

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
TAX SALE BY TENDER TENDER # 2020-01-009
Tender Opening: March 1, 2021

PUBLIC NOTICE is hereby given in accordance with Sect. 142 of the Municipal Government Act of the Province of Nova Scotia that the lands and premises situated in the Municipality of the District of Lunenburg hereunder described shall be SOLD BY TENDER.

TERMS: SEALED TENDERS are to be submitted on the Municipality of the District of Lunenburg's Bid Form in a plain envelope marked "Municipality of The District of Lunenburg Tax Sale Property, Tender #2020-01-009", addressed to The Treasurer, 10 Allee Champlain Drive, Cookville, NS, B4V 9E4 no later than March 1, 2021 10:00 a.m.

Tender packages will be available for viewing and download on the Municipal website at www.modl.ca/tax-sales.html beginning on Wednesday, January 27, 2021.

All tenders will be dated, and time stamped when received. In the event two tenders are received for the same amount, bidders will be contacted and given 24 hours to submit a final bid.

The successful bidders will be given three (3) business days after awarding of Tender to pay amount in full or the Tender will be awarded to the next highest bidder(s). The decision of a successful bidder will be final.

Tender Forms and Specifications must be obtained from the Municipal website at www.modl.ca/tax-sales.html Addendums to the tender package will be issued when the tax sale listing changes and will be only available on the Municipal website. Bidders are responsible for checking the website.

TENDERS MUST BE SENT BY MAIL OR CAN BE DROPPED OFF AT THE ABOVE ADDRESS MONDAY TO FRIDAY BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. IT IS THE RESPONSIBILITY OF THE BIDDER TO ENSURE TENDERS SUBMITTED VIA MAIL ARE RECEIVED BY MONDAY MARCH 1, 2021 at 10:00 a.m. THE TENDER OPENING IS NOT OPEN TO THE PUBLIC.

PLEASE NOTE: FAXED AND ELECTRONIC TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED. ANY LATE OR NONCOMPLIANT BIDS WILL NOT BE ACCEPTED.

For more information on properties listed, please go to www.pvsc.ca

Properties may be subject to HST charges, which will be collected from the successful bidder on top of the final bid price. The minimum bids include certificate of sale fees and registered tax sale deed fee. Properties may be removed from the tax sale process up to 10:00 am March 1, 2021 if payment has been received by the Municipality.

LIST OF PROPERTIES TO BE SOLD:

31. Assessment Account Number 01604112, 940 NEW CUMBERLAND RD,
LAKE CENTRE, LAND, DWELLING, BUILDING. NOT REDEEMABLE
Assessed to BERNIER, RENE JOSEPH.
DOWNS, TAMARA PATRICIA.
Taxes, Interest and Expenses \$ 20,672.17

35. Assessment Account Number 01971808, 2625 WOODSTOCK RD
WALDEN, LAND. REDEEMABLE, HST APPLICABLE
Assessed to HEISLER, GARNET & WILFRED
ATTN RAY VEINOT
Taxes, Interest and Expenses \$ 2,501.80
40. Assessment Account Number 02111586, MADASHAK RD
MIDDLE NEW CORNWALL, LOT 30. REDEEMABLE, HST APPLICABLE
Assessed to HUNT, RAYMOND C & SHIRLEY R
Taxes, Interest and Expenses \$ 1,542.03
45. Assessment Account Number 02388839, 4022 HIGHWAY 331,
DUBLIN SHORE, LAND, FELLOWSHIP HALL. COMMERCIAL, REDEEMABLE, HST APPLICABLE.
Assessed to CORRIGAN, JOHN
Taxes, Interest and Expenses \$ 7,171.46
46. Assessment Account Number 02388936, 597 OAKHILL RD
OAK HILL, LAND, BUILDING. REDEEMABLE
Assessed to DUBEAU, JOYCE ET AL
Taxes, Interest and Expenses \$ 6,313.91
49. Assessment Account Number 02443511, BIG TANCOOK ISLAND RD
BIG TANCOOK ISLAND, LAND. REDEEMABLE, HST APPLICABLE
Assessed to LANGILLE, EVELYN MAE ET AL
Taxes, Interest and Expenses \$ 3,051.25
50. Assessment Account Number 02444038
TANCOOK ISLAND, LAND. REDEEMABLE, HST APPLICABLE
Assessed to LANGILLE, EVELYN MAE
Taxes, Interest and Expenses \$ 2,994.91
56. Assessment Account Number 02816393, 23 MACKAY RD
UNION SQUARE, WATFORD, LAND, DWELLINGS, BUILDING. REDEEMABLE
Assessed to GAVE, MAURICE ALLEN
Taxes, Interest and Expenses \$ 6,109.06
60. Assessment Account Number 03191427, NEW CUMBERLAND RD,
LAKE CENTRE, LAND. REDEEMABLE, HST APPLICABLE
Assessed to MICHAEL ANTHONY JONES LIVING TRUST
Taxes, Interest and Expenses \$ 1,739.88
61. Assessment Account Number 03332713, 3497 HIGHWAY 332
ROSE BAY, LAND, DWELLING. NOT REDEEMABLE
Assessed to HIGNEY, GERALD BRADFORD
ATT: HIGNEY GERALD PATRICK
Taxes, Interest and Expenses \$ 24,338.42
67. Assessment Account Number 03647013, 2104 HIGHWAY 208,
HEMFORD, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to MOSHER, RAMZIE
Taxes, Interest and Expenses \$ 2,734.49
85. Assessment Account Number 04358465, MEDLEE LANE,
WEST CLIFFORD, LOT 6. REDEEMABLE, HST APPLICABLE.
Assessed to SNOW, ALEXANDER
ATT: HAVUNEN JILL
Taxes, Interest and Expenses \$ 2,202.57

123. Assessment Account Number 05393612, MOLEGA LAKE RD,
CHELSEA, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to LABRADOR, TIMOTHY EDWARD REP
Taxes, Interest and Expenses \$ 1,950.21
135. Assessment Account Number 08147671, AWALT RD,
BIG LOTS, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to HARRIS, HOLLY J REP
Taxes, Interest and Expenses \$ 2,990.24
141. Assessment Account Number 08186278, 44 LITTLECOVE RD,
FIRST PENINSULA, LOT 6, DWELLING. REDEEMABLE.
Assessed to GLADDEN, TIMOTHY M
PARRA BEATE S
Taxes, Interest and Expenses \$ 15,038.06
144. Assessment Account Number 08204799, CONQUERALL RD,
CONQUERALL MILLS, LOT 2. REDEEMABLE, HST APPLICABLE.
Assessed to DOHANEY, BARBARA D
Taxes, Interest and Expenses \$ 2,142.64
162. Assessment Account Number 09320709, HUEY LAKE RD
WEST DUBLIN, LOT 1A. REDEEMABLE, HST APPLICABLE.
Assessed to REYNDERS, KLAUS D
Taxes, Interest and Expenses \$ 2,236.11
164. Assessment Account Number 09475168, MUSH-A-MUSH RD,
LOWER NORTHFIELD, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to HEBB, LINDA GLADYS
HEBB PETER JAMES
Taxes, Interest and Expenses \$ 1,914.57
168. Assessment Account Number 09673814, NO 331 HWY,
WEST DUBLIN, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to PUBLICOVER, JACQUELINE
axes, Interest and Expenses \$ 3,597.72
169. Assessment Account Number 09673822, NO 331 HWY
WEST DUBLIN, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to PUBLICOVER, JACQUELINE M
Taxes, Interest and Expenses \$ 1,568.22
170. Assessment Account Number 09673830, NO 331 HWY
WEST DUBLIN, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to PUBLICOVER, JACQUELINE
Taxes, Interest and Expenses \$ 1,594.33
175. Assessment Account Number 09741011, HUEY LAKE RD
WEST DUBLIN, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to WHITTEN, ENID ELSEBETH CAY
WHITTEN WESLEY KINGSTON
ATT: JANE WHITTEN
Taxes, Interest and Expenses \$ 1,639.30
197. Assessment Account Number 10037468, MCKEEN RD,
WATFORD, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to CROUSE, DAREN T
Taxes, Interest and Expenses \$ 1,622.37

216. Assessment Account Number 10068118, HIGHWAY 331,
VOGLERS COVE, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to WHYNOK, VIOLET E
Taxes, Interest and Expenses \$ 1,842.97
229. Assessment Account Number 10107393, MADERS COVE RD,
MADERS COVE, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to SMITH, FRANCES E
ATT: WALLACE IVAN WAYNE
Taxes, Interest and Expenses \$ 1,468.40
244. Assessment Account Number 10401331, CORNWALL RD,
MIDDLE NEW CORNWALL, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to HUGHES JOANNE
Taxes, Interest and Expenses \$ 4,595.95
249. Assessment Account Number 10523354, NO 332 HWY
MIDDLE LAHAVE, LAND. REDEEMABLE, HST APPLICABLE.
Assessed to WORTHING, RUSSELL ALLISON
Taxes, Interest and Expenses \$ 1,899.40

The Municipality of the District of Lunenburg makes no representations or warranties to any purchaser regarding any property sold at tax sale, including but not limited to the environmental condition of any property, the fitness, geographical or environmental suitability of the land(s) offered for sale for any particular use and does not certify the "legal title", "legal description", "access" or "boundaries" and the lands offered for sale are BEING SOLD ON AN "AS IS" BASIS ONLY.

TAKE NOTICE that Tax Sales do not in all circumstances clear up defects in title. A tax deed conveys only the interest of the assessed owner, whatever that interest may be. If you are intending to clear up defects in the title of your property by way of a Tax Sale, you are advised to obtain a legal opinion as to whether or not this can be done.

PROPERTY TAXES: The purchaser will be responsible for all property taxes beginning the day of the sale. The Treasurer has not made any determination as to whether a survey is or is not required.

Redemption of Tax Sale Property- Section 152(1) MGA

Land sold for non-payment of taxes may be redeemed by the owner, a person with a mortgage, lien or other charge on the land or a person having an interest in the land within six months after the date of the sale. At the time of the tax sale, if any taxes on lands are in arrears for more than six years, *no right of redemption exists*.

A description of the properties may be viewed at www.modl.ca/tax-sales.html

Dated at Cookville, January 21, 2021
Elana Wentzell, Director of Finance,
Municipality of the District of Lunenburg

PROPERTY TAX SALE BY TENDER – MUNICIPALITY OF DISTRICT OF LUNENBURG

TENDER # 2020-01-09

BID SUBMISSION FORM

NAME: _____

ADDRESS: _____

TELEPHONE: _____ FAX # _____

EMAIL: _____ ASSESSMENT # _____

(EMAIL CONTACT IS REQUIRED)

BID AMOUNT _____ (Bidding begins at amount advertised)

(PLEASE DO NOT SEND PAYMENT WITH BID SUBMISSION FORM)

NAME AND ADDRESS YOU WISH TO APPEAR ON TAX SALE DEED:

MANNER OF TENURE (CHECK ONE):

☐ Joint Tenancy ☐ Tenants In Common ☐ Not Applicable

SIGNED: _____ DATE _____

• **PLEASE NOTE: ONE TENDER FORM PER ASSESSMENT NUMBER MUST BE SUBMITTED.**

Any inquiries should be directed to the Property Tax Administrator, Municipality of The District of Lunenburg Telephone: 902-541-1329, joanne.sampson@modl.ca

PLEASE RETURN FORM (**Indicating Tender # on Envelope**) BY MAIL OR IN PERSON TO:

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
10 ALLEE CHAMPLAIN DRIVE, COOKVILLE NS, B4V 9E4

Conflict of Interest

– **Section 144, Municipal Government Act reads - NO**

- (A) Council member or employee of a municipality that sells land for arrears of taxes;
- (B) Member of a village commission or employee of a village that sells land for arrears of taxes;
- (C) Spouse of a person referred to in clause (a) or (b) or
- (D) Company in which a person referred to in clause (a) or (b) or (c) owns or beneficially owns the majority of the issued and outstanding shares,

shall purchase the land at the sale either directly or through an agent.

TERMS

TERMS: SEALED TENDERS are to be submitted on the Municipality of The District of Lunenburg Bid Form in a plain envelope marked "Municipality of The District of Lunenburg Tax Sale Property Tender # 2020-01-009", addressed to the Treasurer, 10 Allee Champlain Drive, Cookville, NS, B4V 9E4 no later than: 10:00 am Monday, March 1, 2021.

Tender packages will be available for download on the Municipal website at www.modl.ca/tax-sales.html beginning on January 27, 2021

All tenders will be dated and time stamped when received. In the event two tenders are received for the same amount, bidders will be contacted to provide a final bid within 24 hours.

The successful bidders will be given three (3) business days after awarding of Tender to pay amount in full or the Tender will be awarded to the next highest bidder(s).

TERMS OF PAYMENT

(1) In accordance with Section 148 of the Municipal Government Act, payment at a tax sale shall be by cash, certified cheque, money order, bank draft or lawyer's trust cheque and not otherwise. (personal cheque not accepted). Properties may be subject to HST charges, which will be collected from the successful bidder on top of the final bid price.

Tender Forms and Specifications must be obtained from the Municipal website at www.modl.ca/tax-sales.html Addendums to the tender package will be available on our website if there are any tax sale listing changes made.

TENDERS MUST BE SENT BY MAIL OR CAN BE DROPPED OFF AT THE ABOVE ADDRESS MONDAY TO FRIDAY BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. IT IS THE RESPONSIBILITY OF THE BIDDER TO ENSURE TENDERS SUBMITTED VIA MAIL ARE RECEIVED BY MONDAY MARCH 1, 2021 AT 10:00 a.m. THE TENDER OPENING IS NOT OPEN TO THE PUBLIC. SUCCESSFUL BIDDERS WILL BE CONTACTED BY EMAIL. AN EMAIL CONTACT ADDRESS IS REQUIRED.

PLEASE NOTE: FAXED AND ELECTRONIC TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED.

For more information on properties listed, please go to www.pvsc.ca

Please Note: Conflict of Interest- Section 144 MGA

No

- (A) Council member or employee of a municipality that sells land for arrears of taxes; or
- (B) Member of a village commission or employee of a village that sells land for arrears of taxes; or
- (C) Spouse of a person referred to in clause (a) or (b) or
- (D) Company in which a person, referred to in clause (a) or (b) or (c), owns or beneficially owns the majority of the issued and outstanding shares,

shall purchase the land at the tax sale either directly or through an agent.

TAX SALE REPORTING LETTER

Tax Sale No. 31

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 31, 2020

Name: Bernier, Rene Joseph and Downs, Tamara Patricia

Assessment Account No: 01604112

Property: PID 60342847 – 940 New Cumberland Road, Lake Centre

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Rene Joseph Bernier and Tamara Patricia Downs are the registered interest holders (owners) of the subject property. Rene Joseph Bernier and Tamara Patricia Downs acquired title (as joint tenants) via deed registered under Document No. 76701615 the Lunenburg County Land Registration Office. The property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances:

1. There is a mortgage in favour of CIBC Mortgages Inc. in the face amount \$161,280.00 at the Lunenburg County Land Registration Office under Document 92757849.

Marital Status: Rene Joseph Bernier and Tamara Patricia Downs appear to be the spouses of each other.

Survey: There is a survey on file as Plan 82019358 at the Lunenburg County Land Registration Office. The plan and description generally conform to modern standards.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



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.

4 THIS WARRANTY DEED dated the 22nd day of November, 2004

H 76701615
2004-11-23

BETWEEN:

MERLE G. DANIELS and ELAINE M. DANIELS, spouses, both of Pleasantville, in the County of Lunenburg and Province of Nova Scotia;

being the owner of the lands described in Schedule "A" herein (hereinafter called the "Grantor")

- and -

RENE JOSEPH BERNIER and TAMARA PATRICIA DOWNS, both of Lake Centre, in the County of Lunenburg and Province of Nova Scotia, 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" annexed hereto, and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, and that the Grantor will procure such further assurances as may be reasonably required.

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 Grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Witness

Merle G. Daniels
MERLE G. DANIELS

Elaine M. Daniels
ELAINE M. DANIELS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I HEREBY CERTIFY that on this 22nd day of November, 2004, Merle G. Daniels and Elaine M. Daniels, two of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.

Mark A. Taylor
MARK A. TAYLOR
A Barrister of the Supreme Court
of Nova Scotia

LUNENBURG COUNTY REGISTRY OF DEEDS		76701615	
I certify that this document was registered as shown here.		Document #	
Joan Plunkett	Registrar	11 23 2004	14:54
		MM DO YYYY	Time

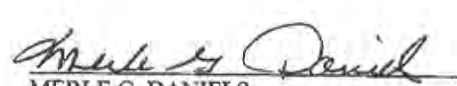
AFFIDAVIT OF MATRIMONIAL STATUS

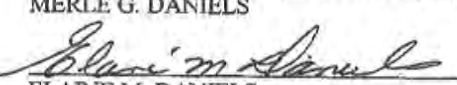
We, Merle G. Daniels and Elaine M. Daniels, of Pleasantville, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT we are the Grantors in the foregoing Deed and we are of the full age of nineteen (19) years.
2. THAT we are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this our Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity;
 - (iii) 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
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the Vital Statistics Act (Nova Scotia) but does not include a former domestic partner.
4. THAT we are the spouse of each other and we have no other spouse as defined herein and neither of us is a party to a registered or unregistered domestic partnership declaration.
5. THAT we do not have a former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act (Nova Scotia).

SEVERALLY SWORN to at Bridgewater,)
in the County of Lunenburg, and Province)
of Nova Scotia this 22nd day of November,)
A.D., 2004, before me,)


A Barrister of the Supreme Court of Nova Scotia)
MARK A. TAYLOR)


MERLE G. DANIELS


ELAINE M. DANIELS

SCHEDULE "A"

ALL and singular that real property situate on the Western side of the main public highway running between Pleasantville and New Cumberland, at Lake Centre (once known as Lakefield), in the County of Lunenburg and Province of Nova Scotia, which was conveyed to the said Wylie Stanford Nowe, as Whyllie Nowe, by two Deeds: The one from Stephen Nowe and Jane E. Nowe, his wife, dated August 8th, 1929, and registered in the Registry of Deeds at Bridgewater, Nova Scotia, on August 29th, 1929 in Book 98, at page 409 under number 666 and the other from Edward Nowe and Gertrude Nowe, his wife, dated August 23rd, 1945 and intended to be registered in the said Registry of Deeds immediately prior to the registration of this Indenture, the two lots described in those Deeds being respectively bounded and described as follows:

FIRST LOT: "ALL that certain lot, piece or parcel of land situate, lying and being at Lakefield, aforesaid, bounded and described as follows, that is to say: BEGINNING at a stone where the Main Road from Pleasantville joins the swamp or meadow land of Stephen Nowe; thence in an Northerly direction along the said Main Road six rods and thirteen feet to a stone; thence in a Westerly direction five and one-half rods to a stone; thence in a Southeasterly curved direction along said swamp or meadow land of Stephen Nowe seven rods six feet to the place of beginning, containing an half acre, more or less, and being part of the same land as was conveyed to the said Stephen Nowe from Austin Emanuel Meisner, et al., by Deed dated September 20th, 1906, and registered at Bridgewater, N. S., in Book 68 at page 430 under No. 306, and being the property on which is situated the dwelling house and store of the said Whyllie Nowe."

SECOND LOT: "ALL and singular that certain lot, piece or parcel of land situate, lying and being at Lakefield, in the County of Lunenburg, aforesaid, and being bounded and described as follows, that is to say:- As described in Deed to Stephen Nowe of Lakefield dated September 20, 1906, registered on June 15, 1907 in Book 68, page 430, No. 306, BEGINNING at Whyllie Nowe's North West bound and running eleven rods and eleven feet (11 rds.) (11 ft.) North West to an iron stake bound by the Main Road; thence running thirteen rods (13 rds.) South West to an iron stake bound at edge of swamp; thence running ten rods (10 rds.) South to an iron stake bound in swamp; thence running East ten rods and twelve feet (10 rds., 12 ft.) to bound by the Main Road; thence running one and one-half rods (1 1/2 rds.) North West to Whyllie Nowe's East bound, containing two acres.

EXCEPTING AND RESERVING, HOWEVER, THEREOUT AND THEREFROM that lot of land which is particularly bounded and described as follows: BEGINNING at a point marked by an iron post driven into the ground on the Western sideline of the said public highway at the Northeastern corner of the real property so conveyed to Wylie Stanford Nowe and at the Southeastern corner of a real property belonging to Keith Selig; thence running in a Southwardly direction along the Western sideline of the said public highway for a distance of ninety-eight feet (98'); thence running in a Westwardly direction for a distance of two hundred (200'), more or less, parallel to the Southern

boundary line of the said lands of Keith Selig to the Eastern sideline of a real property formerly of Edward Nowe, but now of Truman Snyder; thence running in a Northwardly direction along the Eastern sideline of that real property of Truman Snyder for a distance of ninety-eight feet (98') to a point marked by an iron post driven into the ground; and thence running in an Eastwardly direction along the Southern sideline of the said property of Keith Selig for a distance of two hundred and twenty feet (220'), more or less, to the iron post marking the place of beginning.

BEING AND INTENDED TO BE the same property conveyed by Wylie Stanford Nowe and Grace Lillian Nowe to Roy Alfred Freeman by deed dated May 2, 1972, and recorded at the Office of the Registrar of Deeds at Bridgewater, N. S., on May 2, 1972 in Book 157, Page 1.

ALSO:

ALL that certain lot, piece or parcel of land situate lying and being at Lake Centre and located on the Western side of the Pleasantville to New Cumberland Highway, in the County of Lunenburg and Province of Nova Scotia:

BEGINNING at a stake on the aforementioned highway and on the dividing line between property herein described and other lands of Roy Alfred Freeman;

THENCE in a westerly direction along other lands of Roy Alfred Freeman approximately one hundred and seventy five feet (175') or till it hits a stake;

THENCE in a Southerly direction along other lands of Myrtle L. Corkum to a stake on the aforementioned highway;

THENCE in a Northeasterly direction following the general courses of the highway approximately one hundred and six feet (106') or to a stake and the place of beginning.

BEING AND INTENDED TO BE the same property conveyed by Myrtle L. Corkum to Roy Alfred Freeman by deed dated January 8, 1974 and recorded at the Office of the Registrar of Deeds at Bridgewater, N. S., on January 10, 1974 in Book 185, Page 420.

BEING AND INTENDED TO BE the same lands as conveyed in a warranty deed dated May 21, 1991 from Roy Alfred Freeman to Merle G. Daniels and Elaine M. Daniles and which is recorded at the Bridgewater Registry of Deeds on June 6, 1991 in Book 501 at Page 144 under no. 4224.



Mortgage

Mortgage No.: 001028957

7644-05/04
Nova Scotia
Fixed Rate
Page 1 of 3

92757849
Feb. 12/09

NMR

The parties to this mortgage are:

Rene BERNIER and Tamara DOWNS

of 940 New Cumberland Rd, LAKE CENTRE, NS, B0R 1G0

the "mortgagor"

and

CIBC Mortgages Inc., a body corporate, having an office among others, P.O. Box 115, Commerce Court Postal Station, Toronto, ON, M5L 1E5

the "mortgagee"

In consideration of the Principal Sum received by the mortgagor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the mortgagor as beneficial owner grants, bargains, sells, aliens, releases, conveys and confirms unto the mortgagee, its successors and assigns forever, all and singular those lands and premises described in Schedule "A" hereto;

Together with all buildings and improvements thereon, and the rights and appurtenances to the lands and premises belonging or appertaining, and all the estate, right, title, right and title, dower, right of dower, property, claim and demand, both at law and in equity of the mortgagor of, in, to or out of the lands, and every part thereof;

To have and to hold the said lands and the appurtenances unto the mortgagee, its successors and assigns forever.

Provided this mortgage shall be void on the payment to the mortgagee, its successors or assigns, of the principal sum in dollars of lawful money of Canada with interest at the rate hereinafter provided from the date hereof (as well after as before maturity and both before and after default and judgment) to be calculated half-yearly not in advance in each year on so much of the principal sum hereby secured as shall from time to time remain unpaid until the whole of the principal sum is paid; and payment of taxes and all other amounts to which the mortgagee is entitled under the provisions of this mortgage, and for the performance of statute labor. The principal sum and interest to be paid as follows:

PRINCIPAL SUM: \$161,280.00 of lawful money of Canada advanced to the mortgagor on this mortgage.

INTEREST RATE: 5.788% per annum

HOW INTEREST CALCULATED: compounded semi-annually not in advance.

INTEREST ADJUSTMENT DATE: March 01, 2009.

TERM: 6 months commencing on the Interest Adjustment Date and ending on the Maturity Date.

Payments: The Mortgagor will pay to the Mortgagee in Canadian Dollars at such place as the Mortgagee may from time to time require the principal sum with interest at the rate set out above, and taxes and all other amounts as and when payable under this mortgage;

Check off the appropriate box applicable

☒

Fixed Rate Closed

☐

Fixed Rate Open

☐

CIBC Better Than Posted Fixed Rate

The mortgagor will pay to the mortgagee in Canadian Dollars at such place as the mortgagee may from time to time require the said principal sum with interest thereon at the above specified rate per annum, calculated semi-annually not in advance as well as after as before maturity of this mortgage until paid, as follows:

Interest at the aforesaid rate on the amounts from time to time advanced, computed from the respective dates of such advances to and including the day preceding the interest adjustment date shall become due and be paid on the interest adjustment date;

provided that, the mortgagee may require the aforesaid interest on the principal advances from time to time, computed from the date of such advance, to become due and payable in regular payments, and the balance, if any, of the aforesaid interest on advances shall become due and be paid on the interest adjustment date and at the option of the mortgagee interest so due and payable may be deducted from advances;

and thereafter the said principal sum together with interest thereon at the aforesaid rate, computed from the date for adjustment of interest, shall become due and be paid by regular payments of EIGHT HUNDRED EIGHTY-NINE AND 42/100 DOLLARS (\$889.42) each (which include principal and interest) on the first day of April, 2009 to and including the first day of September, 2009, and the balance of the said principal sum then remaining unpaid and all accrued and unpaid interest and other moneys (if any) then owing under this mortgage to become due and paid on the date last mentioned.

Payment Dates: commencing on the first day of April, 2009 and continuing on the first day of each and every following month of the term, and the balance of the principal sum and all interest thereon and all other moneys owing under this mortgage shall become due and be paid on the maturity date.

Maturity Date: September 01, 2009.

Place of Payment: to the mortgagee at such place as the mortgagee may designate from time to time.

The terms, conditions and covenants set out in Schedule "B" hereto are incorporated in and form part of this mortgage and the signatories hereto agree to be bound thereby.

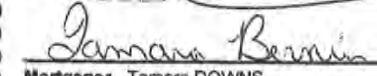
Dated on January 31, 2009

Signed, sealed and delivered
in the presence of:

Wade S. Carver

Wade S. Carver

*A Commissioner of the
Supreme Court of Nova Scotia*

)  LS
) Mortgagor - Rene BERNIER
)  LS
) Mortgagor - Tamara DOWNS

SCHEDULE A
PROPERTY

60342847

STATEMENT OF STATUS

I/We, **Rene BERNIER and Tamara DOWNS** the mortgagor(s) herein state as follows:

1. THAT I am/we are the mortgagor(s)/and spouse of the mortgagor in the foregoing Mortgage and am/are of the full age of nineteen years;
2. (a) THAT for the purpose of this my statement, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity;
 - or
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabited within the preceding year.

(b) For the purpose of this affidavit "spouse" includes an individual who is a party to a registered domestic-partnership declaration made in accordance with Section 53 of the Vital Statistics Act but does not include a former domestic partner.
3. INSERT AN "X" IN THE BOX CORRESPONDING TO THE APPROPRIATE STATEMENT

- ☒ We are the spouses of one another and have no other spouse as defined herein.
- ☐ As of the date hereof, I am not a spouse;
- ☐ The lands described in the within Mortgage are the matrimonial home of myself and my spouse, _____, and my spouse has released all his or her interest in the property described in Schedule B annexed by virtue of a Quit Claim Deed dated _____, and with respect to the within property have no:
- (i) former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act, or
- (ii) former spouse with rights under the Matrimonial Property Act.
- ☐ The lands described in the within Mortgage have never been occupied by me and my spouse as our matrimonial home and with respect to the within property, we have no:
- (i) former domestic partner with rights contemplated by Section 55 of the Vital Statistics Act, or
- (ii) former spouse with rights under the Matrimonial Property Act

DATED the 31 day of **January, 2009**, in the County **Lunenburg** of Nova Scotia.


Rene BERNIER


Tamara BERNIER
Tamara DOWNS

Form 44
Request to the Registrar of Deeds to Register a Document
Land Registration Act, S.N.S. 2001, c. 6, Sections 37 and 46
Land Registration Administration Regulations, subsection 3(6)

Registration district: Lunenburg
Registrant user number: 3592
Submitter's name/firm: Mark A. Taylor, Taylor & Silver
Grantor/declarant/developer re: attached document:
Apparent PID (if available):

In the matter of Section 37 or 46 of the *Land Registration Act*:

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 as referred to in clause 46(1)(a) of the *Land Registration Act*.
- ☐ not a mortgage as defined in clause 2(2)(e) or security interest as defined in clause 2(2)(i) of 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 a trigger under subsections 37(2) and 37(3) of the *Land Registration Act*.
- ☐ an instrument relating to an interest in a parcel to which the *Co-operative Associations Act* applies and the endorsement for registration by the Inspector of Co-operatives appears below:

Signature of the Inspector of Co-operatives
Endorsed for registration under the *Registry Act*



Search Provincial Map Bulletin Board Help

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	60342847	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	32800.0 SQUARE FEET	Parcel Access	PUBLIC	Municipal Unit	MU1204
Lot		Created	Sep 13, 1994 12:00:00AM		
PCCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Ownership Tenure	JOINT TENANTS
LR Status	LAND REGISTRATION	LR Date	May 31, 2005 04:40:35PM		

Location	COUNTY	PERMIT LOCATION	OWNER
940 NEW CUMBERLAND ROAD LAKE CENTRE	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments

MAP:1044300064400 ; defacto consolidation doc. # 82046187

Assessment Account	Value	Tax Rate	Tax Waiver	Tax Code
01604112	\$128,300 (2020 RESIDENTIAL TAXABLE)	120	000	121 (R-1)

[Back to Results](#) [Details View](#) [Parcel Archive View](#) [Map View](#)

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Number
RENE JOSEPH BERNIER	FEE SIMPLE	940 NEW CUMBERLAND ROAD RURAL ROUTE 1 PLEASANTVILLE LAKE CENTRE NS CA B0R 1G0	DEED	2004	View Doc	Book 982 Page 508	Nov 23, 2004	No
TAMARA PATRICIA DOWNS	FEE SIMPLE	940 NEW CUMBERLAND ROAD RURAL ROUTE 1 PLEASANTVILLE LAKE CENTRE NS CA B0R 1G0	DEED	2004	View Doc	Book 982 Page 508	Nov 23, 2004	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Textual Qualifications on Title

Qualifications Text

MORTGAGES TO ROYAL BANK OF CANADA RECORDED IN BOOK 501, PAGE 149, UNDER NO. 4225 AND BOOK 503, PAGE 100, UNDER NO. 5034 HAVE BEEN REPAYED BUT RELEASES OF MORTGAGE HAVE NOT AS YET BEEN RECEIVED FROM ROYAL BANK OF CANADA TO RECORD

Tenants in Common not registered pursuant to the *Land Registration Act*

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
CIBC MORTGAGES INC.	MORTGAGEE	POST OFFICE BOX 115 COMMERCE COURT TORONTO ON CA M5L 1E5	MORTGAGE	2009	View Form View Doc	92757849	Feb 12, 2009

Parcel Description

All that certain lot, piece or parcel of land situate, lying and being at Lake Centre, in the County of Lunenburg, Province of Nova Scotia and being shown as Property of Roy Alfred Freeman and of Jean Helen Freeman, located at Lake Centre, Lunenburg County, Nova Scotia on a Plan of Survey dated March 17, 1989 of Becker & Wentzell Surveys Ltd., a copy of said Plan of Survey being duly filed at the Registry of Deeds at Bridgewater, N.S. on May 24, 2005 under No. 82019358, and being more particularly bounded and described as follows:

BEGINNING at a survey marker set at the point of intersection of the Northeastern boundary line of Lands of Myrtle L. Corkum and Leslie E. Corkum with the Western sideline of Public Highway No 647 (the said survey marker being set on a bearing of North Eleven degrees Three minutes and Thirty-five seconds East Four Hundred

Sixteen decimal Seven feet from a survey marker located at the Northeast corner of Lot C-1, conveyed by Myrtle and Leslie Corkum to James and Carolyn Selig);

Thence North Forty-nine degrees Thirty-three minutes Twenty-five seconds West along the Northeastern boundary of lands of Myrtle L. Corkum and Leslie E. Corkum Two Hundred Sixteen decimal One Two feet to a point;

Thence North Forty-nine degrees Thirty-three minutes Twenty-five seconds West along the Northeastern boundary of lands of Myrtle L. Corkum and Leslie E. Corkum Sixty-nine decimal Four feet to a survey marker set at the point of intersection of the Northeastern boundary line of lands of Myrtle L. Corkum and Leslie E. Corkum with the Southeastern boundary line of lands of Jean Helen Freeman;

Thence North Forty-nine degrees Fifty-two minutes Thirty seconds East along the Southeastern boundary line of lands of Jean Helen Freeman One Hundred Eighty-one decimal Five feet to a point set at the point of intersection of the Southeastern boundary line of lands of Jean Helen Freeman with the Western sideline of said Public Highway No. 647 (said point being located Fourteen decimal eight feet on a bearing of South Forty-nine degrees Fifty-two minutes Thirty seconds West from an iron pipe found within the Public Highway right of way) ;

Thence South Thirty-two degrees Thirty-six minutes Zero seconds East along the Western sideline of Public Highway No. 647, Ninety-three decimal Five feet to a point;

Thence following the Western sideline of said Public Highway No. 647, a distance of One Hundred Six feet, more or less, to a point (a tie line between the last two mentioned points being South Seventeen degrees Fifty-five minutes Twenty seconds East for One Hundred Three decimal Six Five feet);

Thence South Four degrees Fifty-one minutes Fifty seconds East along the Western sideline of said Public Highway No. 647, Twenty-four decimal Seven five feet to a point;

Thence South Three degrees Twenty-one minutes Zero Seconds West along the Western sideline of Public Highway No. 647, a distance of One Hundred decimal Two Seven feet to the place of beginning.

The above described lot consists of three separate lots, which belonged to the same persons and were used together since April 15, 1987 pursuant to Section 268A of the Municipal Government Act and therefore subdivision approval is not required.

This parcel is exempt from the requirement for subdivision approval under the Municipal Government Act because the parcel is a consolidation of three lots, pursuant to Section 268A of the Municipal Government Act.

Non-Enabling Documents

Doc Type	Doc No	Year	Type	Doc/Pgm	Registration System	Registered Date
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No Non Enabling Documents Found

Non-Enabling Plans

Doc Type	Doc No	Year	Type	Plan Name	Registered Date
----------	--------	------	------	-----------	-----------------

Plan	82019358	2005	RETRACEMENT PLAN	SURVEY LANDS OF ROY ALFRED FREEMAN AND JEAN HELEN FREEMAN AT LAKE CENTRE	May 24, 2005
------	-----------------	------	------------------	--	--------------

[View Plan](#)

AFR Bundles

Doc Type	Doc No	Year	Type	Rolling Reference	Registered Date
----------	--------	------	------	-------------------	-----------------

Non-Registered	142891	2005	AFR BUNDLE	HC483-13-313276681	Jun 14, 2005
----------------	---------------	------	------------	--------------------	--------------

Parcel Relationships

Related PID	Type of Relationship
-------------	----------------------

No Related PIDs Found

[Back to Results](#)

[Details View](#)

[Parcel Archive View](#)

[Map View](#)

This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#)

[General Problem](#)

[Municipal Tax Query](#)

Property Online version 2.0

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If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca

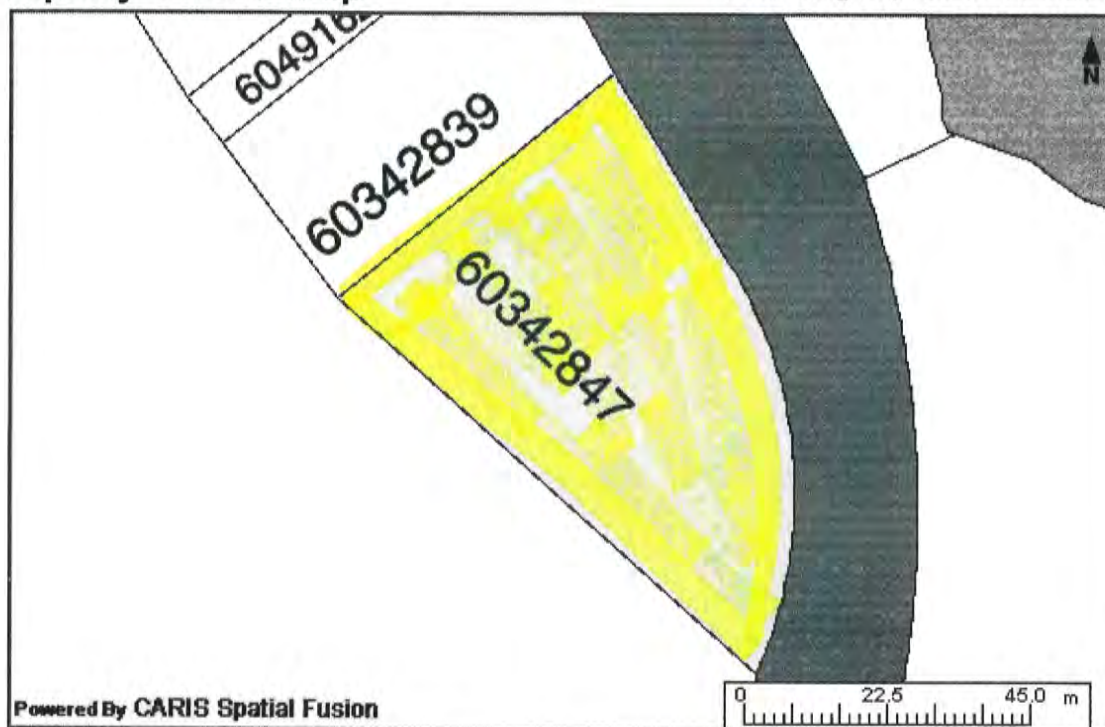
Please feel free to [Submit Problems](#) you find with the Property Online web site.

