

TAX SALE REPORTING LETTER

Tax Sale No. 120

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 5, 2025

Name: Patrick J. Ferguson and Iluminda Torres Yumul

Assessment Account No: 08208743

Property: PID 60497732 – Eagle Rock Drive, Franey Corner

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Patrick J. Ferguson and Iluminda Torres Yumul are the owners of the subject property. Patrick J. Ferguson and Iluminda Torres Yumul acquired title (as joint tenants) via deed at Book 850, Page 577, Document No. 004540 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway, but the deed description references the benefit of two easements/rights-of-way. We have not searched the title, extent or usage of any such easements/rights-of-way. The paper title appears marketable.

Encumbrances: None

Marital Status: Unknown.

Survey: There is a Plan on file as Plan 9785 (subject lot is Lot 83). The deed description and survey plan 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.



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.**

LUNenburg COUNTY REGISTRY OF DEEDS		4540	850	577-581
I certify that this document was registered as shown here.		Document #	Book	Page
Joan Plunkett	Registrar	JUL 29 2002	9:24am	
		MM DD YYYY	Time	

850/577

THIS WARRANTY DEED made this 9th day of September, 1996,

BETWEEN:

004540

MAPLE HILLS PROPERTIES LIMITED, a body corporate, with head office at Halifax, in the Halifax Regional Municipality, in the Province of Nova Scotia,

being the Owner of lands described in Schedule "A" herein (hereinafter called the "GRANTOR")

- and -

PATRICK J. FERGUSON and **ILUMINDA TORRES YUMUL**, both of Apt. 202, 1128 West Broadway, Vancouver in the Province of British Columbia V6H 1G5, as Joint Tenants and not as Tenants-in-Common,

(hereinafter called the "GRANTEE")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration;

THE GRANTOR hereby conveys to the Grantee as Joint Tenants and not as Tenants-in-Common the lands described in Schedule "A" to this Warranty Deed and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTEE covenants for themselves, their heirs, executors, administrators, successors and assigns, that the Grantee will, at all times while the Grantee is an owner of the property described in Schedule "A" herein (the "property"), become and remain a member in good standing of the Maple Hills Lot Owners' Association and will pay the annual assessments and other assessments (if any) levied by such Association in respect of the purchase of common services and the maintenance thereof. In particular, the Grantee covenants to share in the costs of the maintaining the private road providing access to the development. Further, the Grantee covenants not to convey the property or any part thereof or any interest therein without first having obtained from the transferee, in the deed of conveyance, covenants in favour of the Association and the Grantor to the like effect.

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.

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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 appropriate changes of number and gender.

IN WITNESS WHEREOF the Grantor and Grantee have caused These Presents to be executed the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

W. Mark Penfound

Asha Loma
ASHA LOMA
14 EAST BROADWAY
VANCOUVER, B.C. V6T 1V6
NOTARY PUBLIC
PHONE: 879-8319

MAPLE HILLS PROPERTIES LIMITED

Per: *Christopher H. Hebb*
Christopher H. Hebb - President

Patrick J. Ferguson
PATRICK J. FERGUSON

Iluminda Torres Yumul
ILUMINDA TORRES YUMUL

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

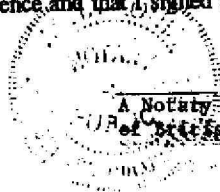
I CERTIFY that on the 3rd day of September, 1996, the Grantor herein signed and executed the within Indenture in my presence and that I signed as a witness to such execution.

W. Mark Penfound
W. Mark Penfound

A Barrister of the Supreme
Court of Nova Scotia.
(W. Mark Penfound, Q.C.)

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

I CERTIFY that on the 24 day of July, 2002, the Grantee herein signed and executed the within Indenture in my presence and that I signed as a witness to such execution.



A Notary Public in and for the Province
of British Columbia.

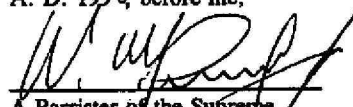
Asha Loma
ASHA LOMA
14 EAST BROADWAY
VANCOUVER, B.C. V6T 1V6
NOTARY PUBLIC
PHONE: 879-8319

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

I, CHRISTOPHER H. HEBB, of Vancouver, in the Province of British Columbia, make oath
and say as follows:

1. THAT I am the President of MAPLE HILLS PROPERTIES LIMITED, a body corporate.
2. THAT MAPLE HILLS PROPERTIES LIMITED is now, and intends to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada).
3. THAT when the signing officers of MAPLE HILLS PROPERTIES LIMITED executed the attached instrument, the ownership of a share or an interest in a share of the corporation did not entitle the owner thereof to the occupation of a dwelling owned by the corporation.
4. THAT the property described in Schedule "A" attached hereto is not and has not been occupied by any person owning a share or an interest in a share of the said corporation.

