

TAX SALE REPORTING LETTER

Tax Sale No. 129

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 10, 2025

Name: James Leneten

Assessment Account No: 08242240

Property: PID 60471349 – Back Road, Volgers Cove, Nova Scotia

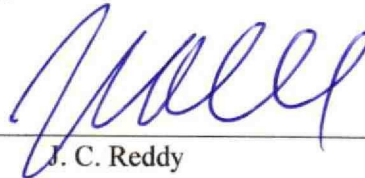
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that James Leneten is the owner of the subject property. James Leneten acquired title via the Will of Bella Leneten recorded in Book 524, Page 497 recorded at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway and does not have the benefit of any easements or rights-of-way, so access is likely problematic. We have attached our title searchers “flow chart” for reference as title passes through a number of deeds and wills (we have not copied all of them). Paper title is likely marketable.

Encumbrances: None

Marital Status: Unknown.

Survey: There is a Plan on file as P-521 registered at the Lunenburg County Land Registration Office. The survey plan and deed description do not conform to modern standards and are 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.**

in a northwesterly direction along said front base line to the place of beginning, said lot of land being a part of three hundred acre lot Number 6 letter A, Third Division, Sixth Lot--also all that certain lot piece or parcel of land situate, lying and being at or near Clearland in the County of Lunenburg and being an undivided half interest in a seventy-five acre lot of land owned by Mrs. Mary A. Ernst and the late Peter A. Ernst as tenants in common, said lot of land being part of three hundred acre lot Number three letter A Third Division and being on the eastern side of the main road leading through Clearland and on the northern side of the road leading from said Clearland road to Benjamin Lorey's homestead. All of said lots of land herein conveyed or intended so to be being part of the lands and premises conveyed to the said late Peter A. Ernst by deed from William Joudrey and wife bearing date 8th day of January, 1802 and registered in the office of the Registry of Deeds at Bridgewater in Book 38 under No. 192 and being or intended so to be and to contain all the interest of the said Willard Ernst acquired as heir-at-law of the late Peter A. Ernst, deceased, in the lands and premises under description and being or intended to be and to contain all of the lands and premises of which the late Peter A. Ernst was seized at the date of his death, saving and excepting one seven acre lot situate on the west side of the main Clearland road and also saving and excepting the homestead property of the said Peter A. Ernst, together with all and singular the easements, tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, with the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim, property and demand both at law and in equity of the said Willard Ernst and Alice Ernst of, in, to or out of the same, or any part thereof. To have and to hold the said land and premises with the appurtenances and every part thereof unto and to the use of the said Edward A. Ernst, his heirs and assigns to his and their sole use, benefit and behoof forever. In witness whereof the parties to these presents have hereunto their hands and seals set and affixed the day and year first above written.

signed, sealed and delivered) (Sgd.) Willard N. Ernst (S)
in the presence of) Alice Ernst (S)
(Sgd.) Mrs. Edith Joudrey
(Notary Seal) (Legal) Arthur J. Lamy,
Notary Public.

United States of America } Be it remembered that on this 29th day of October, A. D. 1928 before me
State of Massachusetts } the subscriber personally came and appeared Alice Ernst wife of Willard
County of Berkshire } Ernst mentioned in the foregoing indenture who having been by me examined
At separate and apart from her said husband, did declare and acknowledge that the said indenture is
her free act and deed and that she executed the same freely and voluntarily, without fear, threat or
compulsion of from or by her said husband, and for a full release of all her claims to lands therein
mentioned.

(Sgd.) Arthur J. Lamy,
Notary Public.

(Notary Seal) My Commission expires
United States of America } On this 29th day of October, A. D. 1928 before me the subscriber person-
State of Massachusetts } ally came and appeared Mrs. Edith Joudrey a subscribing witness to the fo-
County of Berkshire } regoing indenture who having been by me duly sworn, made oath and said th-
at Willard Ernst and Alice Ernst the parties thereto signed, sealed and delivered the same in her pre-
sence.

(Sgd.) Arthur J. Lamy,
Notary Public
(Notary Seal) My Commission expires

No. 178, Dued
Parish G. Conrad
to
Andrew Grey
Reg. 11.35 A. M., Jan.
4th, A. D., 1928.
On the certified oath
of a witness.

This indenture, made the 15th day of March in the year of our Lord one thousand nine hundred and twenty-six, Between Parish G. Conrad of Cherry Hill in the County of Lunenburg and province of Nova Scotia, Fisherman, of the one part, and Andrew Grey of the same place, county and province aforesaid, Fisherman, of the other part, witnesseth that the said Parish G. Conrad for and in consideration of the sum of one dollar of lawful money of the Dominion of Canada, to the said Parish G. Conrad in hand well and truly paid by the said Andrew Grey, and the maintenance of the said Parish G. Conrad by the said Andrew Grey during the whole of his natural life with suitable clothing, care, food, and attention and Christian burial at his decease, the said Andrew Grey and his heirs being bound to carry out the provisions of the maintenance above set out in the home of the said Andrew Grey at or before the installment and delivery of These presents the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Andrew Grey and his heirs and assigns, all and singular his right, title, interest, property, claim and demand of, into and upon that certain lot, piece or parcel of land situate, lying and being at Cherry Hill aforesaid and being the undivided one-half of the original land and premises of the late Mrs. Wm. Conrad, the other one-half being owned and occupied by the said Andrew Grey as a homestead and the whole of the lots being situate at Cherry Hill in the county of Lunenburg, First--All the undivided one-half of the homestead lot and premises along with one-half of all the buildings thereon and bounded on the west by Henry Conrad's land, on the north by Alven Lohnes land, on the east by lands of Edward Bischoff and on the south by the homestead of Stanford Nowe, with the New Pond (so-called) running north and south and dividing the homestead lot in two parts, Second--All the undivided one-half of the Horse Hill lot (so-called) situate on the north and south sides of the public Highway leading from Broad Cove to Vogler's Cove and bounded on the west by Mr. Conrad's wood lot, on the north by the Lake Hill lot, on the east by lands of the heirs of the late Laurence Conrad and on the south by lands of the heirs of the late Silas Smith, Third--all the undivided one-half of five other small wood lots and known as the second Hill lots or Black Lots (so-called) and situate in East Vogler's Cove School section northwest of Conrad's house lot being on the east side of the public highway leading from Broad Cove to Vogler's Cove, together with all and singular the buildings, easements, tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining with the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, property and demand both at law and in equity of Parish G. Conrad of, in, to or out of the same, or any part thereof. To have and to hold the said land and premises, with the appurtenances and every part thereof, unto the said Andrew Grey, his heirs and assigns, to his and their sole use, benefit and behoof forever. And the said Parish G. Conrad for himself, and his heirs, executors, and administrators hereby covenants, promises and agrees to and with the said Andrew Grey, his heirs and assigns, in manner following, that is to say: That it shall be lawful for the said Andrew Grey, his heirs and assigns, from time to time, and at all times hereafter, peaceably and quietly to enter into said land and premises, and to have, hold, occupy, possess and enjoy the same without the lawful let, suit, hindrance, eviction, denial or disturbance of, from or by the said Parish G. Conrad or any person or persons whatsoever, lawfully claiming or to claim the same, and also that the said Parish G. Conrad has good, sure, perfect and indefeasible estate of inheritance in fee simple in the said land and premises, and good right, full power and lawful authority to sell and convey the same, in a manner and form as they are hereby sold and conveyed and mentioned or intended so to be, and that the same are free from encumbrances, and lastly that the said Parish G. Conrad assigns, against the lawful claims of all persons whatsoever, shall and will by these presents Warrant and forever Defend. In witness whereof the said parties to these presents have hereunto set their hands and affixed their seals the day and year above written.