Compression: On



Property Online Map

Date: Aug 27, 2020 11:51:53 AM



PID:	60342847	Owner:	RENE JOSEPH BERNIER	AAN:	01604112
County:	LUNENBURG COUNTY		TAMARA PATRICIA DOWNS	Value:	\$128,300 (2020 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION	Address:	940 NEW CUMBERLAND ROAD LAKE CENTRE		

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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TAX SALE REPORTING LETTER

Tax Sale No. 35

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 9, 2020

Name: Heisler, Wilfred Lloyd and Heisler, Garnet Melbourne

Assessment Account No: 01971808

Property: PID 60208188 – 2625 Woodstock Road, Walden

Title: I have carried out title investigations on the subject property. The title is not land registered. There is some evidence that Wilfred Lloyd Heisler and Garnet Melbourne Heisler are the likely owners of the subject property. Wilfred Lloyd Heisler and Garnet Melbourne Heisler acquired the interest of their father, Lloyd Alton Heisler, via his will at Book 674, Page 1028 and recorded at the Lunenburg County Land Registration Office. Lloyd Alton Heisler's interest is referred to in a deed at Book 115, Page 42 as a reservation out of lands being conveyed from two (2) otherwise unrelated parties. It appears that Lloyd Alton Heisler may have only had a possessory interest and thus, title does not appear to be marketable. The subject property appears to abut the public highway.

Encumbrances: None

Marital Status: Unknown

Survey: There are no survey plans on file at the Lunenburg County Land Registration Office. There is also no recorded legal description either, so a survey is strongly advised.

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.

000718

"A" *MPA*
CPA

THIS IS THE LAST WILL, of me, LLOYD ALTON HEISLER, of Rous Island in the County of Lunenburg and Province of Nova Scotia.

1. I HEREBY REVOKE all Wills and testamentary dispositions of every nature or kind whatsoever by me heretofore made.
2. I APPOINT my son, WILFRED LLOYD HEISLER, and my son, GARNET MELBOURNE HEISLER, to be the EXECUTORS and TRUSTEES of this Will.
3. I DIRECT my Executors to pay my debts, funeral and testamentary expenses as soon as may be convenient after my death.
4. I GIVE AND BEQUEATH the sum of Two Thousand Dollars (\$2,000.00) to my son, WILFRED LLOYD HEISLER.
5. I GIVE AND BEQUEATH the sum of Two Thousand Dollars (\$2,000.00) to my son, GARNET MELBOURNE HEISLER.
6. I GIVE AND BEQUEATH the sum of Ten Thousand Dollars (\$10,000.00) to my daughter, FRANCES REDMOND, the wife of William Redmond, of the State of Virginia.
7. I GIVE, DEVISE AND BEQUEATH my camp with land surrounding it at Walden to my two sons, WILFRED LLOYD HEISLER and GARNET MELBOURNE HEISLER, equally, share and share alike.
8. I GIVE, DEVISE AND BEQUEATH all the rest, residue and remainder of my estate to JENNIE SCHOFIELD HEISLER, for her

File
1-9-79
1/1-2.H.

LUNENBURG COUNTY REGISTRY OF DEEDS		718	674	1028-1029
I certify that this document was registered as shown here.		Document #	Book	Pages
9 Joan Plunkett Registrar	02 12 1998	MM DD YYYY	8:53pm	Time

Page 2

use during her lifetime and UPON HER DEATH to my two sons,
WILFRED LLOYD HEISLER and GARNET MELBOURNE HEISLER, equally,
share and share alike.

IN TESTIMONY WHEREOF I have to this my Last Will, written
upon this and one preceding page of paper, subscribed my
name this 1st day of SEPTEMBER, 1979.

Signed by the Testator,
LLOYD ALTON HEISLER,
in our presence and then
by us in his.

Lloyd (his) Alton Heisler
LLOYD ALTON HEISLER

Name VP/ JOccupation LumberAddress Home Bldg. N.S.Name Margaret J. HeislerOccupation Public H.R.Address Madison Bay Rd.

IN THE COURT OF PROBATE
COUNTY OF LUNENBURG SS

OFFICE OF REGISTRY

I certify that the foregoing is a true and correct copy of the Original Will
of Lloyd Alton Heisler therein named deceased, which said Will was duly
proved and was thereupon admitted to Probate on the 11th day of February, A.D.
1998. Date of Death: 13th day of December, A.D., 1998
Estate No. 12,021

Lunenburg, N.S.
11th February, A.D., 1998

Clare J. Leane
Acting Registrar of Probate

NO. 55. DEED.
DAIL F. MILLETT
to
EDWARD TURNER ET AL.
Reg. 2.57 P. M. July 27th,
1950, on the certified oath
of a witness.

THIS INDENTURE made the 14th day of July in the year of our Lord One Thousand Nine Hundred and Fifty BETWEEN DAIL F. MILLETT of Mahone Bay in the County of Lunenburg, Province of Nova Scotia hereinafter called the Grantor of the one Part, and EDWARD TURNER and GEORGE MEISTER both of New Ross in the County of Lunenburg, Province of Nova Scotia hereinafter called the Grantees of the other Part WITNESSETH, that the said Grantor for and in consideration of the sum of one dollar of lawful money of the Dominion of Canada to the said Grantor in hand well and truly paid by the said Grantees at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Grantees, their heirs and assigns ALL that certain place or parcel of land situate, lying and being in Woodstock in the County of Lunenburg, being part of three hundred acre lot, Number 11, Letter "A" in the Third Division and bounded on the East by land formerly of Frederick Ham, on the North by land formerly of John Ernst, and on the South and West by land of the heirs of the late James Ernst and containing one hundred acres more or less and being the same lands as conveyed to Austin Wynnot by Samuel Weinacht and wife by deed dated the 1st day of July 1916 and recorded in the office of the Registry of Deeds at Bridgewater in Book 81, page 341, number 256. Saving excepting and reserving therefrom a small portion of land consisting of five feet around a small bungalow on the herein granted lands and occupied by one Lloyd Heisler. Being the same property Deeded to Oliver Ward Millett by J. Ernst & Sons Limited, dated March 27th, 1935 and recorded January 15th, A. D. 1936 in Book 102, Page 236, under number 341 and Willed to the Grantor by the Last Will and Testament of Oliver Ward Millett dated April 10th, 1948, 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 Grantees, their Heirs and Assigns to them and their their sole use, benefit and behoof forever. And the said Grantor for himself, his Heirs, Executors and Administrators does hereby covenant, promise and agree to and with the said Grantees, their Heirs and Assigns, in manner following that is to say: That it shall be lawful for the said Grantees, their 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 Grantor or any person or persons whatsoever, 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 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 as to be, and that the same are free from encumbrances. And lastly that the said Grantor, his Heirs, the said Land and Premises and every part thereof, unto the said Grantees, their Heirs and 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.

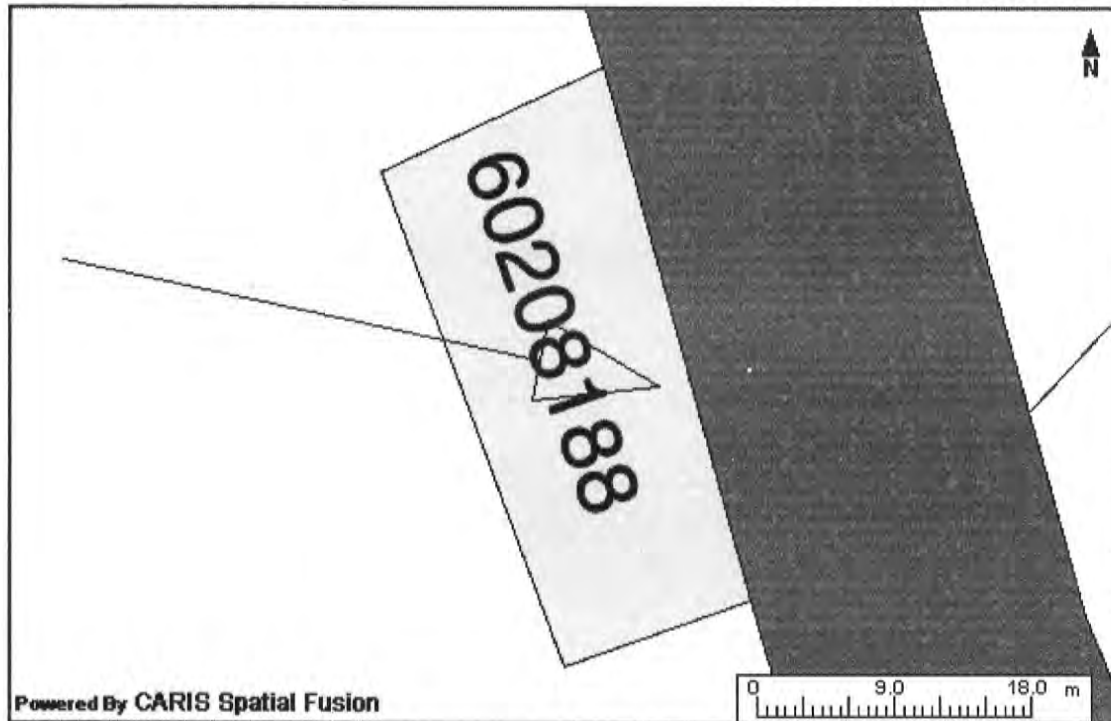
SIGNED, SEALED and DELIVERED
in the presence of:
(Sgd.) W. S. Barkhouse
PROVINCE OF NOVA SCOTIA,
COUNTY OF LUNENBURG SS)

(Sgd.) Dail F. Millett (S)
On this 14th day of July A.D. 1950 before me, the subscriber, personally came and appeared W. S. Barkhouse a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Dail F. Millett the party thereto, signed, sealed and delivered the same in his presence.

(Sgd.) R. Clifford Levy
A Commissioner of the Supreme Court of Nova Scotia.

NO. 56. DEED.
ETHEL A. WILE
to
EDWARD H. CORKUM,
Reg. 1.50 P. M. August 1st,
1950, on the certified oath
of a witness.

THIS INDENTURE made the 29th day of July in the year of Our Lord One Thousand Nine Hundred and Fifty, BETWEEN ETHEL A. WILE of the Town of Bridgewater, in the County of Lunenburg, and Province of Nova Scotia, married woman, wife of Harold Wile, hereinafter called the "Grantor" of The One Part, and EDWARD H. CORKUM of the Town of Bridgewater, aforesaid, Labourer, hereinafter called the "Grantee" Of The Other Part, WHEREAS by Indenture bearing date the 9th day of February, A.D. 1950 and recorded in the Registry of Deeds at Bridgewater aforesaid in Book 113 at page 593 under number 948, the said Grantor did endeavour to convey unto the said Grantee in fee simple the lands and premises herein-after particularly described: AND WHEREAS a defect occurred in the description in the said Indenture contained whereby one bound was omitted, AND WHEREAS the said Grantor has agreed to execute These Presents for the purpose of rectifying the said error, NOW THEREFORE THIS INDENTURE WITNESSETH that 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 enrolling and delivery of These Presents, the receipt whereof is hereby acknowledged, the said Grantor 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 Grantee his heirs and assigns, ALL and singular that certain place, parcel or tract of land and premises, situate, lying and being in the Town of Bridgewater, in the County of Lunenburg and Province of Nova Scotia, being more particularly bounded and described as follows:- Beginning at the point at which the Northern line of Eva V. Colp's property (as established after the conveyance by Ethel A. Wile to Eva V. Colp of a triangular lot, with a base of 11 feet on its western end, in exchange for a triangular lot conveyed by Eva V. Colp to Ethel A. Wile with a frontage of 11 feet on Pleasant Street as defined in the year 1948) intersects said Pleasant Street Extension; thence along the line thus established South 69 degrees 30 minutes West (Magnet 1950) for 120 feet more or less to an iron bolt marking the Northwestern corner of property of Eva V. Colp; thence along the back line of properties of Murray Keddy and Eva V. Colp produced in a straight line northerly a distance of 90 feet to an iron bolt; thence parallel with said established line between properties of Ethel A. Wile and Eva V. Colp North 69 degrees 30 minutes East 106 feet to an iron bolt on the Western side line of Pleasant Street Extension; thence Southerly along the said Western side line of Pleasant Street Extension a distance of 90 feet to the place of beginning. Also that lot lying between the lands hereinbefore described and the top of the bank of the brook bounded Easterly by Pleasant Street Extension, Westerly by the West line of the first described lot produced in a straight line to the top of the bank reserving to Ethel A. Wile her heirs and assigns the use of the same so long as she or they retain ownership of land on the Eastern side of Pleasant Street Extension as

**Property Online Map**Date: **Sep 9, 2020 11:59:25 AM**

PID:	60208188	Owner:	WILFRED LLOYD HEISLER	AAN:	01971808
County:	LUNENBURG COUNTY		GARNET MELBOURNE HEISLER	Value:	\$3,700 (2020 RESIDENTIAL TAXABLE)
LR Status:	NOT LAND REGISTRATION	Address:	2625 WOODSTOCK ROAD WALDEN		

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 2.0

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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

Nathan Hughes, NSLS, P. Eng.



December 7, 2020

Memo

Re: Tax Posting - 35 - 2020, Wilfred & Garnet Heisler, 2625 Woodstock Road, Walden

Joanne,

My same report from Tax Posting No. 33-2019 applies.

Judy
for Lester

LWB/jem
encl.

**Berrigan Surveys Limited****Nova Scotia Land Surveyors**

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

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

Lester W. Berrigan, QP-2, Consultant

Nathan Hughes, NSLS, P. Eng.

01971808

November 26, 2019

Memo**Re: Tax Posting - 33 - 2019, Wilfred & Garnet Heisler, 2625 Woodstock Road, Walden**

Joanne,

There was a former hunting camp on this lot, but is now burned down.

We posted the actual floor of the former camp, as the boundary is only 5 feet from the former camp.

A handwritten signature in cursive script, appearing to read "Lester".

for Lester

L.WB/jem
encl.

TAX SALE REPORTING LETTER

Tax Sale No. 40

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 10, 2020

Name: Hunt, Raymond Charles and Hunt, Shirley Rose

Assessment Account No: 02111586

Property: PID 60215134, Madashak Road, New Cornwall

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Raymond Charles Hunt and Shirley Rose Hunt are the owners of the subject property. Raymond Charles Hunt and Shirley Rose Hunt acquired title (joint tenants) via deed registered in Book 247, Page 40 and recorded at the Lunenburg County Land Registration Office. The subject lot does not appear to abut the public highway. The deed description references the benefit of an easement/right of way to the public highway and the burden of restrictive covenants. We have not searched the title, extent, or usage of any easements or covenants. The paper title appears marketable.

Encumbrances: None

Marital Status: Unknown

Survey: There is a plan on file as Plan P-2016 (as lot 30) at the Lunenburg County Land Registration Office. The plan and description 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.

TAX SALE REPORTING LETTER

Tax Sale No.

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date:

Name: Raymond Charles Hunt & Shirley Rose Hunt

Assessment Account No: 02111588

Property: P10 60215734 - Madastah Road - New Cornwall

Title: carried out... not LR. is evidence that Raymond Charles Hunt & Shirley Rose Hunt are owners... RCH + SRH acquired title (as j.t.) via deed @ 247/90 @ LCLRo. Property does not appear to abut public hwy. The deed description reference the benefit of an ^{easement} right of way to the public hwy and the burden of restrictive covenants. We have not searched the title, ~~extent~~ or usage of any easement or covenants. Paper title appears marketable.

Marital Status:

unknown

Survey:

Yes Plan 201 P-2016 (as lot 30). Plan + desc generally conform to modern stds.

Property Mapping:

available / attached

****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.

2.5 hrs

+ desc

DEED

De H 9036

247/40

No.	10
Recd.	9:30 A.M.
13 day of	Dec. 1977

THIS INDENTURE made this *1st*
 day of *December* A.D. 1977.

BETWEEN:

NORFOLK CORPORATION LIMITED, a body
 Corporate, with its head office at
 New Ross, County of Lunenburg,
 Province of Nova Scotia
 hereinafter called the "GRANTOR"

OF THE ONE PART

-and-

RAYMOND CHARLES HUNT and SHIRLEY
ROSE HUNT, of Halifax, County of
 Halifax, Province of Nova Scotia,
 as JOINT TENANTS and not as TENANTS
 IN COMMON,

hereinafter called the "GRANTEE"

OF THE OTHER PART

WITNESSETH that in consideration of the sum of
 One-----Dollars (\$1.00) and
 other good and valuable consideration.

The Grantor hereby conveys to the Grantee the lands
 described in the schedule marked "A" hereto annexed subject to
 the stipulations, restrictions and provisions set forth in
 Schedule "B" which the Grantee(s) agree to observe, as JOINT
 TENANTS AND NOT AS TENANTS IN COMMON.

THE GRANTOR

covenants 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.

The Grantee covenants with the Grantor and with the owner or owners from time to time of all other lots in the Lake Mushamush Cottage Development that the Grantee will observe the stipulations, restrictions and provisions set out in Schedule "B" hereto annexed.

IN WITNESS WHEREOF the Parties hereto have properly executed These Presents the day and year first above written.

(Corporate Seal)

SIGNED, SEALED AND DELIVERED

In the presence of

In the presence of
Bary R. Armstrong

D. L. Routh

NORFOLK CORPORATION LIMITED

Per:

Per:

Shirley L. Hunt

PROVINCE OF NOVA SCOTIA)
COUNTY OF SS)

~~ON THIS day of A.D., 197 .~~

~~before me, the subscriber personally came and appeared
 , a subscribing witness to the
foregoing Indenture, who having been by me duly sworn, made oath
and said that NORFOLK CORPORATION LIMITED-----One of the parties
thereto caused the same to be executed in its name and on its
behalf and its corporate seal to be thereunto affixed by its
proper officers in h presence.~~

A Commissioner of the
Supreme Court of Nova Scotia

PROVINCE OF NOVA SCOTIA)
COUNTY OF *Halifax* SS)

ON THIS *14th* day of *November*, A.D., 1977,

before me, the subscriber personally came and appeared

Gary R. Armsworthy, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that NORFOLK CORPORATION LIMITED one of the parties thereto caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers in his presence.

Douglas L. Routledge
A Commissioner of the Supreme
Court of Nova Scotia.

DOUGLAS L. ROUTLEDGE
A Commissioner of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA)
COUNTY OF *Halifax* SS)

ON THIS *14th* day of *November*, A.D. 1977,

before me, the subscriber personally came and appeared

Douglas L. Routledge, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that *Raymond Charles Hunt and Shirley Rose Hunt* two of the parties thereto, signed, sealed and delivered the same in his presence.

Gary R. Armsworthy
A Commissioner of the Supreme
Court of Nova Scotia.
Gary R. Armsworthy

SCHEDULE "A"
LAKE MUSHAMUSH COTTAGE DEVELOPMENT
LOT NUMBER THIRTY



ALL that lot of land being Lot number Thirty as shown on a plan of subdivision of Lake Mushamush Cottage Development adjoining Little Mushamush Lake, in the District of Middle Cornwall, Lunenburg County, Province of Nova Scotia, Drawn by A & E Turner & Associates, N.S.L.S. dated September 8th, 1976, being Plan P2016 as Registered in the Registry of Deeds at Bridgewater, more particularly described as follows:-

BEGINNING at a point on the Madashack Road being the northeastern corner of Lot number 29;

THENCE south twenty-five degrees ten minutes west (S 25° 10' W) for a distance of three hundred twenty-two point twenty-two feet (322.22') to a point;

THENCE north sixty-seven degrees twenty-six minutes east (N 67° 26' E) for a distance of two hundred thirty-five point sixty-one feet (235.61') to a point;

THENCE north three degrees thirty-four minutes fifty seconds east (N 03° 34' 50" E) for a distance of one hundred eighty-four point thirty-four feet (184.34') to the Madashack Road;

THENCE continuing along the Madashack Road for a distance of ninety-five point seventy-eight feet (95.78') on an arc, as shown on the said plan, to the place of beginning.

TOGETHER WITH a licence to the Grantees, their heirs, executors, administrators and assigns to use the areas shown as open space and the two unmarked islands, and a right-of-way over the roadways all as shown on the aforementioned plan, which licence shall continue in existence until the formation of a proposed Lot Owner's Association in pursuance to the Provisions of the Restrictive Covenants contained in Schedule "B" hereto annexed.

SCHEDULE "B"

1. No part of the lands hereby conveyed shall be used for the purpose of any profession, trade, employment service, manufacture, storage or business of any description, nor as a school, hospital or other charitable institution nor for any sport (other than such games as are usually played in connection with the occupation of a private residence), nor for any other purpose than a private dwelling for the use of one family only to each dwelling unit; nor shall anything be done or permitted upon any of the said lands or buildings erected or to be erected thereon which shall be a nuisance to the occupants or other occupants of any neighbouring lands or buildings.
2. Any dwelling constructed on a lot must:
 - (a) have a minimum of five hundred square feet of living space, not including a car port or garage;
 - (b) have a minimum set back of twenty-five feet from the front lot line and a minimum side yard clearance of fifteen feet and a minimum rear yard clearance of twenty-five feet, provided that in the case of lake front lots, there shall be a minimum setback from the shore of fifty feet;
 - (c) have only one dwelling per lot and that said dwelling is not to exceed thirty-three per cent of the square footage of the entire lot; and
 - (d) meet all regulations of the municipality and/or county and province relating to the location and construction/placing of a dwelling unit on the lot.
3. No signs, billboards, notices or other advertising matter of any kind (except signs of the size and type ordinarily employed by real estate brokers in the area offering the said lands or building thereon for sale or rent) shall be placed on any part of the said lands or upon or in any buildings or on any fence, tree or other structure on the said lands. No living tree of more than six inches in diameter at the stump shall be cut down, destroyed or removed at any time, nor shall any soil, sand or gravel be removed from the lands herein conveyed except for the purposes of and in the course of erecting or placing a dwelling unit on the lot.
4. No cattle, hogs, sheep, poultry or other stocks of animals, serpents, reptiles, or fish other than household pets normally permitted in private homes in urban residential areas shall be kept upon the said lands. No breeding of pets for sale shall be carried on upon the said lands, and no more than two animals, serpents, poultry, reptiles or fish of one variety or species shall be maintained on the lands at any one time.
5. No building waste, or other material of any kind shall be dumped or stored on the lands except clean earth for the purposes of levelling in connection with erection of a building thereon or the immediate improvement of the grounds.
6. The Purchaser (or the Grantee) shall execute any grant or grants of any public utility, water supply, electrical power or municipal easement that may be required by the agency authorized by statute or the Vendor (or the Grantor) to provide electric energy and/or water supply to the area in which the land is located.
7. The Purchaser (or Grantee) agrees to join and become a member of lot owners' association to be formed amongst all the lot owners in the subdivision and to abide by all the rules and by-laws established by the association.
8. The Seller (or Grantor) hereby agrees to convey to the afore-said lot owners' association all the roads and green areas set out on the plan of subdivision at such time as 50% of the lots in the subdivision are sold.
9. The Seller (or Grantor) agrees to remain responsible for the maintenance of all roads as set out on the plan of the subdivision until 50% of the lots are sold and thereafter agrees to maintain said roads for a period of three years at a fee to be determined between the Grantor and the lot owners' association.





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Back to Search Results

Map Actions

- ☒ Point Select
- ☐ Pan
- ☐ Zoom In
- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

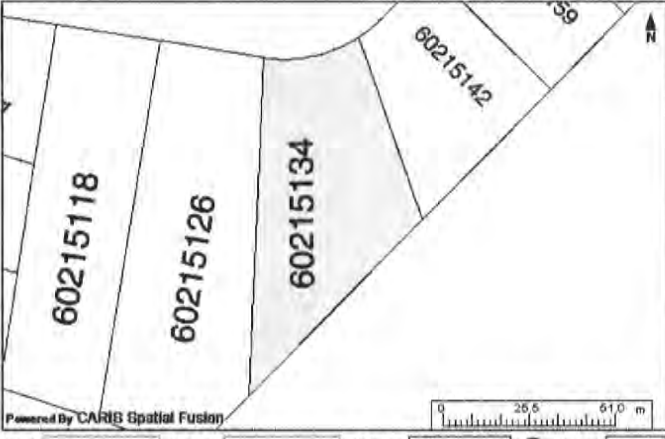
Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map



Powered By CARIS Spatial Fusion

Lat:
Long:
Scale:
Zoom:

Location:

1 Property found

PID: **60215134** Details

AAN: **02111586**

Value: \$12,800 (2020 RESIDENTIAL TAXABLE)

Address: MADASHAK ROAD
MIDDLE NEW CORNWALL
LOT 30

County: LUNENBURG COUNTY

Owner: RAYMOND C HUNT
SHIRLEY R HUNT

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.

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 Compression: Off

TAX SALE REPORTING LETTER

Tax Sale No. 45

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 31, 2020

Name: Corrigan, John

Assessment Account No: 02388839

Property: PID 60353034 – 4022 Highway 331, Dublin Shore

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that John Corrigan is the registered interest holder (owner) of the subject property. John Corrigan acquired title via deed registered under Document No. 86909634 at the Lunenburg County Land Registration Office. The property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances:

None

Marital Status: Unknown

Survey: There is a plan on file under Plan 11,533 at the Lunenburg County Land Registration Office that graphically depicts the subject lot, but it is not a survey of the subject lot. The deed 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 24

Request to Revise the Registration and Certificate of Legal Effect

Land Registration Act, S.N.S. 2001, c.6, subsection 18(13)

Land Registration Administration Regulations, subsections 8(1), 8(2), 14(2), 15(2) and 17(4)

Registration district: Lunenburg County

Registrant user number: 3936

Submitter's name/firm: Erica Green/Power, Dempsey, Cooper, Leefe & Reddy

In the matter of Parcel Identification Number (PID)

60353034

Take notice that the transferee hereby requests a revision of the registration of the above-noted parcel(s), as set out below.

I hereby certify that:

- The legal description of the parcel contained, or referred to, in the attached document is identical to the legal description contained in the parcel register for the property.
- The following registered interests are changed in the parcel's registration (insert N/A if not applicable):

Instrument type/code	Deed
Expiry date (if applicable)	n/a
Interest holder and type to be removed (if applicable)	Knox Presbyterian Church - fee simple
Interest holder and type to be added (if applicable) Note: include qualifier (e.g. estate of, executor, trustee, personal representative) if applicable	John Corrigan - fee simple
Mailing address of interest holder added (if applicable)	62 Donwoods Drive Toronto, Ontario M4N 2G5
Manner of tenure (if applicable)	N/A
Description of mixture of tenants in common and joint tenancy (if applicable)	n/a
Access type to be removed (if applicable)	n/a
Access type to be added (if applicable)	n/a
Non-resident (to eligible lawyer's information and belief) (Yes/No?)	no
Reference to related instrument in names-based roll/parcel register (if applicable)	n/a

Paragraphs 3-9 omitted.

- It is appropriate to revise the parcel registration for the indicated PIDs as certified in this request.

Certified at Bridgewater, in the County of Lunenburg, Province of Nova Scotia, this 19th day of December, 2006.

LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this document was registered as shown below.
Joan Plumbait, Registrar

86909364 LR ☒ ROD ☐
Document #
DEC 21 2006
MM DD YYYY
10:22
Time

Signature of interest holder/agent

Name: Erica Green

Address: 84 Dufferin Street, Bridgewater, NS

B4V 2G3

Phone: 543-7815

Email: erica@lawpower.ca

Fax: 543-3196

Page -1-

Effective May 16, 2005

THIS TRUSTEES' DEED made this 11 day of Dec., A.D., 2006.

BETWEEN:

OLA MYRTICE HIRTLE of Dublin Shore, in the County of Lunenburg and Province of Nova Scotia, **WAYNE DAWSON MOSHER** of Dublin Shore, in the County of Lunenburg and Province of Nova Scotia and **DARLENE MAE HAUGHN** of Pleasantville, in the County of Lunenburg and Province of Nova Scotia, being the Trustees of Knox Presbyterian Church;

(hereinafter called the "Grantor")

OF THE ONE PART

- and -

JOHN CORRIGAN of Toronto, in the Province of Ontario;

(hereinafter called the "Grantee")

OF THE OTHER PART

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor conveys to the Grantee the lands described in Schedule "A" hereto annexed;

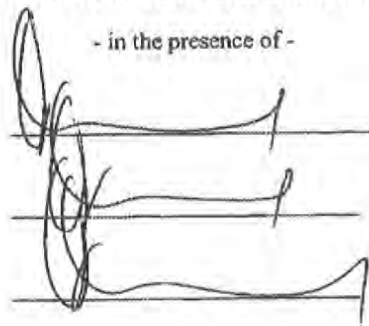
AND the Grantor covenants with the Grantee that they have done no act to encumber the lands conveyed in Schedule "A" attached hereto.

IN THIS TRUSTEES' DEED the singular includes the plural and the masculine includes the feminine and neuter genders, with the intent that this Trustees' Deed shall be read with all appropriate changes of number and gender required of the context.

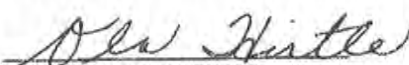
IN WITNESS WHEREOF the Grantors have signed and sealed this indenture on the day and year first above written.

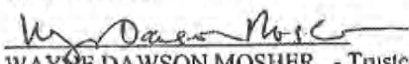
SIGNED, SEALED AND DELIVERED)

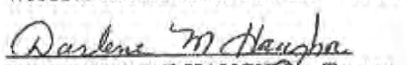
- in the presence of -)

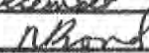


) KNOX PRESBYTERIAN CHURCH

) PER: 
OLA MYRTICE HIRTLE - Trustee

) PER: 
WAYNE DAWSON MOSHER - Trustee

) PER: 
DARLENE MAE HAUGHN - Trustee

CERTIFICATE OF REGISTRAR
I hereby certify that the deed transfer tax on this deed
has been paid on this 21st day of
December 2006

Registrar of Deeds Lunenburg County

AFFIDAVIT OF SPOUSAL STATUS

CANADA
 PROVINCE OF NOVA SCOTIA
 COUNTY OF LUNenburg

I, Ola Myrtice Hirtle, of Dublin Shore, in the County of Lunenburg and Province of Nova Scotia make oath and swear that:

1. I am the one of the Trustees of Knox Presbyterian Church (the "Church") and as such have personal knowledge of the matters herein deposed to.
2. I acknowledge that I executed the foregoing instrument on behalf of the Church.
3. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S., 1989, c.392, for the purpose of registering the instrument.
4. For the purposes of this Affidavit, "spouse" means either of a man or a woman who:
 - A.
 - i. are married to each other;
 - ii. are married to each other by a marriage that is voidable and has not been voided by a judgment of nullity;
 - iii. 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
 - B. For the purpose of this Affidavit "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. For the purposes of this Affidavit, "Matrimonial Home" means a dwelling or real property occupied by a person and that person's spouse as a family residence.
6. The no person is entitled to occupy the lands herein described as a Matrimonial Home and that the lands described in the within Indenture have not been occupied by any person as a Matrimonial Home.

SWORN To at ^{Halifax} ~~Lunenburg~~, in the
 County of Lunenburg and Province of
 Nova Scotia this 11 day of
Dec, 2006

A _____ OF THE SUPREME
 COURT OF NOVA SCOTIA

David K. Macdonald
 A BARRISTER OF THE
 SUPREME COURT OF NOVA SCOTIA

Ola M. Hirtle
 OLA MYRTICE HIRTLE

AFFIDAVIT OF EXECUTION

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNENBURG

ON this 12 day of Dec., 2006 before me, the subscriber personally came and appeared DAROK MACDONALD, a subscribing witness to the foregoing indenture, who having been by me duly sworn, made oath and said that OLA MYRTICE HIRTLE, WAYNE DAWSON MOSHER and DARLENE MAE HAUGHN, Trustees of Knox Presbyterian Church, therein named, duly executed the same in his presence.

Pamela Barron
A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA

PAMELA BARRON
A Commissioner of the
Supreme Court of Nova Scotia

SCHEDULE "A"

2006-10-31 13:48:35

PDCA: NOTIFICATION OF APPROVAL

This is to confirm that we have approved a Parcel Description Certification Application for the following parcel:
60353034

The Type of Application is EXISTING PARCEL.

The Application Number is 185861.

The User Supplied Reference is KNOXPRES_60353034

Parcel Description:

PID 60353034

All that lot at Dublin Shore, Lunenburg County, Nova Scotia lying on the North side of Public Highway Number 331 shown on a Plan of Survey by Robert C. Becker, N.S.L.S., filed as Plan #11533 at Bridgewater Registry of Deeds Office as "Trustees of Knox Presbyterian Church" and "Church Hall" bounded and abutted as follows:

Bounded on the Northwest by lands now or formerly of Gregory R. Nauss, the boundary line being shown on the Plan as South 30 degrees 36 minutes 20 seconds West, a distance of 151.79 feet more or less.

Bounded on the Northeast by lands now or formerly of Becky L. Cirillo and Brenda J. Koepke;

Bounded on the South by the Northerly limit of Public Highway 331;

The parcel was created by a subdivision that predates subdivision control or planning legislation or bylaws in the municipality and therefore no subdivision approval was required for creation of this parcel.

LUNENBURG COUNTY Land Registration Office


[Search](#) [Provincial Map](#) [Bulletin Board](#) [Help](#)

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	60353034	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	31235.0 SQUARE FEET	Parcel Access	PUBLIC	Manag. Unit	MU1204
Lot		Created	Sep 13, 1994 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNenburg	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Nov 21, 2006 02:49:52PM		

Location	County	Primary Location	Source
4022 HIGHWAY 331 DUBLIN SHORE	LUNenburg COUNTY	YES	Assigned by Municipality

Comments
MAP:0544250064350

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
02388839	\$49,500 (2020 COMMERCIAL TAXABLE)	020	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
JOHN CONROGAN	FREE SHARE	62 BOWWOODS DRIVE TORONTO ON CA M4R 2G5	DEED	2004	86999364 View Doc		Dec 21, 2008	Yes

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Parcel Description

PID 60353034

All that lot at Dublin Shore, Lunenburg County, Nova Scotia lying on the North side of Public Highway Number 331 shown on a Plan of Survey by Robert C. Becker, N.S.L.S., filed as Plan #11533 at Bridgewater Registry of Deeds Office as "Trustees of Knox Presbyterian Church" and "Church Hall" bounded and abuted as follows:

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Bounded on the Northeast by lands now or formerly of Becky L. Cirillo and Brenda J. Koopke;

Bounded on the South by the Northerly limit of Public Highway 331.

The parcel was created by a subdivision that predates subdivision control or planning legislation or bylaws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
No Non-Enabling Documents Found						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
No Non-Enabling Plans Found						

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests (*Land Registration Act* subsection 20(1)).

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel (*Land Registration Act* subsection 21(1)).



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Comments: Off

**Property Online Map**Date: **Aug 27, 2020 11:58:35 AM**

PID: 60353034 Owner: JOHN CORRIGAN AAN: 02388839
County: LUNENBURG COUNTY Address: 4022 HIGHWAY 331 Value: \$49,500 (2020 COMMERCIAL TAXABLE)
LR Status: LAND REGISTRATION DUBLIN SHORE

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 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 46

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 9, 2020

Name: Dubeau, Joyce and Pettipas, Mae

Assessment Account No: 02388936

Property: PID 60248374 – 597 Oakhill Road, Oakhill

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Joyce Dubeau and Mae Pettipas would be the likely owners of the subject property. Joyce Dubeau acquired a purported ½ interest in the subject lands via deed at Document No. 91625609 and recorded at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The said deed contains a number of recitals regarding intestate estates and Mae Pettipas' likely ½ interest, but also refers to Mae Pettipas' whereabouts being unknown, which means she may be deceased. As such, the title is simply not marketable.

Encumbrances: None

Marital Status: Unknown for both assessed owners.

Survey: There are no survey plans on file at the Lunenburg County Land Registration Office. The 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.

THIS QUIT CLAIM DEED

made this 4th day of September, 2007,

BETWEEN;

HELEN MARIE HILL of Louisdale in the County of Richmond and Province of Nova Scotia, being an heir-at-law of Rosie Idella Pettipas, late of Oakhill in the County of Lunenburg and Province of Nova Scotia

being the Owner of the lands described in Schedule "A" herein and

(hereinafter called the GRANTOR)

- and -

JOYCE DUBEAU of Mahone Bay in the County of Lunenburg and Province of Nova Scotia

(hereinafter called the GRANTEE)

WHEREAS the lands described in Schedule "A" hereto were conveyed to Rosie Idella Pettipas and Basil Eugene Eichel as Joint Tenants, by Deed dated November 9, 1995 and recorded in the Registry of Deeds at Bridgewater, Nova Scotia on November 9, 1995 in Book 600 at Page 596 under No. 5872; and

WHEREAS Basil Eugene Eichel died on December 13, 1998; and

WHEREAS Rosella (Rosie) Idella Pettipas died on March 20, 2001, as shown by the Certification attached hereto as Schedule "B"; and

WHEREAS Rosella (Rosie) Idella Pettipas died intestate; and

WHEREAS Rosie Idella Pettipas was unmarried at the time of her death, having been predeceased by her husband Willard Pettipas, approximately thirty-five years ago; and

WHEREAS Rosie Idella Pettipas had two children, Helen Marie Hill, the Grantor, and Mae Pettipas, whose whereabouts have been unknown to the Grantor for more than fifteen years; and

WHEREAS the Grantor wishes to give her undivided one-half interest in the lands described in Schedule "A" to the Grantee;

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

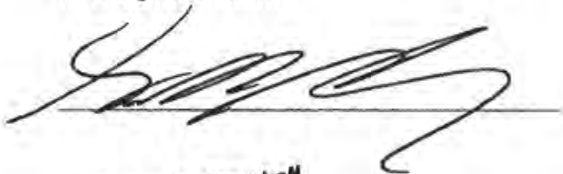
THE GRANTOR hereby Quits Claim and releases to the Grantee the lands described in Schedule "A" to this Quit Claim Deed and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

IN THIS QUIT CLAIM DEED the singular includes the plural and the masculine includes the feminine, with the intent that this **QUIT CLAIM DEED** shall be read with all appropriate changes of number and gender.

IN WITNESS WHEREOF the GRANTOR has hereunto her hand and seal set and affixed, the day and year first above written.

SIGNED, SEALED AND DELIVERED)

in the presence of)



Gerald M. Campbell
Justice of the Peace
& Commissioner of The
Supreme Court of Nova Scotia


HELEN MARIE HILL



AFFIDAVIT OF STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I, Helen Marie Hill, of Louisdale in the County of Richmond and Province of Nova Scotia make oath and say as follows:

1. That I acknowledge that I have executed the foregoing Instrument under seal on the date of this Affidavit and that I am of the full age of nineteen (19) years.
2. That this acknowledgement is made pursuant to s. 31 (a) of the Registry Act, R.S.N.S., 1989, c.392 or s.79(1)(a) of the Land Registration Act, as the case may be, for the purpose of registering the instrument.
3. That I am now, and intend to be at the date of closing, a resident of Canada within the meaning of the *Income Tax Act (Canada)*.
4. That for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating within the preceding year.
 - (iv) an individual who is party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* (Nova Scotia) but does not include a former domestic partner.
5. That as of the date hereof, I am not a spouse and I have no former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or former spouse with rights under the *Matrimonial Property Act*.