SWORN TO at Dartmouth
in the County of Halifax
Province of Nova Scotia
this 3rd day of September,
A. D. 1996, before me,


A Barrister of the Supreme
Court of Nova Scotia
(W. Mark Penfound, Q.C.)


CHRISTOPHER H. HEBB

SCHEDULE "A"
DEED DESCRIPTION

Nova Scotia Grid Meridian

LOT 83

ALL and singular that certain parcel or tract of land situated, lying and being at Butler Lake in the County of Lunenburg, Province of Nova Scotia and being designated Lot 83 on plan of subdivision #M-212 prepared by Lester W. Berrigan, Nova Scotia Land Surveyor #409 dated the 23rd day of January, 1995, filed at the Registry of Deeds under # 9785, which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the Northwestern sideline (50' from the center line thereof) of Cliff View Drive a private One hundred foot (100') right of way which said point marks the Northeast corner of Lot 82 and the Southeast corner of the herein described lot.

THENCE from said point so located South Seventy-one degrees Forty-nine minutes Nineteen seconds West ($S71^{\circ}49'19''W$) along Lot 82 Seven hundred Ninety-five decimal Eighty-four feet (795.84') more or less to a survey marker.

THENCE North Forty-one degrees Forty-nine minutes Nineteen seconds East ($N41^{\circ}49'19''E$) along Lot 84 Eight hundred Forty decimal Thirty-six feet (840.36') more or less to a survey marker set on the Southwestern sideline (50' from the center line thereof) of Eagle Rock Drive.

THENCE Southeasterly along the curved Southern sideline of Eagle Rock Drive along the arc of a curve to the left having a radius of 447.39' an arc distance of Two hundred Thirty-four decimal Thirty-seven feet (234.37') more or less to a survey marker, tie lines between the last two mentioned survey markers described as SouthSeventy-one degrees Thirty-nine minutes Three seconds East ($S71^{\circ}39'03''E$) for a distance of Two hundred Thirty-one decimal Seventy feet (231.70' more or less.

THENCE South Four degrees Thirty-one minutes Forty-nine seconds West ($S4^{\circ}31'49''W$) along the Northwestern sideline of Cliff View Drive Three hundred Five decimal Ninety-nine feet (305.99') more or less to a survey marker marking the place of beginning.

The herein described lot of land contains an approximate area of Four decimal Five hundred Seventy-five (4.575) acres more or less.

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Subdivision approval for Lot 83 was granted by the Development Officer for the Municipality of the District of Lunenburg on the 3rd day of February, 1995 under subdivision application LN94-44.

Together with a free and unobstructed right-of-way for the benefit of and to be used in common with the Grantor herein and all other persons owning lots in the Grantor's Butler Lake subdivision, their heirs, executors, administrators, successors and assigns, invitees and guests, over the travelled portion of the private road throughout the Grantor's development at Butler Lake as it may exist from time to time and a right-of-way as shown on the Plan of Subdivision hereinbefore named and other plans of the subdivision of the Grantor's development at Butler Lake, serving the Grantor's development at Butler Lake and crossing over Lots 4-1, 5-1, 6, 8-1 and 10, and leading to Public Highway # 694, the right-of-way being called at various points Eagle Rock Drive and South Point Lane and other names as may from time to time be designated by the Grantor.

Also together with a free and unobstructed right-of-way fifteen feet (15') in width to be used in common with the Grantor herein and other persons entitled to use said right-of-way over the forest access road, as it may exist from time to time, over the remaining area, as shown on a Plan of Subdivision showing consolidation of Lot 1, Lot 2 and Lot 3 to create lot M.H.-3, and Subdivision of Lot M.H.-3 to create Lot 1-A, Lot 2-A, Lot 2-B, Lot 3-A and Lot 3-B, Lot 1 being property of Maple Hills Properties Limited and Lot 3, being Property of David L. Major and Donna M. Skerry at Butler Lake, Lunenburg County, Nova Scotia, prepared by Lester W. Berrigan, N.S.L.S., dated December 5, 1994, on the Plan of Subdivision showing Lots 71 to 84, Property of Maple Hills Properties Limited at Butler Lake, Lunenburg County, Nova Scotia, prepared by Lester W. Berrigan, N.S.L.S., dated January 23, 1995, and on the Plan of Subdivision showing Lots 26, 27, 34, 49-56, 85, 88, 90-92, Property of Maple Hills Properties Limited at Butler Lake, Lunenburg County, Nova Scotia, prepared by Lester W. Berrigan, N.S.L.S., dated June 14, 1994, being at some parts outside the designated right-of-way and crossing lands of the Grantor at Butler Lake. Together with a free and unobstructed right-of-way to be used in common with the Grantor herein and other persons entitled to use said right-of-way over the approved Nova Scotia Department of Transportation right-of-way in said Butler Lake Subdivision.