signed, sealed and delivered
in the presence of) (Sgd.) Parish G. Conrad (S)
(Sgd.) J. L. Sperry

Province of Nova Scotia, } On this fifteenth day of March, A. D. 1926 before me the subscriber personally came and appeared J. D. Sperry, a subscribing witness to the foregoing indenture who having been by me duly sworn, made oath and said that Parish G. Conrad the party thereto, signed, sealed and delivered the same in his presence.

(Sgd.) J. D. Sperry,

Justice of the Peace in and for the County of Lunenburg.

No. 179, bel. of Atge. } To all to whom these presents shall come, I, Albert Mailman of Bridgewater in
Albert Mailman } the County of Lunenburg, retired mariner, send Greetings: whereas in and by a
to } certain indenture of mortgage bearing date the ninth day of April A. D. 1923,
John H. Wile } and duly registered in the Registry of Deeds at Bridgewater in Libro 93, Folio
Mcg. 11.50 A.M. Jan. } 274 and made between John H. Wile of Bridgewater in the County of Lunenburg and
4th, A. D., 1923. } province of Nova Scotia, Carpenter and Dora Kathleen Wile his wife of the one
On the certified oath } part, and Albert Mailman of Bridgewater in the County and province aforesaid,
of a witness. } retired mariner of the other part, the said John H. Wile did, subject to a proviso for the redemption thereof in the said indenture contained, convey and confirm to him the said Albert Mailman his heirs and assigns, certain lands and premises situate at Bridgewater in the County and province aforesaid and in said indenture more fully described to secure the repayment of the sum of two hundred dollars of lawful money of Canada with interest in manner and form and at times therein set forth. And whereas the said John H. Wile, has fully paid off and satisfied the said mortgage and the principal and all interest due thereon and hath requested a release of the same. Now Know Ye, I the said Albert Mailman for and in consideration of the premises and of the sum of one dollar to me in hand well and truly paid by the said John H. Wile at or before the enrolling and delivery of these presents the receipt whereof is hereby acknowledged have granted, released, remised, discharged and forever quitted claim to and by these presents, both Grant, Release, Remise, Discharge and forever quit claim to as well the said Mortgage, and the Bond given therewith, and the sum thereby secured as all interest due thereon together with the said premises, and all and singular the appurtenances thereto, and all the estate, right, title, interest, claim, property and demand whatsoever, both at law and in equity of me the said Albert Mailman under and by virtue of the said mortgage. To have and to hold the said lot of land and premises with all and singular the appurtenances to the said John H. Wile heirs and assigns to his and their sole use and behoof forever absolutely acquitted, discharged and released of and from the said indenture of mortgage and the sum thereby secured. In witness whereof I, the said party to these presents have hereunto my hand and seal subscribed and set this 22nd day of December, A. D. 1928.

Signed, sealed and delivered }
in the presence of } (Sgd.) Albert Mailman (C)
(Sgd.) S. L. Zinck }
Province of Nova Scotia, } On this 22nd day of December, A. D. 1928, before me, the subscriber,
County of Lunenburg, S. S. } personally came and appeared S. L. Zinck the subscribing witness to the foregoing release, who having been by me duly sworn, made oath and said that Albert Mailman the parties thereto duly executed the same in his presence.

(Sgd.) W. A. Debb,

A Commissioner of the Supreme Court of Nova Scotia.