I, ~~Gerald Campbell~~ certify that on this date the deponent came before me, made oath, and swore the foregoing Affidavit. I further certify that the deponent executed the instrument in my presence and that I signed the instrument as witness to such execution.

3 SEPTEMBER

CERTIFIED this 4 day of August, 2007.

RIVER
LOUISDALE

SWORN TO SEVERALLY AT)
~~Bridgewater in the County of Lunenburg~~)
and Province of Nova Scotia)
this 4 day of August SEPTEMBER)
A.D. 2007 BEFORE ME:)

A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA)

Helen Marie Hill
HELEN MARIE HILL

Gerald M. Campbell
Justice of the Peace
& Commissioner of The
Supreme Court of Nova Scotia

SCHEDULE "A"

ALL the following lot, piece or parcel of land situate, lying and being at Oak Hill, in the County of Lunenburg, bounded and described as follows:

BEGINNING on the Southwest margin of the road leading from Ernst's Corner to Dayspring and on the Northwestern line of lands now or formerly of Gordon Faulkenham;

THENCE running Southwestwardly along the said line of lands now or formerly of Gordon Faulkenham for a distance of ten (10) rods;

THENCE Northwestwardly in a course parallel with the said road from Ernst's Corner to Dayspring for a distance of eight (8) rods;

THENCE running Northeastwardly in a course parallel with the said line of lands now or formerly of Gordon Faulkenham for a distance of ten (10) rods to the Southwestern margin of the said road from Ernst's Corner to Dayspring;

THENCE running Southeastwardly along the said road for a distance of eight (8) rods to the place of beginning.

BEING AND INTENDED TO BE the same lands as were conveyed by Titus Rodenhizer to Everett Knox and Rosie Corkum as Joint Tenants and not as Tenants in Common by Deed dated July 6, 1950, and recorded at the Registry of Deeds Office at Bridgewater, Nova Scotia, on July 6, 1950, in Book 114, at Page 267, under Number 405.

RIP Knox

Everett Knox died on November 21, 1978.

R.A. Corkum Funeral Home Ltd.

Wileville, N.S.



Robert A. Corkum • Krista E. Corkum
 Embalmers & Funeral Directors

PROOF OF DEATH CERTIFICATION

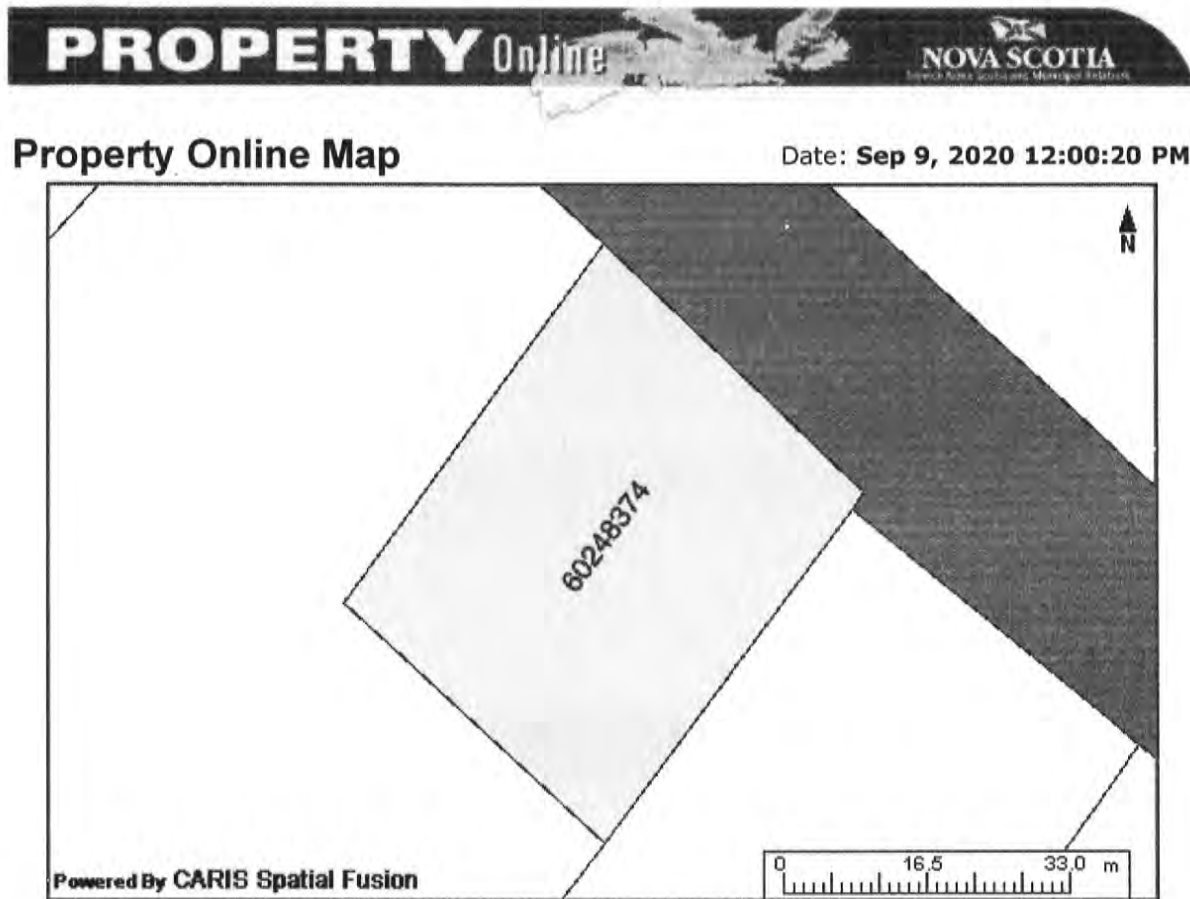
Name of Deceased : Mrs. Rosella Idella Florella Pettipas
 Residence : Oakhill, RR 7 Bridgewater
 : , Nova Scotia
 : B4V 3J5
 Location of Death: : Harbour View Haven Home For Special Care
 : Lunenburg
 Social Ins. Number: : 127996635
 Health Card Number : 0008782864
 Date of Birth: : October 14, 1911
 Place of Birth: : NewCumberland, Nova Scotia, Canada
 Date of Death: : March 20, 2001
 Person in Charge : Joyce DuBeau
 Address: : RR 7 Bridgewater
 : Oakhill, Nova Scotia
 : B4V 3J5
 Relationship: : Great Niece
 : (902) 543-0159
 Physician : Dr. John T. Jenkins
 Date of Burial : March 23, 2001
 Place of Burial : Hillside Cemetery
 : Branch LaHave

Dated at Bridgewater Nova Scotia March 20, 2001

Funeral Director

Dealer for Nelson Monuments

Mailing Address: 48 DesBrisay Dr., Bridgewater, Nova Scotia B4V 3H6 Telephone (902) 543-3333 Fax (902) 543-2687



PID: 60248374	Owner: JOYCE DUBEAU	AAN: 02388936
County: LUNENBURG COUNTY	MAE PETTIPAS	Value: \$33,500 (2020 RESIDENTIAL TAXABLE)
LR Status: NOT LAND REGISTRATION	Address: 597 OAKHILL ROAD	
	OAKHILL	

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Property Online version 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 49

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 10, 2020

Name: Langille, Evelyn Mae and Langille, Robert Hibbert

Assessment Account No: 02443511

Property: PID 60332442 – Big Tancook Island Road, Big Tancook Island

Title: I have carried out title investigations on the subject property. The title is not land registered. There is some evidence that Evelyn Mae Langille and Robert Hibbert Langille are the owners (as tenants in common) of the subject property. Evelyn Mae Langille acquired title via will of Percy Ervin Langille (see Paragraph #8) at Book 973, Page 420 and recorded at the Lunenburg County Land Registration Office. Robert Hibbert Langille acquired title via the will of Ervin James Langille (see Paragraph #3) at Book 274, Page 30 and recorded at the Lunenburg County Land Registration Office. Evelyn Mae Langille and Robert Hibbert Langille both have a ½ interest in the subject property as tenants in common. We attach our title searcher flow chart for reference. The subject property appears to abut the public highway. The paper title appears marketable.

Encumbrances: None

Marital Status: Evelyn Mae Langille appears to be widowed. Robert Hibbert Langille's marital status is unknown.

Survey: There is a survey on file as P-266 at the Lunenburg County Land Registration Office, but neither the survey, nor the last available legal description (from Book 102, Page 267) conform to modern standards, so both are subject to a modern 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.

420

LUNenburg COUNTY REGISTRY OF DEEDS	76357111	973	420-423
I certify that this document was registered as shown here.	Document #	Book	Pages
Joan Plunkett Registrar	SEP 28 2004		9:28
	MM DD YYYY		Time

Probate District: BW

Probate Court File No: 13318

IN THE COURT OF PROBATE FOR NOVA SCOTIA
IN THE ESTATE OF PERCY ERVIN LANGILLE, Deceased

Grant of Probate
(S. 42(1))

This court grants probate of the attached will and administration of the estate of PERCY ERVIN LANGILLE, late of Big Tancook Island, in the County of Lunenburg, Nova Scotia, in the Probate District of Bridgewater, who died on June 18, 2000, to DONNA DARLENE LANGILLE of R.R.#2, River John, Nova Scotia, Canada, B0K 1N0, 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.

All required Renunciations have been filed.

An Order for Proof in Solemn Form to probate a photocopy of the Will has been issued by Justice Glen McDougall, Judge of the Probate Court.

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 September 27, 2004.

Claire J. Feener
Registrar of Probate

CLAIRE J. FEENER
REGISTRAR OF PROBATE



THIS IS THE LAST WILL, of me, PERCY ERWIN LANGILLE, of Big Tancook Island in the County of Lunenburg and Province of Nova Scotia.

1. I REVOKE all former Wills and testamentary dispositions previously made by me.
2. I APPOINT my daughter, DONNA DARLENE LANGILLE, and my son, JERRY WAYNE LANGILLE, to be Co-Executors of this my Will. I hereinafter refer to my Co-Executors as my "Executor".
3. I DIRECT my Executor to pay my just debts, funeral and testamentary expenses as soon as may be convenient after my death.
4. I GIVE AND BEQUEATH to my wife, EVELYN MAE LANGILLE, for own use absolutely any investments which I own at the time of my death which are set up such that the interest is paid on a monthly basis.
5. I GIVE, DEVISE AND BEQUEATH to my wife, EVELYN MAE LANGILLE, for her use during her lifetime my home property on Big Tancook Island together with the contents of all buildings located on my home property and upon her death I GIVE, DEVISE AND BEQUEATH my home property together with the contents of all buildings located on my home property equally to my two children, DONNA DARLENE LANGILLE and JERRY WAYNE LANGILLE, or to the survivor of them alive at the date of my death.
6. I DIRECT my Executor to keep invested my Government of Canada bonds totalling Twenty Thousand Dollars (\$20,000.00) and to pay the interest earned annually equally to my wife, EVELYN MAE LANGILLE, my daughter, DONNA DARLENE LANGILLE and my son, JERRY WAYNE LANGILLE, with the wish that the monies earned therefrom be used to

purchase Christmas gifts, and that such bonds continue to be reinvested each year and the income paid as herein set out until the death of my wife, Evelyn Mae Langille, at which time the said bonds and any accrued income earned therefrom shall be paid equally to my daughter, DONNA DARLENE LANGILLE and my son, JERRY WAYNE LANGILLE, or the survivor of them alive at the date of my death.

7. I GIVE AND BEQUEATH any investments owned by me at the time of my death not hereinbefore specifically mentioned to my daughter, DONNA DARLENE LANGILLE and my son, JERRY WAYNE LANGILLE, equally share and share alike, or the survivor of them alive at the date of my death.

8. I GIVE, DEVISE AND BEQUEATH all the rest, residue and remainder of my estate of whatsoever nature and kind and wheresoever situate, including any property over which I may have a general power of appointment, to my wife, EVELYN MAE LANGILLE, and in the event she has predeceased me to my daughter, DONNA DARLENE LANGILLE and my son, JERRY WAYNE LANGILLE, equally share and share alike or the survivor of them alive at the date of my death.

9. I DIRECT that my Executor in making investments shall not be restricted to investments in which trustees are authorized by law to invest trust funds, and I relieve and exonerate my Executor from all liability and responsibility and for any loss which may be occasioned to my estate by reason of his so doing.

10. I DIRECT that the payment of any monies or the transfer of any assets which may be payable or transferable to any beneficiary

hereunder during his or her minority may be made by my Executor in the manner he deems best, either to the guardian or one of the parents of the beneficiary, and the receipt of the guardian or parent shall be a discharge to my Executor for all the payments and transfers.

11. Any bequest to my spouse under this my Will is intended to be in lieu of any right my spouse may have to apply for a division of our matrimonial assets pursuant to The Matrimonial Property Act of Nova Scotia as amended and should my spouse make an application for a division of our matrimonial assets pursuant to The Matrimonial Property Act of Nova Scotia as amended, then in such event any bequest under this my Will to my spouse shall be null and void.

IN TESTIMONY WHEREOF I have to this my Last Will, written upon this and three preceding page of paper subscribed my name this

day of

, 1997.

SIGNED by the Testator,
PERCY ERWIN LANGILLE,
in our presence and then
by us in his.

PERCY ERWIN LANGILLE

Name _____

Occupation _____

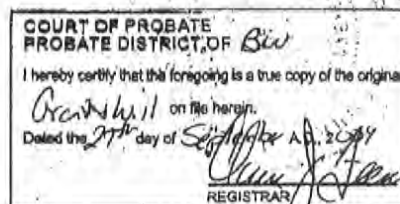
Address _____

Name _____

Occupation _____

Address _____

3



WILL

No. 10
Recorded 9:00 A.M.
26 day of Sept. 19 79

IN THE COURT OF PROBATE
COUNTY OF LUNENBURG SS

OFFICE OF REGISTRY

DR "A" ap. 21

This is the Last Will and Testament of me, Ervin James Langille

at present residing at Big Tancost Island
in the _____ of _____ in the County of Lunenburg, N.S., Fishermen

I hereby revoking all former wills and testamentary dispositions heretofore made by me.

I Nominate and Appoint Percy Ervin Langille, Fisherman, Big Tancost Island, Ervin James Langille, Jr., Fisherman, Lunenburg, N.S. second executor in case of death of first preceding death of Testator.
and the survivor of them, to be the Executors and Trustees of this my will.

I Give, Bequeath and Bequeath all the Real and Personal estate of which I shall die possessed or entitled to unto my said Executors and Trustees hereinbefore named, in Trust for the purposes following:—

Firstly, to pay my just debts, funeral and testamentary expenses, And thereafter in trust to pay over or convey the following bequests to the persons or corporations hereafter named, namely:—

- ① To my wife, Lila Mae Langille the lifetime half of my house located on the South West Beach unless she remarries after bequest numbered 4-9, the remainder of my Savings Account, Loans, and Joint Account in full. ② To my eldest son, Percy Ervin Langille, half of both the Home & The Port Properties including that which he already owns One half of the Little Point, the Little Steep, the Red Bank Properties All fishing gear, jewelry owned. Full ownership of the Boat & 1/2 share of the Bann. ③ Robert H. Langille One half of the Little Point, the Little Steep, the Red Bank Properties All remaining personal fishing gear. The Out Buildings.

A 4 share of the Barren. Also a half share of the Home Property, of the Part Property. Upon the death of
 Lola Mae Langille, the (Western) half of the House & (4) Curran James Langille, Jr. \$50.00 (fifty)
 (5) Margaret Mabel Lang, \$50.00 (fifty) (6) Mabel Cecilia Perkins, \$50.00 (fifty) (7) Essie
 Mae Moore, \$200.00 (Two Hundred) (8) Irene Sadie Lang, \$200.00 (Two Hundred) (9) Blanche
 Viola Lang, \$200 (Two Hundred)

All the rest and residue of my estate both Real and Personal I Give, Bequeath and Bequeath unto my
wife, Lola Mae Langille
 of Big Tancok Island, N.S. absolutely.

With full power and authority to my Executors and Trustees to sell and dispose of all or any part of my Real
 or Personal estate, where necessary for the carrying out of the purposes of this my will, and to execute any and
 all Documents that may be necessary for so doing.

In Witness whereof I have subscribed these presents written (in so far as not printed) by Rev. John

Howard Mc Donald, Clergy, Southport, N.S. at Tancok Island
 this Fifth day of March

Nineteen hundred and Sixty Four

Signed published and declared by the above-named
 (10) *Tester* as and for (11) *His* last Will and Testa-
 ment in the presence of us both present at the same time, who at
 (12) *His* request and in (13) *His* presence have hereunto
 subscribed our names as witnesses.

(Witnesses)

Name *David Rudolph*
 Address *General Island Leavenworth*
 Name *Robert*
 Address *General Island Leavenworth*

Ervin James Langille

IN THE COURT OF PROBATE
 COUNTY OF LUNENBURG SS

OFFICE OF REGISTRY

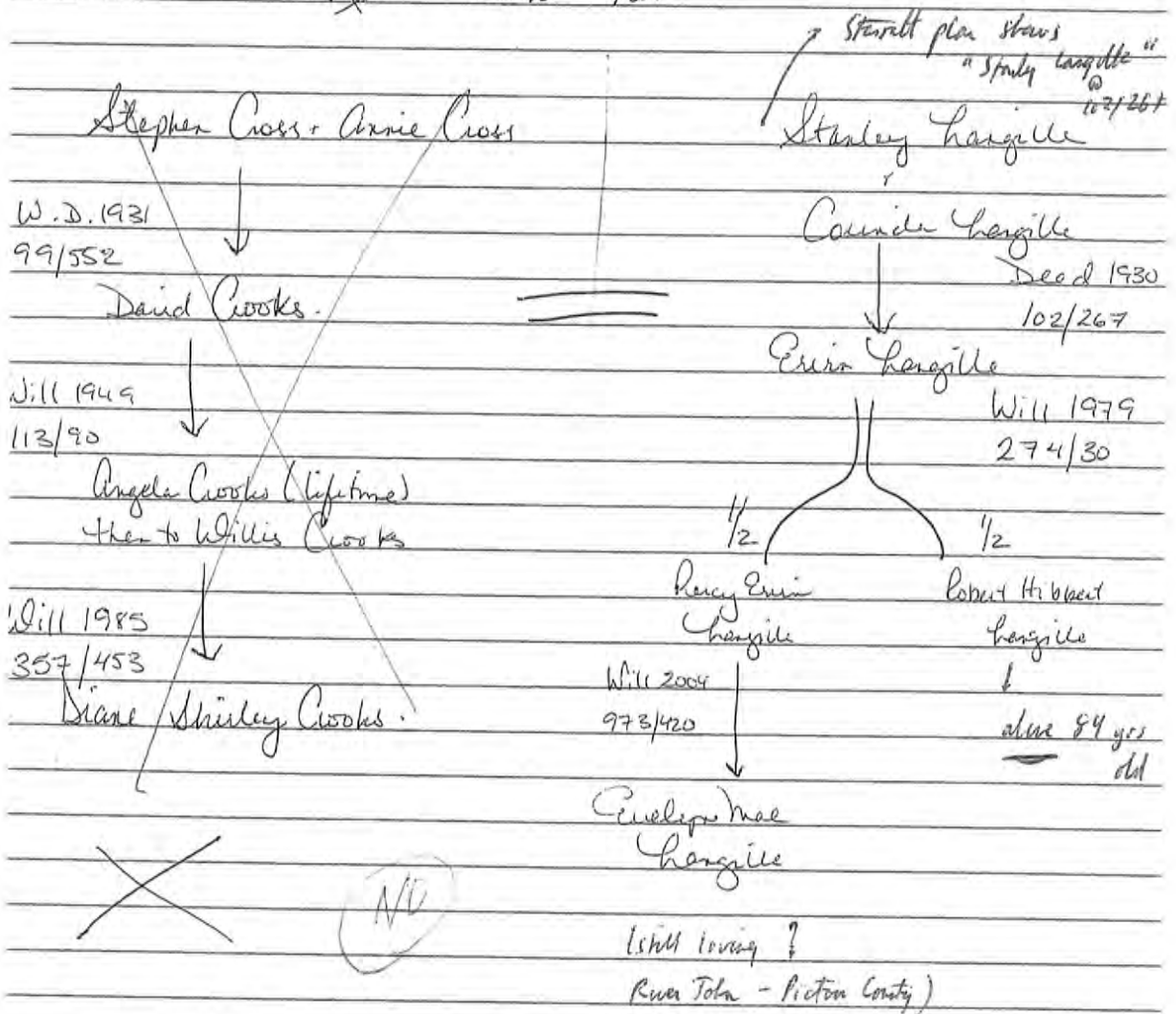
I certify that the foregoing is a true and correct copy of the Original Will of Ervin James Langille, therein named deceased, which said Will was duly proved on the 6th day of September, A. D., 1979 and was thereupon admitted to Probate on the 10th day of September, A. D., 1979. Date of Death: July 20th, 1979.
 Estate No. 8378.

(Sgd.) Armenia P. Corkum
 Deputy Registrar of Probate.

Lunenburg, N. S.
 September 10th, 1979.

(Probate Seal)

'Red Bank Lot'



- Note: Berengens say evidence (see 1hr) Langille still owns from public road to sea shore.

Starratt plan P-266

lot is "Stanley Langille" (shows division)

also see doc 115410038 (older version)

urtenances 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 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, her heirs and assigns to her and their sole use, benefit and behoof forever. And the said Grantors for themselves and their heirs, executors and administrators do hereby covenant promise and agree to and with the said Grantee, her heirs and assigns, in manner following, that is to say: That it shall be lawful for the said Grantee, her 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 Grantors, their heirs, the said land and premises and every part thereof, unto the said Grantee, her 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) (Sgd.) Elfreda Wile (S)
in the presence of) " Robert Wile (S)
(Sgd.) Dorothy B. Varner)

Province of Nova Scotia) Be it Remembered that on this 24th day of September A. D. 1935 before
County of Lunenburg, SS) me the subscriber personally came and appeared Elfreda Wile wife of
Robert Wile mentioned in the foregoing indenture, who having been by me examined 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 the lands and
premises mentioned therein.

(Sgd.) Chas. E. Varner, J. P.
A Justice of the Peace in and for the county of Lunenburg.
Province of Nova Scotia) On this 24th day of September, A. D. 1935 before me the subscriber
County of Lunenburg, SS) personally came and appeared Dorothy B. Varner a subscribing witness
to the foregoing indenture who having been by me duly sworn, made oath and said that Elfreda
Wile and Robert Wile the parties thereto, signed, sealed and delivered the same in her
presence.

(Sgd.) Chas. E. Varner, J. P.
in and for the county of Lunenburg.

No. 383, Deed) This indenture, made the 20th day of November in the year of our Lord
Stanley Langille et ux) one thousand nine hundred and thirty, Between Stanley Langille of Tan-
to) cook, in the county of Lunenburg, Farmer and Corinda Langille, his wife
Ervin Langille) thereafter called the "Vendors" of the one part, and Ervin Langille
Reg. 2 P. M., Feb. 21st,) of Tancook in the county aforesaid, fisherman, hereinafter called the
A. D., 1936) "Purchaser" of the other part. Witnesseth that the said Vendors for
On the certified oath) and in consideration of the sum of seventy-five dollars of lawful money
of a witness.) of the Dominion of Canada, to the said Vendors in hand well and truly
paid by the said Purchaser at or before the sealing and delivery of

These Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed and by these presents do and each of them doth grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Purchaser his heirs and assigns, All that certain lot of land piece or parcel of land situate lying and being in Tancook Island, known as the Red Bank lot, in the county of Lunenburg and province of Nova Scotia bounded and described as follows:- on the west by the sea-shore, on the north by Laurence Wilson's property, on the sea-shore of S. E. Cove, and on the south by Leander Young's property, 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 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 him and their sole use, benefit and behoof forever. And the said Vendors for themselves, their heirs, executors and administrators hereby covenant promise 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 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 Vendors or any person or persons whomsoever, lawfully claiming or to claim the same. And also that the said Vendors 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 Vendors and their heirs, the said land and premises, 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) (Sgd.) Stanley Langille (S)
in the presence of) " Corinda Langille (S)
(Sgd.) Sidney Cross) (Sgd.) Warren D. Pearl, J. P. In and for the county of Lunenburg.

Province of Nova Scotia) Be it Remembered that on this fourth day of December, A. D. 1930 before
me the subscriber personally came and appeared Corinda Langille wife of Stanley Langille mentioned in the foregoing indenture who having been by me examined separate and apart from her said husband, did declare and acknowledge that she executed the said indenture, as and for her free act and deed 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.
Province of Nova Scotia) On this fourth day of December, A. D. 1930 before me the subscriber
personally came and appeared Sydney Cross a subscribing witness to the foregoing indenture, who
having been by me duly sworn, made oath and said that the parties thereto, signed, sealed and
delivered the same in his presence.

(Sgd.) Warren D. Pearl, J. P.
in and for the county of Lunenburg

No. 384, Rel. of mortgage
Acadian Supplies Ltd.

to
Hilbert Corkum at ux
Reg. 2.01 P. M., Feb. 21st,
A. D., 1936
On the certified oath
of a witness.

in Book 89, page 36, of the
Supplies Limited, is the firm entitled by law to receive the money, and that such mort-
gage is therefore discharged.

Witness my hand this 14th day of February, 1936

Witness (Sgd.) C. Samuel Maxner

(Sgd.) C. Aubrey Anderson

Commissioner of the Supreme Court in the county

of Lunenburg

Province of Nova Scotia } On this 14th day of February, A. D. 1936 before me the sub-
County of Lunenburg, SS } scriber personally came and appeared C. Samuel Maxner a sub-
scribing witness to the foregoing indenture, who having been by me duly sworn, made oath
and said that Acadian Supplies Limited, by the hand of Henry C. Winters its general manager
signed, sealed and delivered the same in his presence.

(Sgd.) C. Aubrey Anderson,

Commissioner of the Supreme Court in the county of Lunenburg, N.S.

No. 385, Asgt. of Mtgs.
Royal Bank of Canada

to
Stewart J. Haines
Reg. 9.50 A. M., Feb. 22nd,
A. D., 1936
On the certified oath of
a witness.

This indenture made the 8th day of February, A. D. 1936, between:
The Royal Bank of Canada, a banking corporation under the laws of
Canada, with a branch doing business at New Germany in the county
of Lunenburg, and province of Nova Scotia, of the one part, and
Stewart J. Haines of New Germany aforesaid, Mechanic, of the other
part. Whereas by an indenture of mortgage dated the 30th day of
March, 1928 and registered in the Registry of Deeds at Bridgewater in
the said county of Lunenburg in book 97 at page 457, Charles Emene
and Bertha Emene his wife, did grant and mortgage the lands therein
described to one Richard Woodworth, his heirs and assigns, for securing the payment of nine
hundred dollars on the terms and conditions therein set forth, and whereas the said Richard
Woodworth assigned the said mortgage and the lands and premises therein described to one
Hazen Meldrum by an Assignment of Mortgage dated June 26, A. D. 1930 and registered Decem-
ber 24th, 1932 in the said Registry of Deeds in book 100 at page 551, and whereas the said
Hazen Meldrum assigned the said mortgage and the lands and premises therein described to
the said Stewart J. Haines by an assignment of Mortgage dated January 4th, A. D. 1933 and
registered in the said Registry of Deeds in book 100 at page 548 under No. 859 on the 5th
day of January, 1935, and whereas the said Stewart J. Haines assigned the said mortgage
and the lands and premises therein described to the said The Royal Bank of Canada by an
assignment of Mortgage dated March 9th, A. D. 1935 and registered in the said Registry of
Deeds in book 100, at page 595 under No. 941, and there is now owing upon the said mortgage
one hundred and thirty-one dollars and interest from August 8th, A. D. 1935. Now this in-
denture witnesseth that in consideration of the premises and the sum of one dollar of law-
ful money of the Dominion of Canada in hand well and truly paid by the said Stewart J. Haines
to the said The Royal Bank of Canada, the receipt whereof is hereby acknowledged the
said The Royal Bank of Canada does hereby assign, transfer and set over to and unto the
said Stewart J. Haines his heirs and assigns all the said before in part recited mort-
gage and also all monies due and owing on said mortgage together with all moneys that may
hereafter become due or owing in respect of the said mortgage, and the full benefit of all
powers, covenants, and provisions contained in the said mortgage. And the said The Royal
Bank of Canada for the same consideration does also hereby grant and convey unto the said
Stewart J. Haines, his heirs and assigns, all that certain piece or parcel of land known
as the Israel Woodworth homestead situated, lying and being in the District of Simpson's
Corner in the said county of Lunenburg, bounded and described as follows: Bounded on the
north by the public highway leading from New Germany to Henford on the eastern side by line
of land of Alden Conrad and others on the western side by land of Joseph Rhoady containing all
the land within the said bounds. To have and to hold the said mortgage and all monies ac-
cruing in respect of the same and to accrue thereon; and also the said lands and premises
thereby granted and mortgaged to the use of the said Stewart J. Haines his heirs and assigns
forever, and subject to the terms contained in the said mortgage. Provided however that
it is a condition of this assignment that the Assignor shall not be held to have in any way
guaranteed or represented that the said mortgage hereby transferred is a good and valid sec-
urity or that any sum or sums whatever whether of principal or interest are owing or unpaid
thereunder, but that the said Assignee accepts the said mortgage in its present state with-
out any claim for recourse or indemnity whatsoever against the said Assignor for any defect
therein. In witness whereof the said The Royal Bank of Canada has hereunto set its hand
and affixed its seal the seventeenth day of February, A. D. 1936.

Signed, sealed and delivered

in the presence of

(Sgd.) F. C. Armstrong

For The Royal Bank of Canada

(Corporate Seal)

(Sgd.) A. R. Robb

...Assistant General Man-
ager

" J. H. Kady

...Assistant Secretary

Province of Quebec } On this seventeenth day of February, A. D. 1936 before me the subscrib-
SS } er personally came and appeared Francis Clifford Armstrong a subscrib-
ing witness to the foregoing indenture, who having been by me duly sworn, made oath and said
that The Royal Bank of Canada one of the parties thereto, signed, sealed and delivered the
same in his presence.

(Seal)

(Sgd.) J. H. Hutcheson, N. P.

No. 386, Deed
Walter S. Rieser et al

to
Herbert Sperry
Reg. 11.15 A. M., Feb.
25th, A. D., 1936
On the certified oath
of a witness.

This indenture made the twenty eighth day of December in the year of
our Lord one thousand nine hundred and ten, Between Walter Rieser of
Petite Riviere in the county of Lunenburg and province of Nova Scotia
Farmer, and Nettie Rieser, his wife and Myrna Peterson of the same
place, of the one part, and Herbert Sperry of the same place, county
and province aforesaid, Fisherman, of the other part. Witnesseth that
the said parties of the first part for and in consideration of the
sum of three hundred dollars of lawful money of Canada, to the said
parties of the first part in hand well and truly paid by the said
party of the first part in hand well and truly paid by the said party of the second part at
or before the sealing and delivery of these Presents, the receipt whereof is hereby acknow-
ledged, have granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and
confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release, remise, con-
vey and confirm unto the said Herbert Sperry, his heirs and assigns, All our right, title,
interest, claim and demand of into and upon that certain lot, piece or parcel of land sit-

PROPERTY Online

NOVA SCOTIA
GOVERNMENT OF THE PROVINCE

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- ☐ Topo
- ☐ Monuments
- ☐ Place Names

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Map Controls

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- ☐ Locator Map
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Lat: Long: Scale: ☒ Zoom:

Location:

1 Property found

PID: **60332442** Details

AAN: **02443511**

Value: \$1,000 (2020 RESOURCE TAXABLE)

Address: BIG TANCOOK ISLAND ROAD
BIG TANCOOK ISLAND

County: LUNenburg COUNTY

Owner: EVELYN MAE LANGILLE
ROBERT HIBBERT LANGILLE

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.

TAX SALE REPORTING LETTER

Tax Sale No. 50

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 9, 2020

Name: Langille, Evelyn

Assessment Account No: 02444038

Property: PID 60618246 – Big Tancook Island Road, Big Tancook Island

Title: I have carried out title investigations on the subject property. The title is not land registered. The subject lot appears to be owned by both Evelyn Mae Langille and Robert Hibbert Langille. Evelyn Mae Langille acquired title via the will of Percy Ervin Langille at Book 973, Page 420 (see Paragraph #8) recorded at the Lunenburg County Land Registration Office, and Robert Hibbert Langille acquired title via the will of Ervin Langille at Book 274, Page 30. Attached is our title searcher's flow chart for reference. We believe the subject property to be "the Strips" lot referred to a deed to Ervin Langille at Book 92, Page 404 (also attached). Please also see letter from Berrigan Surveys dated January 6, 2020 also confirming this lot as part of the "strips". The subject property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown

Survey: There are no survey plans on file at the Lunenburg County Land Registration Office. The 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.

420

LUNenburg COUNTY REGISTRY OF DEEDS	76357111	973	420-423
I certify that this document was registered as shown here.	Document #	Book	Pages
Joan Plunkett Registrar	SEP 28 2004		9:28
	MM DD YYYY		Time

Probate District: BW

Probate Court File No: 13318

IN THE COURT OF PROBATE FOR NOVA SCOTIA
IN THE ESTATE OF PERCY ERVIN LANGILLE, Deceased

Grant of Probate
(S. 42(1))

This court grants probate of the attached will and administration of the estate of PERCY ERVIN LANGILLE, late of Big Tancook Island, in the County of Lunenburg, Nova Scotia, in the Probate District of Bridgewater, who died on June 18, 2000, to DONNA DARLENE LANGILLE of R.R.#2, River John, Nova Scotia, Canada, B0K 1N0, 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.
All required Renunciations have been filed.

An Order for Proof in Solemn Form to probate a photocopy of the Will has been issued by Justice Glen McDougall, Judge of the Probate Court.

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 September 27, 2004.

Claire J. Feener
Registrar of Probate

CLAIRE J. FEENER
REGISTRAR OF PROBATE



THIS IS THE LAST WILL, of me, PERCY ERWIN LANGILLE, of Big Tancook Island in the County of Lunenburg and Province of Nova Scotia.

1. I REVOKE all former Wills and testamentary dispositions previously made by me.
2. I APPOINT my daughter, DONNA DARLENE LANGILLE, and my son, JERRY WAYNE LANGILLE, to be Co-Executors of this my Will. I hereinafter refer to my Co-Executors as my "Executor".
3. I DIRECT my Executor to pay my just debts, funeral and testamentary expenses as soon as may be convenient after my death.
4. I GIVE AND BEQUEATH to my wife, EVELYN MAE LANGILLE, for own use absolutely any investments which I own at the time of my death which are set up such that the interest is paid on a monthly basis.
5. I GIVE, DEVISE AND BEQUEATH to my wife, EVELYN MAE LANGILLE, for her use during her lifetime my home property on Big Tancook Island together with the contents of all buildings located on my home property and upon her death I GIVE, DEVISE AND BEQUEATH my home property together with the contents of all buildings located on my home property equally to my two children, DONNA DARLENE LANGILLE and JERRY WAYNE LANGILLE, or to the survivor of them alive at the date of my death.
6. I DIRECT my Executor to keep invested my Government of Canada bonds totalling Twenty Thousand Dollars (\$20,000.00) and to pay the interest earned annually equally to my wife, EVELYN MAE LANGILLE, my daughter, DONNA DARLENE LANGILLE and my son, JERRY WAYNE LANGILLE, with the wish that the monies earned therefrom be used to

purchase Christmas gifts, and that such bonds continue to be reinvested each year and the income paid as herein set out until the death of my wife, Evelyn Mae Langille, at which time the said bonds and any accrued income earned therefrom shall be paid equally to my daughter, DONNA DARLENE LANGILLE and my son, JERRY WAYNE LANGILLE, or the survivor of them alive at the date of my death.

7. I GIVE AND BEQUEATH any investments owned by me at the time of my death not hereinbefore specifically mentioned to my daughter, DONNA DARLENE LANGILLE and my son, JERRY WAYNE LANGILLE, equally share and share alike, or the survivor of them alive at the date of my death.

8. I GIVE, DEVISE AND BEQUEATH all the rest, residue and remainder of my estate of whatsoever nature and kind and wheresoever situate, including any property over which I may have a general power of appointment, to my wife, EVELYN MAE LANGILLE, and in the event she has predeceased me to my daughter, DONNA DARLENE LANGILLE and my son, JERRY WAYNE LANGILLE, equally share and share alike or the survivor of them alive at the date of my death.

9. I DIRECT that my Executor in making investments shall not be restricted to investments in which trustees are authorized by law to invest trust funds, and I relieve and exonerate my Executor from all liability and responsibility and for any loss which may be occasioned to my estate by reason of his so doing.

10. I DIRECT that the payment of any monies or the transfer of any assets which may be payable or transferable to any beneficiary

hereunder during his or her minority may be made by my Executor in the manner he deems best, either to the guardian or one of the parents of the beneficiary, and the receipt of the guardian or parent shall be a discharge to my Executor for all the payments and transfers.

11. Any bequest to my spouse under this my Will is intended to be in lieu of any right my spouse may have to apply for a division of our matrimonial assets pursuant to The Matrimonial Property Act of Nova Scotia as amended and should my spouse make an application for a division of our matrimonial assets pursuant to The Matrimonial Property Act of Nova Scotia as amended, then in such event any bequest under this my Will to my spouse shall be null and void.

IN TESTIMONY WHEREOF I have to this my Last Will, written upon this and three preceding page of paper subscribed my name this
day of _____, 1997.

SIGNED by the Testator,
PERCY ERWIN LANGILLE,
in our presence and then
by us in his.

PERCY ERWIN LANGILLE

Name _____

Occupation _____

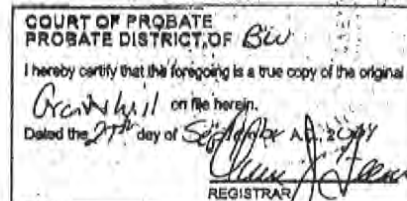
Address _____

Name _____

Occupation _____

Address _____

3



WILL

No. 10

Recorded 9:00 A.M.

26 day of Sept. 19 79

IN THE COURT OF PROBATE
COUNTY OF LUNENBURG SS

OFFICE OF REGISTRY

DR "A" 26 87

This is the Last Will and Testament of me, Ervin James Langilleat present residing at Big Tancred Islandin the _____ of _____ in the County of Lunenburg, N.S., Fishermen

I hereby revoking all former wills and testamentary dispositions heretofore made by me.

