but not so as to restrict the generality of the foregoing, the terms "child" and "issue" when used in this my Will shall be deemed to include an adopted child.

GOVERNING LAW

30. My Will shall be governed and construed in accordance with the laws of the Province of Nova Scotia.

INCOME TAX ELECTION

31. Subject as may be specifically provided herein, my Executor or any trustee of a trust created herein may, at any time and from time to time, make or not make any election, determination or designation, or do or not do any other act, deed or thing, or exercise any discretion or authority referred to in the *Income Tax Act*, as my Executor or said trustee considers in the best interests of my Estate and my beneficiaries or any of them.

HEADINGS NOT BINDING

32. All headings in this, my Will, are inserted for convenience only and are not to affect the interpretation of my wishes.

GENERAL

33. In this my Will, where the context requires, words in the singular include the plural, and words in the plural include the singular, words importing the masculine gender include the feminine gender and words importing the feminine gender include the masculine gender.

[BALANCE OF PAGE INTENTIONALLY BLANK]

RM.

Be

RM

IN WITNESS WHEREOF I have to this my Last Will and Testament subscribed my name this 11th day of May, 2020.

SIGNED by the Testator, **RAMZIE MOSHER**, as her last Will, in the presence of us, both present at the same time, who at her request, in her presence and in the presence of each other have hereunto subscribed our names as witnesses


RAMZIE MOSHER

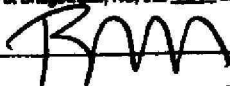


Name: Benjamin P. Carver
Address: 197 Dufferin Street, Suite 302
Bridgewater NS B4V 2G9



Name: Blair K. McIlwain
Address: 197 Dufferin Street, Suite 302
Bridgewater NS B4V 2G9

This is Exhibit B referred to in the Affidavit of Benjamin P. Carver
Sworn before me at Bridgewater, NS, this 15th day of May, 2020


BLAIR K. MCILWAIN
A Barrister and Commissioner of
the Supreme Court of Nova Scotia

Form 2
Probate District: BW
Probate Court File No: 17228

AFFIDAVIT OF EXECUTION OF WILL OR CODICIL

(S. 11(1))

I, **BLAIR K. MCILWAIN**, of Bridgewater, in the County of Lunenburg, Province of Nova Scotia, make oath and say:

1. On the 11th day of May, 2020, I was present and saw the Will attached to this affidavit executed by **RAMZIE MOSHER**.
2. **RAMZIE MOSHER** executed the document in the presence of me and **BENJAMIN P. CARVER** of Bridgewater, in the County of Lunenburg and Province of Nova Scotia. We were both present at the same time, and signed the document in the testator's presence as attesting witnesses.

SWORN before me at Bridgewater,
in the County of Lunenburg,
Province of Nova Scotia, on this
11th day of May, 2020