No. 180, Deed } This indenture made this 21st day of October, in the year of our Lord one thousand and nine hundred and twenty-eight, between: John H. Wiles formerly or at one time
John H. Wile et ux } named John H. Wile of Worcester in the State of Massachusetts, United States of
to } America, Carpenter, and Dora Turner Stokes one time Dora Wile, wife of the said
Norval J. Crouse } John H. Wiles, and now residing at Detroit in the State of Michigan, United States
Mcg. 11.50 A.M., Jan. } of America, and hereinafter called the Vendors of the one part, and Norval J.
4th, A. D., 1928. } Crouse of Bridgewater in the County of Lunenburg, province of Nova Scotia, Dominion of Canada, railway employee, hereinafter called the Purchaser, of the other
On the certified oath } part, witnesseth that the Vendors for and in consideration of the sum of one
of witnesses. } dollar money of the Dominion of Canada, to the said Vendor in hand well and truly paid by the said Purchaser at or before the enrolling and delivery of these presents the receipt whereof is hereby acknowledged have granted, bargained, sold, aliened, conveyed, released, remised, conveyed and confirmed and by these Presents do grant, bargain, sell, alien, convey, release, remise and convey unto the said Purchaser his heirs and assigns all the following lot, piece and parcel of land situate, lying and being in the Town of Bridgewater, in the County of Lunenburg bounded and described as follows, that is to say, bounded south easterly by Empire Street and being one hundred and thirty five feet along said street; northwesterly by York Street and being sixty three feet along said street and being a lot sixty three feet wide and extending back south westerly the same width all the way a distance of one hundred and thirty five feet, being bounded northwesterly by the lot of land conveyed to said Fletcher T. Beck by deed from Simon T. Beck and Cecilia W. Beck dated January First 1923 and registered in Book 76, page 437, and being the same lot of land conveyed to Fletcher T. Beck by deed from his said Father and Mother dated February 1915 and registered in Book 79, page 341, Together with all and singular the buildings, cements, tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, with the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, property and demand both at law and in equity of the said Vendors, of, in, to or out of the same, or any part thereof; To have and to hold the said land and premises, with the appurtenances and every part thereof, unto the said Purchaser, his heirs and assigns to his and their sole use, benefit and behoof forever. And the said John H. Wiles for himself and his heirs, executors, administrators does hereby covenant and agree to and with the said Purchaser, his heirs and assigns, in manner following, that is to say: That it shall be lawful for the said Purchaser, his heirs and assigns, from time to time and at all times hereafter peaceably and quietly to enter into the said lands and premises, and to have, hold, occupy, possess and enjoy the same without the lawful let, suit, hindrance, eviction, denial or disturbance of, from or by the said John H. Wiles or any person or persons whatsoever lawfully claiming or to claim the same; And also that the said John H. Wiles has a good sure, perfect and indefeasible estate of inheritance in fee simple in the said land and premises and good right, full power and lawful authority to sell and convey the same, in manner and form as they are hereby sold and conveyed and mentioned or intended so to be, and that the same are free from encumbrances. And lastly that the said John H. Wiles and his heirs the land and premises above described and every part thereof, unto the said Purchaser, his heirs and assigns, against the lawful claims of all persons whomsoever, shall and will by these presents warrant and forever defend. In witness whereof the said parties to these Presents have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered }
in the presence of } (Sgd.) John H. Wile (S)
(Sgd.) Kenneth E. Burdett }
(Sgd.) O. F. Hennemeier } " Dora Wile (S)
(Sgd.) L. Julian }

City of Detroit } be it remembered that on this 8th day of November, A. D. 1928, before me, a
State of Michigan } Notary Public by lawful authority duly appointed, practising and residing at
Detroit in the State of Michigan personally came and appeared Dora Turner Stokes one time Dora Wile wife of John H. Wiles mentioned in the foregoing indenture, who having been examined separately and apart from her said husband, did declare that the said indenture is her free act and deed and that she executed the same freely and voluntarily, without fear, threat or compulsion of, from or by her said husband, and for a full release of all her claims to the lands therein mentioned whether by

118/464

464 of Upper LaHave Street of Five feet Six Inches (5' 6") and a frontage on the Eastern shore of the LaHave River of Six Feet Six Inches (6' 6"); the two said strips of land forming a right-of-way Eleven Feet (11') wide on the Western side line of Upper LaHave Street and running back between straight lines to a frontage of Thirteen Feet (13') on the Eastern shore line of the LaHave River, to be used in common by the Grantee, his heirs and assigns, the owner or owners from time to time of the lands and premises herein described, and by F. K. Davison, his heirs and assigns, the owner from time to time of the lands and premises adjoining to the North the lands and premises herein described; the said right-of-way being according to a Plan and to an Agreement dated May 7th, 1925, and filed in the said Registry of Deeds under number 111, together with all and singular the Buildings, Easements, Tenements, Hereditaments and Appurtenances to the same belonging or in anywise appertaining, with the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, property and demand both at law and in Equity of the said Grantors, or, in, to, or out of the same or any part thereof. TO HAVE AND TO HOLD the said Land and Premises with the appurtenances, and every part thereof, unto the said Grantee, his Heirs and Assigns to his and their sole use, benefit and behoof forever. And the said Grantors for themselves, their Heirs, Executors, and Administrators do hereby covenant, promise and agree to and with the said Grantee, his Heirs and Assigns, in manner following, that is to say: That it shall be lawful for the said Grantee, his Heirs and Assigns, from time to time, and at all times hereafter, peaceably and quietly to enter into said Land and Premises, and to have, hold, occupy, possess, and enjoy the same without the lawful let, suit, hindrance, eviction, denial or disturbance of, from or by the said Grantors or any person or persons whomsoever lawfully claiming or to claim the same. And also that the said Grantors have a good, sure, perfect and indefeasible estate of inheritance in fee simple in the said Land and Premises, and good right, full power and lawful authority, to sell and convey the same, in manner and form as they are hereby sold and conveyed and mentioned or intended so to be, and that the same are free from encumbrances. And lastly that the said Grantee, his Heirs and Assigns, against the lawful claims of all persons whomsoever shall and will by these presents WARRANT and forever DEFEND. IN WITNESS WHEREOF, the said parties to these presents have hereunto set their Hands and affixed their Seals the day and year above written.

Signed, Sealed and Delivered)

In the Presence of

(Sgd.) Karl E. Silver

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNenburg ss.)

On this nineteenth day of February A.D. 1954 before me, the subscriber,

the foregoing Indenture, who, having been by me duly sworn, made oath and said that Looks H.

Silver and Florence Silver the parties thereto, signed sealed and delivered the same in his

presence.

(Sgd.) Frederick E. L. Fowke

A Commissioner of the Supreme Court of Nova Scotia.

(Sgd.) Looks H. Silver

(Sgd.) Florence Silver

(S)

(S)

NO. 700. QUIT CLAIM DEED,
G. FARISH CONRAD

to
GRAFTON GRAY.

Reg. 11.40 A.M. February 22nd,

1954, on the certified oath of

a witness.

THIS INDENTURE, made the 19th. day of February in the year of our

Lord one thousand nine hundred and fifty-four BETWEEN G. FARISH

CONRAD of Cherry Hill in the County of Lunenburg and Province of

Nova Scotia, hereinafter called the "Grantor" of the One Part, and

and GRAFTON GRAY of Cherry Hill in the County and Province afore-

said, hereinafter called the "grantee" of the Other Part WITNESSETH

That the said Grantor for and in consideration of the sum of One

Dollar (\$1.00) of lawful money of the Dominion of Canada to the

said Grantor in hand well and truly paid by the said Grantee at or before the sealing and delivery

of THESE PRESENTS the receipt whereof is hereby acknowledged, hath remised, released and forever

quitted claim to, and by These Presents doth remise, release and forever quit claim, unto the

said Grantee, his Heirs and assigns, to ALL those lands described in a certain deed from Mrs.