I Nominate and Appoint Percy Ervin Langille, Fisherman, Big Tancred Island, Ervin James Langille, Jr., Fisherman, Lunenburg, N.S. second executor in case of death of first preceding death of Testator.

and the survivor of them, to be the Executors and Trustees of this my will.

I Give, Bequeath and Bequeath all the Real and Personal estate of which I shall die possessed or entitled to unto my said Executors and Trustees hereinbefore named, in Trust for the purposes following:—

Firstly, to pay my just debts, funeral and testamentary expenses, And thereafter in trust to pay over or convey the following bequests to the persons or corporations hereafter named, namely:— (1)

① To my wife, Lola Mae Langille, the Western half of my house located on the South West Beach. Unless she remarries. ② The bequest numbered 4-9, the remainder of my Savings Account, Loans, and Joint Account in full. ③ To my eldest son, Percy Ervin Langille, half of both the House & The Boat Property including that which he already owns. One half of the Little Point, the Little Stages, the Red Bank Property. All fishing gear & fishery owned. Full ownership of the Boat & the share of the Bait. ④ Robert Wilford Langille, One half of the Little Point, the Little Stages, the Red Bank Property. All remaining personal fishing gear. The Boat Building.

A 4 share of the Beane. Also a half share of the Home Property of the said Property. Upon the death of
 Lola Mae Langille, the (Western half of the House) (4) Edwin James Langille Jr. \$50.00 (1/4th)
 (5) Margaret Mabel Langille \$50.00 (1/4th) (6) Mabel Cecelia Perkins \$50.00 (1/4th) (7) Essie
 Mae Moore \$200.00 (Two Hundred) (8) Irene Sadie Langille \$200.00 (Two Hundred) (9) Blanche
 Viola Langille \$200 (Two Hundred)

All the rest and residue of my estate both Real and Personal I Give, Bequeath and Requeath unto my
wife, Lola Mae Langille
 of Big Tanook Island, N.S. absolutely.

With full power and authority to my Executors and Trustees to sell and dispose of all or any part of my Real
 or Personal estate, where necessary for the carrying out of the purposes of this my will, and to execute any and
 all Documents that may be necessary for so doing.

In ~~Witness~~ whereof I have subscribed these presents written (in so far as not printed) by Rev. John

Howard Mc Donald, Clerk, Dartmouth N.S. at Tanook Island
 this Fourth day of March

Nineteen hundred and Sixty Four

(10) Testator **Signed** published and declared by the above-named as and for (11) his last Will and Testament in the presence of us both present, at the same time, who at (12) his request and in (13) his presence have hereunto subscribed our names as witnesses.

(Witnesses)

Name David R. Langille
 Address Jameson Island, Laramie Co.
 Name Richard R. Langille
 Address Jameson Island, Laramie Co.

Ervin James Langille

IN THE COURT OF PROBATE
 COUNTY OF LUNENBURG SS

OFFICE OF REGISTRY

I certify that the foregoing is a true and correct copy of the Original Will of Ervin James Langille, therein named deceased, which said Will was duly proved on the 6th day of September, A. D., 1979 and was thereupon admitted to Probate on the 10th day of September, A. D., 1979. Date of Death: July 20th, 1979.
 Estate No. 8378.

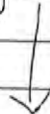
(Sgd.) Armenia P. Corkum
 Deputy Registrar of Probate.

Lunenburg, N. S.
 September 10th, 1979.

(Probate Seal)

Strip Plot??

Hibbert Langille + Cecilia Langille

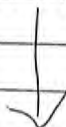


Seed 1922.

92/404

'Strip Plot'

Evelyn Langille



Will 1979

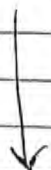
274/30

(1/2)

Percy Ewins Langille

(1/2)

Robert Hibbert Langille



?

Will 2001

973/420

Evelyn Mae Langille

and assigns against the lawful claims of all persons whomsoever shall and will by these presents warrant and forever defend. In Witness Whereof the parties to these presents have hereunto their hands and seals affixed the day and year first above written.

Signed sealed and Delivered } Morris Slawenwhite. ©
In the presence of } Jennie Helena Slawenwhite ©
Jean E. Malic

Province of Nova Scotia } Be it Remembered that on this
Hunenburg S.S. } second day of November in the
year of Our Lord one thousand nine hundred and twenty
two before me the subscriber personally came and
appeared Jennie Helena Slawenwhite wife of the
within named Morris Slawenwhite who having
been by me examined separate and apart from her
said husband did declare and acknowledge that
she executed the said Indenture as such for her
act and deed 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
within described land and premises in right of
dower or otherwise. Mansfield Malic J.P.

In and for Hymenburgh County.
Province of Nova Scotia } On this second day of Novem-
Hunenburg S.S. } ber A.D. 1922 before me the sub-
scriber personally came and appeared Jean E. Malic
the subscribing witness to the foregoing Indenture
who having been by me duly sworn made oath
and said that Morris Slawenwhite and Jennie
Helena Slawenwhite the parties thereto signed
sealed and delivered the same in her presence

Mansfield Malic J.P. In and for Hymenburgh County
This Indenture made this 21st day of
September in the year of Our Lord one thousand
nine hundred and twenty-two Between Hibbert
R. Langille of Tanook Island in the County
of Hymenburgh Fisherman and Cecelia his wife
and hereinafter called the Grantors of the one
part and Ervin Langille of Tanook Island
aforesaid Fisherman and hereinafter called the
Grantee of the other part Witnesseth that the
said Grantors for and in consideration of the
sum of two hundred and seventy five 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

No 123 Deed X4

Hibbert R. Langille

Ervin Langille

Reg 7th November 1922

at 9 am on the

certificate of a J.P.

of these presents the receipt whereof is hereby acknowledged
have and each of them hath granted bargained
sold aliened enfeoffed released remised conveyed
and confirmed and by these presents do and each of
them doth grant bargain sell alien enfeoff release
 remise convey and confirm unto the said Grantee
and his heirs and assigns: All the undivided one-
third part of those certain pieces or parcels of land
situate at Big Lancook Island aforesaid and bounded
and described as follows: - 1st. The Homestead lot
bounded westerly by the sea shore Northerly by land
owned and occupied by Genas Rodenhiser Easterly
by land owned and occupied by Heinkers and on
the south by land owned and occupied by Gabriel
Baker and containing twenty-two acres more or
less Also that certain piece of land known as
the Strips and bounded westerly by the sea-
shore Northerly by Gabriel Baker Easterly by land
owned and occupied by Genas Rodenhiser and
Southerly by lands owned by Israel Baker. Also
that certain piece of land known as The Point
and bounded Westerly by the sea shore Northerly
by lands owned and occupied by Genas Rodenhiser
Easterly by the sea shore and Southerly by lands
owned and occupied by Israel Baker. The foregoing
described pieces of land are the same as described
in the deed from William S. Baker to said Herbert
R. Hangle and recorded in the Registry of Deeds
Office for the Registration District of Huncuburg
in Book 87 at page 262 under No. 454 together with
^{the foregoing house and the undivided one third part of}
the western half part of all the other buildings
(including the Store at the Beach) and the undivided
one third part of all the easements hereditaments
and appurtenances to the same belonging or in
anywise appertaining with the reversion and
reversions remainders and remainders reversionary
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 the
said Grantee his heirs and assigns to his and to
their sole use benefit and behoof forever And
the said Grantors for themselves their heirs
executors and administrators hereby covenant

promise and agree to and with the said Grantor and his heirs and assigns in manner following that is to say: That it shall be lawful for the said Grantor and his heirs and assigns from time to time and at all times hereafter peaceably and quietly to enter into the 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 or mentioned and intended so to be and that the same are free from encumbrances. And lastly that the said Hibbert L. Hangille and his heirs the said land and premises and every part thereof unto the said Grantor 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
Charles E. Williams
Justice of the Peace and
for the County of Huncuburg

Hibbert Hangille

Cecelia Hangille

Province of Nova Scotia &c. Be it Remembered that County of Huncuburg SS. On this 21st day of September A.D. 1922 before me the subscriber personally came and appeared Cecelia Hangille wife of Hibbert L. Hangille mentioned in the foregoing Indenture who having been by me examined separate and apart from her said husband did declare and acknowledge that she executed the said Indenture as and for her free act and deed 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 and premises therein mentioned whether by way of dower or otherwise.

Charles E. Williams Justice of the Peace
 In and for the County of Huneburg
 Province of Nova Scotia } On this 21st day of September
 County of Huneburg SS And 1922 before me the sub-
 scriber personally came and appeared Hibbert
 Langille and Cecelia Langille the parties thereto
 who signed sealed and delivered the same in
 my presence I being a witness thereto to which
 I hereby certify. Charles E. Williams
 Justice of the Peace In and for the County
 of Huneburg.

No 174 Deed
 Absalom Acker & wife
 Bernard Valkenham
 Reg. 25th November 1922
 At 9 a.m. on the
 certified oath of witnesses.

This Indenture made the thirty-first
 day of October in the year of Our Lord one thousand
 nine hundred and Twenty-two. Between Absalom
 Acker of Viri South in the County of Huneburg
 and Gladis Acker wife of Absalom Acker of
 the same place of the one part and hereinafter
 referred to as the parties of the first part and
 Bernard Valkenham of Huneburg in the County
 aforesaid Bisherman of the other part and herein
 after referred to as the party of the second part
 Witnesseth that the said parties of the first
 part for and in consideration of the sum of One
 Dollar (\$1.00) of lawful money of the Dominion
 of Canada to the said parties of the first part
 in hand well and truly paid by the said party
 of the second part at or before the sealing and
 delivery of these presents the receipt whereof is
 hereby acknowledged hath granted bargained
 sold aliened enfeoffed released remised conveyed
 and confirmed and by these presents doth grant
 bargain sell alien enfeoff release remise convey
 and confirm unto the said party of the second
 part his heirs and assigns all that certain lot
 piece or parcel of land situate lying and being in
 Newtown in the said Town of Huneburg being
 lot number seven in the third division of Newtown
 lots as laid off under the directions of the Trustees
 of Common Lands on the east side of McKenzie
 Street measuring seventy feet on the said street
 and eighty feet in depth and being the same
 lot of land as conveyed by the Town of Huneburg
 to Tamar Whynacht by deed dated 25th day of
 January 1908 and recorded in the Registry of Deeds
 for Huneburg County Book 70 at page 342 to 216
 also deed dated 13th day of April 1920 Tamar



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
Nathan Hughes, NSLS, P. Eng.

January 6, 2020

Memo

Re: Tax Posting - 42 - 2019, Evelyn Langille, Big Tancook Island, PID 60618246

Joanne,

This property is undivided.

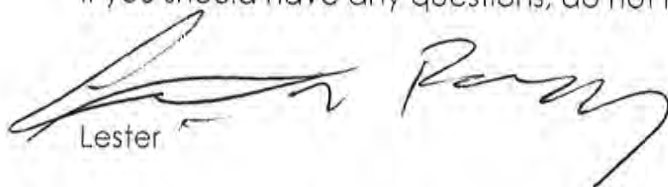
It is half owned by Robert (Bobby) Hilbert Langille. Mr. Langille is 84 years old and lives at 358 Big Tancook Island Road. Mr. Langille was at site with us and could point out the exact lot, with fence remains on each boundary.

Mr. Langille was aware that he only owns half undivided interest.

Property mapping should be revised to reflect this.

Local people refer to these lots as the "Crop Point" lots or the "Strip" lots.

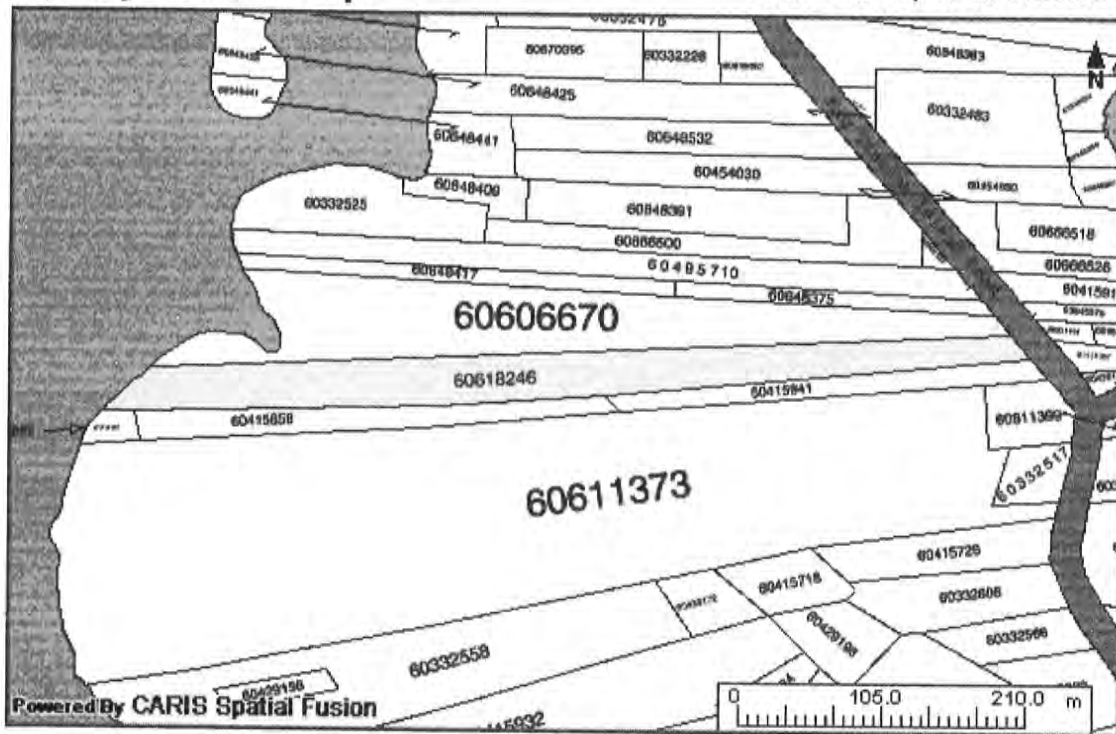
If you should have any questions, do not hesitate to contact us.


Lester

LWB/jem
encl.

Property Online Map

Date: Oct 19, 2020 9:22:19 AM



PID: 60618246	Owner: EVELYN MAE LANGILLE	AAN: 02444038
County: LUNenburg COUNTY	Address: BIG TANCOOK ISLAND	Value: \$1,600 (2020 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION	ROAD	
	BIG TANCOOK ISLAND	

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 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 56

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 31, 2020

Name: Gave, Maurice Allan

Assessment Account No: 02816393

Property: PID 60285723 – 23/25 MacKay Road, Union Square

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Maurice Allan Gave is the registered interest holder (owner) of the subject property. Maurice Allan Gave acquired title via deed registered under Document No. 105054002 at the Lunenburg County Land Registration Office. The property appears to abut the public highway. The paper title appears to be marketable.

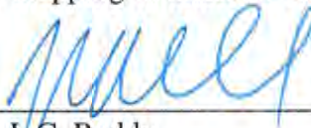
Encumbrances:

1. There is a mortgage in favour of Bank of Nova Scotia with no face value and recorded at the Lunenburg County Land Registration Office under Document No. 105054176.

Marital Status: Unknown

Survey: There are no plans on file at the Lunenburg County Land Registration Office. The deed 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.

TAX SALE REPORTING LETTER

Tax Sale No. 56

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 31, 2020

Name: Gave, Maurice Allan

Assessment Account No: 02816393

Property: PID 60205723 – 23/25 MacKay Road, Union Square

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Maurice Allan Gave is the registered interest holder (owner) of the subject property. Maurice Allan Gave acquired title via deed registered under Document No. 105054002 at the Lunenburg County Land Registration Office. The property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances:

1. There is a mortgage in favour of Bank of Nova Scotia with no face value and recorded at the Lunenburg County Land Registration Office under Document No. 105054176.

Marital Status: Unknown

Survey: There are no plans on file at the Lunenburg County Land Registration Office. The deed 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.

105054002

May 13/14

THIS WARRANTY DEED made this 6th day of May, A.D., 2014.

BETWEEN:

STEVEN ROBERT DAVID SAYER, of Union Square, in the County of Lunenburg, Province of Nova Scotia; and
being the Owners of the land described in Schedule "A" herein,

(hereinafter called the "***GRANTOR***")

OF THE FIRST PART

- and -

MAURICE ALLEN GAVE, of Union Square, in the County of Lunenburg, Province of Nova Scotia;

(hereinafter called the "***GRANTEE***")

OF THE OTHER PART

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

THE GRANTOR hereby conveys to the ***GRANTEE***, 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 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.

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 has signed and sealed these presents on the day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of)


Witness, Kelly L. Richards


Steven Robert David Sayer

Schedule "A"

REFERENCE INFORMATION	
<i>Information contained herein is for reference purposes only. In the event of discrepancy, the description shall have precedence.</i>	
PID No.: 60285723	❖ AAN: 02816393
Civic Address: 23 and 25 MacKay Road, Union Square, Nova Scotia	

ALL that certain piece or parcel of land, situate, lying and being in New Germany, in the County of Lunenburg and Province of Nova Scotia, bounded and described as follows:

BEGINNING at the North corner of the Bridge crossing what is known as Pats Brook on the road leading from Watford to Union Square;

THENCE along margin of said Brook up stream Twenty-five (25) rods and Eight (8) feet to a hackmatack tree;

THENCE South Thirty-eight degrees and one-half East Twenty (20) rods and Fourteen (14) feet to an iron bound standing near the Union Square road;

THENCE South along said road Seven (7) rods to the place of beginning, containing One (1) acre, more or less.

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

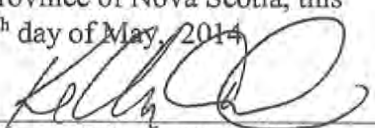
AFFIDAVIT OF STATUS

I, STEVEN ROBERT DAVID SAYER, of Union Square, in the County of Lunenburg, Province of Nova Scotia make oath and say as follows:

1. I acknowledge that I executed the foregoing instrument under seal on the date of this affidavit.
2. THIS acknowledgment is made pursuant to s. 79(1)(a) of the *Land Registration Act*, S.N.S. 2001, c. 6, or s.31(a) of the *Registry Act*, R.S.N.S.1989, c.392, whichever applies, for the purpose of registering the instrument.
3. THE Deponent is nineteen years of age or older and is a resident in Canada under the *Income Tax Act* (Canada).
4. (a) For the purpose of this affidavit "spouse" means either a man and woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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;

(b) For the purpose of this affidavit "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. THE Deponent is not a spouse as defined herein and with respect to the within property, the Deponent does not have:
 - (a) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (b) any former spouse with rights under the *Matrimonial Property Act*.

I, KELLY L. RICHARDS, CERTIFY that the Deponent executed the foregoing instrument in my presence and that I signed the instrument as witness to such execution.

SWORN TO before me and)
CERTIFIED by me at Windsor,)
in the County of Hants,)
Province of Nova Scotia, this)
6th day of May, 2014.)
)
Kelly L. Richards)
A Barrister of the Supreme Court)
of Nova Scotia)


Steven Robert David Sayer



Retail Collateral Mortgage

THIS MORTGAGE made on MAY 6TH, 2014

BETWEEN

MAURICE GAVE
(the "Mortgagor"),

- and -

THE BANK OF NOVA SCOTIA
(the "Bank"),

- and -

(Spouse of the Mortgagor),

- and -

(the "Guarantor")

WITNESSES that the Mortgagor in consideration of the sums of money advanced or to be advanced to Mortgagor by the Bank, being the Obligations Secured (as that term is defined in the attached Set of Standard Mortgage Terms) mortgages the real property described below under **Description of property covered** to the Bank as security for the repayment of the Obligations Secured and the performance of the Mortgagor's obligations set out or referred to in this Mortgage including, without limitation, the Agreements (as this is defined in the attached set of Standard Mortgage Terms). In this Mortgage "you" and "your" means each person who has signed this Mortgage as Mortgagor or if applicable Guarantor; "we", "our" and "us" mean the Bank.

You agree with us:

- Firstly** - That you will repay to the Bank the Obligations Secured and will perform all of your Obligations, financial or otherwise, under the Agreements.
- The debts and liabilities referred to above are all debts and liabilities, present or future, absolute or contingent, matured or not, at any time owing by you to the Bank or remaining unpaid by you to the Bank, either arising from dealings between you and the Bank or from any other dealings or proceedings by which the Bank may be or become in any manner whatever your creditor, and wherever incurred and whether incurred by you alone or with another or others and whether as principal or surety (the "Obligations Secured").
- Secondly** - That you will pay on demand, interest on the principal amount at a rate equal to the Bank's prime lending rate from time to time plus two per cent (2%) per annum, calculated daily and payable monthly, both before and after maturity and default, and interest on overdue interest at the same rate and calculated and payable in the same way.
- Thirdly** - That you will pay all additional amounts to which the Bank may become entitled under this Mortgage or under the Agreements.
- Fourthly** - That you will do everything else that you have promised to do in this Mortgage.

In this Mortgage, "you" and "your" means each person who has signed this Mortgage as Mortgagor or Guarantor, as applicable.

Description of property covered

(If space insufficient, attach Schedule A describing property and type in "See attached Schedule A").

PID60285723 23 MACKAY RD, UNION SQUARE

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN NEW GERMANY, IN THE COUNTY OF LUNenburg AND PROVINCE OF NOVA SCOTIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF THE BRIDGE CROSSING WHAT IS KNOWN AS PATS BROOK ON THE ROAD LEADING FROM WATFORD TO UNION SQUARE;

THENCE ALONG MARGIN OF SAID BROOK UP STREAM TWENTY-FIVE (25) RODS AND EIGHT (8) FEET TO A HACKMATAK TREE;

THENCE SOUTH THIRTY-THREE DEGREES AND ONE-HALF EAST TWENTY (20) RODS AND FOURTEEN (14)

FEET TO AN IRON BOUND STANDING NEAR THE UNION SQUARE ROAD;

THENCE SOUTH ALONG SAID ROAD SEVEN (7) RODS TO THE PLACE OF BEGINNING, CONTAINING ONE (1) ACRE, MORE OR LESS.

THE PARCEL WAS CREATED BY A SUBDIVISION THAT PREDATES SUBDIVISION CONTROL OR PLANNING LEGISLATION OR BY-LAWS IN THE MUNICIPALITY AND THEREFORE NO SUBDIVISION APPROVAL WAS REQUIRED FOR CREATION OF THIS PARCEL.

The Mortgagor and the Guarantor confirms to have read and agreed to the terms of this Mortgage, including the Set of Standard Mortgage Terms attached, acknowledges receipt of a copy of the Mortgage and has signed below as evidence of its agreement and acknowledgement.

SIGNED this 6TH day of MAY, 2014

Witness KELLY L. RICHARDS

(Mortgagor) MAURICE GAVE

CONSENT OF SPOUSE

The Spouse of the Mortgagor consents to this Mortgage and releases to the Bank any claim or interest which he or she had, have or may have by virtue of the *Matrimonial Property Act* (Nova Scotia) on the property subject to this Mortgage as far as necessary to give effect to the Bank's rights under this Mortgage.

Witness

Mortgagor's Spouse (Seal)

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF HANTS

AFFIDAVIT OF STATUS

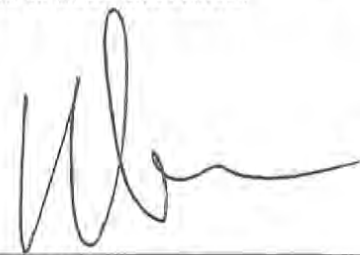
I, MAURICE ALLAN GAVE of ^{Lunenburg}Woolville, in the County of ^{Lunenburg}~~Kings~~, Province of Nova Scotia make oath and say as follows:

1. I acknowledge that I executed the foregoing instrument under seal on the date of this affidavit.
2. THIS acknowledgment is made pursuant to s. 79(1)(a) of the *Land Registration Act*, S.N.S. 2001, c. 6, or s.31(a) of the *Registry Act*, R.S.N.S.1989, c.392, whichever applies, for the purpose of registering the instrument.
3. THE Deponent is nineteen years of age or older and is a resident in Canada under the *Income Tax Act* (Canada).
4. (a) For the purpose of this affidavit "spouse" means either a man and woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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;

(b) For the purpose of this affidavit "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. THE Deponent is not a spouse as defined herein and with respect to the within property, the Deponent does not have:
 - (a) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (b) any former spouse with rights under the *Matrimonial Property Act*.

I, **KELLY L. RICHARDS-AUBE**, CERTIFY that the Deponent executed the foregoing instrument in my presence and that I signed the instrument as witness to such execution.

SWORN TO before me and)
CERTIFIED by me at Windsor,)
in the County of Hants,)
Province of Nova Scotia, this)
6TH day of May 2014)
)
Kelly L. Richards-Aube)
A Barrister of the Supreme Court)
of Nova Scotia)


Maurice Allan Gave

[Search](#) [Provincial Map](#) [Bulletin Board](#) [Help](#)

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID:	60285723	Parcel Type:	STANDARD PARCEL	Status:	ACTIVE
Area:	1.0 ACRE(S)	Parcel Access:	PUBLIC	Planning File:	MU9935
Lot:		Created:	Sep 13, 1994 12:00:00AM		
PDC Status:	APPROVED	Municipal Unit:	MUNICIPALITY OF DISTRICT OF LUNENBURG	Historical Transfer:	NOT APPLICABLE
LR Status:	LAND REGISTRATION	LR Date:	May 31, 2010 03:52:24PM		

Location:	County:	Original Location:	Spur:
MACKAY ROAD UNION SQUARE	LUNENBURG COUNTY	Yes	Assigned by Municipality
23 MACKAY ROAD UNION SQUARE	LUNENBURG COUNTY	No	Assigned by Municipality
25 MACKAY ROAD UNION SQUARE	LUNENBURG COUNTY	No	Assigned by Municipality

Comments:

MAP:1044500064600

Assessment Account:	Value:	Fee (LUPMO):	Fee (VAP):	Net CUP:
02816393	\$54,200 (2020 RESIDENTIAL TAXABLE)	070	000	

[Back to Results](#) [Details View](#) [Parcel Archive View](#) [Map View](#)

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Registration Date	Registration Date
MAURICE ALLEN GAVE	FEE SIMPLE	25 MCKAY ROAD UNION SQUARE NS CA B0N 1E0	DEED	2014	105054002 View Form View Doc	May 13, 2014	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Registration Date
No Records Found					

Burdens on the Registered Interests

Interest Holder (Beneficiary)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Registration Date
No Records Found						

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the *Land Registration Act*

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Registration Date
No Records Found						

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Registration Date
THE BANK OF NOVA SCOTIA	MORTGAGEE	421 LAHAVE STREET POST OFFICE BOX 400 BRIDGEWATER NS CA B4V 2X6	MORTGAGE	2014	105054176 View Form View Doc	May 13, 2014

Parcel Description

ALL that certain piece or parcel of land, situate, lying and being in New Germany, in the County of Lunenburg and Province of Nova Scotia, bounded and described as follows:

BEGINNING at the North corner of the Bridge crossing what is known as Pats Brook on the road leading from Watford to Union Square;

THENCE along margin of said Brook up stream Twenty-five (25) rods and Eight (8) feet to a hackmatack tree;

THENCE South Thirty-eight degrees and one-half East Twenty (20) rods and Fourteen (14) feet to an iron bound standing near the Union Square road;

THENCE South along said road Seven (7) rods to the place of beginning, containing One (1) acre, more or less.

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Non-Enabling Documents

Doc Type	Doc No	Year	Type	Registered Document	Registration Date
Document	107880842 View Doc	2015	CROWN RELEASE - DNR	LAND REGISTRATION	Oct 02, 2015

Non-Enabling Plans

Doc Type	Doc No	Year	Type	Registered Document	Registration Date
Plan	107881071 View Plan	2015	DOCUMENT ATTACHMENT		Oct 02, 2015

AFR Bundles

Doc Type	Doc No	Year	Type	Registered Document	Registration Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

[Back to Results](#)
[Details View](#)
[Parcel Archive View](#)
[Map View](#)

This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#)
[General Problem](#)
[Municipal Tax Query](#)

Property Online version 2.0

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If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca

Please feel free to [Submit Problems](#) you find with the Property Online web site.

Compression: Off

**Property Online Map**Date: **Aug 27, 2020 12:01:44 PM**

PID: 60285723 Owner: MAURICE ALLEN GAVE AAN: 02816393
County: LUNENBURG COUNTY Address: MACKAY ROAD Value: \$54,200 (2020 RESIDENTIAL TAXABLE)
LR Status: LAND REGISTRATION UNION SQUARE

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 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 60

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 1, 2020

Name: Michael Anthony Jones Living Trust

Assessment Account No: 03191427

Property: PID 60342326 – New Cumberland Road, Lake Centre

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Michael Anthony Jones Living Trust is the registered interest holder (owner) of the subject property. The Michael Anthony Jones Living Trust acquired title via deed registered under Document No. 87042652 at the Lunenburg County Land Registration Office. The property does not appear to abut the public highway. The parcel registry also contains a textual qualification noting that the subject property has “no deeded access”. The paper title appears to be marketable.

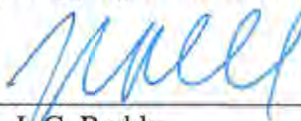
Encumbrances:

None

Marital Status: Unknown

Survey: There are no plans on file at the Lunenburg County Land Registration Office. The deed 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.

8 7042652
Jan 16/07

THIS WARRANTY DEED made this 5th day of January, 2007.

BETWEEN:

FINANCE ALL, LLC., a body corporate, of 20437 Brian Way, #C, Tehachapi, California, 93561, U.S.A.,

being the Owner of the lands described in Schedule "A" herein

(Hereinafter called the "GRANTOR")

-AND-

MICHAEL ANTHONY JONES LIVING TRUST, 18209 Sierra Highway 60, Canyon Country, CA, 91351, U.S.A.,

(Hereinafter called the "GRANTEE")

WITNESSETH that in consideration of One Dollar (\$1.00) and other good and valuable consideration,

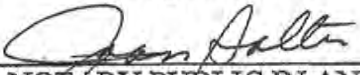
The GRANTOR hereby conveys to the GRANTEE the lands described in Schedule "A" to this Warranty Deed and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

The 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.

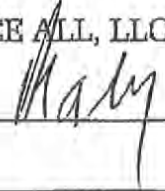
IN THIS WARRANTY DEED the singular includes the plural and the masculine includes the feminine, with the intent that this WARRANTY DEED shall be read with all appropriate changes in number and gender.

IN WITNESS WHEREOF the GRANTOR has hereunto caused these presents to be executed by its duly authorized officer and its corporate seal to be hereunto affixed the day and year first above written.

SIGNED, SEALED & DELIVERED
in the presence of


A NOTARY PUBLIC IN AND FOR
THE STATE OF CALIFORNIA

FINANCE ALL, LLC.

Per: 



SCHEDULE "A"

All that certain piece and parcel of land situate in New Cumberland and Lake Centre, in the County of Lunenburg, Province of Nova Scotia, more particularly bounded and described as follows:

BEGINNING at a stake marked B.L. at the south west angle to Wagner's land at the side of Pernette Brook;

THENCE north seventy seven degrees east along Wagner's south line forty four rods to a stake marked B.L.

THENCE south thirteen degrees east seventy nine rods to a birch tree marked B.L. on the north line of lands of Hubley and others;

THENCE south seventy seven degrees west along the said Hubley land and others to the said Pernette Brook;

THENCE along the side of the said Pernette Brook to the place of beginning, containing twelve acres more or less and being the part marked A on a Survey and plan thereof made by S. H. Starratt, Provincial Surveyor made and dated thereon September, 1919.

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

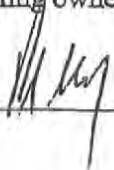
STATE OF CALIFORNIA

AFFIDAVIT

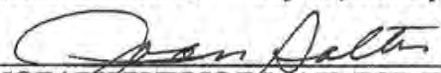
I, Paul A. Sabesky, of California, U.S.A., make oath and say as follows:

1. I am a Member/Manager of FINANCE ALL, LLC. (the "Corporation"). Except as otherwise stated herein I have a personal knowledge of the matter to which I have sworn in this Affidavit.
2. I acknowledge that the Corporation executed the foregoing instrument by its proper officer duly authorized in that regard under seal of the date of this affidavit, this acknowledgement is made by the purpose of registering such Instrument pursuant to s. 31(a) of the Registry Act, R. S. N. S. 1989 c. 392.
3. The Corporation is NOT a resident of Canada under the *Income Tax Act* (Canada).
4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such interest or interest in such share to occupy a dwelling owned by the Corporation.

I CERTIFY that on this date the Deponent came before me, made oath, and swore the foregoing Affidavit. I further certify that the Deponent executed the instrument in my presence and that I signed the instrument as witness to such execution. CERTIFIED this 5th day of January, 2007.



Paul A. Sabesky



A NOTARY PUBLIC IN AND FOR THE
STATE OF CALIFORNIA





Search Provincial Map Bulletin Board Help

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	60342326	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	12.0 ACRE(S)	Parcel Access	OTHER	Manag. Unit	MU1204
Lot		Created	Sep 13, 1994 12:00:00AM	Manner of Tenure	NOT APPLICABLE
POCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNenburg		
LR Status	LAND REGISTRATION	LR Date	Jan 05, 2006 01:49:47PM		

Location	County	Primary Location	Source
NEW CUMBERLAND ROAD LAKE CENTRE	LUNenburg COUNTY	Yes	Not Assigned by Municipality

Comments
LOC: EAST OF ROAD
MAP: L04430064400

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
03191427	\$2,300 (2020 RESOURCE FOREST)	120	000	

Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
MICHAEL ANTHONY JONES LIVING TRUST	FTE SINGLE	16209 SIERRA RD. 60 HWY1 CANYON COUNTRY CA US 91351	DEED	2007	87042652 View Form View Doc		Jan 16, 2007	Yes

Farm Loan Board - Occupants & Mailing Addresses	
Name	Mailing Address

No Records Found

Benefits to the Registered Interests						
Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date

No Records Found

Burdens on the Registered Interests							
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date

No Records Found

Textual Qualifications on Title
Qualifications Text
NO CHARGED ACTIONS FOUND AT REGISTER OF OFFICES.

Tenants in Common not registered pursuant to the Land Registration Act							
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date

No Records Found

Recorded Interests							
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date

No Records Found

Parcel Description

All that certain place and parcel of land situate in New Cumberland and Lake Centre, in the County of Lunenburg, Province of Nova Scotia, more particularly bounded and described as follows:

BEGINNING at a stake marked B.L. at the south west angle to Wagner's land at the side of Pernette Brook;

THENCE north seventy seven degrees east along Wagner's south line forty four rods to a stake marked B.L.

THENCE south thirteen degrees east seventy nine rods to a birch tree marked B.L. on the north line of lands of Hubley and others;

THENCE south seventy seven degrees west along the said Hubley land and others to the said Pernette Brook;

THENCE along the side of the said Pernette Brook to the place of beginning, containing twelve acres more or less and being the part marked A on a Survey and plan thereof made by S. H. Starratt, Provincial Surveyor made and dated thereon September, 1919.

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Non-Enabling Documents						
Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date

No Non Enabling Documents Found

Non-Enabling Plans						
Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date

No Non Enabling Plans Found

AFR Bundles					
Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	177698	2006	AFR BUNDLE	HC803-12-346233023	Jan 10, 2006

Parcel Relationships	
Related PID	Type of Relationship

No Related FIDR Found

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 21(1)].



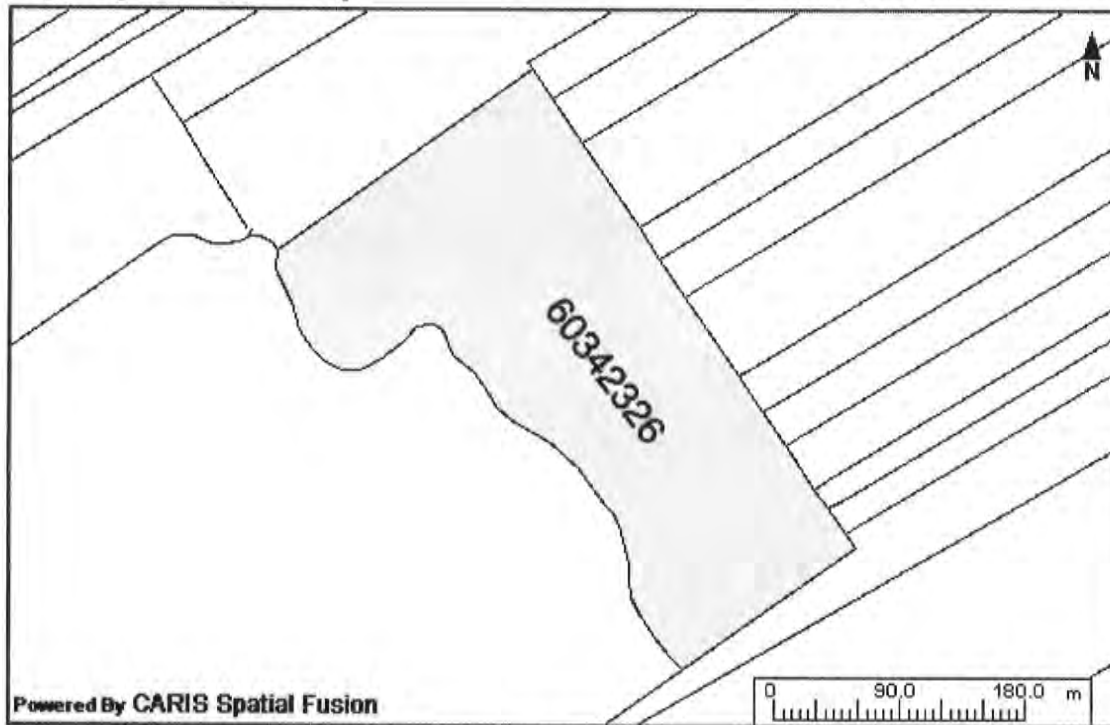
Property Online version 2.0

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If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca
Please feel free to [Submit Problems](#) you find with the Property Online web site.
Compilation: DFF



Property Online Map

Date: Aug 27, 2020 2:39:24 PM



PID:	60342326	Owner:	MICHAEL ANTHONY JONES LIVING TRUST	AAN:	03191427
County:	LUNENBURG COUNTY	Address:	NEW CUMBERLAND ROAD LAKE CENTRE	Value:	\$2,300 (2020 RESOURCE FOREST)
LR Status:	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 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 61

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 10, 2020

Name: Higney, Gerald Bradford

Assessment Account No: 03332713

Property: PID 60189008- 3497 - Highway 332, Rose Bay

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Gerald Bradford Higney is the registered interest holder (owner) of the subject property. Gerald Bradford Higney acquired title via deed registered under Document No. 86596930 at the Lunenburg County Land Registration Office. The property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances:

1. There is a mortgage in favour of Royal Bank of Canada with no face amount and registered at the Lunenburg County Land Registration Office under Document No. 86846582.
2. There is a judgment in favour of Royal Bank of Canada in the face amount of \$49,239.02 and registered at the Lunenburg County Land Registration Office under Document No. 97890173 and renewed under Document No. 108340556.