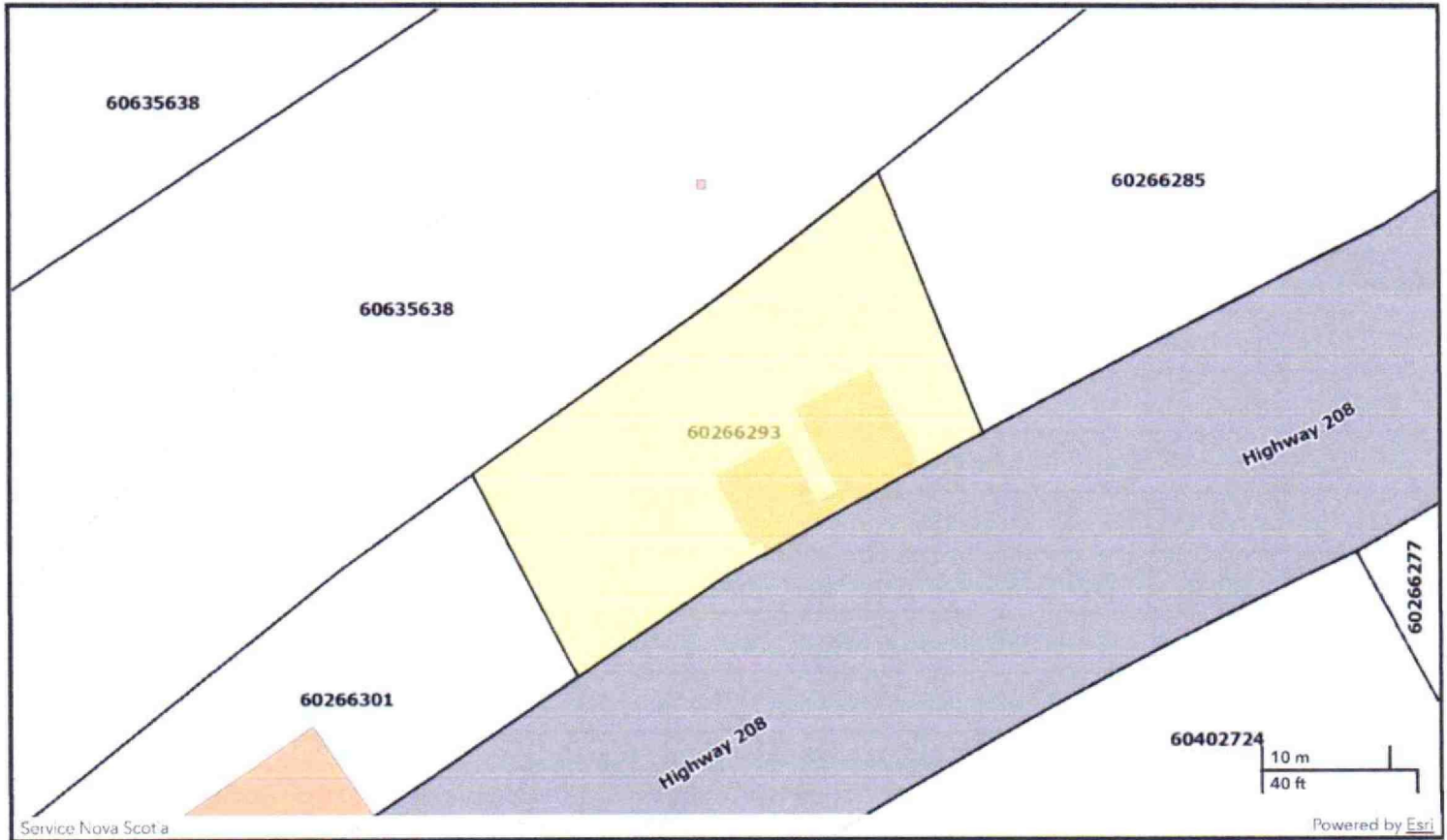

A Barrister of the Supreme Court of
Nova Scotia

KENNETH O. THOMAS
A Barrister of the Supreme Court
of Nova Scotia



Property Online Map

Date: **October 1, 2025 11:34:35**



PID:	60266293	Address:	2104 HIGHWAY 208	AAN:	03647013
County:	LUNENBURG COUNTY		HEMFORD	Value:	\$58,400.00 (2025 RESIDENTIAL TAXABLE)
LR:	NOT LAND REGISTRATION	Owner:	SHAWN ALFRED SPINDLER SAMAIRA MANETTA MOSHER		

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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Berrigan Surveys Limited

Nova Scotia Land Surveyors

PO Box 418, Bridgewater, Nova Scotia, Canada, B4V 2X6

Tel: 902-543-5695

Fax: 902-543-7447

Email: berrigan@istar.ca

Web: www.berrigansurveys.ca

Peter A. Berrigan, P. Eng., NSLS, QP-1

Lester W. Berrigan, QP-2, Consultant

03647013

December 4, 2025

Memo

Re: Tax Posting - 65 - 2025, Samaira Mosher & Shawn Spindler, 2104 Hwy 208, Hemford

Lisa,

This lot is now vacant. Civic 2104 is now demolished.

Lester

ls Lester

LWB/jem
encl.