William Conrad to Andrew D. Gray and the said G. Farish Conrad dated March 23rd, 1905, and reg-

istered at the Registry of Deeds at Bridgewater, Nova Scotia, in Book 86 at Page 350, under

Number 189, and in the said deed bounded and described as follows: "First to the North by land

of Gaspar Conrad, deceased; To the South by land of Peter Conrad, deceased; To the West by a

block of land marked "A" on the Plan of Division; To the East by the Lake Hill Lot, so called;

Also a certain lot, piece or parcel of land between Broad Cove and Vogler's Cove in the said

County and described and bounded as follows and containing about Eight (8) acres, more or less;

bounded at the North West by land of the late Laurence Conrad, deceased; and to the South East

by land of Jacob Smith; to the South West by land of Benjamin Teal, deceased; and to the North

East by land formerly owned by William Rhynard, deceased; Also a certain lot, piece or parcel

of land bounded to the South by land of Edward Conrad; to the North by land of Aaron Conrad,

deceased; to the East by land of Peter Bichard, deceased; to the West by land of Gaspar Conrad,

deceased; Also my House Lot and house, barn, and outhouses, the said House Lot bounded to the

South by land of Edward Bichard; to the North by land of Edward Lohnes, deceased; to the East

by land of Fletcher Bichard; to the West by land of the said Edward Lohnes, together with all

and singular the Easements, Tenements, Hereditaments and Appurtenances to the same belonging,

or in anywise appertaining, with the reversion and reversions, remainder and remainders, rents,

issues and profits thereof, and all the estate, right, title, interest, claim, property and

demand both at law and in equity of the said Grantor of, in, to or out of the same, or any part

thereof. TO HAVE AND TO HOLD the said Land and premises, with the appurtenances and every part

thereof, unto and to the use of the said Grantee, his Heirs and Assigns, to his and their sole

use, benefit and behoof forever; the same to be fully freed and discharged from the covenants

and conditions in favor of the said Grantor, which was specified in certain deed from the said

G. Farish Conrad to the said Andrew D. Gray concerning the support and maintenance of the said

Grantor. AN WITNESS WHEREOF, the said parties to these Presents have hereunto set their Hand

and affixed their Seals the day and year first above written.

SIGNED, SEALED AND DELIVERED,

IN THE PRESENCE OF

(Sgd.) Ethel M. Beach

PROVINCE OF NOVA SCOTIA,

COUNTY OF LUNenburg ss.)

On this 19th. day of February A.D. 1954. before me, the subscriber

personally came and appeared Ethel M. Beach a subscribing Witness to

the foregoing Indenture, who having been by me duly sworn, made oath and said that G. Farish

Conrad, one of the parties thereto, signed, sealed and delivered the same in her presence.

(Sgd.) G. R. Grouse

A Barrister of the Supreme Court of Nova Scotia.

(Sgd.) G. Farish Conrad

(S)

NO. 701. DEED.
KERRY DEMONE ET UX

to
ARCHIE DEMONE.

Reg. 1.12 P.M. February 23rd,

1954, on the certified oath of

a witness.

THIS INDENTURE made the twenty-seventh day of February in the year

of Our Lord One Thousand Nine Hundred and fifty-three BETWEEN

KERRY DEMONE, of Cherry field, in the County of Lunenburg and Pro-

vince of Nova Scotia, and his wife, JENNIE DEMONE, hereinafter

called the Grantors of the One Part, and ARCHIE DEMONE, of Cherry-

field in the County and Province aforesaid, hereinafter called

the Grantee of the Other Part, WITNESSETH That the said Grantors

for and in consideration of the sum of one dollar of lawful money

at or before the enrolling and delivery of THESE PRESENTS the receipt whereof is hereby ack-

nowledged, have granted, bargained, sold, aliened, conveyed and confirmed,

and by These Presents do grant, bargain, sell, alien, convey, release, con-

vey and confirm unto the said Grantee, his Heirs and Assigns, ALL that certain piece or parcel

of the Dominion of Canada, to the said Grantors in hand well and truly paid by the said Grantee

at or before the enrolling and delivery of THESE PRESENTS the receipt whereof is hereby ack-

nowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by These Presents do grant, bargain, sell, alien, convey, release, con-

vey and confirm unto the said Grantee, his Heirs and Assigns, ALL that certain piece or parcel

of the Dominion of Canada, to the said Grantors in hand well and truly paid by the said Grantee

at or before the enrolling and delivery of THESE PRESENTS the receipt whereof is hereby ack-

nowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by These Presents do grant, bargain, sell, alien, convey, release, con-

vey and confirm unto the said Grantee, his Heirs and Assigns, ALL that certain piece or parcel

of the Dominion of Canada, to the said Grantors in hand well and truly paid by the said Grantee

at or before the enrolling and delivery of THESE PRESENTS the receipt whereof is hereby ack-

called the "Grantors" of the One Part, -and- MABEL CROUSE of Crouse's Settlement in the County of Lunenburg, Housekeeper, hereinafter called the "Grantee" of the Other Part WITNESSETH that the said Grantors for and in consideration of the sum of One Dollar of lawful money of the Dominion of Canada, to the said Grantee in hand well and truly paid by the said Grantee at or before the sealing and delivery of THESE PRESENTS, (the receipt whereof is hereby acknowledged) and for other good and valuable consideration have and each of them hath remised, released and forever quitte claim to, and by These Presents do and each of them doth remise, release and forever quit claim, unto the said Grantee, her Heirs and Assigns, ALL that certain piece or parcel of land situate, lying and being at Middle LaHave (Crouse's Settlement) in the County of Lunenburg and bounded and described as follows: On the East by lands now or formerly owned or occupied by Simon Crouse; on the South by the Shankel "Thirty Acre Lot"; on the West by lands now or formerly owned or occupied by Frederick Crouse and on the North by lands now or formerly owned or occupied by Joseph Himmelman, and being the same lot of land as conveyed to George Crouse, now deceased, by Frederick Crouse and Catherine Crouse, his wife, by Deed dated the 11th day of February, A.D. 1891 and duly recorded in the office of the Registrar of Deeds at Bridgewater, N. S., in Book 45 at page 382, the Grantors and Grantee herein being next of kin of the said George Crouse, deceased, who died intestate together with all and singular the Buildings, Easements, Tenements, Hereditaments, and Appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, property and demand, both at law and in Equity of the said Grantors of, in, to or out of the same, or any part thereof. TO HAVE AND TO HOLD, the said Land and Premises, with the appurtenances, and every part thereof, unto and to the use of the said Grantee her Heirs and Assigns to her and their sole use benefit and behoof forever. IN WITNESS WHEREOF the said parties to these presents have hereunto set their Hands and affixed their Seals the day and year first above written.