Marital Status: Gerald Bradford Higney was the spouse of Hilda C. Higney in 2006. His spousal status is unknown at present.

Survey: There is a plan on file under P-3797 at the Lunenburg County Land Registration Office. The survey and description generally conform to modern standards.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



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
Land Registration Act, S.N.S. 2001, c. 6, Sections 37 and 46
Land Registration Administration Regulations, subsection 3(6)

Registration district: **Lunenburg County**
Registrant user number: **3970**
Submitter's name/firm: **Nancy M. Peers**
Grantor/declarant/developer re: attached document: **Hilda C. Higney**

Apparent PID (if available): **60189008**

In the matter of Section 37 or 46 of the *Land Registration Act*:

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 as referred to in clause 46(1)(a) of the *Land Registration Act*,
- ☐ not a mortgage as defined in clause 2(2)(e) or security interest as defined in clause 2(2)(i) of 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 a trigger under subsections 37(2) and 37(3) of the *Land Registration Act*.
- ☐ an instrument relating to an interest in a parcel to which the *Co-operative Associations Act* applies and the endorsement for registration by the Inspector of Co-operatives appears below:

LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this document was registered as shown here.
Joan Plunkett, Registrar

86596930 LR ☐ ROD ☒
Document #

NOV 10 2006 15:07
MM DD YYYY Time

Signature of the Inspector of Co-operatives
Endorsed for registration under the *Registry Act*

I hereby request that this document be registered under the *Registry Act*.

Dated at Bridgewater, in the County of Yenobrig, Province of
Nova Scotia, November 3, 2006.



Signature of owner/agent/transferee
Nancy M. Peers

557 King Street, Suite 2
Bridgewater, Nova Scotia
B4V 1B3
Phone: (902) 530-3883
Fax: 530-3885
Email: npeers@thefirm.ns.ca

THIS QUIT CLAIM DEED made this 3 day of November, A.D.,
2006,

BETWEEN:

HILDA C. HIGNEY of Bridgewater, Lunenburg County,
Province of Nova Scotia

being the owner of the lands described in Schedule "A"
herein,

(hereinafter called the "GRANTOR")

- and -

GERALD BRADFORD HIGNEY of Rose Bay in the
County of Lunenburg and the Province of Nova Scotia

(hereinafter called the "GRANTEE")

NOW THEREFORE WITNESSETH that in consideration of the sum of
One Dollar, and other good and valuable consideration;

The Grantor hereby grant, convey, and forever release to the Grantee,
GERALD BRADFORD HIGNEY, in fee simple, all right, title and interest in the
lands described in Schedule "A" to this Quit Claim Deed and hereby consent to this
disposition pursuant to the Matrimonial Property Act of Nova Scotia.

IN THIS QUIT CLAIM DEED the singular includes the plural and the
masculine includes the feminine with the intent that this Quit Claim Deed shall be
read with all appropriate changes of number and gender.

IN WITNESS WHEREOF the Grantor has hereunto set her hand and
affixed her signature the day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of)

Wangor Reus) *Hilda Higney*
HILDA C. HIGNEY

CERTIFICATE OF REGISTRAR

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

Jan Plunkett
Registrar of Deeds Lunenburg County

SCHEDULE "A"

All those lands and premises conveyed in a Deed from Sherman E. Mosher and Mildred Yvonne Mosher to Robert G. Barss and Peggy Ann Barss dated the 31st day of March, 1981 and registered in Bridgewater Registry of Deeds Office in Book 294, at Page 934 and therein more particularly described as follows:

"ALL and singular that piece, parcel or tract of land lying being and situate in the district of Rose Bay, county of Lunenburg and Province of Nova Scotia, Canada; which may be more particularly described as follows:

BEGINNING at an iron post with identification cap located on the Southerly sideline, thirty-three feet from centre-line of Public Highway #332 from Riverport to Lunenburg and being the North-Easterly corner of property of David Tost and Elizabeth Tost and the North-westerly corner of the property herein described

THENCE in a North-Easterly direction perpendicular from and parallel to a 6 degree centre-line highway curve along the Southerly sideline of said Highway #332 to an iron post with identification cap. A traverse line between the two aforesaid iron posts being N 69° 38' 00" E a distance of one hundred and twenty-seven decimal six one (127.61') feet more or less.

THENCE S 12° 50' 45" E a distance of ten decimal three nine (10.39') feet more or less along the South-Westerly sideline of property under conveyance from Sherman E. Mosher and Lawrence A. Mosher to the Trustees of St. Andrew's Presbyterian Church to an iron post with identification cap.

THENCE N 77° 44' 55" E a distance of seventy-eight decimal three six (78.36') feet more or less along the South-Easterly sideline of property under conveyance to the Trustees of said St. Andrew's Presbyterian Church to an iron post with identification cap.

THENCE S 11° 26' 05" E a distance of one hundred and ten decimal six nine (110.69') feet more or less along the South-Westerly sideline of property of the Trustees of said St. Andrew's Presbyterian Church to an iron post with identification cap.

THENCE S 71° 21' 05" W a distance of one hundred and ninety-one decimal five one (191.51') feet more or less along the North-Westerly sideline of property of Sherman E. Mosher to an iron post with identification cap.

THENCE N 18° 09' 45" W a distance of one hundred and twenty-five decimal one one (125.11') feet more or less along the North-Easterly sideline of property of said David Tost and Elizabeth Tost to the point of beginning.

Containing an area of twenty-four thousand, nine hundred and thirteen decimal one (24,913.1) square feet more or less.

All bearing being of the Nova Scotia Grid.

Taken from a plan of survey by Ronald G. Wentzell dated February 27th, A.D., 1981 and recorded in the Registry of Deeds Office at Bridgewater, Nova Scotia."

BEING AND INTENDED TO BE the same lands as conveyed from Robert G. Barss and Peggy Ann Barss to Larry Beverley Crouse and Tammy Elaine Crouse dated the 18th day of June, A.D., 1988 and duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia on the 4th day of July, A.D., 1988 in Book 428 at Page 316 under Number 6682.

Being and intended to be the same lands as conveyed from Hilda C. Higney and Gerald Bradford Higney to Hilda C. Higney dated May 10th, 2004 and duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia on the 20th of May, 2004 in Book 948 Pages 592-595 Document #75532607.

2.

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

I HEREBY CERTIFY that on this 3RD day of November, A.D., 2006,
HILDA C. HIGNEY, one of the parties thereto signed sealed and delivered the same
in my presence.


A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA
NANCY M. PEERS
A BARRISTER OF THE
SUPREME COURT OF NOVA SCOTIA

AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG, SS

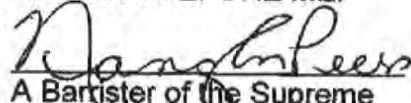
I, HILDA C. HIGNEY, of Bridgewater, Lunenburg County, Nova Scotia, MAKE
OATH AND SWEAR THAT:

1. I acknowledge that I executed the foregoing instrument under seal on the date of this affidavit.
2. This acknowledgement is made pursuant to s. 31(a) of the *Registry Act*, R.S.N.S. 1989, c.392, for the purpose of registering this instrument.
3. The deponent is nineteen (19) years of age or older and is a resident of Canada under the *Income Tax Act* (Canada).
4. (a) For the purpose of this Affidavit "spouse" means either of a man and woman, who:
 - i. are married to each other;
 - ii. are married to each other by a marriage that is voidable and has not been voided by a declaration of nullity; or
 - iii. 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.
- (b) For the purpose of this affidavit "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. The deponent is a spouse of Gerald Higney but the lands herein have never been occupied as their matrimonial home and the deponent has no other spouse nor, with respect to the within property,

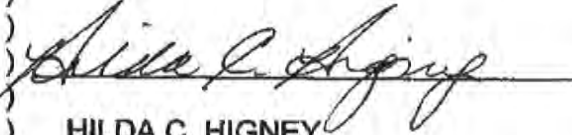
3.

- .1 any former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act*, or,
- .2 any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at Bridgewater,)
in the County of Lunenburg,)
Province of Nova Scotia,)
this 03 day of November)
A.D. 2006 BEFORE ME:)


A Barrister of the Supreme
Court of Nova Scotia)

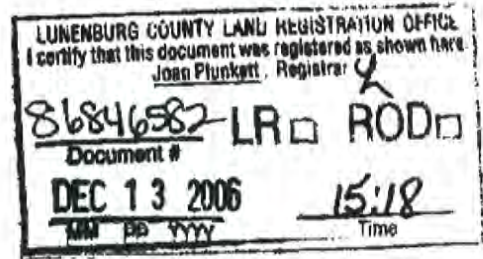
NANCY M. PEERS
A BARRISTER OF THE
SUPREME COURT OF NOVA SCOTIA


HILDA C. HIGNEY

Form 26
Request to Record an Interest
Land Registration Act, S.N.S. 2001, c.6, Section 47

NMR

Registration district: **Lunenburg County**
Registrant user number: **3970**
Submitter's name/firm: **Nancy M. Peers**



In the matter of Parcel Identification Number (PID)

PID: 60189008
PID:
(Expand box for additional PIDs.)

Take notice that the undersigned hereby requests that the registrar record the attached document in the above parcel register(s) as specified (*select one only*):

- ☒ parcel register as a recorded interest
☐ parcel register as a tenant in common interest not registered under the *Land Registration Act* (for use with not for value transfer of unregistered tenant in common interest).

-Or-

In the matter of the recording of a judgment-related document (*e.g. assumption, postponement or amendment*) in the judgment roll:

Take notice that the undersigned hereby requests that the registrar record the attached document in the judgment roll.

-Or-

In the matter of a general power of attorney that was recorded under the *Registry Act* and needs to be duplicated in the power of attorney roll or the recording of a general power of attorney in the attorney roll:

Take notice that the undersigned hereby requests that the registrar record the attached document in the power of attorney roll.

- ☐ (*check if appropriate*) This request to record an interest relates to a parcel to which the *Co-operative Associations Act* applies, and the endorsement of the Inspector of Co-operatives appears below.

Signature of the Inspector of Co-operatives
Endorsed for recording under the *Land Registration Act*

And further take notice that the following information relates to the interest being added/duplicated (*select one*):

Instrument type/code	Mortgage/217
Expiry date (if applicable)	N/A
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g. estate of, executor, trustee, personal representative) if applicable</i>	Royal Bank of Canada - Mortgagee
Mailing address of interest holder added (if applicable) (includes judgment creditor or grantee of power of attorney)	Personal Service Centre 180 Wellington St., W., 2nd Floor Toronto, Ontario M5J 1J1
Name and mailing address of judgment debtor or power of attorney grantor/donor to be added (if applicable)	N/A
Name and mailing address of judgment creditor or power of attorney grantee/donee (if applicable)	N/A
Reference to related instrument in names-based roll/parcel register (if applicable) <i>(for power of attorney to be duplicated, insert document/instrument number/year; include book/page if applicable)</i>	N/A

(Optional) And further take notice that the attached document is signed by an attorney for a person under a power of attorney, and the power of attorney is (select one or more)

- ☐ recorded in the attorney roll
- ☐ recorded in the parcel register
- ☐ incorporated in the document

Dated at Bridgewater, in the County of Tracadie, Province of Nova Scotia, December 12, 2006.

Nancy M. Peers
Signature of interest holder/agent
Nancy M. Peers

557 King Street, Suite 2
Bridgewater, Nova Scotia
B4V 1B3
Phone: (902) 530-3883
Fax: 530-3885
Email: npeers@thefirm.ns.ca

- ☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.



Mortgage – Residential (Fixed Rate)

BETWEEN:

Gerald Bradford Higney of
name

3497 - Hwy 332, RR # 1 Rose Bay,
Nova Scotia
B0J 2X0
address

the "**Mortgagor(s)**", referred to as "**you**" in
this Mortgage

AND:

Royal Bank of Canada
180 Wellington St., W.,
2nd Floor
Toronto, Ontario M5J 1J1

the "**Mortgagee**" referred to as "**we**" in this
Mortgage

This document sets out the terms which apply to your Mortgage under the *Land Registration Act* (Nova Scotia). We recommend you read it carefully. You may want to discuss the terms of this Mortgage with a lawyer.

This document describes the financial institution (mortgagee), who is lending you the money, as "we". The definition of "we" also includes "us" and "our".

This document describes the person who is being loaned money and giving the Mortgage on your Property as "you". The definition of "you" also includes "your". "You" also includes anyone who guarantees your payments and Promises.

We are lending you money and we protect our interests through the Mortgage on your Property, which gives us certain rights, if you do not do what you promise to do.

(26) **You** means each person who signed or is bound by the Mortgage and is the person or persons who has/have to pay everything owing under the Mortgage. If you die or become incapacitated, your estate must pay us and keep your other Promises.

SECTION 2 – HOW THE MORTGAGE WORKS

2.1 The Property described in Schedule "A" attached hereto

is referred to as the "**Property**" in the Mortgage.

2.2 The Charge

(1) In return for our agreeing to lend the Principal Amount of (\$40,000.00) Forty Thousand dollars, or as much of the Principal Amount as we advance to you, you grant a mortgage and charge of your interest in your Property to us. This means the Mortgage is a charge on your Property and you have mortgaged your entire interest in your Property to us. All amounts relating to the Mortgage that you owe to us are secured by the Mortgage.

(2) It also means that you release your claims to your Property until you have repaid the Outstanding Amount and kept all your Promises.

(3) You can stay in possession of your Property, as long as you keep your Promises.

(4) Our interest in your Property ends when you have repaid the Outstanding Amount and you have kept all of your other Promises, and at that time, you can have a discharge of the Mortgage. Section 23 tells you what you must do to get a discharge.

(5) In return for our agreeing to lend the Principal Amount to you, you make certain Promises, which you must keep. Not keeping your Promises includes breaking or not keeping your Promises in any way.

(6) You promise to sign any additional documents that we ask for and do everything else we ask you to do to protect our interest in your Property.

2.3 Type of Mortgage

You have granted me the following Mortgage: *(delete inapplicable provisions)*

Your Mortgage is a Conventional Mortgage.

Your Mortgage is a Closed Mortgage.

Your Mortgage has blended payments of principal and interest.

SCHEDULE "A"

2006-11-16 09:32:49

PDCA: NOTIFICATION OF APPROVAL

This is to confirm that we have approved a Parcel Description Certification Application for the following parcel:
60189008

The Type of Application is CORRECTING DESCRIPTION.

The Application Number is 189465.

The User Supplied Reference is ROSEBAY

Parcel Description:

ALL and singular that piece, parcel or tract of land lying, being and situate in the district of Rose Bay, county of Lunenburg and Province of Nova Scotia, Canada, which may be more particularly described as follows

BEGINNING at an iron post with identification cap located on the Southerly sideline, thirty three feet from centre line of Public Highway Number 332 from Riverport to Lunenburg and being the North Easterly corner of property now or formerly of David Tost and Elizabeth Tost identified as P.I.D. 60193752 and the North Westerly corner of the property herein described,

THENCE in a North Easterly direction, perpendicular from and parallel to a six degree centre line highway curve, along the Southerly sideline of said Highway Number 332, to an iron post with identification cap. A traverse line between the two aforesaid iron posts being, N sixty nine degrees thirty eight minutes zero seconds E, a distance of one hundred and twenty seven decimal six one feet more or less,

THENCE S twelve degrees fifty minutes forty five seconds E a distance of ten decimal thirty nine feet more or less along the South Westerly sideline of property the Trustees of St. Andrews Presbyterian Church to an iron post with identification cap,

THENCE N seventy seven degrees forty four minutes fifty five seconds E a distance of seventy eight decimal thirty six feet more or less along the South Easterly sideline of property of the Trustees of said St. Andrews Presbyterian Church to an iron post with identification cap,

THENCE S eleven degrees twenty six minutes zero five seconds E a distance of one hundred and ten decimal sixty nine feet more or less along the South Westerly sideline of property of the Trustees of said St. Andrews Presbyterian Church to an iron post with identification cap,

THENCE S seventy one degrees twenty one minutes zero five seconds W a distance of one hundred and ninety one decimal fifty one feet more or less along the North Westerly sideline of property of formerly of Sherman E. Mosher, now of Mildred Y. Mosher, identified as P.I.D. 60456563, to an iron post with identification cap,

THENCE N eighteen degrees zero nine minutes forty five seconds W, a distance of one hundred and twenty five decimal eleven feet, more or less, along the North Easterly sideline of property now or formerly of said David Tost and Elizabeth Tost to the point of beginning

CONTAINING an area of twenty four thousand nine hundred and thirteen decimal one square feet more or less,

ALL bearings being of the Nova Scotia Grid,

TAKEN from a plan of survey by Ronald G. Wentzell dated February 27th, A. D. 1981 and recorded in the Registry of Deeds Office at Bridgewater, Nova Scotia, as P 3797

The description of this parcel originates with a deed dated March 31st 1981 registered in the registration district of Lunenburg

2006-11-16 09:32:49

PDCA: NOTIFICATION OF APPROVAL

in book 294 at page 934 and the subdivision is validated by Section 291 of the Municipal Government Act.

LUNENBURG COUNTY Land Registration Office

Form 46

Purpose: To record a judgment in the judgment roll by recording a Certificate of Judgment executed by the prothonotary

(Instrument code: 707)

Registration district: Lunenburg
Submitter's user number: 523
Submitter's name: Andrew S. Wolfson, Q.C.

Court file #	Hfx. No. 338844
Name of court	Supreme Court of Nova Scotia

For Office Use

97890173
2011/03/07

2010

Hfx. No. 338844



SUPREME COURT OF NOVA SCOTIA

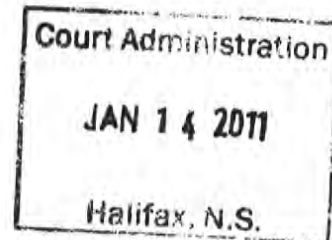
ROYAL BANK OF CANADA

PLAINTIFF

-and -

GERALD BRADFORD HIGNEY

DEFENDANT



Judgment creditor information

Name Royal Bank of Canada
Address 4010 Tupper Street, 2nd Floor
Westmount, Quebec H3Z 2Y3
Name of lawyer Andrew S. Wolfson, Q.C.
Other information Chartered Bank of Canada

May 4, 2009

Judgment debtor information

Name

Gerald Bradford Higney

Address

48 Maple Street, Apartment 17
Bridgewater, Nova Scotia B4V 2E4

Name of lawyer

None

Other information

Date of Birth – April 29, 1961

Debt	\$ 48,035.93
Interest	\$ 522.68
Costs	\$ 680.41
Judgment	\$ 49,239.02

I hereby certify that judgment has been entered in the above-noted action for the Plaintiff Royal Bank of Canada against the Defendant Gerald Bradford Higney, for a debt of \$48,035.93 and pre-judgment interest of \$522.68 and \$680.41 costs of suit; amounting in all to \$49,239.02.

I further certify that the foregoing is a true abstract of the original judgment in the above-noted action, entered in the records of the court at Halifax, Nova Scotia, which judgment was duly signed on January 14, 2011.

Given under seal of the Court at Halifax, Nova Scotia on January 14, 2011.

LYNDSEY MURPHY
Deputy Prothonotary

Signature of (Deputy) Prothonotary

(Insert name, address and contact information for lawyer/individual recording the judgment.)

Name: Andrew S. Wolfson, Q.C.

Address: 73 Tacoma Drive, Suite 500
Dartmouth, Nova Scotia B2W 3Y4

Phone: (902) 435-7000

E-mail: awolfson@wsz.ns.ca

Fax: (902) 435-4085

RB/Higney
A41025

May 4, 2009

Form 16

Purpose: to renew the recording of a judgment

Note: Renewal must be recorded prior to the expiration of five years from the date of the judgment or the date of the recording of the most recent renewal of the judgment.

(Instrument code: 715 - First renewal)

(Instrument code: 716 - Second renewal)

(Instrument code: 717 - Final renewal)

Registration district: Lunenburg
Submitter's user number: 3900
Submitter's name: John S. Fitzpatrick, Q.C.

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I certify that this document was registered or recorded as shown here.	
Rebecca Bond, Registrar	
<u>108340556</u>	LRE ROD
Document #	
<u>JAN 05 2016</u>	<u>10:22</u>
MM DD YYYY	Time

In the matter of the judgment debtor (insert name as stated on judgment) Gerald Bradford Higney,
48 Maple Street, Apartment 17, Bridgewater, NS B4V 2E4;

And in the matter of the judgment creditor (insert name as stated on judgment and current mailing address) Royal Bank of Canada, c/o BOYNECLARKE LLP, PO Box 876, Dartmouth, NS B2Y 3Z5;

Take notice that the undersigned judgment creditor/agent of judgment creditor requests that the above-noted judgment be renewed as follows (select one):



First Renewal

Judgment Hfx No. 338844 issued by the Supreme Court of Nova Scotia on (insert date) January 14, 2011 and first recorded on (insert date) March 7, 2011 as Document No. 97890173.



Second Renewal _____

(insert document number of first renewal)



Third Renewal _____

(insert document number of second renewal)

Dated at Dartmouth, in the County of Halifax, Province of Nova Scotia,
the 4 day January, 2016.


Witness (Barrister/Commissioner)

ALLEN A. CAMPBELL
A Barrister of the Supreme
Court of Nova Scotia


Authorized signature of judgment creditor/agent

Name: John S. Fitzpatrick, Q.C.
BOYNECLARKE LLP

Address: P.O. Box 876, Dartmouth Main
Dartmouth, NS B2Y 3Z5

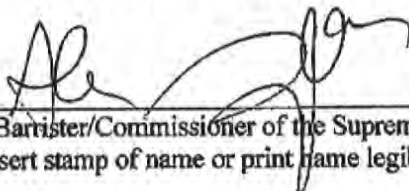
Phone: 902-469-9500

E-mail: jfitzpatrick@boyneclarke.ca

Fax: 902-463-7500

Certificate of Commissioner:

I certify that on the 4 day of January, 2016 the above-named individual executed the foregoing instrument in my presence and I signed as a witness to the execution.


A Barrister/Commissioner of the Supreme Court of Nova Scotia
(Insert stamp of name or print name legibly below signature)

ALLEN A. CAMPBELL
A Barrister of the Supreme
Court of Nova Scotia

P-3797
APR -1 1981
2299

Municipality of the District of **LUNenburg** F7041
 SUBSIDIZATION APPLICATION
L81016
 Application number **L81016**
 of substation **MAR 2 1981**
 APPROVED *See note above*
 REJECTED *MAR 2 1981 to MAR 16 1981*
 Date for approval
 Decision of Approval Board:

Don Macdonald
 Development Officer
 Date *16 MAR 81*

KEY PLAN
1 = 50,000

ALL BEARINGS SHOWN ARE NOVA SCOTIA GRID,
3° MODIFIED TRANSVERSE MERCATOR PROJECTION,
CENTRAL MERIDIAN 64° 30' W., ZONE 5, AND
WERE DERIVED FROM OBSERVATIONS ON NOVA
SCOTIA CONTROL MONUMENTS NOS. 16755 AND
16756.

PRECISION IN THE FIELD TRAVERSE WAS IN THE ORDER OF 1 PART IN 9780.

LEGEND:

③ S.M. _____ SURVEY MARKER (IRON POST
AND ALUMINUM CAP)
____ P.P. _____ POWER POLE

▲ **S.S.M.** _____ **NOVA SCOTIA CONTROL MON-
IMENT**

FD-1, P. _____ FOUND IRON POST

"BLOCK "A") PROPERTY OF SHERMAN E. MOSHER
B LAWRENCE A. MOSHER, 18K 264 R19 NO 121,
UNDER CONVEYANCE TO TRUSTEES, ST. ANDREW'S
EPISCOPALIAN CHURCH, ROSE BAY.

Ronald G. Wentzell Land Surveyors Limited
ROYAL SCOTLAND LAND SURVEYOR

PROPERTY OF SHERMAN E. MOSHER & LAW-
RENCE A. MOSHER, UNDER CONVEYANCE TO
ROBERT G. BARSS & PEGGY ANN BARSS;
AND UNDER CONVEYANCE TO THE TRUSTEES, ST.
ANDREW'S PRESBYTERIAN CHURCH, ROSE BAY,
LOCATED AT ROSE BAY, LUNenburg Co., N.S.

locality	$\lambda^\circ = 20^\circ$	revisions	by	date
USA 27 FEB 1981				
Wm. R. Becker				
revised				
				BARSS

SURVEYOR'S CERTIFICATE

I, RONALD G. WENTZELL
Newns Scotia Land Surveyor, hereby certify that
the survey represented by this plan was
conducted under my supervision, and that the
survey and plan were made in accordance with
the Newns Scotia Land Surveyors Act and the
regulations made thereunder.

RECEIVED 1974 JUN 11

NAME _____

10

4

707

2.5.2

110



Search Provincial Map Bulletin Board Help

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	60189008	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	24913.0 SQUARE FEET	Parcel Access	PUBLIC	Manag. Unit	MU1206
Lot		Created	Sep 13, 1994 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Dec 08, 2006 04:30:40PM		

Location	County	Primary Location	Source
3497 HIGHWAY 332 ROSE BAY	LUNENBURG COUNTY	Yes	Assigned by Municipality

Comments
MAP:0244290064300

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
03332713	\$95,100 (2020 RESIDENTIAL TAXABLE)	020	000	

[Back to Results](#) [Details View](#) [Parcel Archive View](#) [Map View](#)

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
GERALD BRADFORD HIGNEY	FEE SIMPLE	RURAL ROUTE 1 ROSEBAY NS CA B0J 2X0	DEED	2006	86596930 View Doc		Nov 10, 2006	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the *Land Registration Act*

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
ROYAL BANK OF CANADA	MORTGAGEE	PERSONAL SERVICE CENTRE 160 WELLINGTON STREET W FLOOR 2ND TORONTO ON CA M5J 1J1	MORTGAGE	2006	86846582 View Doc		Dec 13, 2006

Parcel Description

ALL and singular that piece, parcel or tract of land lying, being and situate in the district of Rose Bay, county of Lunenburg and Province of Nova Scotia, Canada, which may be more particularly described as follows

BEGINNING at an iron post with identification cap located on the Southerly sideline, thirty three feet from centre line of Public Highway Number 332 from Riverport to Lunenburg and being the North Easterly corner of property now or formerly of David Tost and Elizabeth Tost identified as P.I.D. 60193752 and the North Westerly corner of the property herein described,

THENCE in a North Easterly direction, perpendicular from and parallel to a six degree centre line highway curve, along the Southerly sideline of said Highway Number 332, to an iron post with identification cap. A traverse line between the two aforesaid iron posts being, N sixty nine degrees thirty eight minutes zero seconds E, a distance of one hundred and twenty seven decimal six one feet more or less,

THENCE S twelve degrees fifty minutes forty five seconds E a distance of ten decimal thirty nine feet more or less along the South Westerly sideline of property the Trustees of St. Andrews Presbyterian Church to an iron post with identification cap,

THENCE N seventy seven degrees forty four minutes fifty five seconds E a distance of seventy eight decimal thirty six feet more or less along the South Easterly sideline of property of the Trustees of said St. Andrews Presbyterian Church to an iron post with identification cap,

THENCE S eleven degrees twenty six minutes zero five seconds E a distance of one hundred and ten decimal sixty nine feet more or less along the South Westerly sideline of property of the Trustees of said St. Andrews Presbyterian Church to an iron post with identification cap,

THENCE S seventy one degrees twenty one minutes zero five seconds W a distance of one hundred and ninety one decimal fifty one feet more or less along the North Westerly sideline of property of formerly of Sherman E. Mosher, now of Mildred Y. Mosher, identified as P.I.D. 60456563, to an iron post with identification cap,

THENCE N eighteen degrees zero nine minutes forty five seconds W, a distance of one hundred and twenty five decimal eleven feet, more or less, along the North Easterly sideline of property now or formerly of said David Tost and Elizabeth Tost to the point of beginning

CONTAINING an area of twenty four thousand nine hundred and thirteen decimal one square feet more or less,

ALL bearings being of the Nova Scotia Grid,

TAKEN from a plan of survey by Ronald G. Wentzell dated February 27th, A. D. 1981 and recorded in the Registry of Deeds Office at Bridgewater, Nova Scotia, as P 3797

The description of this parcel originates with a deed dated March 31st 1981 registered in the registration district of Lunenburg in book 294 at page 934 and the subdivision is validated by Section 291 of the Municipal Government Act.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
No Non Enabling Documents Found						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
No Non Enabling Plans Found						

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

[Back to Results](#)
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This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#)
[General Problem](#)
[Municipal Tax Query](#)

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Map Actions

- ☒ Point Select
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- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Map Controls

- ☒ Refresh Map
- ☐ NS Overview
- ☐ Locator Map
- ☐ Print Map

Location:

1 Property found

PID: **60189008** Details

AAN: **03332713**

Value: \$95,100 (2020 RESIDENTIAL TAXABLE)

Address: 3497 HIGHWAY 332
ROSE BAY

County: LUNenburg COUNTY

Owner: GERALD BRADFORD HIGNEY

LR: LAND REGISTRATION

Lat: Long: Scale: 638 Zoom:

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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TAX SALE REPORTING LETTER

Tax Sale No. 67

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 11, 2020

Name: Mosher, Ramzie

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 Ramzie A. Mosher is the owner of the subject property. Ramzie A. Mosher acquired title via deed (as a joint tenant) with Randolph A. Mosher registered in Book 331, Page 1073 and recorded at the Lunenburg County Land Registration Office. We believe Randolph A. Mosher is deceased. The subject lot appears to abut the public highway. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown

Survey: There are no plans on file at the Lunenburg County Land Registration Office. The deed 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.

W.D.

DEED

Recorded 9:00 A.M.
21st day of Sept. 1983

1073

This WARRANTY DEED made this 12th day of September 1983.

BETWEEN:

ROBERT HULTON BAKER and NAOMI LOUIS BAKER,
husband and wife, both of Ninevah, in the
County of Lunenburg and Province of Nova Scotia;

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

— and —

RANDOLPH A. MOSHER and RAMZIE A. MOSHER,
husband and wife, both of Blockhouse, in the
County of Lunenburg and Province of Nova Scotia,
as joint tenants and not as tenants in common;

(hereinafter called the "GRANTEE")

---and---

~~being the spouse of the Grantor who holds no title to the said lands~~
~~(hereinafter called the "RELEASOR").~~

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

as joint tenants and not as tenants in common

THE GRANTOR hereby conveys to the GRANTEE 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 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.

~~THE RELEASOR hereby consents to the within conveyance and~~
~~releases any claim that the RELEASOR had, has or may have pursuant to the~~
~~Matrimonial Property Act of Nova Scotia and hereby conveys any and all right, title~~
~~and interest which the RELEASOR may have with respect to the lands described in~~
~~Schedule "A".~~

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 Grantors have hereunto set their hands
and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

[Signature]

[Signature]
ROBERT HULTON BAKER

[Signature]
NAOMI LOUIS BAKER

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

On this 12th day September A.D. 1983 before me, the subscriber,
personally came and appeared *J. H. Hall* a subscribing
witness to the foregoing Indenture, who having been by me duly sworn, made oath
and said that Robert Hulton Baker & Naomi Louis Baker ^{two} of the parties
thereto, signed, sealed and delivered the same in ~~his~~ presence.

[Signature]
A Barrister at Law
of Nova Scotia
A COMMISSIONER OF
THE SUPREME COURT OF NOVA SCOTIA

AFFIDAVIT OF STATUS

CANADA

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNENBURG

Robert Hulton Baker
 X/we and Naomi Louis Baker, make oath and say as follows:

1. That ~~we~~ ~~are~~ are the Grantor(s) ~~and~~ ~~Relevant~~ in the foregoing Deed and ~~are~~ are of the full age of nineteen (19) years.
2. That ~~we~~ ~~are~~ are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada).
3. That for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabited within the preceding year.
4. That we are the spouses of each other and have no other spouses as defined herein.

SWORN TO at Bridgewater, in the)
 County of Lunenburg and Province)
 of Nova Scotia, this 12 day)
 of September, A.D., 1983,)
 before me,)



A COMMISSIONER OF THE SUPREME
 COURT OF NOVA SCOTIA



ROBERT HULTON BAKER



NAOMI LOUIS BAKER

T. J. HOLE
 A BARRISTER OF THE SUPREME
 COURT OF NOVA SCOTIA

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.








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Map Actions

- ☒ Point Select
- ☐ Pan
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- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

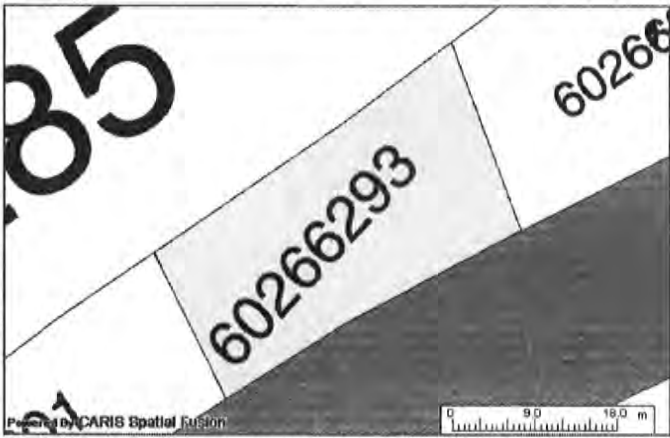
Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map



Powered by CARIS Spatial Fusion

Lat: Long: Scale: Zoom:

Location:

1 Property found

PID: **60266293** Details

AAN: **03647013**

Value: **\$29,500 (2020 RESIDENTIAL TAXABLE)**

Address: **2104 HIGHWAY 208
HEMFORD**

County: **LUNENBURG COUNTY**

Owner: **RAMZIE MOSHER**

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.

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TAX SALE REPORTING LETTER

Tax Sale No. 85

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 15, 2020

Name: Snow, Alexander Walter

Assessment Account No: 04358465

Property: PID 60326045 – Medlee Lane, West Clifford

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Alexander Walter Snow is the owner of the subject property. Alexander Walter Snow acquired title via deed registered in Book 167, Page 572 and recorded at the Lunenburg County Land Registration Office. The subject lot does not appear to abut the public highway, but the description references the benefit and burden of an easement/right of way which appears to lead to the public highway. We have not searched the title, extent, or usage of said easement/right of way. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown

Survey: There is a plan on file as Plan P-417 at the Lunenburg County Land Registration Office. This plan depicts the subject lot (as Lot 6), and a plan recorded as Document No. 107114309 depicts an "access road" (i.e. easement/right of way). However, neither plan, nor the deed description conform to modern standards, and are subject to modern 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 610-P1

DEED

No.	167
Recorded	9:00 A.M.
2 day of	Jan. 1973

This Indenture

made this 18th day of December in the year of Our Lord One Thousand Nine Hundred and seventy-two.

Between

SOL MEDNICK, of the City of Toronto,
in the Municipality of Metropolitan Toronto
in the Province of Ontario

hereinafter called the "Grantor "

of the One Part

- and -

ALEXANDER WALTER SNOW, of the City of
Waterford, in the State of Connecticut,
one of the United States of America

hereinafter called the "Grantee "

of the Other Part

Witnesseth:

that the said Grantor for and in consideration of the sum of FOUR THOUSAND NINE HUNDRED & NINETY-FIVE ^{DOLLARS} or lawful money of the Dominion of Canada, and other good and valuable consideration to the said Grantor 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 acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by These Presents do th grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the Grantee, Alexander Walter Snow, his heirs and Assigns,

All that certain lot, piece or parcel of land situate being and lying on the North Eastern side of Shingle Lake, near Bakers Settlement, in the County of Lunenburg, in the Province of Nova Scotia, which may be more particularly bounded and described as follows
BEGINNING at a point on the north eastern boundary of lands conveyed to Sol Mednick by deed dated October 8th, 1969 and recorded in the Registry of Deeds Office, Bridgewater, Nova Scotia, in Book 140, Page 490, said point being South 58 degrees 00 minutes East a distance of 1536 feet from the north west corner of lands of the aforesaid conveyance to Sol Mednick;

THENCE South 58 degrees 00 minutes East, along the north eastern boundary of lands of the aforesaid Sol Mednick, a distance of 300 feet to a point;

THENCE South 68 degrees 59 minutes West a distance of 2050 feet more or less to the north eastern shore of Shingle Lake;

THENCE Westerly along the sinuosities of the North Eastern shore of Shingle Lake, a distance of 200 feet to a point;

THENCE North 65 degrees 12 minutes East a distance of 2040 feet more or less to the point of beginning.

All bearings are magnetic taken 1971.

A tract of land containing 7.9 acres by calculation.

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

The above described lot being known and distinguished as Lot No. 6 on a plan showing subdivision of a portion of lands owned by Sol Mednick, Shingle Lake, Lunenburg Co. N.S., made by John S. Pope, N.S.O.S. and dated August 25th, 1971.

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 Sol Mednick for his heirs and assigns hereby covenants, promises and agrees to and with the said Grantee Alexander Walter Snow, his heirs and Assigns in manner following, that is to say: That it shall be lawful for the said Grantee Alexander Walter Snow, 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 Sol Mednick or any person or persons whomsoever lawfully claiming or to claim the same.

And also that the said Sol Mednick 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.

And that the said Sol Mednick at the request and at the charges of the said Grantee Alexander Walter Snow, 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 Assigns or their counsel learned in the law shall be reasonably advised or required.

And lastly that the said Sol Mednick 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.

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

W. J. Carr

Sol Mednick ○

ONTARIO

~~Province of Nova Scotia~~~~County of~~ JUDICIAL

DISTRICT OF YORK

ON THIS day of December A.D. 1972, before me, the subscriber personally came and appeared a subscribing Witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Sol Mednick, one of

the parties thereto, signed, sealed and delivered the same in his presence.

Alvin E. Wilson

A Barrister of the Supreme Court
of ~~Nova Scotia~~ Ontario
(Notary Seal)

PROVINCE OF NOVA SCOTIA

COUNTY OF

S.S. }

I CERTIFY that on this day of

A.D. 19 and

two 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.

A Barrister of the Supreme Court
of Nova Scotia.

PLAN

SHOWING SUB-DIVISION OF A PORTION OF LANDS OWNED BY

SOL MEDNICK

AS RECORDED IN THE REGISTRY OF DEEDS

OFFICE, BRIDGEWATER, N.S. IN BOOK 140, PAGE NO. 490

PROPERTY LOCATED AT

SHINGLE LAKE, LUNenburg CO., N.S.

