

TAX SALE REPORTING LETTER

Tax Sale No. 123

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 18, 2025

Name: Darren Arsenault

Assessment Account No: 08218515

Property: PID 60275724 – 320 Charles Hill Road, Farmington, Nova Scotia

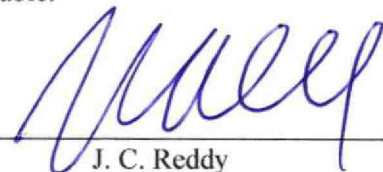
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Darren Arsenault is the owner of the subject property. Darren Arsenault acquired title via deed recorded in Book 609, Page 187, Document No. 1852 recorded at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. That said, we know that Darren Arsenault is deceased, so without resolution of Darren Arsenault's estate (there are no probate records on file), paper title is not marketable.

Encumbrances: None

Marital Status: Unknown/deceased.

Survey: There are no survey plans on file of the subject property. Parcel 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.**

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This Indenture made this
day of *December* 24 A.D., 19 *85*

BETWEEN

Harry James Cannon
of Halifax, Nova Scotia

hereinafter called the "GRANTOR"

OF THE ONE PART

and
Darren Arseneault
of Halifax, Nova Scotia

hereinafter called the "GRANTEE"

OF THE OTHER PART

To have and to hold the same with all the privileges and appurtenances to the said Darren Arseneault his heirs and assigns, to such uses as he, the said Darren Arseneault shall appoint by any deed duly executed, delivered and acknowledged, or by his last will, executed according to law, and in default of, and until such appointment, to the use of the said Darren Arseneault his heirs assigns forever,

Province of Nova Scotia
County of Lunenburg

"CERTIFICATE OF REGISTRAR
I hereby certify that no deed transfer tax
has been paid on this deed by virtue of
claimed exemption.

Jean Plunkett
Registrar

I hereby certify that the within instrument
was recorded in the Registry of Deeds Office
at Bridgewater in the County of Lunenburg, N.S.,
at 1:25 o'clock P. M., on the 25
day of *March* A.D., 19 *96* in
Book No. *609* at pages *887-889*
as Document Number *1852*

Jean Plunkett (Deputy)
Registrar of Deeds for the Registration
District of Lunenburg County

WITNESSETH that in consideration of One Dollar Dollars

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

SIGNED, SEALED AND DELIVERED
in the presence of

Jan Meyerowitz

Harry Cannon
Darren Arsenault

PROVINCE OF NOVA SCOTIA
COUNTY OF SS

ON THIS *25th* day of *March*, A.D., 19*96*,
before me, the subscriber personally came and appeared *JAN MEYEROWITZ*,
a subscribing witness to the foregoing Indenture,
who having been by me duly sworn, made oath and said that *JAN MEYEROWITZ*
HARRY CANNON of the parties thereto, signed, sealed, and delivered
the same in his presence.

[Signature]
A Commissioner of the Supreme Court of
Nova Scotia

J. D. F. Thoakston, Q.C.
A Barrister of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF SS

I CERTIFY that on this _____ day of _____
A.D., 19____,
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.

[Signature]
A Commissioner of the Supreme Court of
Nova Scotia

SCHEDULE "A"

All that certain lot piece or parcel of land situate lying and being at Farmington in the county of Lunenburg and province of Nova Scotia bounded and described as follows:

Beginning on the east side of Charles Hill Road at Farmington, Lunenburg County at an iron stake driven in the ground beside an old fence post and stones, from thence to run S 10°E a distance of two(2) chains 2.93 ninety three links. To an iron stake driven in the ground at a wire fence marking the northern boundry of property of Herman Crouse. And all the land on east side of Charles Hill Road, Lunenburg County deeded to Harry Cannon by Douglas Eugene Sperry and Irene Alexandra Sperry. Approximately (2 acres) Dated 11th day of July 1975 and being part of the same lot of land described in Book 210 page 730 No. 186 Dated July 23 A.D. 1975

Dec 24, 1985

This Is to certify that there
is no Liens or Incumbrances
against said Property.