SIGNED SEALED AND DELIVERED
in the presence of
(Sgd.) Lena Crouse

(Sgd.)	William Crouse	(S)
(Sgd.)	Catherine Crouse	(S)
(Sgd.)	Harold Crouse	(S)
(Sgd.)	Jean Crouse	(S)
(Sgd.)	Ulin Crouse	(S)
(Sgd.)	Beulah Crouse	(S)
(Sgd.)	Malcolm Crouse	(S)
(Sgd.)	Alma Crouse	(S)
(Sgd.)	Effie Randall	(S)
(Sgd.)	Arthur Richard	(S)
(Sgd.)	Murray Richard	(S)
(Sgd.)	Celia Clattenburg	(S)
(Sgd.)	Doris Crouse	(S)

PROVINCE OF NOVA SCOTIA, } On this 11th day of August A. D., 1953 before me, the subscriber,
COUNTY OF LUNENBURG SS. } personally came and appeared Lena Crouse a subscribing witness
to the foregoing Indenture, who having been by me duly sworn, made oath and said that William Crouse, Catherine Crouse, Harold Crouse, Jean Crouse, Ulin Crouse, Beulah Crouse, Malcolm Crouse, Alma Crouse, Effie Randall, Arthur Richards, Murray Richards, Celia Clattenburg, Doris Crouse, the Grantors therein named, signed, sealed and delivered the same in her presence.

(Sgd.) Archibald Burke
A Commissioner of the Supreme Court of Nova Scotia.

NO. 1002. DEED.

ANDREW D. GRAY

to
GRAFTON GRAY.

Reg. 11.55 a. m. August 15th,
1953, on the certified oath of
a witness.

THIS INDENTURE made this FIFTEENTH day of August in the year of Our Lord One Thousand Nine Hundred and Fifty-three. BETWEEN ANDREW D. GRAY of Cherry Hill in the County of Lunenburg and Province of Nova Scotia, hereinafter called the "Grantor" of the One Part -and- GRAFTON GRAY of Cherry Hill aforesaid, son of the said ANDREW D. GRAY, hereinafter called the "Grantee" of the Other Part WITNESSETH: that the said Grantor for and in consideration of the sum of One Dollar (\$1.00) of lawful money of the Dominion of Canada, and other good and valuable consideration to the said Grantee, at or before the sealing and delivery of THESE PRESENTS, the receipt whereof is hereby acknowledged, has granted, aliened, sold, conveyed, released, remised, conveyed and confirmed, and by These Presents doth grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the Grantee, his Heirs and Assigns, ALL those lands described in a certain deed from Mrs. William Conrad to the said Andrew D. Gray and one G. FARISH CONRAD, dated March 23rd, 1905, and registered at the Registry of Deeds at Bridgewater, Nova Scotia, in Book 86 at Page 350, under Number 189, and in the said Deed bounded and described as follows: "First to the North by land of Gasper Conrad, deceased; To the South by land of Peter Conrad, deceased; To the West by a block of land marked 'A' on the Plan of Division; To the East by the Lake Hill Lot so called; ALSO a certain lot, piece or parcel of land between Broad Cove and Vogler's Cove in the said County and described and bounded as follows and containing about Eight (8) acres, more or less, bounded at the North West by land of the late Laurence Conrad, deceased; and to the South East by land of Jacob Smith; to the South West by land of Benjamin Teel, deceased; and to the North East by land formerly owned by William Rymard, deceased; ALSO a certain lot, piece or parcel of land bounded to the South by land of Edward Conrad; to the North by land of Aaron Conrad, deceased; to the East by land of Peter Richard, deceased; to the West by land of Gasper Conrad, deceased; ALSO my House Lot and house, barn, and outhouses, the said House Lot bounded to the South by land of Edward Richard; to the North by land of Edward Lohnas, deceased; to the East by land of Fletcher Richard; to the West by land of the said Edward Lohnas; But subject, nevertheless, to those rights of support and maintenance for the said G. Farish Conrad which are specified in a certain Deed from the said G. Farish Conrad to the said Andrew D. Gray, by which the said G. Farish Conrad conveyed his share in the said lands to the said Andrew D. Gray subject to the said provisions for support and maintenance, together with all and singular the Buildings, Easements, Tenements, Hereditaments and Appurtenances to the same belonging, or in anywise appertaining, with the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, property and demand, both at law and in Equity of the said Grantor of, in, to or out of the same, or any part thereof. TO HAVE AND TO HOLD, the said Land and Premises with the appurtenances, and every part thereof, unto the said Grantee his Heirs and Assigns to his and their sole use, benefit and behoof forever. AND the said ANDREW D. GRAY for himself, his Heirs, Executors and Administrators doth hereby covenant, promise and agree to and with the said Grantee his Heirs and Assigns in manner following, that is to say: That it shall be lawful for the said Grantee his Heirs and Assigns from time to time and at all times hereafter peaceably and quietly to enter into the said Land and Premises, and to have, hold, occupy, possess and enjoy the same without the lawful let, suit, hindrance, eviction, denial or disturbance of, from or by the said Grantor or any person or persons whomsoever lawfully claiming or to claim the same. AND also that the said Grantor has a good, sure, perfect and indefeasible estate of inheritance in fee simple in the same Land and Premises, and good right, full power and lawful authority to sell and convey the same, in manner and form as they are hereby sold and conveyed and mentioned or intended so to be, and that the same are free from encumbrances, subject to the rights of the said G. Farish Conrad as aforesaid. AND that he the said Grantor, his Heirs, Executors and Administrators at the request and at the charges of the said Grantee his Heirs and Assigns shall and will from time to time and at all times hereafter execute or