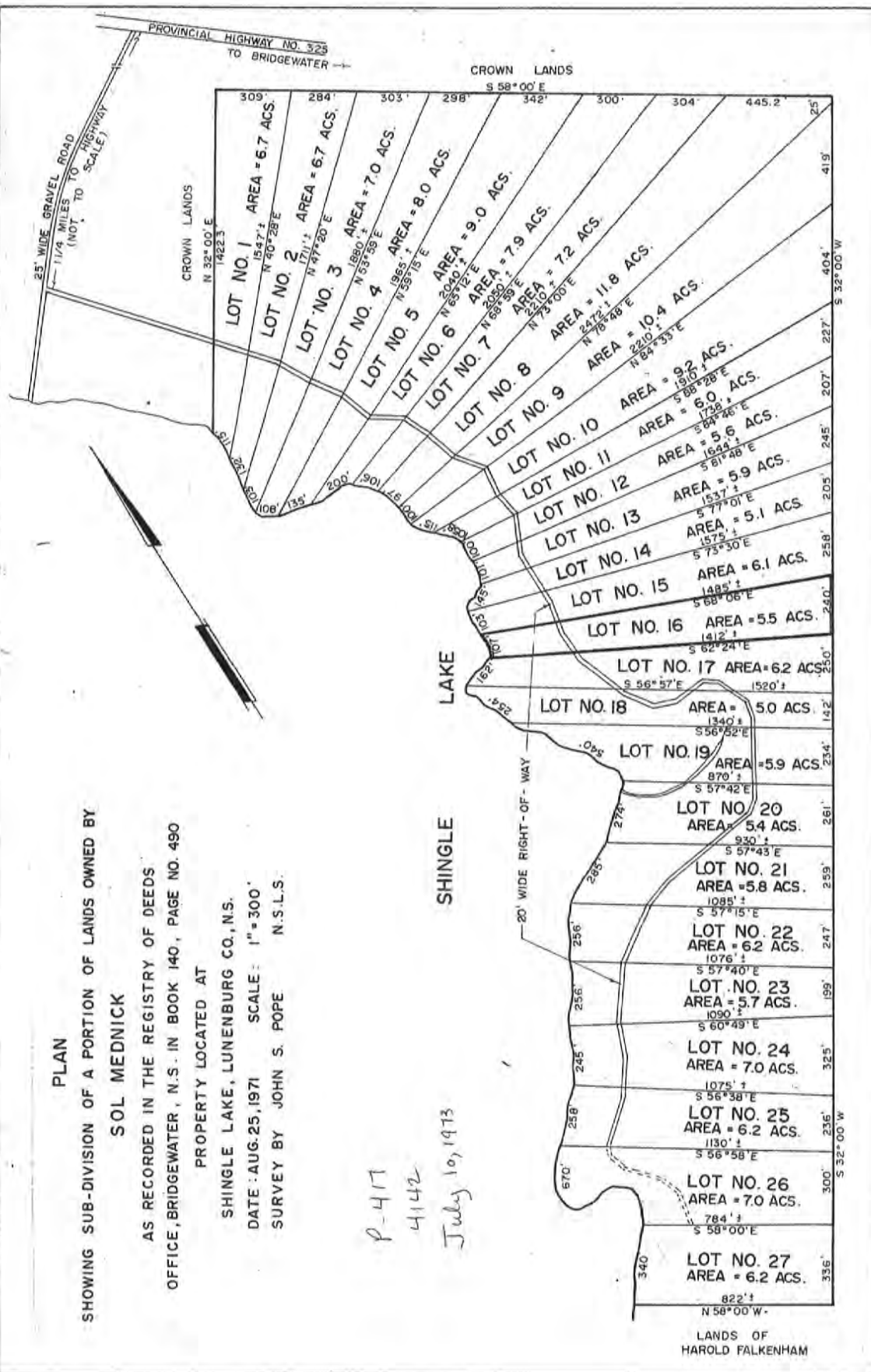
DATE: AUG. 25, 1971 SCALE: 1" = 300'

SURVEY BY JOHN S. POPE N.S.L.S.

P-417

4142

July 10, 1973



LANDS OF
HAROLD FALKENHAM

[Search](#)
[Provincial Map](#)
[Bulletin Board](#)
[Help](#)

Back to Search Results

Map Actions

- ☒ Point Select
- ☐ Pan
- ☐ Zoom In
- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map

Lat: Long: Scale: Zoom:

Location:

1 Property found

PID: **60320645** Details

AAN: **04358465**

Value: \$13,500 (2020 RESOURCE TAXABLE)

Address: MEDLEE LANE
WEST CLIFFORD
LOT 6

County: LUNenburg COUNTY

Owner: ALEXANDER SNOW

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 2.0

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 Compression: Off

TAX SALE REPORTING LETTER

Tax Sale No. 123

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 29, 2020

Name: Labrador, Timothy Edward

Assessment Account No: 05393612

Property: PID 60316965 – Molega Lake Road, Chelsea

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that the estate of Ruth Evelyn Crouse is the owner of the subject property (see probate documents recorded under Document No. 111319779), of which Timothy Edward Labrador is the personal representative and the sole heir. Ruth Evelyn Crouse acquired title via deed (as a joint tenant) registered in Book 953, Page 105 and recorded at the Lunenburg County Land Registration Office. We believe Edgar Crouse predeceased Ruth Evelyn Crouse, leaving Ruth Evelyn Crouse as the surviving joint tenant. The subject lot does not appear to abut the public highway, and there are no records of any easements/rights of way, so access might be problematic. The subject lot appears to be a reminder lot and if so, the paper title appears marketable, subject to the survey comments below.

Encumbrances: None

Marital Status: N/A - deceased

Survey: There are no plans on file at the Lunenburg County Land Registration Office, however, Plan 11,823 confirms that Edgar Crouse owned land on the south side of Highway 614 (as per the deed description at Book 953, Page 105). That said, we believe that the subject parcel is the remainder of the second lot in a deed recorded at Book 845, Page 536 (conveyance into Edgar Franklyn Crouse). However, none of the descriptions conform to modern standards, and the remainder parcel has not been described as a separate and distinct lot, so a survey is recommended.

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

111319779.

Registration district: LUNENBURG
Submitter's name: W. Nicholas Lenco (3968)

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 of an equitable or legal title of a fee simple estate, life estate or remainder interest that the affidavit filed pursuant to the *Municipal Government Act* discloses is made for a sale price or for value as referred to in clause 46(1)(a) of the *Land Registration Act*.
- ☐ not a mortgage as defined in clause 2(2)(e) or security interest as defined in clause 2(2)(i) of 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 a trigger under subsections 37(2) and 37(3) of the *Land Registration Act*.
- ☐ an instrument relating to an interest in a parcel to which the *Co-operative Associations Act* applies and the endorsement for registration by the Inspector of Co-operatives appears on the form annexed to the attached document.

I hereby request that this document be registered under the *Registry Act*.

Dated at Liverpool, in the County of Queens, Province of Nova Scotia, this 1st day of August, 2017

LUNENBURG COUNTY LAND REGISTRATION OFFICE
I certify that this document was registered or recorded
as shown here.

Rebecca Bond, Registrar

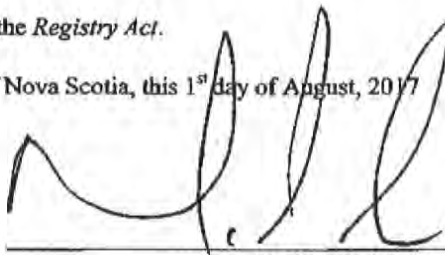
111319779

Document #
AUG 29 2017

MM DD YYYY

LR ☐ ROD ☒

12:55
Time



Signature of Submitter

Name:

W. Nicholas Lenco

Address

PO Box 2159, 374 Main Street
Liverpool, NS, B0T 1K0

Phone:

(902) 354-4265

Fax:

(902) 354-4258

Email:

law@nicklenco.com

Probate District: BW(Q)

Probate Court File No: 3554

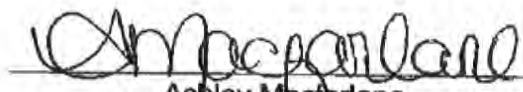
IN THE COURT OF PROBATE FOR NOVA SCOTIA
IN THE ESTATE OF RUTH EVELYN CROUSE, Deceased

Grant of Probate
(S. 42(1))

This court grants probate of the attached will and administration of the estate of RUTH EVELYN CROUSE, late of South Brookfield, in the County of Queens, Nova Scotia, in the Probate District of Bridgewater, who died on November 8, 2016, to TIMOTHY EDWARD LABRADOR of 4177 Medway River Road, PO Box 2, Greenfield, Nova Scotia, Canada, B0T 1K0, 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.

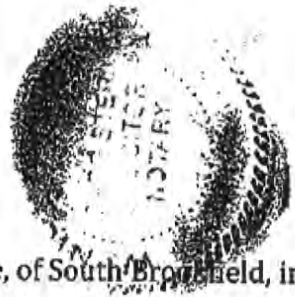
The personal representative shall file a full and true inventory of the assets of the deceased within 3 months after the date of this grant, and shall render a just and true account of the executorship when required by law to do so.

Issued on August 8, 2017.


Ashley Macfarlane
Deputy Registrar of Probate



**LAST WILL AND TESTAMENT
OF
RUTH EVELYN CROUSE**



THIS IS THE LAST WILL AND TESTAMENT of me **Ruth Evelyn Crouse**, of South Brookfield, in the County of Queens and Province of Nova Scotia.

Revocation

1. BEING OF SOUND AND DISPOSING MIND I hereby revoke and make void all former Wills and Testamentary dispositions made by me at any time heretofore and I declare this to be and to contain my Last Will and Testament.

Executor and Trustee

2. I APPOINT **Timothy Edward Labrador**, of Bangs Falls, in the County of Queens and Province of Nova Scotia, to be the Executor and Trustee of this, my Last Will and Testament.
3. I DECLARE that the expression "Trustee" or "Trustees" whenever used in this my Will shall mean and include the trustee, trustees, executor, executrix, executors or executrices for the time being and from time to time of this my Will whether original or substituted.

Real and Personal Property

4. I GIVE, DEVISE AND BEQUEATH all my Estate, both Real and Personal, which I am seized, possessed of or entitled to, or over which I have any power of appointment, and all policies of insurance on my life not naming a specific beneficiary together with the proceeds thereof, to my Trustee upon the Following Trusts, namely:

Trustee's directions

- (a) TO PAY OUT OF MY ESTATE all my just debts, funeral and testamentary expenses as soon as may be convenient after my death;

Rest and Residue

- (b) The rest an residue of my Estate both real and personal which I am seized, possessed of or entitled to, or over which I have any power of appointment shall be transferred to **Timothy Edward Labrador**, of Bangs Falls, County of Queens and Province of Nova Scotia, for his own use absolutely.

Initials of Witness Number One: W
Initials of Witness Number Two: AB
Initials of Ruth Evelyn Crouse: R E C

Attached List

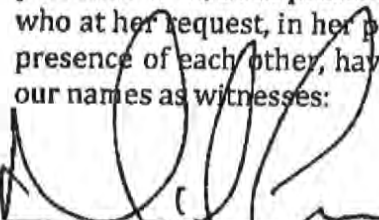
5. I may leave a memorandum regarding the disposition of items of clothing, jewelry, or personal effects which I require my Personal Representative (Trustee) to carry out and no person other than my Personal Representative shall be entitled to inquire into the existence or contents of this memorandum or place any interpretation thereon other than that made by my Personal Representative. My Personal Representative is to be exonerated from responsibility to any beneficiary of my estate for distributing any such items in accordance with the written memorandum.

Interpretation

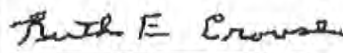
6. Wherever used in this document, the words "person" and "party" include but are not limited to, governments, companies, corporations, bodies corporate, partnerships, forms or associations and this document shall be read with any changes in number and gender as required by the context. The paragraph headings found in this document are purely for convenience and reference only and are not part of the document itself.

IN TESTIMONY WHEREOF I, Ruth Evelyn Crouse, have to this, My Last Will and Testament, written upon this page and the preceding pages of paper, subscribed my name this 24th day of March, 2015.

SIGNED PUBLISHED AND DECLARED by the)
 said Testatrix, **Ruth Evelyn Crouse**, as and)
 for her Last Will and Testament, 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 here subscribed)
 our names as witnesses:)


W. Nicholas Lence
 Barrister, Solicitor & Notary
 PO Box 2159, Liverpool, NS
 B0T 1K0

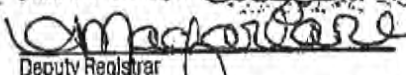

Brandy Aulenback
 Commissioner of Oaths
 PO Box 2159, Liverpool, NS
 B0T 1K0


Ruth Evelyn Crouse

**COURT OF PROBATE
 PROBATE DISTRICT OF BW**

I hereby certify that the foregoing is a true copy of the original
 Grant of Probate of Last Will and Testament of Ruth Evelyn Crouse.

Dated the 8 day of August A.D. 2015


 Deputy Registrar

ASHLEY MACFARLANE
 DEPUTY REGISTRAR OF PROBATE

THIS WARRANTY DEED dated the 10th day of June, A.D., 2004

BETWEEN:

EDGAR FRANKLYN CROUSE, of South Brookfield, in the County of Queens, Province of Nova Scotia,

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

- and -

EDGAR FRANKLYN CROUSE and **RUTH CROUSE**, spouses, both of South Brookfield, in the County of Queens, Province of Nova Scotia, as JOINT TENANTS and NOT as Tenants in Common,

(hereinafter called the "GRANTEE")

- and -

(hereinafter called the "RELEASOR")

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" annexed hereto, and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, and that the Grantor will procure such further assurances as may be reasonably required.

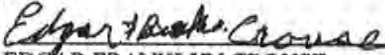
THE RELEASOR hereby consents to the within conveyance and releases any claim and hereby conveys any and all right, title and interest which the Releasor may have with respect to the lands described in Schedule "A".

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 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


.....
Witness

)
)
) 
) **EDGAR FRANKLYN CROUSE**
)
)

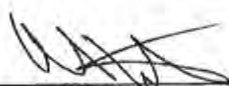
LUNenburg COUNTY REGISTRY OF DEEDS	75664293	953	105-107
I certify that this document was registered as shown here.	Document #	Book	Pages
Joan Plunkett Registrar	JUN 11 2004		14:04
	MM DD YYYY		Time

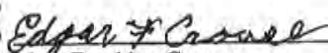
AFFIDAVIT OF MATRIMONIAL STATUS

I, Edgar Franklyn Crouse, of South Brookfield, in the County of Queens and Province of Nova Scotia, make oath and say as follows:

1. **THAT** I am the Grantor in the foregoing Warranty Deed and I am of the full age of nineteen (19) years.
2. **THAT** I am now, and intend to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada).
3. **THAT** for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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.
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the Vital Statistics Act (Nova Scotia) but does not include a former domestic partner.
4. **THAT** my spouse is Ruth Crouse, and I have no other spouse as defined herein and I am not a party to a registered or unregistered domestic partnership declaration.
5. **THAT** I do not have a former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act (Nova Scotia).
6. **THAT** the property described in the within Indenture does not contain a dwelling and was not designated as matrimonial property by myself or my spouse, Ruth Crouse.

SWORN to at South Brookfield,
in the County of Queens and
Province of Nova Scotia this 10th
day of June, 2004,
before me,


A Barrister of the Supreme Court
of Nova Scotia
Brent H. Silver


Edgar Franklyn Crouse

PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

I hereby certify that on this 10th day of June, A.D. 2004, Edgar Franklyn Crouse, one of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.


A Barrister of the Supreme Court
of Nova Scotia
Brent H. Silver

SCHEDULE "A"

All those remaining lands of Edgar Franklyn Crouse being on the South side of Highway 614, also known as Henley Road, in Chelsea, in the County of Lunenburg and Province of Nova Scotia and shown on a Plan of Subdivision prepared by Lester W. Berrigan on the 23rd day of July, 2001.

BEING all those lands owned by Edgar Franklyn Crouse and having been conveyed to Edgar Franklyn Crouse and Owen C. Crouse by Owen C. Crouse in a deed dated May 3, 1987 and recorded at the Registry of Deeds on March 13, 1996 in Book 609 at Page 42.

AND the interest of Owen C. Crouse having been conveyed to Edgar Franklyn Crouse in a deed dated June 24, 2002 and having been recorded immediately prior to this deed.

THIS WARRANTY DEED dated the 24th day of June, A.D., 2002.

BETWEEN:

OWEN CLARK CROUSE of Chelsea, in the County of Lunenburg
and Province of Nova Scotia

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

- and -

EDGAR FRANKLYN CROUSE of South Brookfield, in the County
of Queens and Province of Nova Scotia

(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" annexed hereto, and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, and that the Grantor will procure such further assurances as may be reasonably required.

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 party to these presents has hereunto set his hand and affixed his seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Or 11 11

)
)
)
)
)
)
)

Owen Crouse
OWEN CLARK CROUSE

LUNenburg COUNTY REGISTRY OF DEEDS		3748	845	536-538
I certify that this document was registered as shown here.		Document #	Book	Pages
JUN 25 2002		8:56 am		
Joan Plunkett Registrar		MM	DD	YYYY

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

AFFIDAVIT OF MATRIMONIAL STATUS

I, OWEN CLARK CROUSE of Chelsea in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

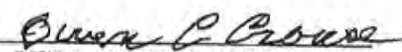
1. **THAT** I am the Grantor in the foregoing Warranty Deed and I am of the full age of nineteen (19) years.
2. **THAT** I am now, and intend to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada).
3. **THAT** for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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.
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the Vital Statistics Act (Nova Scotia) but does not include a former domestic partner.
4. **THAT** as of the date hereof I am not a spouse and I have no spouse as defined herein and I am not a party to a registered or unregistered domestic partnership declaration.
5. **THAT** I do not have a former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act (Nova Scotia).

SWORN to at Bridgewater
in the County of Lunenburg and
Province of Nova Scotia this 24th
day of June, 2002,
before me,



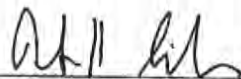
A Barrister of the Supreme Court
of Nova Scotia

Brent H. Silver
A Barrister of the Supreme Court
of Nova Scotia


OWEN CLARK CROUSE

PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

I hereby certify that on this 24th day of June, A.D. 2002, Owen Clark Crouse, one of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.



A Barrister of the Supreme Court
of Nova Scotia

Brent H. Silver
A Barrister of the Supreme Court
of Nova Scotia

SCHEDULE "A"

ALL that certain lot, piece or parcels of land situate and being in Chelsea, in the County of Lunenburg, Province of Nova Scotia and being more particularly bounded and described as follows:

FIRST LOT: Bounded South eastward by a mill brook running from Fisher Lake, North westwardly by the Doyle line so-called, South westwardly by the John Ward property, now or formerly owned by Elijah Hanley and North eastwardly by the property of Mrs. Addie Smith, containing thirty-five (35) acres more or less and being a strip off the north western end of the lot of land first described in the deed from Edward Smith to Stephen Smith dated January 27, 1894 and duly registered September 14, 1903 in Book 62, Page 446 No. 236, reserving the cut to Stephen Smith and his heirs and assigns the privilege of a way on road for all purposes over said land along the North eastern side of the adjoining Mrs. Addie Smith's land.

SECOND LOT: The undivided half of a meadow lot containing in the whole lot four and one-half acres, more or less, and adjoining William Hanley's meadow lot on the North and the Butler lot on the West and land of Samuel Gilmore on the South and South-east, being the lot conveyed by Stephen Smith to Archibald Leary. The above parcels or tracts of land being the same parcels or tracts conveyed by Stephen Smith and Mildred Smith to Archibald Leary by deed dated April 22, 1913 and duly registered May 20, 1913 in Book 77, Page 67, Under No. 54, together with and singular the Buildings thereon.

The above described lots being the same piece or portions of lands as conveyed by Archibald Leary and wife to Owen S. Crouse by Deed dated April 21, 1917 and recorded in the Registry of Deeds Office, Lunenburg County, N.S. in Book 82 at Page 30 under No. 29.

ALSO in a Decree allowing Account of executors in the Estate of Owen S. Crouse duly filed November 2, 1965 under No. 5668 in Court of Probate at Lunenburg, in said County of Lunenburg, N.S.

Later being conveyed in a Deed dated April 21, 1982 and recorded at Registry of Deeds Office, Bridgewater on April 27, A.D., 1982 in Book Number 310 at Pages 368-371.

SAVING AND RESERVING from the above described lots, a piece or portion of land conveyed by Owen S. Crouse to Robert G. Wilson April 23, 1951 and later conveyed to Harold B. Aulenback and Una B. Aulenback by Deed and recorded at Lunenburg, in the County of Lunenburg, in Book 126, Page 522 Under No. 732

BEING AND INTENDED TO BE the same lands as described in the deed from Owen C. Crouse to Owen C. Crouse and Edgar F. Crouse, dated May 3, 1987 and recorded at the Registry of Deeds at Bridgewater, Nova Scotia on March 13, 1996 in Book 609 at Pages 42-45.

SAVING, EXCEPTING AND RESERVING therefrom all those lots described in the deed from Owen Clark Crouse and Edgar Franklin Crouse (with Ruth Crouse as Releasor) to Harry Freeman and Son Limited, dated August 10, 2001 and recorded at the Registry of Deeds at Bridgewater, Nova Scotia on August 13, 2001 in Book 802 at Page 751.

OCC AHS

STAMPING AREA



NOTES: Surveyor's name and address
 Date of survey
 Name of owner
 Name of agent
 Name of recorder
 Name of engineer
 Name of checker
 Name of drafter
 Name of printer
 Name of binder
 Name of folder
 Name of cover
 Name of title page
 Name of index page
 Name of table of contents
 Name of list of figures
 Name of list of tables
 Name of list of references
 Name of list of abbreviations
 Name of list of symbols
 Name of list of units
 Name of list of formulas
 Name of list of definitions
 Name of list of footnotes
 Name of list of endnotes
 Name of list of appendices
 Name of list of glossary
 Name of list of bibliography
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 Name of list of units
 Name of list of formulas
 Name of list of definitions
 Name of list of footnotes
 Name of list of endnotes
 Name of list of appendices
 Name of list of glossary
 Name of list of bibliography

REMAINING PROPERTY SKETCH



OWEN C. CROUSE & EDGAR F. CROUSE
 AREA: 17.47 ACRES
 LOT 1

HEATHER A. STRICKLAND &
 DONALD B. HEINLEY
 AREA: 17.47 ACRES
 LOT 1

OWEN C. CROUSE & EDGAR F. CROUSE
 AREA: 17.47 ACRES
 LOT 1

FREDERIC B. AULENBACH &
 BEVERLY E. AULENBACH
 AREA: 17.47 ACRES
 LOT 1

FRANK W. HUMMELMAN &
 SUSAN D. HUMMELMAN
 AREA: 17.47 ACRES
 LOT 1

STOPPING SIGHT DISTANCE			
VEHICLE	DESIGN SPEED (MPH)	STOPPING DISTANCE (FEET)	SEEKING DISTANCE (FEET)
1	15	15	15
2	20	20	20
3	25	25	25
4	30	30	30
5	35	35	35
6	40	40	40
7	45	45	45
8	50	50	50
9	55	55	55
10	60	60	60
11	65	65	65
12	70	70	70
13	75	75	75
14	80	80	80
15	85	85	85
16	90	90	90
17	95	95	95
18	100	100	100



BERRIGAN SURVEYS LIMITED
 100000
 1000

NOTES: Surveyor's name and address
 Date of survey
 Name of owner
 Name of agent
 Name of recorder
 Name of engineer
 Name of checker
 Name of drafter
 Name of printer
 Name of binder
 Name of folder
 Name of cover
 Name of title page
 Name of index page
 Name of table of contents
 Name of list of figures
 Name of list of tables
 Name of list of references
 Name of list of abbreviations
 Name of list of symbols
 Name of list of units
 Name of list of formulas
 Name of list of definitions
 Name of list of footnotes
 Name of list of endnotes
 Name of list of appendices
 Name of list of glossary
 Name of list of bibliography

PLAN OF SUBDIVISION
 OWEN C. CROUSE & EDGAR F. CROUSE

NOTES: Surveyor's name and address
 Date of survey
 Name of owner
 Name of agent
 Name of recorder
 Name of engineer
 Name of checker
 Name of drafter
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NOTES

NOTES: Surveyor's name and address
 Date of survey
 Name of owner
 Name of agent
 Name of recorder
 Name of engineer
 Name of checker
 Name of drafter
 Name of printer
 Name of binder
 Name of folder
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 Name of list of glossary
 Name of list of bibliography



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Back to Search Results

Map Actions

- ☒ Point Select
- ☐ Pan
- ☐ Zoom In
- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel
- ☐ Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map

Powered by CARIS Spatial Fusion

Location:

1 Property found

PTD: **60316965** Details

AAN: **05393612**

Value: \$600 (2020 RESOURCE TAXABLE)

Address: MOLEGA LAKE ROAD
CHELSEA

County: LUNenburg COUNTY

Owner: TIMOTHY EDWARD LABRADOR

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.

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Compression: Off



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

Nathan Hughes, NSLS, P. Eng.

January 4, 2021

Memo

Re: Tax Posting - 123 - 2020, Timothy Labrador, Personal representative of Estate of Ruth Evelyn Crouse, Molega Lake Road, Chelsea

Joanne,

The above lot was posted solely based on property mapping.

It would appear this lot is 100% wetland and all adjacent lots are wetland.

Lester
for Lester

LWB/jcm

TAX SALE REPORTING LETTER

Tax Sale No. 135

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 15, 2020

Name: Harris, Holly (Personal Representative)

Assessment Account No: 08147671

Property: PID 60409133 – Awalt Road, Big Lots

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that title is currently held by Holly J. Harris as personal representative of the estate of Sylvia Langille. Sylvia Langille acquired title via deed registered under Document No. 108670283 (see 1st lot in deed) and recorded at the Lunenburg County Land Registration Office. It should be noted that the will of Sylvia Langille names four (4) residual beneficiaries who appear to hold the remainder interest in the property, those being Ivy J. Byrne, Pamela J. Langille, Holly J. Harris, and David W. Langille, so efforts should be made to put all four (4) interest holders on notice. The subject property does not appear to abut the public highway, and the deed description does not reference any easements/rights of way, so access may be problematic. The deed description also references “the one-half undivided interest”, and we have not been able to resolve any outstanding “one-half” interest, so we cannot determine the paper title to be marketable.

Encumbrances: None

Marital Status: Unknown for all parties

Survey: There are no plans on file at the Lunenburg County Land Registration Office. The 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.

108670283
Mar. 17/16

THIS TRUSTEES DEED is made this 2nd day of March, A.D., 2016.

BETWEEN:

SYLVIA LANGILLE, of Berwick, in the County of Kings and Province of Nova Scotia, and IVY LANGILLE-BYRNE of Hammonds Plains, Halifax County, Nova Scotia, being the Executrices and Trustees under the Last Will and Testament of **Donald Whitman Langille** Late, of Berwick, Kings County, Nova Scotia

(hereinafter called the "GRANTORS")

OF THE FIRST PART.

- and -

SYLVIA LANGILLE, of P.O. Box 521, Berwick, Kings County, Nova Scotia, B0P 1E0

(hereinafter called the "GRANTEE")

OF THE SECOND PART

WHEREAS the lands and premises hereinafter described were, in his lifetime owned by Donald Whitman Langille;

AND WHEREAS a Grant of Probate was issued to the Grantors by the Probate Court for the County of Kings on February 3rd, 2016; and the Will is recorded at the Lunenburg County Registry of Deeds as Document No. 108535932;

AND WHEREAS the Grantors have obtained the consent of all persons interested in the Estate to distribution of the property described in Schedule "A" to the Grantee;

NOW THIS INDENTURE WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration; the Grantors hereby convey to the Grantee the lands described in Schedule "A" to this Trustee's Deed (the "Lands");

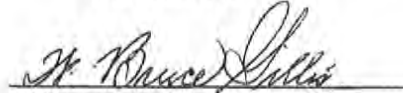
THE GRANTORS, as Executrices and Trustees of the Estate of Donald Whitman Langille, do hereby covenant with the Grantee, her heirs, administrators and assigns, in manner and form following: that the Grantors as Executrices and Trustees have not done nor suffered anything to be done whereby the lands 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 Grantors as Executrices and Trustees is to be implied by any of the words used herein.

IN THIS INDENTURE the singular includes the plural and the masculine includes the feminine, with the intent that this Indenture shall be read with all appropriate changes of number and gender.

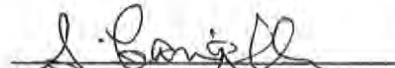
IN WITNESS WHEREOF the Grantors have hereunto set their hands and affixed their respective seals,

SIGNED, SEALED AND DELIVERED)

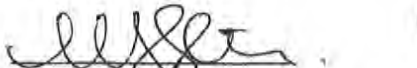
In the Presence of:)


Witness)


Witness)


Sylvia Langille)




Ivy Langille-Byrne)
Executrices and Trustees of the Estate
of Donald Whitman Langille)



PROVINCE OF NOVA SCOTIA
COUNTY OF ANNAPOLIS SS AFFIDAVIT OF EXECUTION AND STATUS

I, **Sylvia Langille** of Berwick, in the County of Kings, Province of Nova Scotia, make oath and say as follows:

1. **THAT** I am one of the Executrices and Trustees under the Last Will and Testament of the late Donald Whitman Langille and have a personal knowledge of the matters herein deposed to.

 (b) **That** I am of the full age of Nineteen (19) years.
2. **THAT** I acknowledge that I executed the foregoing Instrument under seal on the date of this Affidavit.
3. **THAT** this acknowledgement is made pursuant to §31(a) of the *Registry Act, R.S.N.S., 1989 c. 392*, for the purpose of registering the Instrument, or §79(1) of the *Land Registration Act* as the case may be.
4. **THAT** at the time of his death, Donald Whitman Langille was of the full age of Nineteen years.
5. **THAT** at the time of his death, Donald Whitman Langille was a resident of Canada within the meaning of the Income Tax Act, Canada.
6. **THAT** for the purpose of this, my Affidavit, "spouse" means either of a man or woman who:
 (i) are married to each other;
 (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabitated within the preceding year.
 (iv) an individual who is party to a registered domestic partner declaration made in accordance with §53 of the Vital Statistics Act (Nova Scotia) or does not include a former domestic partner as therein defined by §52.
7. **THAT** at the time of his death, we were the spouse of each other and had no other spouse as defined herein.
8. **THAT** at the time of his death, Donald Whitman Langille was not a party to an unregistered domestic partnership declaration, nor did he have a former domestic partners with the rights contemplated by §55 of the Vital Statistics Act (Nova Scotia).
9. **THAT** the sale of the property in Schedule "A" attached hereto constitutes an exempt supply pursuant to Part I of Schedule V of the *Excise Tax Act*.

10. THAT all consents of the beneficiaries who are required by §51 of the *Probate Act* of Nova Scotia to consent to this transfer have been obtained.

I CERTIFY that on this 2nd day of
March A.D., 2016, the deponent)
came before me, made oath and swore the)
foregoing Affidavit. I further certify that)
the deponent executed the Instrument in)
my presence and that I signed the)
Instrument as witness to such execution.)

W. Bruce Gillis)
A Commissioner of the Supreme)
Court of Nova Scotia)

Sylvia Langille
Sylvia Langille

W. BRUCE GILLIS
A NOTARY/BARRISTER OF THE
SUPREME COURT OF
NOVA SCOTIA

PROVINCE OF NOVA SCOTIA
COUNTY OF ANNAPOLIS SS AFFIDAVIT OF EXECUTION AND STATUS

I, **Ivy Langille-Byrne** of Hammonds Plains, in the County of Halifax, Province of Nova Scotia, make oath and say as follows:

1. **THAT** I am one of the Executrices and Trustees under the Last Will and Testament of the late Donald Whitman Langille and have a personal knowledge of the matters herein deposed to.

 (b) **That** I am of the full age of Nineteen (19) years.
2. **THAT** I acknowledge that I executed the foregoing Instrument under seal on the date of this Affidavit.
3. **THAT** this acknowledgement is made pursuant to §31(a) of the *Registry Act, R.S.N.S., 1989 c. 392*, for the purpose of registering the Instrument, or §79(1) of the *Land Registration Act* as the case may be.
4. **THAT** at the time of his death, Donald Whitman Langille was of the full age of Nineteen years.
5. **THAT** at the time of his death, Donald Whitman Langille was a resident of Canada within the meaning of the Income Tax Act, Canada.
6. **THAT** for the purpose of this, my Affidavit, "spouse" means either of a man or woman who:
 (i) are married to each other;
 (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabitated within the preceding year.
 (iv) an individual who is party to a registered domestic partner declaration made in accordance with §53 of the Vital Statistics Act (Nova Scotia) or does not include a former domestic partner as therein defined by §52.
7. **THAT** at the time of his death, the lands described herein have never been used by me or my spouse, Kevin D. Byrne, as a matrimonial home and I have no other spouse as defined herein.
8. **THAT** at the time of his death, Donald Whitman Langille was not a party to an unregistered domestic partnership declaration, nor did he have a former domestic partners with the rights contemplated by §55 of the Vital Statistics Act (Nova Scotia).
9. **THAT** the sale of the property in Schedule "A" attached hereto constitutes an exempt supply pursuant to Part I of Schedule V of the *Excise Tax Act*.

10. THAT all consents of the beneficiaries who are required by §51 of the *Probate Act* of Nova Scotia to consent to this transfer have been obtained.

I CERTIFY that on this 2nd day of
March A.D., 2016, the deponent
came before me, made oath and swore the
foregoing Affidavit. I further certify that
the deponent executed the Instrument in
my presence and that I signed the
Instrument as witness to such execution.

W. Bruce Gillis
A Commissioner of the Supreme
Court of Nova Scotia

Ivy Langille-Byrne

W. BRUCE GILLIS
A NOTARY/BARRISTER OF THE
SUPREME COURT OF
NOVA SCOTIA

SCHEDULE "A"

PID 60409133

ALL that certain piece, parcel or tract of land situate, lying and being at LaHave, in the County of Lunenburg, Province of Nova Scotia, and being the one-half undivided interest and bounded as follows:

BOUNDED on the North, East and West by lands now or formerly of George Dares;

BOUNDED on the South by lands now or formerly of William Demone.

BEING AND INTENDED TO BE the same lands as conveyed to Whitman Langille from Charles Falkenham, et als by Deed dated 14 June 1954 recorded in Book 119 Page 368, and further conveyed from Whitman Langille to Whitman Langille and Sadie Langille by Deed dated 25 April 1974 recorded in Book 190 Page 619, AND FURTHER being the first lot described in a deed from Sadie I. Langille to Donald Whitman Langille dated 24 June 1988 recorded in Book 427 Page 965 as Document No. 6495.

AND ALSO ALL that certain lot, piece or parcel of land situate, lying and being at Martin's Brook, in the County of Lunenburg, Province of Nova Scotia, and more particularly bounded and described as follows:

BOUNDED on the North by lands formerly of Henry Westhaver, the said northern bound having a measurement of 520 Feet more or less;

BOUNDED on the East by the public highway leading from Mahone Bay to Lunenburg;

BOUNDED on the South by lands formerly of Joseph Westhaver and now or formerly of Paul Hebb;

BOUNDED on the West by lands of the Canadian National Railway Company;

For reference to title, see First Lot of land contained in a deed from Whitman Langille to Whitman Langille, et ux, dated 25 April 1974 and recorded in Book 190 Page 619, the said lot herein conveyed being and intended to be that part of the lot which lies to the westward of the public highway.

For further reference, see Plan made by C.H. Starratt, Provincial Land Surveyor, dated 15 May 1918 and filed at the Registry of Deeds Office, Bridgewater, Nova Scotia.

Further being and intended to be the second lot described in a deed from Sadie I. Langille to Donald Whitman Langille dated 24 June 1988 recorded in Book 427 Page 965 as Document No. 6495.

PID 60674496



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

Registration district: Lunenburg
Submitter's name: W. Bruce Gillis

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 Middleton, in the County of Annapolis, Province of Nova Scotia, 27 August 2019

LUNENBURG COUNTY LAND REGISTRATION OFFICE

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

Rebecca Bond, Registrar

115030125
Document #

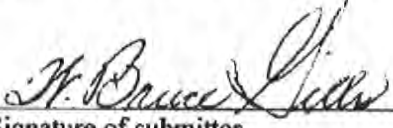
AUG 29 2019

MM DD YYYY

OCB NB
LR ☐ RODE ☒

11:23

Time


Signature of submitter

Name: W. Bruce Gillis, Q.C.
Address: PO Box 700
Middleton, NS, B0S 1P0
Phone: 825-3415
E-mail: legalassistant.h@eastlink.ca
Fax: 825-2522

Probate District: K

Probate Court File No: 13683

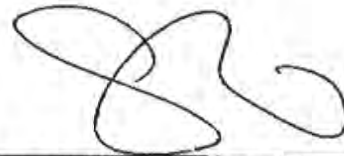
IN THE COURT OF PROBATE FOR NOVA SCOTIA
IN THE ESTATE OF SYLVIA LANGILLE, Deceased

Grant of Probate
(S. 42(1))

This court grants probate of the attached will and administration of the estate of SYLVIA LANGILLE, late of Berwick, in the County of Kings, Nova Scotia, in the Probate District of Kentville, who died on August 10, 2019, to HOLLY J. HARRIS of 168 Cottage Street, PO BOX 521, Berwick, Nova Scotia, Canada, B0P 1E0, 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 August 22, 2019.



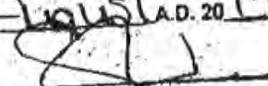
Deputy Registrar of Probate

Sharon Lockyer
Deputy Registrar of Probate

COURT OF PROBATE
PROBATE DISTRICT OF KENTVILLE

I hereby certify that the foregoing is a true copy of the
original Grant on file herein.

Dated the 22 day of August, 2019


REGISTRAR

THIS IS THE LAST WILL AND TESTAMENT of me, SYLVIA LANGILLE, of 220 Main Street, Berwick, in the County of Kings, Province of Nova Scotia.

1. I HEREBY REVOKE all wills and testamentary dispositions of every nature and kind and whatsoever by me heretofore made.

2. I NOMINATE, CONSTITUTE AND APPOINT my daughter, HOLLY J. HARRIS, sole Executrix of this my Will; PROVIDED THAT if she predeceases me or dies within ten days of my death, I NOMINATE, CONSTITUTE AND APPOINT, my daughter IVY J. BYRNE, sole Executrix in her place.