The herein described lot of land is part of Lot 7 as described in a deed from Novascotinvest Capital Corporation to Maple Hills Properties Limited dated the 19th day of August, 1993 recorded at the Registry of Deeds, Bridgewater, Nova Scotia the 24th day of August, 1993 in Book 350 at Page 177 under #6250.

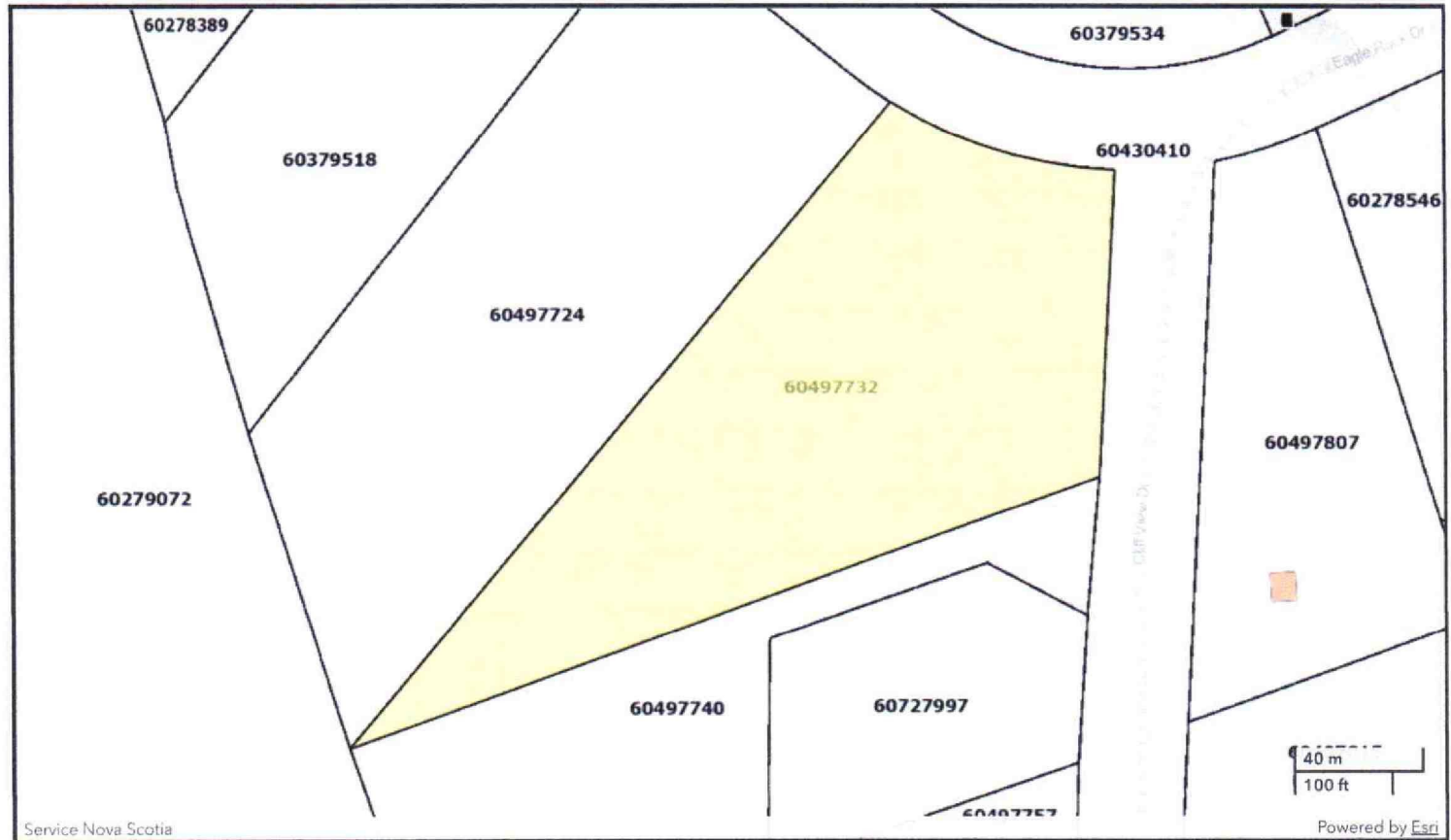
Survey, Plan and Deed Description
by: Lester W. Berrigan

Lester W. Berrigan
LESTER W. BERRIGAN



Property Online Map

Date: **October 7, 2025 10:21:44**



PID:	60497732	Address:	EAGLE ROCK DRIVE FRANEY CORNER LOT 83	AAN:	08208743
County:	LUNENBURG COUNTY			Value:	\$17,400.00 (2025 RESIDENTIAL TAXABLE)
LR:	NOT LAND REGISTRATION	Owner:	ILUMINDA TORRES YUMUL PATRICK J FERGUSON		

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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