cause to be executed such further and other acts, conveyances and assurances in the law for the better assuring to the said Grantee his Heirs and Assigns of the Land and Premises above described in manner as above conveyed and mentioned or intended so to be as by the said Grantee his Heirs and Assigns or his or their counsel learned in the law shall be reasonably advised or required. AND lastly that the said Grantor and his Heirs the said Land and Premises, and every part thereof, unto the said Grantee his Heirs and Assigns against the lawful claims of all persons whomsoever, shall and will by these presents WARRANT and forever DEFEND, subject to the rights of the said G. Farish Conrad as aforesaid. IN WITNESS WHEREOF the said parties to These Presents have hereunto set their Hands and affixed their Seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of
(Sgd.) B. Faith Nicolle
PROVINCE OF NOVA SCOTIA

(Sgd.) Andrew D Gray

(S)

ON THIS FIFTEENTH day of AUGUST A. D. 1953, before me, the subscriber, personally came and appeared B. Faith Nicolle a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that ANDREW D. GRAY, one of the parties thereto, signed, sealed and delivered the same in her presence.

(Sgd.) G. H. Crouse

A Barrister of the Supreme Court of Nova Scotia.

NO. 1003. RELEASE OF MORTGAGES.

ANSON H. FIELDING

to
SANDY R. BLENKHORN ET UX
Reg. 2.10 P. M. August 17th,
1953, on the certified oath of
a witness.

TO ALL TO WHOM THESE PRESENTS SHALL COME I, ANSON H. FIELDING, of Kentville, in the Province of Nova Scotia, SEND GREETING; WHEREAS in and by a certain Indenture of Mortgage, dated July, A. D., 1945, and duly registered in the Office of the Registry of Deeds at Bridgewater, in the County of Lunenburg, on the 1st day of August, A.D., 1945, in Book 108, at Page 639, under Number 1036, and made between Sandy R. Blenkhorn and Eleanor M. Blenkhorn of the One Part, hereinafter called the "Mortgagors", and the said "Mortgagee", the said Mortgage did, subject to a proviso for the redemption thereof in the said Indenture contained, convey and confirm to the said Mortgagee, his heirs and assigns, certain lands and premises situate at Garden Lots, in the County of Lunenburg, and in the said Indenture more fully described, to secure the repayment of the sum of Six Hundred Dollars (\$600.00) of lawful money of the Dominion of Canada, with interest in manner and form and at the times therein set forth. AND WHEREAS in and by a certain other Indenture of Mortgage dated the 5th day of October, A. D. 1946, and duly registered in the Office of the said Registry of Deeds on the 21st day of October, A. D., 1946, in Book 110, at Page 202, under Number 323, and made between the said Sandy R. Blenkhorn and Eleanor M. Blenkhorn of the One Part, hereinafter called the "Mortgagors", and the said Anson H. Fielding of the Other Part, hereinafter called the "Mortgagee", the said Mortgage did, subject to a proviso for the redemption thereof in the said Indenture contained, convey and confirm to the said Mortgagee, his heirs and assigns, certain lands and premises situate at Garden Lots, aforesaid, and in the said Indenture more fully described, to secure the repayment of the sum of Seven Hundred Dollars (\$700.00) of lawful money of the Dominion of Canada, with interest in manner and form and at the times therein set forth. AND WHEREAS the said Mortgagees have fully paid off and satisfied the said Mortgages and the principal and interest due thereon and have requested a Release of the same. NOW KNOW YE that I, the said Mortgagee, in consideration of the premises and of the sum of One Dollar (\$1.00) to me in hand well and truly paid by the said Mortgagees at or before the sealing and delivery of These Presents, the receipt whereof is hereby acknowledged, have granted, released, remised, discharged and forever quitted claim to and by These Presents doth hereby grant, release, remise, discharge and forever quit claim to as well the said Mortgages and the sum thereby secured as all interest due thereon, together with the said premises and all and singular the appurtenances thereof and all the estate, right, title, interest, claim, property and demand whatsoever, both at law and in equity of them, the said Mortgagees, under and by virtue of the said Mortgages. TO HAVE AND TO HOLD the said lands and premises with all and singular the appurtenances to the said Mortgagees, their heirs and assigns, to their own proper use and behoof forever, absolutely acquitted, discharged and released of and from the said in part recited Indentures of Mortgage and the sums thereby secured. IN WITNESS WHEREOF the said Mortgagee has hereunto his hand and seal subscribed and set this 15th day of August, in the year of Our Lord, One Thousand Nine Hundred and Fifty-three.

Signed, sealed and delivered

in the presence of
(Sgd.) Anne E. Sholts

(Sgd.) Anson H. Fielding

(S)

ON this 8th day of August, A. D., 1953, before me, the subscriber, personally came and appeared Anne E. Sholts, a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Anson H. Fielding the Mortgagee therein named, signed, sealed and delivered the same in her presence.

(Sgd.) W. P. Potter

A Barrister of the Supreme Court of Nova Scotia.

NO. 1004. DEED.

DOUGLAS MARK RHODENHIZER ET UX

to
ALEXANDER JOHN MacBAIN,
Reg. 11.05 a. m. August 21st,
1953, on the certified oath of
a witness.