3. I GIVE, DEVISE AND BEQUEATH all my property of every nature and kind and wheresoever situate, including any property over which I may have any power of appointment to my husband, DONALD WHITMAN LANGILLE.

4. IN THE EVENT that DONALD WHITMAN LANGILLE predeceases me or dies within ten days of my death, I GIVE, DEVISE AND BEQUEATH all my property of every nature and kind and wheresoever situate, including any property over which I may have any power of appointment to my Executrix, In Trust, for the following purposes:-

- (a) to sell and convert the remainder of my property into money to pay my just debts, funeral and testamentary expenses; and
- (b) to divide the rest and residue of my Estate between my daughters, IVY J. BYRNE, PAMELA J. LANGILLE, HOLLY J. HARRIS and my son, DAVID W. LANGILLE, in equal shares to their own uses absolutely.

IN TESTIMONY WHEREOF I have to this my Last Will and Testament written upon this page, subscribed my name this 22 day of July, A.D., 2001.

SIGNED, PUBLISHED AND DECLARED by the said Testatrix, SYLVIA LANGILLE, as and for her Last Will and Testament, 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, subscribed our names as witnesses.

Address: Wendy McLean

Address: Middleton, NS.

Sylvia Langille
SYLVIA LANGILLE

COURT OF PROBATE
PROBATE DISTRICT OF KENTVILLE

I hereby certify that the foregoing is a true copy of the original Will on file herein.

Dated the 22 day of August, 2001

[Signature]
REGISTRAR

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Zoom In

Zoom Out

Zoom Box

Monument Select

Clear Selection

Center Selection

Map Layers

☒ Properties

☐ LR Parcel Shading

☐ Topo

☐ Monuments

☐ Place Names

Refresh Map

Map Controls

NS Overview

Locator Map

Print Map

Location:

1 Property found

PID: **60409133** Details

AAN: **08147671**

Value: **\$1,200 (2020 RESOURCE TAXABLE)**

Address: **AWALT ROAD
BIG LOTS**

County: **LUNenburg COUNTY**

Owner: **HOLLY J HARRIS**

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.

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TAX SALE REPORTING LETTER

Tax Sale No. 141

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 15, 2020

Name: Gladden, Timothy M. and Parra, Beate S.

Assessment Account No: 08186278

Property: PID 60181336 – 44 Little Cove Road, First Peninsula

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Timothy M. Gladder and Beate S. Parra are the owners of the subject property. Timothy M. Gladder and Beate S. Parra acquired title via deed (as joint tenants) registered in Book 872, Page 764 and recorded 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 and burden of an easement/right of way to the public highway (reference should be had to a Grant of Right of Way in Book 872, Page 750 and recorded at the Lunenburg County Land Registration Office. We have not searched the title, extent, or usage of said easement/right of way. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown for both

Survey: There is a plan on file as Plan 9,040 (as Lot 6) at the Lunenburg County Land Registration Office. The plan and description generally conform to modern standards.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



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.

THIS WARRANTY DEED dated the 8 day of October, A.D. 2002

BETWEEN:

ALBERT L. STADLIN AND LOUISE M. STADLIN, spouses, both of Chester, in the County of Lunenburg and the Province of Nova Scotia;

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

- and -

TIMOTHY M. GLADDEN AND BEATE S. PARRA, both of New York, in the State of New York, United States of America, 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" annexed hereto, and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

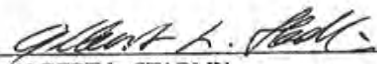
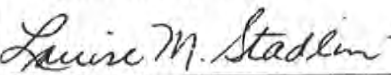
THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, and that the Grantor will procure such further assurances as may be reasonably required.

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 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



)
)
) 
) ALBERT L. STADLIN
)
) 
) LOUISE M. STADLIN
)
)
)
)
)
)

LUNenburg COUNTY REGISTRY OF DEEDS		8105	872	764-767
I certify that this document was registered as shown here.		Document #	Book	Pages
Joan Plunkett Registrar		DEC 13 2002	3:00 PM	
		MM DD YYYY	Time	

AFFIDAVIT OF MATRIMONIAL STATUS

We, ALBERT L. STADLIN AND LOUISE M. STADLIN, spouses, both of Chester,, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. We acknowledge that we executed the foregoing instrument under seal on the date of this Affidavit.
2. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S., c.392, for the purpose of registering this instrument.
3. We are nineteen (19) years of age or older and are residents in Canada under the *Income Tax Act (Canada)*.
4. For the purpose of this Affidavit, "spouse" means either a man or a woman who:
(i) are married to each other;

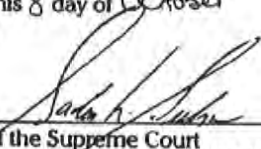
(ii) are married to each other by a marriage that is voidable and has not been voided by a judgement of nullity;

(iii) 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

(iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. We are the spouses of each other. Neither of us has any other spouse or any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act* or any former spouse with rights under the *Matrimonial Property Act*.

I certify that on this date the Deponents came before me, made oath and swore) the foregoing Affidavit. I further certify) that the Deponents executed this) instrument in my presence and that I) signed the instrument as witness to) such execution.)

Certified this 8 day of October
A.D., 2002

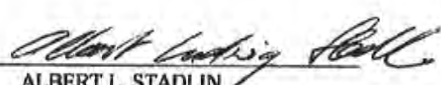

Barrister of the Supreme Court
of the Province of Nova Scotia

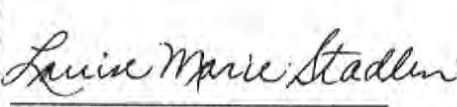
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I hereby certify that on this 8 day of October, A.D. 2002, Albert L. Stadlin and Louise M. Stadlin, two of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.


A Barrister of the Supreme Court
of the Province of Nova Scotia

GORDON L. GRAHAM
A Barrister of the
Supreme Court of Nova Scotia


ALBERT L. STADLIN


LOUISE M. STADLIN

SCHEDULE "A"

All that certain lot, piece or parcel of land as described in a Deed dated the 17th day of March, A.D., 1993, from Edi Baur to Albert L. Stadlin and Louise M. Stadlin recorded at the Bridgewater Registry of Deeds on the 26th day of April, A.D., 1993, in Book 542 at Page 694 as Document No. 2738 and therein more particularly described as follows:

DEED DESCRIPTION

Astronomic Meridian

ALL and singular that certain parcel or tract of land situated, lying and being at First Peninsula in the County of Lunenburg, Province of Nova Scotia and being designated Lot 6 on plan of subdivision #P-48 prepared by Lester W. Berrigan, Nova Scotia Land Surveyor #409 dated the 30th day of June, 1992, filed at the Registry of Deeds under # 5040 which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the division line with property of Paul Albert Allen which said point marks the Northeast corner of the herein described lot, the Southeast corner of other property of Robert F. Patterson and Edi Baur and marks the center line of an approved Nova Scotia Department of Transportation right of way within subdivision of lands of Edi Baur and Robert F. Patterson.

THENCE from said point so located South Two degrees Forty-four minutes Fifty-six seconds East ($S2^{\circ}44'56''E$) along property of Paul Albert Allen Three hundred Forty-eight decimal Forty-six feet (348.46') more or less to a survey marker.

THENCE South Eighty-eight degrees Five minutes Twenty-seven seconds West ($S88^{\circ}05'27''W$) along property of Flora Tanner Four hundred Forty decimal Zero Two feet (440.02') more or less to a survey marker.

THENCE North Two degrees Two minutes Twelve seconds West ($N2^{\circ}02'12''W$) along proposed Lot 7 Three hundred Seventy-four decimal Sixty-four feet (374.64') more or less to a point on the center line of the approved Nova Scotia Department of Transportation right of way, said boundary line passing through a witness survey marker set Twenty-seven decimal Ninety-seven feet (27.97') more or less from said last mentioned point.

SCHEDULE "A" continued

THENCE Southeasterly along the arc of a curve to the left having a radius of 559.52' an arc distance of One hundred Seventy-seven decimal Sixty-five feet (177.65') more or less to a point, tie lines between the last two mentioned points described as South Eighty-three degrees Three minutes Thirty-one seconds East (S83°03'31"E) for a distance of One Hundred Seventy-seven decimal Ninety-one feet (176.91') more or less.

THENCE continuing North Eighty-seven degrees Fifty minutes Thirty-eight seconds East (N87°50'38"E) down the center line of the approved Nova Scotia Department of Transportation right of way Two hundred Sixty-one decimal Zero Two feet (261.02') more or less to a survey marker marking the place of beginning.

THE HEREIN described lot of land contains an approximate area of Three decimal Fifty-three (3.53) acres more or less. Together with a free and unobstructed right-of-way to be used in common with other persons entitled to use said right-of-way over the existing roadway, Zemke Road so called, extending from the Northern sideline of public highway #1045, the Upper First Peninsula Road so called, to and along the northern sideline of the herein described lot and also a right-of-way from Zemke Road extending along the boundaries of lot #3,4 and 5 and extending to waters of Martins Cove as by reference to plan of subdivision herein before named; said right-of-way granted to Albert L. Stadlin and Louise M. Stadlin by a Grant of Right-of-Way dated the 9th day of OCTOBER, A.D., 2002 and recorded immediately prior to this conveyance.

SUBJECT HOWEVER, to a right of way in favor of Edi Baur and Robert F. Patterson, their heirs and assigns, and other persons entitled to use the said right of way crossing the most Northern sideline of the herein described lot as by reference to plan of survey hereinbefore named will more fully appear.

SUBDIVISION approval for Lot 6 was granted by the Development Officer for the Municipality of Lunenburg on the 22nd day of July, 1992 under subdivision application #L-92068.

THE HEREIN described lot of land is part of the property described in a deed to Edi Baur and Robert F. Patterson as recorded at the Registry of Deeds, Bridgewater, Nova Scotia in Book 482 at Page 565.

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LUNenburg COUNTY REGISTRY OF DEEDS		8104	872	750-763
I certify that this document was registered as shown here.		Document #	Book	Pages
Joan Plunkett	Registrar	DEC 13	2002	3:00 PM
		MM	DD	YYYY
		Time		

008104

THIS GRANT OF RIGHT OF WAY made this 8 day of October, A.D., 2002

BETWEEN:

SUSAN ATKINSON AND BRIAN C. DAVIS, both of First Peninsula, in the County of Lunenburg and Province of Nova Scotia;

(hereinafter called the "GRANTOR")

OF THE FIRST PART

- AND -

ALBERT L. STADLIN AND LOUISE M. STADLIN, spouses, both of Chester, in the County of Lunenburg and Province of Nova Scotia;

(hereinafter called the "GRANTEE")

OF THE SECOND PART

WHEREAS the "Grantor" is the owner in fee simple of certain lands at or near First Peninsula, in the County of Lunenburg and Province of Nova Scotia, which lands are described in Schedule "A" hereto annexed and were conveyed to the "Grantor" by Deed dated the 21st day of February, 2001 and recorded at the Registry of Deeds Office, Bridgewater, Nova Scotia in Book 782 at Page 529 under number 1173; and by deed dated the 8th day of June, A.D., 2000, recorded in Book 756 at Page 37 at the Bridgewater Registry of Deeds Office, Lunenburg County, Nova Scotia

AND WHEREAS the "Grantee" is the owner in fee simple of certain lands at or near First Peninsula, in the County of Lunenburg and Province of Nova Scotia, which lands are described in Schedule "B" hereto annexed and were conveyed to the "Grantee" by Deed dated the 17th day of March, 1993 and recorded at the Registry of Deeds Office, Bridgewater, Nova Scotia in Book 542 at Page 694 under number 2738;

AND WHEREAS the "Grantor" wishes to grant to the "Grantee" and their heirs, successors and assigns, a right-of-way over the existing roadway on the lands of the "Grantor" as described in Schedule "A" hereto annexed and as shown on the Survey Plan of Lester W. Berrigan, N.S.L.S. No. 409 identified as Plan No. 6112 and filed at the Bridgewater Registry of Deeds under No. 10655; and hereinafter referred to as the "Plan";

NOW THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar (\$1.00) in hand well and truly paid by the "Grantee" to the "Grantor", the receipt whereof is hereby acknowledged, the "Grantor" grants to the "Grantee", their successors, heirs, executors, administrators and assigns, 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 existing roadway, Zemke Road so called, extending from the Northern sideline of public highway #1045, the Upper First Peninsula Road so called, to and along the northern sideline of the lot as described in Schedule "B" hereto annexed and also a right-of-way from Zemke Road extending along the boundaries of lot #3,4 and 5 and extending to waters of Martins Cove as by reference to plan of subdivision herein before named.

THIS AGREEMENT shall enure to the benefit of and be binding upon the respective heirs, executors, administrators and assigns of the parties, and shall enure in perpetuity.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED & DELIVERED)
in the presence of:)

[Signature])

[Signature])

[Signature])

[Signature])

Susan Atkinson
SUSAN ATKINSON, Grantor

Brian C. Davis
BRIAN C. DAVIS, Grantor

Albert Ludwig Stadlin
ALBERT L. STADLIN, Grantee

Louise Marie Stadlin
LOUISE M. STADLIN, Grantee

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

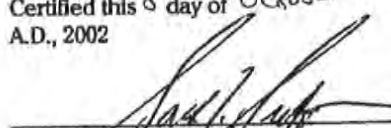
AFFIDAVIT OF MATRIMONIAL STATUS

I, BRIAN C. DAVIS, of First Peninsula, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

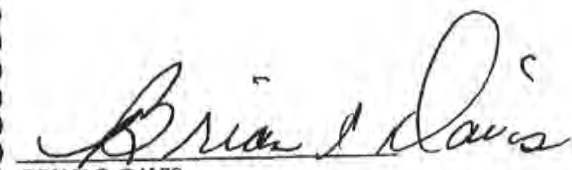
1. I acknowledge that I executed the foregoing instrument under seal on the date of this Affidavit.
2. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S., c.392, for the purpose of registering this instrument.
3. I am nineteen (19) years of age or older and am a resident in Canada under the *Income Tax Act (Canada)*.
4. For the purpose of this Affidavit, "spouse" means either a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been voided by a judgement of nullity;
 - (iii) 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
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. I am not a spouse and have no former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act* or any former spouse with rights under the *Matrimonial Property Act*.

I certify that on this date the Deponent came before me, made oath and swore) the foregoing Affidavit. I further certify) that the Deponent executed this) instrument in my presence and that I) signed the instrument as witness to) such execution.)

Certified this 8 day of October
A.D., 2002


Barrister of the Supreme Court
of the Province of Nova Scotia

GORDON L. GRAHAM
A Barrister of the
Supreme Court of Nova Scotia


BRIAN C. DAVIS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

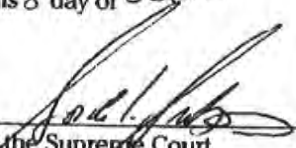
AFFIDAVIT OF MATRIMONIAL STATUS

I, SUSAN ATKINSON, of First Peninsula, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

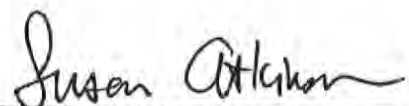
1. I acknowledge that I executed the foregoing instrument under seal on the date of this Affidavit.
2. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S., c.392, for the purpose of registering this instrument.
3. I am nineteen (19) years of age or older and am a resident in Canada under the *Income Tax Act (Canada)*.
4. For the purpose of this Affidavit, "spouse" means either a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been voided by a judgement of nullity;
 - (iii) 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
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. I am not a spouse and have no former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act* or any former spouse with rights under the *Matrimonial Property Act*.

I certify that on this date the Deponent)
came before me, made oath and swore)
the foregoing Affidavit. I further certify)
that the Deponent executed this)
instrument in my presence and that I)
signed the instrument as witness to)
such execution.)

Certified this 8 day of October
A.D., 2002


Barrister of the Supreme Court
of the Province of Nova Scotia

GORDON LIGHT
A Barrister of the
Supreme Court of Nova Scotia


SUSAN ATKINSON

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

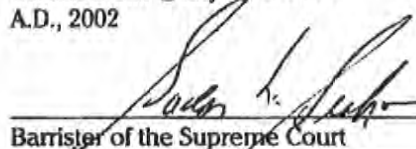
AFFIDAVIT OF MATRIMONIAL STATUS

We, Albert I. Stadlin and Louise M. Stadlin spouses, both of Chester, in the County of Lunenburg and Province of Ontario, make oath and say as follows:

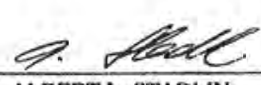
1. We acknowledge that we executed the foregoing instrument under seal on the date of this Affidavit.
2. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S., c.392, for the purpose of registering this instrument.
3. We are nineteen (19) years of age or older and are residents in Canada under the *Income Tax Act (Canada)*.
4. For the purpose of this Affidavit, "spouse" means either a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been voided by a judgement of nullity;
 - (iii) 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
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. We are the spouses of each other. Neither of us has any other spouse or any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act* or any former spouse with rights under the *Matrimonial Property Act*.

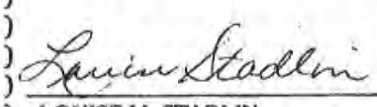
I certify that on this date the Deponents)
came before me, made oath and swore)
the foregoing Affidavit. I further certify)
that the Deponents executed this)
instrument in my presence and that I)
signed the instrument as witness to)
such execution.)

Certified this 8 day of October)
A.D., 2002)


Barrister of the Supreme Court
of the Province of Nova Scotia

GORDON L. GRAHAM
A Barrister of the
Supreme Court of Nova Scotia


ALBERT L. STADLIN


LOUISE M. STADLIN

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I hereby certify that on this 8 day of October, A.D. 2002, Susan Atkinson and Brian C. Davis, two of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.


A Barrister of the Supreme Court
of the Province of Nova Scotia

GORDON L. GRAHAM
A Barrister of the
Supreme Court of Nova Scotia

I hereby certify that on this 8 day of October, A.D. 2002, Albert L. Stadlin and Louise M. Stadlin, two of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.


A Barrister of the Supreme Court
of the Province of Nova Scotia

GORDON L. GRAHAM
A Barrister of the
Supreme Court of Nova Scotia

SCHEDULE "A"**DEED DESCRIPTION**

Astronomic Meridian,

ALL and singular that certain parcel or track of land, situated, lying and being at First Peninsula, Lunenburg Co., Nova Scotia and being designated the remaining property of Edi Baur Productions Limited on plan of subdivision # 6112, prepared by Lester W. Berrigan, Nova Scotia Land Surveyor # 409, dated the 18th day of July, 1997, which said lot may be more particularly described as follows:

COMMENCING at a point marked by a survey marker set on the northern side line Thirty-three feet (33') from the center line thereof a public highway # 1045 the Upper First Peninsula Road so called, which said point marks the Southwest corner of the property of Elizabeth Hug and the Southeast corner of the property of Francis C. Fennell & Vera M. Fennell.

THENCE from said point so located North Three degrees Forty-six minutes Fifty-seven seconds West ($N03^{\circ}46'57''W$) along property of Francis C. Fennell & Vera M. Fennell Three hundred Seventy-three decimal Forty-two feet (373.42') to a survey marker, marking the point of beginning.

THENCE from said point so located North Three degrees Forty-three minutes Twenty-two seconds West ($N03^{\circ}43'22''W$) along property of Francis C. Fennell & Vera M. Fennell Three hundred Ninety-four decimal Twenty-three feet (394.23') to a survey marker.

THENCE North Three degrees Nine minutes Twenty-two seconds West ($N03^{\circ}09'22''W$) along property of Francis C. Fennell & Vera M. Fennell One hundred Thirty-one decimal Fifty-three feet (131.53') to a survey marker.

THENCE continuing Northwesterly and Northeasterly along the several varying courses of a wire fence marking the Eastern boundary line of property of Francis C. Fennell & Vera M. Fennell Twenty-one hundred Twenty-five feet (2125') to a point on the ordinary high water mark of Waters of Martins Cove.

THENCE Southeasterly along the several varying courses of the ordinary high water mark of Waters of Martins Cove to a point, marking the most Northern corner of lot # 5.

THENCE South Twenty-eight degrees Thirty-eight minutes Twenty-six seconds West ($S28^{\circ}38'26''W$) along lot # 5 Fifteen feet (15') to a survey marker.

THENCE continuing South Twenty-eight degrees Thirty-eight minutes Twenty-six seconds West ($S28^{\circ}38'26''W$) along lot # 5 One hundred Forty decimal Fifty-four feet (140.54') to a survey marker.

THENCE South Two degrees Sixteen minutes Thirty-seven seconds East ($S02^{\circ}16'37''E$) along lot # 5 Three hundred Thirty-two decimal Fifty feet (332.50') to a survey marker.

THENCE South Nine degrees Two minutes Nineteen seconds East ($S09^{\circ}02'19''E$) along lot # 5 Ninety-eight decimal Fifty-six feet (98.56') to a survey marker.

THENCE South Thirty-four degrees Nine minutes Twenty-two seconds East ($S34^{\circ}09'22''E$) along lot # 4 and lot # 3 Four hundred Thirty-seven decimal Zero Seven feet (437.07') to a point.

THENCE Southeasterly along the arc of a curve to the left having a radius of 559.52' an arc distance of Three hundred Eighty-eight decimal Seventy-five feet (388.75') to a point marking the Northwest corner of lot # 6, tie lines between the last two mentioned points described as South Thirty-nine degrees Three minutes Twelve seconds East ($S39^{\circ}03'12''E$) for a distance of Ninety-five decimal Forty-seven feet (95.47'), South Forty-seven degrees Thirty-nine minutes Twenty-four seconds East ($S47^{\circ}39'24''E$) for a distance of Seventy-two decimal Forty-eight feet (72.48'), South Sixty-two degrees Forty minutes Five seconds East ($S62^{\circ}40'05''E$) for a distance of Two hundred Nineteen decimal Twenty feet (219.20').

THENCE South Two degrees Two minutes Twelve seconds East ($S02^{\circ}02'12''E$) along lot # 6 Seventy-seven decimal Sixty-eight feet (77.68') to a survey marker, marking the Northeast corner of lot # 7.

THENCE North Sixty-three degrees Thirty-eight minutes Fourteen seconds West ($N63^{\circ}38'14''W$) along lot # 7 Two hundred Forty-six decimal Fifty-six feet (246.56') to a survey marker.

THENCE South Forty-five degrees Fifty minutes Thirty-eight seconds West ($S45^{\circ}50'38''W$) along lot # 7 One hundred Eighty-five feet (185') to a survey marker.

THENCE Southwesterly along the arc of a curve to the left having a radius of 377.92' an arc distance of Sixty-seven decimal Forty-eight feet (67.48') to a survey marker, tie lines between the last two mentioned survey markers described as South Forty degrees Forty-three minutes Forty-four seconds West ($S40^{\circ}43'44''W$) for a distance of Sixty-seven decimal Thirty-nine feet (67.39').

THENCE South Three degrees Twenty-four minutes Fifty-six seconds East ($S03^{\circ}24'56''E$) along lot # 7 and lot # 8 Four hundred Fifty decimal Fifty-one feet (450.51') to a survey marker.

THENCE South Eleven degrees Twenty-five minutes Twelve seconds West ($S11^{\circ}25'12''W$) along lot # 8 Three hundred Twenty-two decimal Eighty-six feet (322.86') to a survey marker.

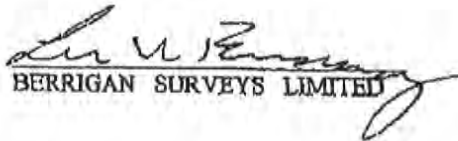
THENCE South Eighty-seven degrees Twenty-five minutes Thirty-three seconds West (S87°25'33"W) along lot # 9 Sixty-six feet (66.0') to a survey marker, marking the place of beginning.

The herein described lot of land by estimation contains Six decimal nine (6.9) acres more or less.

Subject how ever to all Rights of ways, all easements and any agreement which may be in affect concerning the herein described lot.

The herein described lot of land being the remaining portion of property as described in a deed to Edi Baur Productions Limited, recorded at Registry of Deeds, Bridgewater, Nova Scotia in Book 589 at Page 1000.

Deed Description
by: Berrigan Surveys Limited


BERRIGAN SURVEYS LIMITED



Astronomic Meridian

SCHEDULE "A"
DEED DESCRIPTION
LOT 1

All that certain lot, piece or parcel of land as described by a Deed dated the 23rd day of March, A.D., 2000, from Gabriele Huwiler-Bischoff to Peter Huwiler and Gabriele Huwiler-Bischoff, recorded at the Bridgewater Registry of Deeds on the 28th day of March, A.D., 2000, in Book 747 at Page 220 as Document No. 1493, and therein more particularly described as follows:

ALL that certain lot, piece, parcel of land as described in a Deed from Martin C. Dumke, in Trust, to Gabriele Huwiler-Bischoff dated the 9th day of January, 1990, and recorded at the Bridgewater Registry of Deeds in Book 672 at Page 523, under Document No. 160, and therein described as follows:

ALL and singular that certain parcel or tract of land situated, lying and being at First Peninsula in the County of Lunenburg, Province of Nova Scotia and being designated Lot 1 on plan of subdivision #6112 prepared by Lester W. Herrigan, Nova Scotia Land Surveyor #409 dated the 10th day of July, 1997, filed at the Registry of Deeds under # 10,655, which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the ordinary high water mark of waters of Martin Cove which said point marks the Northeast corner of the herein described lot and the Northwest corner of property now or formerly of Merrill Tanner.

THENCE from said point so located South Nine degrees Forty minutes Fourteen seconds East ($89^{\circ}40'14"E$) along property now or formerly of Merrill Tanner One hundred Ten decimal Seventy-three feet ($110.73'$) to a survey marker.

THENCE South Two degrees Sixteen minutes Forty-nine seconds East ($82^{\circ}16'49"E$) along property of Paul Albert Allen One hundred Twenty decimal Eighty-seven feet ($120.87'$) to a survey marker.

THENCE South One degree Thirty-four minutes Eleven seconds East ($81^{\circ}34'11"E$) along property of Paul Albert Allen Four hundred Thirty-nine decimal Twenty-five feet ($439.25'$) to a survey marker.

THENCE South Two degrees Forty-four minutes Fifty-six seconds East ($82^{\circ}44'56"E$) along property of Paul Albert Allen Two hundred Three decimal Seventy-four feet ($203.74'$) to a survey marker.

THENCE South Eighty-seven degrees Fifty minutes Thirty-eight seconds West ($887^{\circ}50'38"W$) along property of Albert L. Stadlin and Louise M. Stadlin Two hundred Sixty-one decimal Zero Two feet ($261.02'$) to a survey marker.

THENCE North Zero degrees Nine minutes Twenty-two seconds West ($90^{\circ}09'22"W$) along Lot 2 Three hundred Seventy-nine decimal Thirty feet ($379.30'$) to a survey marker said boundary line passing through a survey marker set Thirty feet ($30'$) from said last mentioned point.

THENCE continuing North Zero degrees Nine minutes Twenty-two seconds West ($90^{\circ}09'22"W$) along Lot 2 Nineteen feet ($19'$) to a point on the

W
 G.H.
 11.

ordinary high water mark of waters of Martin Cove.

THENCE Southeasterly and Northeasterly along the several and varying courses of the ordinary high water mark of waters of Martin Cove Six hundred Sixty feet (660') to a survey marker marking the place of beginning, tie lines between the last two mentioned survey markers described as North Twenty-three degrees Eighteen minutes Five seconds East (N23°18'05"E) for a distance of Five hundred Forty-seven decimal Seventy-one feet (547.71').

The herein described lot of land contains an approximate area of Three decimal Sixty-eight (3.68) acres more or less.

Subject however to a Twenty foot (20') drainage easement in favor of the Grantor herein crossing the herein described lot as by reference to plan of subdivision herein before named will more fully appear. Subject however to that portion of said designed right of way crossing the Southern sideline of the herein described lot as by reference to plan of subdivision herein before named will more fully appear.

Together with a free and unobstructed right of way to be used in common with the Grantor and other persons entitled to use said right of way as shown on said survey plan extending from the Northern sideline of public highway #1045, the Upper First Peninsula Road so called, to the Southern sideline of the herein described lot as by reference to plan of subdivision herein before named will more fully appear.

Subdivision approval for Lot 1 was granted by the Development Officer for the Municipality of the District of Lunenburg on the 30th day of SEPTEMBER, 1997 under subdivision application LM97083.

The herein described lot of land is part of the property described in a deed to Edi Baur Productions Limited recorded at the Registry of Deeds, Bridgewater, Nova Scotia in Book 509 at Page 1000.

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



LESTER W. BERRIGAN

DEED DESCRIPTION

Astronomic Meridian

ALL and singular that certain parcel or tract of land situated, lying and being at First Peninsula in the County of Lunenburg, Province of Nova Scotia and being designated Lot 6 on plan of subdivision #P-48 prepared by Lester W. Berrigan, Nova Scotia Land Surveyor #409 dated the 30th day of June, 1992, filed at the Registry of Deeds under # 5040 which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the division line with property of Paul Albert Allen which said point marks the Northeast corner of the herein described lot, the Southeast corner of other property of Robert F. Patterson and Edi Baur and marks the center line of an approved Nova Scotia Department of Transportation right of way within subdivision of lands of Edi Baur and Robert F. Patterson.

THENCE from said point so located South Two degrees Forty-four minutes Fifty-six seconds East ($S2^{\circ}44'56''E$) along property of Paul Albert Allen Three hundred Forty-eight decimal Forty-six feet (348.46') more or less to a survey marker.

THENCE South Eighty-eight degrees Five minutes Twenty-seven seconds West ($S88^{\circ}05'27''W$) along property of Flora Tanner Four hundred Forty decimal Zero Two feet (440.02') more or less to a survey marker.

THENCE North Two degrees Two minutes Twelve seconds West ($N2^{\circ}02'12''W$) along proposed Lot 7 Three hundred Seventy-four decimal Sixty-four feet (374.64') more or less to a point on the center line of the approved Nova Scotia Department of Transportation right of way, said boundary line passing through a witness survey marker set Twenty-seven decimal Ninety-seven feet (27.97') more or less from said last mentioned point.

THENCE Southeasterly along the arc of a curve to the left having a radius of 359.52' an arc distance of One hundred Seventy-seven decimal Sixty-five feet (177.65') more or less

to a point, tie lines between the last two mentioned points described as South Eighty-three degrees Three minutes Thirty-one seconds East (S83°03'31"E) for a distance of One hundred Seventy-six decimal Ninety-one feet (176.91') more or less.

THENCE continuing North Eighty-seven degrees Fifty minutes Thirty-eight seconds East (N87°50'38"E) down the center line of the approved Nova Scotia Department of Transportation right of way Two hundred Sixty-one decimal Zero Two feet (261.02') more or less to a survey marker marking the place of beginning.

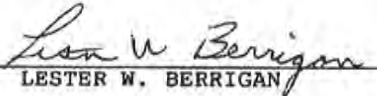
The herein described lot of land contains an approximate area of Three decimal Fifty-three (3.53) acres more or less. Together with a free and unobstructed right of way Sixty-six feet (66') in width extending from the Northern sideline of public highway #442 the First Peninsula Road, so called, to the Northern sideline of the herein described lot as by reference to plan of subdivision hereinbefore named will more fully appear. Also, together with a free and unobstructive right of way to be used in common with the Grantors herein and in common with other persons entitled to use said right of way extending from the Northwestern corner of the herein described lot to waters of Martins Cove; said right of way being over the approved Nova Scotia Department of Transportation right of way and being Sixty-six feet (66') in width until reaching the Eastern boundary of property of Francis Fennel and beyond the approved Nova Scotia Department of Transportation right of way said right of way to be Twenty-five feet (25') in width crossing proposed Lot #5 and widening to Sixty-six feet (66') in width, crossing the most Northern portion of Lot #5 and lying adjacent to property of Francis Fennel as shown on tentative plan of subdivision #P-40 by Lester W. Berrigan, Nova Scotia Land Surveyor #409 dated the 15th day of September, 1990. Subject however, to a right of way in

favor of Edi Baur and Robert F. Patterson, their heirs and assigns, and other persons entitled to use said right of way over the approved Nova Scotia Department of Transportation right of way crossing the most Northern sideline of the herein described lot as by reference to plan of survey hereinbefore named will more fully appear.

Subdivision approval for Lot 6 was granted by the Development Officer for the Municipality of Lunenburg on the 22ND day of JULY, 1992 under subdivision application #L-92 048.

The herein described lot of land is part of the property described in a deed to Edi Baur and Robert F. Patterson as recorded at the Registry of Deeds, Bridgewater, Nova Scotia in Book 482 at Page 565.

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


LESTER W. BERRIGAN

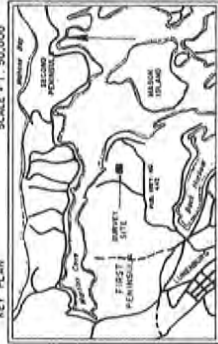


NOTE: THIS SURVEY IS A RE-ENTRY OF A PREVIOUS SURVEY BY A. E. TURNER & ASSOCIATES DATED MARCH 22, 1982. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER.

NOTE:

THIS SURVEY IS A RE-ENTRY OF A PREVIOUS SURVEY BY A. E. TURNER & ASSOCIATES DATED MARCH 22, 1982. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER.

PROPERTY OF
PAUL ALBERT ALLEN
DEED REFERENCE - BOOK 310, PAGE 394,
REG. 102



- LEGEND:
- Δ N.S.C. CO-ORDINATE MONUMENT
 - SURVEY MARKER
 - IRON BOLT
 - ⊗ "X" CUT IN ROCK
 - ⊕ WOODEN POST
 - ⊖ TRANSVERSE NUB
 - ⊘ WIRE FENCE
 - ⊙ STONE WALL
 - ⊙ FOUND
 - (C) CALCULATED

NOTE: VALUES SHOWN - NOT ADJUSTED
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES

LOT USE - NON-DEVELOPMENT

9040

JUL 22 1992

005509

BEARINGS SHOWN ON THIS PLAN ARE ASTROMOMIC MERIDIAN AS DERIVED FROM
FIELD SURVEY BY A. E. TURNER & ASSOCIATES DATED MARCH 22, 1982.

PLAN OF SUB-DIVISION

SHOWING LOT 6, PROPERTY OF **EDI BAUR & ROBERT F. PATTERSON**
SON AT FIRST PENINSULA, LUNenburg COUNTY, NOVA SCOTIA.

SURVEY EXECUTED:

AUGUST 1, 1990

PLAN DRAWN BY:

K.P. FOLGARTY & J.N. RUSSELL

SCALE:

1" = 100'

DATE OF PLAN:

JUNE 20, 1992

PLAN NO.:

P-48

Surveyor's Certificate

I, Lester W. Berrigan, Nova Scotia Land Surveyor,
hereby certify that the survey represented by this plan
was conducted under my supervision, and that the
survey was conducted in accordance with the Survey
Act and the Regulations thereunder.

Dated this 20th day of JUNE, 1992.

Lester W. Berrigan, N.S.L.S. # 609



LESTER W. BERRIGAN
NOVA SCOTIA LAND SURVEYOR NO. 609
CAMPBELL LUN CO. NOVA SCOTIA



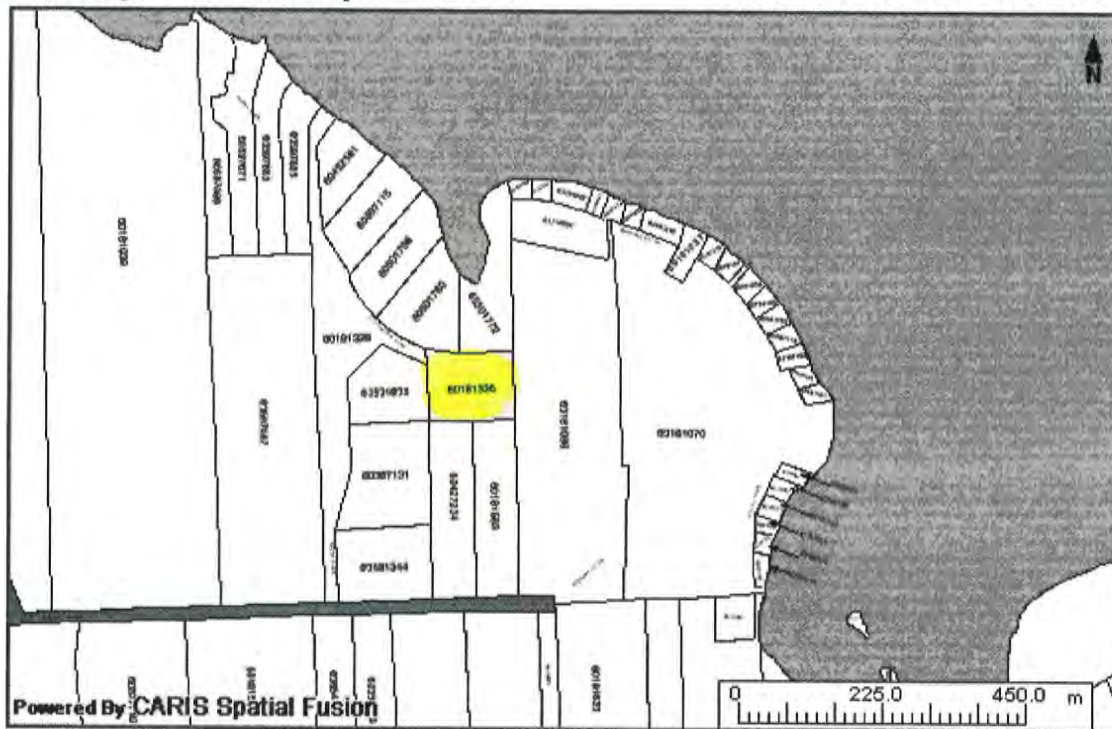
NOTE:

THE RESULT OF THIS SURVEY BY THIS PLAN HAS BEEN APPROVED BY
THE DEPARTMENT OF LANDS AND FORESTRY, NOVA SCOTIA.
THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY
ACT AND THE REGULATIONS THEREUNDER. THE SURVEY WAS
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THEREUNDER. THE SURVEY WAS CONDUCTED IN ACCORDANCE
WITH THE SURVEY ACT AND THE REGULATIONS THEREUNDER.

PUBLIC HIGHWAY NO. 442
(FIRST PENINSULA ROAD)

Property Online Map

Date: Sep 15, 2020 10:54:02 AM



PID:	60181336	Owner:	TIMOTHY M GLADDEN	AAN:	08186278
County:	LUNenburg COUNTY		BEATE S PARRA	Value:	\$384,700 (2020 RESIDENTIAL TAXABLE)
LR Status:	NOT LAND REGISTRATION	Address:	44 LITTLECOVE ROAD		
			FIRST PENINSULA		

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 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 144

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 15, 2020

Name: Wenaus (Dohaney), Barbara Dorothy

Assessment Account No: 08204799

Property: PID 60488489 – Conquerall Road, Conquerall Mills

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Barbara Dorothy Wenaus (also known as Barbara Wenaus Dohaney) is the owner of the subject property. Barbara Dorothy Wenaus acquired title via deed registered in Book 479, Page 23 and recorded at the Lunenburg County Land Registration Office. Please note the survey comments below that the property was subsequently subdivided in 1997. The subject lot appears to abut the public highway. The paper title appears marketable.