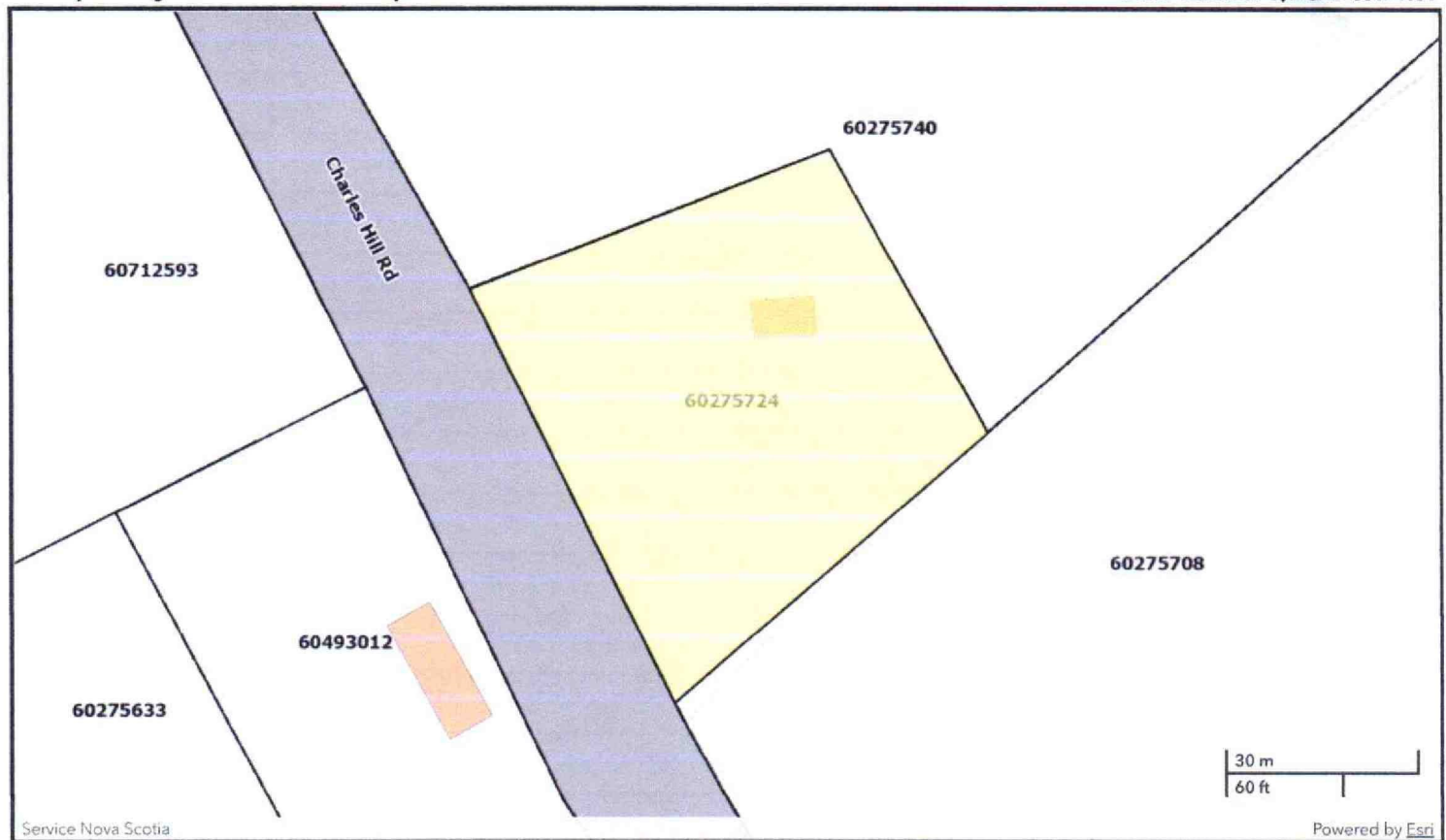
This is a guarantee that
If you are not able to
get a Building all Moneys
will be Returned at no
Cost to Purchaser

Witnessed
Jan Meyers

Harry Cannon

Property Online Map

Date: **October 6, 2025 09:21:07**



PID:	60275724	Address:	320 CHARLES HILL ROAD FARMINGTON	AAN:	08218315
County:	LUNENBURG COUNTY	Owner:	DARREN ARSENAULT	Value:	\$82,100.00 (2025 RESIDENTIAL TAXABLE)
LR:	NOT LAND REGISTRATION				

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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