THIS INDENTURE made the fourteenth day of March in the year of Our Lord One Thousand Nine Hundred and Fifty-three BETWEEN DOUGLAS MARK RHODENHIZER of the Town of Bridgewater in the County of Lunenburg and Province of Nova Scotia, Electric Welder, and DOREEN M. RHODENHIZER, his wife hereinafter called the Grantors of the one Part, and ALEXANDER JOHN MacBAIN of the said Town of Bridgewater, Clerk, hereinafter called the Grantee of the other Part WITNESSETH That the said Grantors for and in consideration of the sum of One Dollar (\$1.00) of lawful money of the Dominion of Canada to the said Grantors in hand well and truly paid by the said Grantee at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have and each of them has granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by these presents do and each of them does grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Grantee his heirs and assigns, ALL and singular that certain lot, piece or parcel of land and premises situate, lying and being in the Town of Bridgewater, in the County of Lunenburg and Province of Nova Scotia, being bounded and described as follows: Commencing at an iron bolt marking the intersection with the northeastern margin of Walnut Street of the division line between lots numbered 26 and 27 according to plan hereinafter referred to; thence North 48° 05' West along the said margin of Walnut Street seventy-five feet (75') more or less to an iron bolt marking the point where the division line between the lot under description and property of Edwin Kaddy intersects the said Northeastern margin of Walnut Street; thence North 36 degrees 32 minutes East along the division line last mentioned eighty-nine and two-tenths feet (89.2') more or less to an iron bolt; thence South 46 degrees 47 minutes East along the division line between the lot under description and lot number 38, eighty-five and four-tenths feet (85.4') more or less to an iron bolt marking the point where the division line between lots numbered 26 and 27 intersects the Southwestern boundary of Lot Number 38; thence South 43 degrees 13 minutes West along the said division line between lots numbered 26 and 27 to the iron bolt marking the place of beginning, all bearings mentioned herein being true meridian bearings, the lands and premises herein described being Lot Number Twenty-seven (27) according to Plan of Subdivision of property of Acadia Construction Company Limited prepared by Errol B. Hebb, Provincial Land Surveyor, approved by the Town Planning Board of the Town of Bridgewater on January 24th, A. D. 1949 and filed in the Office of the Registrar of Deeds at Bridgewater, N. S., on February 1st, A.D., 1949, under number 379; the lands and premises herein described being the same lot of land

126

No. 40
Recorded 9:00 A.M.
11th of March 1981

294/126

Last Will and Testament of me,

GRAFTON PARISH GRAY, of East Port Medway, County of Queens, Province of Nova Scotia.

1. I HEREBY REVOKE all former Wills or other testamentary dispositions by me at any time heretofore make and declare this only to be and contain my Last Will and Testament.

2. I APPOINT, James Leneten of Newcombville, County of Lunenburg, to be the sole Executor of this my Last Will and Testament, AND I DIRECT my Executor to pay all debts, funeral testamentary expenses and taxes for which my estate may be legally liable to be paid and satisfied by my Executor as soon as conveniently may be after my decease.

3. I GIVE, DEVISE AND BEQUEATH to the United Combined Fire Department (representing Cherryhill, Broad Cove, and Voglers Cove) All that certain piece or parcel of land lying and being at, or near Cherry Hill and known as PINE GROVE CEMETARY to be used as a cemetery.

4. I GIVE DEVISE AND BEQUEATH all the rest and residue of my estate, both real and personal, and property of which I have a power of appointment, to BELLA LENETEN as her own absolutely,

PROVIDED THAT in the event BELLA LENETEN predeceases me, then I GIVE DEVISE AND BEQUEATH all the rest and residue of my estate to JAMES LENETEN as his own absolutely.

IN WITNESS WHEREOF I have hereunto set my hand this 29th day of May, A.D., 1980.

SIGNED, SEALED, PUBLISHED and
DECLARED by the Testator as
and for his Last Will and
Testament, in the presence of
us, both present at the same
time, who, at his request and
in his presence, and in the
presence of each other, have
signed our names as witnesses
thereto.

Patricia McEath
name

2943 Bridgewater
address

Michael K. Hume
name

St. Louis, MO.
address

Grafton Parish Gray
GRAFTON PARISH GRAY

IN THE COURT OF PROBATE
COUNTY OF QUEENS SS. }

OFFICE OF REGISTRY

I Certify that the foregoing is a true and correct copy of the Original Will of Grafton Farish Gray, therein named deceased, which said Will was duly proved on the 6th day of March A. D., 1981, and was thereupon admitted to Probate.

Probate granted March 9th, 1981.

Gloria E. Penty
REGISTRAR OF PROBATE FOR
THE COUNTY OF QUEENS, N.S.

(Probate Seal)

004957

Last Will and Testament

This is the Last Will and Testament of me, AVERNA BELLA LENETEN, of East Port Medway, in the County of Queens and Province of Nova Scotia, and made this 1st day of October, A. D., 1979.

FIRST:

I Hereby Revoke all former wills and other testamentary dispositions heretofore made and declare this to be and contain my Last Will and Testament.

SECOND:

I Appoint my son, James Edward Leneten, to be the executor of this my will and I hereinafter refer to him as my trustee.

THIRD:

I Direct my Executor to pay all my just debts, funeral and testamentary expenses as soon as possible after my death out of the capital of my Estate and to pay out of the capital of the rest and residue of my Estate all Estate Taxes, Capital Gains Taxes, Income Taxes, Succession Duties, Gift Taxes, Estate Duties and Inheritance Taxes which shall on or after my death become properly chargeable with respect to any property of mine hereby in any way disposed of and also with respect to any other property of mine passing or deemed to pass on my death and I hereby authorize my Executor to commute or prepay such Duties and Taxes.

FOURTH:

I Give, Devise and Bequeath all my real and personal property, including, without limiting the generality of the foregoing, all monies, standing to my credit at the Royal Bank, Liverpool and including any property over which I may have a general power of appointment, to my son, James Edward Leneten, as his own absolutely.

In respect of my residence at East Port Medway it is my wish, but not a condition of bequest, that Grafton Gray should have the opportunity to reside in the homestead provided he agrees to maintain the lands and houses thereon, keeps fire insurance on the premises and pays all taxes, rates and assessments thereon. It is, however, the decision of my son which shall be binding and not my expressed wish.

FIFTH:

If my son, James Edward Leneten, should predecease me or die at the same time or in circumstances rendering it uncertain which of us survived the other, I appoint my son's wife, Judith Leneten, to be the Executrix and Trustee of this my will and I

A.B.L.
wh
B.W.

direct her to hold the residue of my estate in trust for my grandson, Thomas Frederick Leneten, until he attains the age of nineteen years at which time the residue shall be paid or transferred to him.

IN WITNESS WHEREOF I have hereunto set my hand the day and year first above written.

SIGNED, PUBLISHED AND DECLARED
by the Testatrix, Averna Bella
Leneten, as her Last Will and
Testament, in the presence of
us, both present at the same
time, who at her request and in
her presence and in the presence
of each other, have hereunto
subscribed our names as witnesses:

William D. Mow
William, Queens Co., N.S.
Barbara Whitton
Port Medway, Queens Co., N.S.

Averna Bella Leneten
AVERNA BELLA LENETEN

PROBATE
Queens County SS. OFFICE OF REGISTRY,

wherein is a true and
copy of the Original Will of
Averna Bella Leneten, herein named
and was duly proved
on the 29th day of June A. D. 1972.
Book No. 8268

Alfred H. H. H. H.
Deputy REGISTRAR OF PROBATE
June 29 1972

Province of Nova Scotia
County of Lunenburg

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 11:30 o'clock A. M., on the 3rd
day of July A.D. 1972 in
Book No. 8524 at pages 497-498
as Document Number 4957

Dean E. L. H.
Registrar of Deeds for the Registration
District of Lunenburg County

COURT OF PROBATE
LIVERPOOL, QUEENS COUNTY, N.S.
Certified that this is a true copy
of a document on record in this office.

Alfred H. H. H. H.
Deputy Registrar of Probate

h
Mrs. William Conrad

Q.C. 1903 (1919)

86/350

151 lot.

G. Farish Conrad & Andrew S. Gray as TIC
(1/2) (1/2)

Maintenance D. 1926

98/107.

Andrew S. Gray

W.D. 1953

117/644.

Q.C. 1954

118/464

Grafton Gray

Will 1981

294/126

Belle Hersten then to James Hersten
(d. 1991)

Will 1992

James Edward Hersten

Judgments - Hersten - NIL

Searched from 1905 to Sept. 10/25 # 126412893

Present owner acquired this lot from Will of Grafton Gray
@ 294/126.

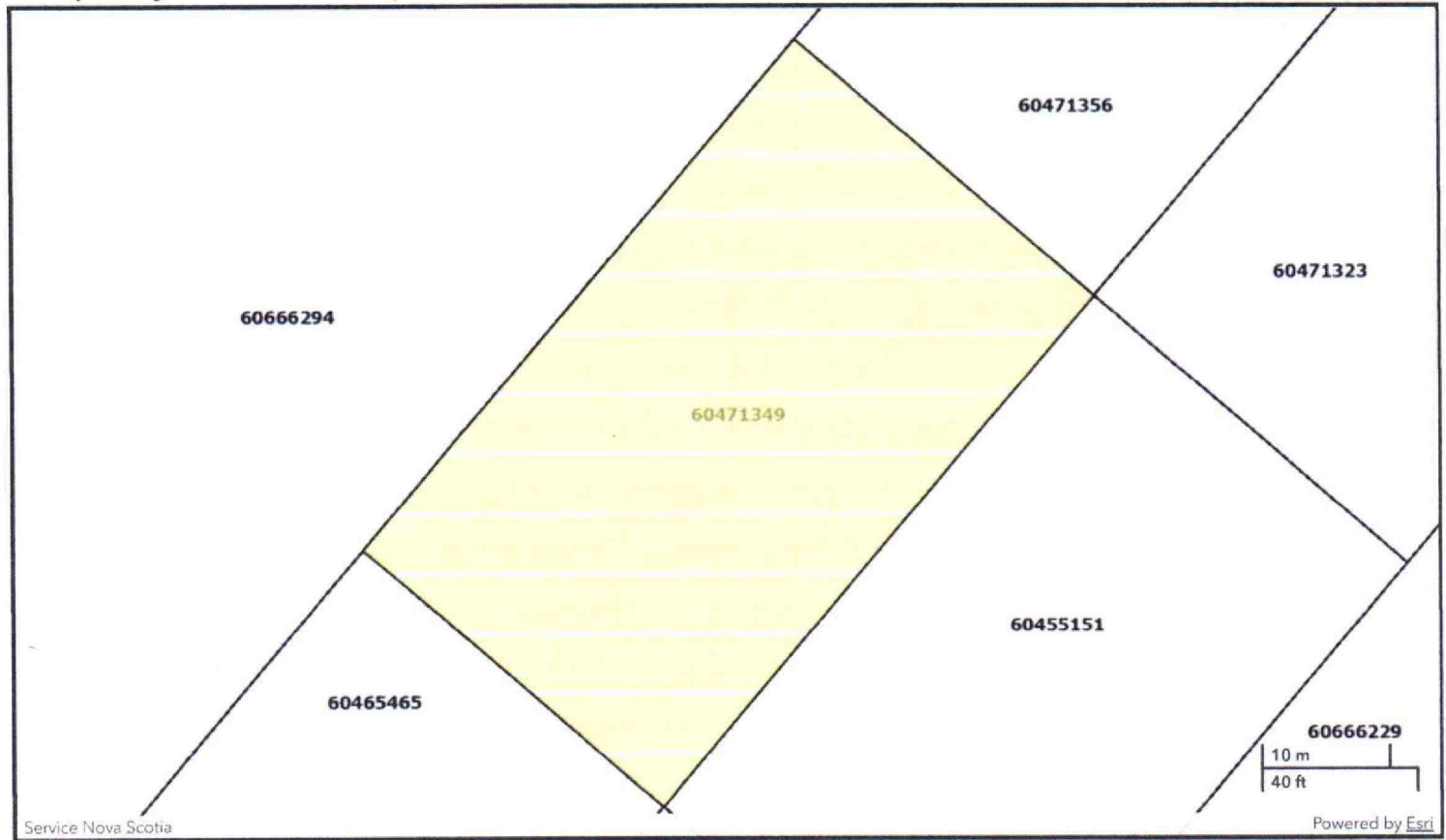
I believe this is part of the first lot in deeds.

no judgments / mort. Access?

James Leseter is married to Judy Leseter.

Property Online Map

Date: **October 6, 2025 12:46:08**



PID:	60471349	Address:	BACK ROAD	AAN:	08242240
County:	LUNENBURG COUNTY		VOGLERS COVE	Value:	\$300.00 (2025 RESOURCE
LR:	NOT LAND REGISTRATION		LOT 6		TAXABLE)
		Owner:	JAMES LENETEN		

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.

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