Encumbrances:

1. There is a judgment in favour of Ronald C. Veinot and recorded at the Lunenburg County Land Registration Office in the face of \$28,741.53 at Book 774, Page 959 (expires November 27, 2020).

Marital Status: Barbara Dorothy Wenaus was married to Michael Dohaney, but the status is currently unknown.

Survey: There is a plan on file as Plan 10,712 (remainder parcel is Lot 2) at the Lunenburg County Land Registration Office. No legal description has been created for Lot 2 (Lot 1 was sold in 2001), but could be created from the survey plans.

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.

THIS WARRANTY DEED made this 13th day of June, A.D., 1990.

BETWEEN:

005663

Province of Nova Scotia
County of Lunenburg

H. DAWSON WAKEFIELD and A. MARIE WAKEFIELD,
husband and wife, both of Conquerall Mills,
in the County of Lunenburg, Province of Nova Scotia,
formerly of San Antonio, Texas, U.S.A.

I hereby certify that the within instrument being the Owner(s) of the lands described in Schedule
was recorded in the Registry of Deeds Office "A" herein
at Bridgewater in the County of Lunenburg, N.S. hereinafter called the "GRANTOR")
at 10.30 o'clock A. M., on the 14th
day of June A.D., 1990 in
Book No. 479 at pages 23-27
as Document Number 5663 - and -

Peggy Vennette (Deputy)
Registrar of Deeds for the Registration
District of Lunenburg County

BARBARA DOROTHY WENAU, of Conquerall Mills,
in the County of Lunenburg, Province of Nova Scotia
(Hereinafter called the "GRANTEE")

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

THE GRANTOR hereby conveys to the GRANTEE 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 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 the GRANTOR will procure such
further assurances as may be reasonably required.

THE GRANTOR hereby consents to the within conveyance and
release any claim that the GRANTOR had, has or may have pursuant to the
Matrimonial Property Act of Nova Scotia and hereby conveys any and all
right, title and interest which the GRANTOR may have with respect to the
lands described in Schedule "A".

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 Grantors have hereunto set their
hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

[Signatures of H. Dawson Wakefield and A. Marie Wakefield]

[Signature of H. Dawson Wakefield]
H. DAWSON WAKEFIELD

[Signature of A. Marie Wakefield]
A. MARIE WAKEFIELD

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

ON THIS 13th day of June, A.D., 1990, before me, the subscriber,
personally came and appeared D.M. Caper, a subscribing witness to
the foregoing Indenture, who having been by me duly sworn made oath and
said that H. Dawson Wakefield and A. Marie Wakefield, two of the parties
thereto signed, sealed and delivered the same in his presence.

[Signature of Patricia L. Corkum]
A BARRISTER OF THE SUPREME COURT
OF NOVA SCOTIA

PATRICIA L. CORKUM
A Commissioner of the Supreme Court
of Nova Scotia

AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

We, H. Dawson Wakefield and A. Marie Wakefield, make oath and say as follows:

1. That we are the Grantors in the foregoing deed and are of the full age of nineteen (19) years.
2. That we are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada),
3. That for the purpose of this my Affidavit "spouse" means either of a man or a woman who:
 - (i) are married to each other
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabitated within the preceding year.
4. That as of the date hereof, we are the spouses of each other and we have no other spouse as defined herein.

SWORN TO Severally at Bridgewater
in the County of Lunenburg
Province of Nova Scotia, this
13th day of June,
A.D., 1990, BEFORE ME:


BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

D.M. Cooper


H. DAWSON WAKEFIELD


A. MARIE WAKEFIELD

SCHEDULE "A"

ALL and singular that certain parcel or tract of land and premises situate, lying and being at Conquerall Mills, in the County of Lunenburg, Province of Nova Scotia, which can be more particularly described as follows:

BEGINNING at a point marked by an iron bolt with an aluminum identification cap driven into the ground on the Northeastern sideline (33' from the centre of the paved surface) of the Public Highway leading from Hebbs Cross to Conquerall Mills, which said point marks the Southwestern corner of property of St. James Church of England and the Western corner of the lot hereby under description as by reference to a Plan of Survey hereinafter named will more fully appear;

THENCE from said point so located North Fifty-one degrees Forty-eight minutes Six seconds East (N 51° 48' 06" E) (Magnetic Meridian 1978) along said property of St. James Church of England Four Hundred One and Forty-one one hundredths feet (401.41') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground;

THENCE North Forty-seven degrees Two minutes Twenty-eight seconds East (N 47° 02' 28" E) along said property of St. James Church of England Two Hundred Nine and Seventy-nine one hundredths feet (209.79') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground on the mean high water mark of the Southwestern shore of the former Mill Pond;

THENCE Southeastwardly along the several and varying courses of said mean high water mark to a point marked by an iron bolt with an aluminum identification cap driven into the ground at the Northwestern corner of property of Her Majesty the Queen; a straight line between these last two mentioned points from Northwest to Southeast being described as South Twenty-nine degrees Fifteen minutes Thirty-four seconds East (S 29° 15' 34" E) One Hundred Seventy-three and Eleven one hundredths feet (173.11');

THENCE from said last mentioned point South Thirty-three degrees Two minutes West (S 33° 02' W) along said property of Her Majesty the Queen Forty and Nineteen one hundredths feet (40.19') more or less to a point marked by an iron bolt with an aluminum identification cap driven into the ground;

THENCE South Twelve degrees Thirty-six minutes Twenty-four seconds West (S 12° 36' 24" W) along said property of Her Majesty the Queen Twenty-five feet (25') more or less to a point marked by an iron bolt with an aluminum identification cap driven into the ground;

THENCE South Seventy-two degrees Twenty-nine minutes West (S 72° 29' W) along property of Stanford Himmelman and Ethel Himmelman One Hundred Forty-four and Six one hundredths feet (144.06') more or less to a point marked by an iron bolt with an aluminum identification cap driven into the ground;

THENCE South Seventeen degrees Fifty-two minutes Thirty-six seconds East (S 17° 52' 36" E) along said property of Stanford Himmelman and Ethel Himmelman One Hundred Fifty and Twenty-one one hundredths feet (150.21') more or less to a point marked by an iron bolt with an aluminum identification cap driven into the ground on the Northern sideline of said Public Highway;

THENCE Westwardly and Northwestwardly along the curved Northern and Northeastern sideline of said Public Highway to the point marking the place of beginning;

Handwritten signature/initials

traverse lines joining these last two mentioned points from East to West being described as South Seventy-nine degrees Five minutes Fifteen seconds West ($S 79^{\circ} 05' 15'' W$) Three Hundred Eighty and Forty-three one hundredths feet ($380.43'$) and North Thirty-eight degrees Thirty-six minutes Fifty seconds West ($N 38^{\circ} 36' 50'' W$) Ninety-seven and Ninety-one one hundredths feet ($97.91'$).

The herein described lot of land contains an approximate area of Two and Thirty-three one hundredths acres (2.33 acs.) and is shown on a Plan of Survey showing property of Stanford Himmelman and Ethel Himmelman in the District of Conquerall Mills, Lunenburg County, N.S., under conveyance to Terrance V.M. Vincent and Carol F. Vincent and also property of J.A. Turner & Sons Limited under conveyance to Stanford Himmelman and Ethel Himmelman dated at Bridgewater, N.S., the 22nd day of September, A.D., 1978, by Errol B. Hebb & Associates and approved by Errol B. Hebb, Nova Scotia Land Surveyor No. 7. Approval of said Plan was granted by the Development Officer for the Municipality of the District of Lunenburg on the 16th day of October, A.D., 1978, and a copy of said Plan was filed in the Registry of Deeds at Bridgewater, N.S., on the 18th day of October, A.D., 1978 under No. P-2551.

ALSO

ALL and singular that certain parcel or tract of land and promises situate, lying and being at Conquerall Mills in the County of Lunenburg, Province of Nova Scotia, which can be more particularly described as follows:

BEGINNING at a point marked by an iron bolt with an aluminum identification cap driven into the ground on the Southern sideline ($38'$ from the centre of the paved surface) of the Public Highway leading from Hebb's Cross to Conquerall Mills which said point marks the Northwestern corner of property of Pearl Langille and the Northeastern corner of the lot hereby under description as by reference to a Plan of Survey hereinafter named will more fully appear;

THENCE from said point so located South Thirty degrees Fifty-five minutes Six seconds East ($S 30^{\circ} 55' 06'' E$) (Magnetic Meridian 1978) along said property of Pearl Langille One Hundred Ninety-five and Ten one hundredths feet ($195.10'$) more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground;

THENCE South Seventy-five degrees Fifty-six minutes Thirtyseconds West ($S 75^{\circ} 56' 30'' W$) along property of J.A. Turner & Sons Limited Nine Hundred Thirty-seven and Ninety-nine one hundredths feet ($937.99'$) more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground;

THENCE North Twenty-five degrees Forty-four minutes Thirty-six seconds East ($N 25^{\circ} 44' 36'' E$) along said property of J.A. Turner & Sons Limited Three Hundred Three and Seven one hundredths feet ($303.07'$) more or less to a point marked by an iron bolt with an aluminum identification cap driven into the ground on the Southern sideline of the aforesaid Public Highway;

THENCE Northeastwardly along the curved Southern sideline of said Public Highway to the point marking the place of beginning; traverse lines joining these last two mentioned points from Southwest to Northeast being described as North Eighty-two degrees Twenty-four minutes Thirty-five seconds East ($N 82^{\circ} 24' 35'' E$) Three Hundred Sixty-one and Twenty-three one hundredths feet ($361.23'$) and North Eighty-one degrees Forty-four minutes Seven seconds East ($N 81^{\circ} 44' 07'' E$) Three Hundred Thirty-eight and Eighty-two one hundredths feet ($338.82'$).

Page 3 of Schedule "A"

The herein described lot of land contains an approximate area of Three and Forty-one one hundredths acres (3.41 acs.) and is shown on a Plan of Survey showing property of Stanford Himmelman and Ethel Himmelman in the District of Conquerall Mills, Lunenburg County, N.S., under conveyance to Terrance V.M. Vincent and Carol F. Vincent and also property of J.A. Turner & Sons Limited under conveyance to Stanford Himmelman and Ethel Himmelman dated at Bridgewater, N.S., the 22nd day of September, A.D., 1978, by Errol B. Hebb & Associates and approved by Errol B. Hebb, Nova Scotia Land Surveyor No. 7. Approval of said Plan was granted by the Development Officer for the Municipality of the District of Lunenburg on the 16th day of October, A.D., 1978, a copy of said Plan was filed in the Registry of Deeds at Bridgewater, N.S., on the 18th day of October, 1978 under No. P-2551.

The above described lot is part of property described in a Deed from Ethel Himmelman to J.A. Turner & Sons Limited dated the 25th day of January, A.D., 1967, recorded at the Registry of Deeds at Bridgewater, N.S., on the 27th day of January, A.D., 1967, in Book 136 at Page 113 under No. 121. Being the same lands described in a Deed from J.A. Turner & Sons Limited to Ethel Marion Himmelman dated the 24th day of October, A.D., 1978.

The above described lots of land being and intended to be the same lots described in a Deed from Ethel Marion Himmelman to Terence V.M. Vincent and Carol F. Vincent dated the 30th day of October, A.D., 1978, recorded at the Registry of Deeds, Bridgewater, N.S., in Book 261 at Page 27 under No. 7.

BEING AND INTENDED TO BE the same lands as conveyed by Deed from Michael Hampson and Phyllis Hampson to H. Dawson Wakefield and A. Marie Wakefield, which deed is dated July 29, 1988 and recorded at the Registry of Deeds Office in Bridgewater, N. S. in book 430 at page 609 as number 7783.

Handwritten signature/initials

ORIGINAL

774/ 959

2000

006776

SH. No. 162934

NMC

IN THE SUPREME COURT OF NOVA SCOTIA

BETWEEN:

RONALD C. VEINOT
58 Cherry Lane
Bridgewater, NS B4V 2W8

PLAINTIFF

and
BARBARA WENAU DOHANEY
62 Stratton Road
Williamstown, Massachusetts
USA 01267-2943

DEFENDANT

Debt	\$24,600.16
Interest	265.20
Costs	3,876.17
Judgment	<u>\$28,741.53</u>

Judgment entered in the above action for the Plaintiff against the Defendant for \$24,600.16 debt, \$3,876.17 costs of suit, and \$265.20 in interest; amounting in all to \$28,741.53.

Karen Gilmore
Deputy Prothonotary

I, **Karen Gilmore**, Deputy Prothonotary of the Supreme Court of Nova Scotia, at Halifax, Nova Scotia, do certify that the foregoing is a true abstract of the original Docket of Judgment in the above cause, entered upon the Docket of Judgments of the said Court at Halifax, Book No. , page , which Judgment was duly signed on the 27 day of November, 2000.

GIVEN under the seal of the said Court at Halifax, this 27 day of November, 2000.

Karen Gilmore
Deputy Prothonotary

NOVA SCOTIA, }

}

OFFICE OF REGISTRY OF DEEDS,

I certify that the foregoing abstract of a Docket of Judgment, duly certified by the Deputy Prothonotary of the Supreme Court under the Seal of the Supreme Court at Halifax, was produced to be registered in this office at the hour of , the day of one thousand nine hundred and and was therein registered accordingly in Book , page .

Registrar of Deeds

LUNenburg COUNTY REGISTRY OF DEEDS		6776	774	959
I certify that this document was registered as shown here.		Document #	Book	Pages
DEC 12 2000		9:47am		
Joan Plunkett Registrar		MM	DD	YYYY

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Map Actions

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- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel
- ☐ Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map

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Lat: Long: Scale: Zoom:

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.

Location:

1 Property found

PID: **60488459** Details

AAN: **08204799**

Value: **\$11,300 (2020 RESIDENTIAL TAXABLE)**

Address: **CONQUERALL ROAD
CONQUERALL MILLS
LOT 2**

County: **LUNenburg COUNTY**

Owner: **BARBARA DOROTHY WENAU
BARBARA DOROTHY DOHANEY**

LR: **NOT LAND REGISTRATION**

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Compression: Off



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

Nathan Hughes, NSLS, P. Eng.

December 7, 2020

Memo

**Re: Tax Posting - 144 - 2020, Barbara Wenaus (Dohaney), Lot 2, Conquerall Road,
Conquerall Mills**

Joanne,

Your tax reporting letter states PID 60488489, the correct PID is 60488459.

Judy
for Lester

J.WB/jem
encl.

TAX SALE REPORTING LETTER

Tax Sale No. 162

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 16, 2020

Name: Reynders, Klaus

Assessment Account No: 09320709

Property: PID 60345196 – Huey Lake Road, West Dublin

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Klaus D. Reynders is the owner of the subject property. Klaus Reynders acquired title via deed registered in Book 787, Page 125 and recorded 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

Survey: There is a plan on file as Plan P-5334 (as Lot 1A) at the Lunenburg County Land Registration Office. The plan and description generally conform to modern standards.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



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.

001967

125

This Indenture

made this

17th

day of

APRIL

, A.D. 2001

Between

DAVID W.L. PRIOR of 9219, Route 3, Old Ridge, in
the Province of New Brunswick, E3L 4X2

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

OF THE ONE PART

— and —

KLAUS D. REYNDERS of Kamen, Germany,

hereinafter called the "GRANTEE"

OF THE OTHER PART

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

THE GRANTOR hereby conveys to the GRANTEE 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 GRANTOR covenants with the Grantee that the Grantee shall have quiet
enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the
right to convey them as hereby conveyed, that they are free from encumbrances and that the
Grantor will procure such further assurances as may be reasonably required and it is agreed
and declared that the terms "Grantor" and "Grantee" used in this Deed shall be construed to
include the plural as well as singular and the masculine, feminine or neuter genders where the
context so requires.

IN WITNESS WHEREOF, the Grantor hath ~~been~~ signed and sealed these
presents on the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

WITNESS

DAVID W.L. PRIOR



LUNenburg COUNTY REGISTRY OF DEEDS		1967	787	125-130
I certify that this document was registered as shown here.		Document #	Book	Pages
Joan Plunkett	Registrar	APR 24 2001	10:40 AM	
MM	DD	YYYY	Time	

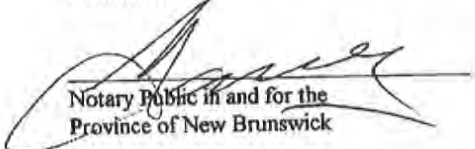
PROVINCE OF NEW BRUNSWICK

COUNTY OF CHARLOTTE

I, *Joel P. Hansen*, a Notary Public in and for the Province of New Brunswick by Royal Authority duly appointed, commissioned and sworn and residing and practising therein **DO HEREBY CERTIFY** that on this 17th day of ~~March~~^{APRIL}, 2001, at the Parish of Dufferin, in the County of Charlotte and Province aforesaid, before me, the said Notary Public, personally came and appeared *David W.L. Prior*, within named, and acknowledged that he signed, sealed, executed and delivered the within Indenture as and for his free act and deed to and for the uses and purposes therein expressed and contained.



IN TESTIMONY WHEREOF I, the said Notary Public, have hereunto set my hand and affixed my Notarial Seal at the Parish of Dufferin aforesaid the day and year last above mentioned.


Notary Public in and for the
Province of New Brunswick

PROVINCE OF NEW BRUNSWICK,
COUNTY OF _____

127

On this 17 day of APRIL, A.D., 2000, before
me, the subscriber, personally came and appeared _____
a subscribing witness to the foregoing Indenture, who, having been by me duly
sworn, made oath and said that DAVID W.L. PRIOR
one of the parties thereto signed, sealed and delivered the same in
h_____ presence of _____



A NOTARY PUBLIC IN AND FOR THE PROVINCE
OF NEW BRUNSWICK.



PROVINCE OF NEW BRUNSWICK,
COUNTY OF _____

I. DAVID W.L. PRIOR

of 9219 Route 3, Old Ridge, in the Province of New Brunswick,
and _____, make oath and say as follows:
1. THAT I am the Grantor in the foregoing
Warranty Deed and am of the full age of nineteen (19) years.

2. THAT I am now, and intend to be at the date of closing,
residents of Canada within the meaning of the Income Tax Act (Canada).

3. THAT for the purpose of this my Affidavit, "spouse" means
either of a man or a woman who:

- (i) are married to each other;
- (ii) are married to each other by a marriage that is
voidable and has not been annulled by a declaration
of nullity; or
- (iii) have gone through a form of marriage with each other,
in good faith, that is void and are cohabitating or
have cohabited within the preceding year.

4. THAT I am not a spouse.

SWORN to _____ at St. Stephen
in the County of Charlotte
and Province of New Brunswick,
this 17 day of APRIL,
A.D., 2001,
BEFORE ME:

David W.L. Prior
David W.L. Prior

A NOTARY PUBLIC IN AND FOR THE PROVINCE
OF NEW BRUNSWICK



HST CERTIFICATE - SALE OF VACANT LAND

TO: KLAUS D. REYNDEERS

FROM: DAVID W.L. PRIOR

RE: lands at West Dublin, Lunenburg County, Nova Scotia.
(hereinafter referred to as the "Property")

For the purposes of this Certificate:

- (a) "Act" means the Excise Tax Act (Canada) as amended;
- (b) "residential complex", "business", "taxable supply" and "exempt supply" have the meanings given to those terms for the purposes of the Act.

This Certificate is delivered by the Vendor to the Purchaser pursuant to Section 194 of the Act.

I, DAVID W.L. PRIOR of 9219 Route 3, of Old Ridge
in the County of _____, and Province of New Brunswick, DO HEREBY
CERTIFY:

1. **THAT** I am the vendor of the Property.
2. **THAT** I am individual within the meaning of the Act.
3. **THAT** there is no residential complex situated upon the Property.
4. **THAT** the Property has never been capital property used primarily in the course of business within the meaning of the Act.
5. **THAT** the sale of the Property is not made in the course of a business within the meaning of the Act.
6. **THAT** the sale of the Property is not made in the course of an adventure or concern in the nature of trade that is not a business where an election has been made for the sale to be taxable within the meaning of the Act.
7. **THAT** the Vendor has not filed Form HST 22 (or such other form as may be prescribed from time to time) electing pursuant to subparagraph 9(b)(ii) of Part 1 of Schedule V to the Act to treat the conveyance (if taking place in the course of an adventure or concern in the nature of trade of the Vendor) as a taxable supply, nor does the Vendor intend to make such an election.
8. **THAT** the sale of the Property is not a sale of real property under the change of use rules in either Section 206 or 207 of the Act.
9. **THAT** as a consequence of the foregoing, we certify that the conveyance of the Property is an exempt supply of property pursuant to the Act as provided for in Section 9 to Part 1 of Schedule V and that no HST is payable.
10. **THAT** the above statements are correct and made knowing that I, the Vendor, and not the Purchaser will be responsible for any HST payable as a result of any misstatement made by us on this certificate.

DATED at St Stephen, in the County of Charlotte and
Province of New Brunswick, this 17 day of APRIL, A.D., 2000.

David W.L. Prior
DAVID W.L. PRIOR

LOT 1A:

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

BEGINNING at a survey marker affixed in the ground on the South-western sideline of that Public Highway called the Huey Lake Road, the said survey marker being at the Eastern corner of land now or formerly of Garth Baker;

THENCE South Sixty-one degrees Thirty-six minutes Thirty-five seconds East (S 61° 36' 35" E) along the Southeastern sideline of the said Huey Lake Road for a distance of One Hundred One and Fourteen one hundredths feet (101.14') more or less to a survey marker affixed in the ground at the Northern corner of lands formerly conveyed to Linda Amero, shown as Lot 1B on a Plan of Survey hereinafter referred to;

THENCE South Twenty-nine degrees Sixteen minutes Fifty-two seconds West (S 29° 16' 52" W) along the Northwestern sideline of said Lot 1B for a distance of Five Hundred Three and Three one hundredths feet (503.03') more or less to a survey marker affixed in the ground on the Northeastern sideline of lands now or formerly of Elliot Corkum;

THENCE North Sixty degrees Eleven minutes Fifteen seconds West (N 60° 11' 15" W) along the Northeastern sideline of the lands now or formerly of Elliot Corkum and of other lands for a distance of One Hundred One and Ten one hundredths feet (101.10') more or less to a survey marker affixed in the ground;

THENCE North Twenty-nine degrees Sixteen minutes Forty-two seconds East (N 29° 16' 42" E) along the Southeastern sideline of the aforesaid lands now or formerly of Garth Baker for a distance of Five Hundred and Fifty-two one hundredths feet (500.52') more or less back to the place of beginning.

The lands hereinbefore described contain an area of Fifty thousand, Seven Hundred thirty-two square feet (50,732 sq.ft.) and is shown as Lot 1A on a Plan of Survey showing the division of Lot 1 of lands of David Prior dated July 6th, 1984, prepared by Alan W. Comfort, N.S.L.S. No. 508; the said Lot 1A was approved for subdivision by Geoff MacDonald, Development Officer, on July 26, 1989; the said Plan being filed at the Registry of Deeds, Bridgewater, N.S., under No. P-5334.

BEING AND INTENDED to be part of lands described as DP-11 in a Certificate of title under the Quieting of Titles Act dated the 10th day of January, 1984, duly recorded at the Registry of Deeds, Bridgewater, N.S.

ALSO**LOT DP-10:**

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

BEGINNING at a survey marker on the Northeastern sideline of the Public Highway called Huey Lake Road (the said survey marker being Fifty feet (50') from the centre line of the said Public Highway), the said survey marker marking the intersection of the Northwestern sideline of the lands of Beatrice Corkum with the Northeastern sideline of the said Public Highway;

THENCE North Sixty-six degrees Eighteen minutes Eighteen seconds West (N 66° 18' 18" W) along the Northeastern sideline of the said Public Highway for a distance of Four Hundred Fifty-nine and Ninety-two one hundredths feet (459.92') more or less to a survey marker affixed in the ground at the intersection of the Southeastern sideline of other lands of Beatrice Corkum with the Northeastern sideline of the said Public Highway (the said survey marker being Fifty feet (50') from the centre line of the said Public Highway);

WP

THENCE North Thirty-four degrees Ten minutes Fifty-five seconds East (N 34° 10' 55"E) along the Southeastern sideline of the said lands of Beatrice Corkum for a distance of Four Hundred Four and Thirty-seven one hundredths feet (404.37') more or less to a survey marker affixed in the ground;

THENCE South Fifty-nine degrees Forty minutes Seven seconds East (S 59° 40' 7" E) for a distance of Three Hundred Twenty-five and Forty-six one hundredths feet (325.46') more or less to a found wood post;

THENCE South Fifty-eight degrees Seventeen minutes Eight seconds East (S 58° 17' 8" E) for a distance of One Hundred Two and Eighty-one one hundredths feet (102.81') more or less to a found iron bar and a placed survey marker;

THENCE South Thirty degrees Five minutes Thirty-eight seconds West (S 30° 5' 38" W) along the Northwestern sideline of the lands of the said Beatrice Corkum for a distance of Three Hundred Forty-seven and Eighty-two one hundredths feet (347.82') more or less back to the survey marker marking the place of beginning. (All bearings being Astronomic North) The lands hereinbefore described contain an area of Three and Eighty one-tenths Acres (3.8 acs.) more or less and are intended to be those lands shown as Parcel DP-10 on a Plan of Survey of lands of David Prior at Mount Pleasant, in the County of Lunenburg and Province of Nova Scotia, prepared by Alan W. Comfort, N.S.L.S. No. 508, dated August 3rd, 1983, and duly filed at the office of the Registrar of Deeds at Bridgewater, N.S. under No. P-4985.

D.P.

A map of the study area showing the location of the 'SOWER SITE'. The map includes the Atlantic Ocean to the west, the West Dublin coastline, and the Sower River. Key locations marked include 'PETITE RIVER', 'HOLEY LAKE', and 'WEST DUBLIN'. A dashed line indicates the 'SOWER SITE' boundary. A scale bar shows '0 1/2 1 1 1/2' miles. A north arrow is present in the top right corner.

SEE PLAN NO	3884 AND PLAN NO 1991	DATED MAY 15, 1961
PREPARED BY	R.G. WENTZELL, N.S.L.S.	CTJ

SEE PLAN NO. ED-104 DATED AUGUST 1, 1983,
PREPARED BY ALAN W. COMFORT, N.S.A.S.

[illegible]

SURVEYED BY:
JUL 31 1964
ALAN W. COMFORT
P.O. BOX 24
PORT MEDWAY, N.S.

[illegible]

PLAN NO. 84-19

[Search](#)
[Provincial Map](#)
[Bulletin Board](#)
[Help](#)

Back to Search Results

Map Actions

- ☒ Point Select
- ☐ Pan
- ☐ Zoom In
- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel
- ☐ Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map

Powered By CARIS Spatial Fusion

Location:

1 Property found

PID: **60345196** Details

AAN: **09320709**

Value: **\$18,000 (2020 RESIDENTIAL TAXABLE)**

Address: **HUEY LAKE ROAD
WEST DUBLIN
LOT 1A**

County: **LUNenburg COUNTY**

Owner: **KLAUS D REYNERS**

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.

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 Compression: Off

TAX SALE REPORTING LETTER

Tax Sale No. 164

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 25, 2020

Name: Hebb, Peter James and Hebb, Linda Gladys

Assessment Account No: 00197823

Property: PID 60709532/PID 60402740 – Mush-a-Mush Road, Lower Northfield

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Peter James Hebb and Linda Gladys Hebb are the owners of the subject property. Peter James Hebb and Linda Gladys Hebb acquired title via deed two (2) deeds (as joint tenants), firstly at Book 822, Page 752 and secondly at Document No. 90963050 and filed at the Lunenburg County Land Registration Office. Reference should be had to the description at Document No. 90963050 whereby the “third lot” is the current PID 60709532 and the “fourth lot” is the current PID 60402740. Access to both lots appears to be by waterway only. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Peter James Hebb and Linda Gladys Hebb appear to be the spouses of each other.

Survey: There is a plan on file as Plan P-5498 at the Lunenburg County Land Registration Office. This plan identifies the “third lot” (see small island at bottom of plan), but neither the plan nor the description conform to modern standards. There is no survey available of the “fourth lot” and the deed description does not conform to modern standards. Both lots are subject to a modern 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.

This Indenture

000051

made this

16th

day of

November

, A.D. 2001

BetweenMARJORIE F. S. HEBB of Bridgewater in the County
of Lunenburg and Province of Nova Scotiabeing the Owner of the lands described in Schedule 'A' herein
hereinafter called the "GRANTOR"

OF THE ONE PART

— and —

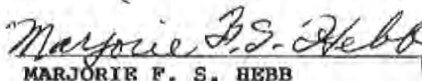
PETER JAMES HEBB of Chester Basin in the County
of Lunenburg and Province of Nova Scotia and his
wife LINDA GLADYS HEBB of the same place, as
Joint Tenants and not as Tenants-in-Common
hereinafter called the "GRANTEE"

OF THE OTHER PART

— and —

being the spouse of the Grantor who holds no title to the said lands
hereinafter called the "RELEASOR"

OF THE OTHER PART

WITNESSETH THAT in consideration of One Dollar and other good and valuable
consideration:THE GRANTOR hereby conveys to the GRANTEE ^{as Joint Tenants} 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 GRANTOR covenants with the Grantee that the Grantee shall have quiet
enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the
right to convey them as hereby conveyed, that they are free from encumbrances and that the
Grantor will procure such further assurances as may be reasonably required and it is agreed
and declared that the terms "Grantor" and "Grantee" used in this Deed shall be construed to
include the plural as well as singular and the masculine, feminine or neuter genders where the
context so requires.THE RELEASOR hereby consents to the within conveyance and releases any claim
that the RELEASOR had, has or may have pursuant to the Matrimonial Property Act of Nova
Scotia and hereby conveys any and all right, title and interest which the RELEASOR may have
with respect to the lands described in Schedule 'A'.IN WITNESS WHEREOF, the Grantor and Releasor have signed and sealed these
presents on the day and year first above written.SIGNED, SEALED AND DELIVERED
in the presence of
MARJORIE F. S. HEBB

LUNenburg COUNTY REGISTRY OF DEEDS		51	822	752-760
I certify that this document was registered as shown here.		Document #	Book	Pages
JAN - 3 2002		3:48 pm		
Joan Plunkett Registrar		MM	DD	YYYY

HST CERTIFICATE - SALE OF USED RESIDENTIAL PROPERTY

TO: Peter James Hebb and Linda Gladys Hebb

FROM: Marjorie F. S. Hebb

RE: Lands at the Town of Bridgewater, Lun. Co., N.S.
(hereinafter referred to as the "Property")

For the purposes of this Certificate:

- (a) "Act" means the Excise Act (Canada);
- (b) "HST" refers to the Harmonized Sales Tax imposed by the Act;
- (c) "exempt supply", "builders", "improvements" and "residential complex" have the meanings given to those terms for the purposes of the Act.

This Certificate is delivered by the Vendor to the Purchaser pursuant to Section 194 of the Act.

I, Marjorie F. S. Hebb, of Bridgewater, in the County of Lunenburg, and Province of Nova Scotia, DO HEREBY CERTIFY:

1. THAT I am the vendor of the Property.
2. THAT during the time I have owned the Property, it has been used primarily as a residential housing within the meaning of the Act.
3. THAT I am not the builder of any residential complex on the Property that would qualify the Property as new residential housing within the meaning of the Act.
4. THAT I am not the builder of any addition to any multiple unit residential complex on the property.
5. THAT no substantial renovation to the property has taken place within the meaning of the Act since January 1, 1991.
6. THAT I have not claimed any Input Tax Credit with respect to the acquisition or capital improvement to the Property within the meaning of the Act.
7. THAT as a consequence of the foregoing, I certify that the sale of the Property is an exempt supply of property pursuant to the Act as provided for in Section to Part 1 of Schedule V and that no HST is payable.
8. THAT the above statements are correct and made knowing that I, the Vendor, and not the Purchaser will be responsible for any HST payable as a result of any misstatement made by me on this certificate.

DATED at Bridgewater, in the County of Lunenburg and Province of Nova Scotia, this 11th day of November, A.D., 2001.

Marjorie F. S. Hebb
MARJORIE F. S. HEBB

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

On this 16th day of January, A.D., 2002, before me, the subscriber, personally came and appeared Thomas J. Feindel a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Marjorie F. S. Hebb, one of the parties thereto, signed, sealed and delivered the same in his presence.

Connie N. Conrad
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

CONNIE N. CONRAD
A BARRISTER OF THE SUPREME COURT
OF NOVA SCOTIA

AFFIDAVIT OF STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

I, Marjorie F. S. Hebb of Bridgewater in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Grantor in the foregoing Indenture and am of the full age of nineteen (19) years.
2. THAT I am now, and intend to be at the date of closing, resident of Canada within the meaning of the Income Tax Act (Canada);
3. THAT this acknowledgement is made pursuant to s.31(a) of the Registry Act, R.S.N.S., 1989, c. 392, 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:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been voided by a judgment of nullity;
 - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabited within the preceding year; or
 - (iv) is a party to a registered domestic partner declaration made in accordance with Section 53 of the Vital Statistics Act but does not include a former domestic partner.
5. THAT I, the Grantor, am not a spouse and have no former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act.

SWORN TO at Bridgewater
in the County of Lunenburg
and Province of Nova Scotia
this 16th day of January, A.D.,
2002, before me:

Thomas J. Feindel
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

THOMAS J. FEINDEL
A BARRISTER OF THE SUPREME COURT
OF NOVA SCOTIA

Marjorie F. S. Hebb
MARJORIE F. S. HEBB

LOT 1

ALL and singular that certain parcel or tract of land and premises situate, lying, and being in the District of Lower Northfield, County of Lunenburg, Province of Nova Scotia, Canada, which can be more particularly described as follows:

BEGINNING at a point marked by a stake driven into the ground on the mean high water mark of the Northwestern shore of Mush-a-Mush Lake which said stake marks the Southeastern angle of property recently conveyed by Clarence A. Veinot, et. ux., to Lincoln E. Lohnes and also the Southwestern corner of the lot hereby under description; thence from said point so located North Thirty-Eight degrees Forty-Nine minutes Twelve seconds East ($N 38^{\circ} 49' 12'' E$) along said properties conveyed to Lincoln E. Lohnes and Clarence A. Veinot, respectively, One Hundred Thirty-Three and Thirty-Two one hundredths feet ($133.32'$) more or less to a point marked by an iron bolt driven into the ground; thence South Fifty-Nine degrees Thirty-Eight minutes Fifty-Four seconds East ($S 59^{\circ} 38' 54'' E$) along said property of Clarence A. Veinot Two Hundred Fifty and Twenty-Two one hundredths feet ($250.22'$) more or less to a point marked by an iron bolt driven into the ground; thence South Fifteen degrees Fifty minutes Forty-Eight seconds West ($S 15^{\circ} 50' 48'' W$) along said property of Clarence A. Veinot One Hundred Six and Seventy-Nine one hundredths feet ($106.79'$) more or less to a point marked by an iron bolt driven into the ground on the aforesaid mean high water mark of Mush-a-Mush Lake; thence Northwestwardly along the several courses of the said mean high water mark of Mush-a-Mush Lake to the point marking the place of beginning; a straight line between these last two mentioned points being described as: North Sixty-Five degrees Eight minutes Five seconds West ($N 65^{\circ} 08' 05'' W$), Two Hundred Ninety-Seven and Ninety-Four one hundredths feet ($297.94'$).

The herein described lot of land contains an approximate area of Sixth tenths of an acre (0.6 ac.) and is part of the first lot described in a Deed from Arthur Eaton Veinot to Clarence A. Veinot dated the 27th day of March, A. D., 1944, duly recorded in the Registry of Deeds at Bridgewater, Nova Scotia, on the 13th day of March, A. D., 1947, in Book 110 at page 545 under Number 875.



TOGETHER WITH a road or right-of-way in common with others over and along the roadway in present use from the Public Highway to the Southeastern corner of the property of Lester E. Veinot and also a right-of-way over that portion of the said roadway which crosses the Southeastern corner of the Lester E. Veinot lot, aforesaid; said right-of-way to continue across the said lot conveyed to Lincoln E. Lohnes near the shore of Mush-a-Mush Lake to the Northwestern side of the hereinbefore described lot.

BEING AND INTENDED TO BE the same property as described in a deed from Clarence A. Veinot and Annie Veinot to Errol B. Hebb dated August 27, 1965, recorded at the Registry of Deeds at Bridgewater, Nova Scotia, on October 1, 1965, in Book 133 at Page 448 as No. 602.

SAVING, EXCEPTING AND RESERVING THEREFROM those certain pieces or parcels of land as described in the following deeds:

1. Deed - Errol B. Hebb and Marjorie Hebb to Debney B. Oickle dated February 8, 1968, recorded at the Registry of Deeds at Bridgewater aforesaid on February 8, 1968, in Book 137 at Page 431 as No. 559.
2. Deed - Errol B. Hebb, Marjorie Hebb, Lincoln E. Lohnes and Hope Lohnes to Vernon H. Anthony and Martje Anthony dated February 8, 1968, recorded at the Registry of Deeds at Bridgewater aforesaid on February 8, 1968, in Book 137 at Page 432 as No. 560.

M. A.

DP

LOT 2

ALL and singular that certain parcel or tract of land and premises situate, lying and being in the District of Lower Northfield, County of Lunenburg, Province of Nova Scotia, Canada, which can be more particularly described as follows:

BEGINNING at a point marked by an iron bolt with an aluminum identification cap driven into the ground on the mean high water mark of the Northwestern shore of Big Mush-a-Mush Lake which said point marks the South-western corner of property conveyed to Errol B. Hebb by Deed from Clarence A. Veinot and Annie Veinot, his wife, dated the 27th day of August, A.D., 1965, duly recorded in the Registry of Deeds at Bridgewater, Nova Scotia, on the 1st day of October, A.D., 1965, in Book 133 at Page 448 under Number 602; THENCE from said point so located North Fifteen degrees Fifty minutes Forty-eight seconds East (N 15° 50' 48" E) (Magnetic Meridian 1965) along said property of Errol B. Hebb One Hundred Six and Seventy-nine one hundredths feet (106.79') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground; THENCE South Seventy-eight degrees Twenty-one minutes East (S 78° 21' E) along property of Clarence A. Veinot One Hundred Forty feet (140.0') more or less, to a point marked by a stake driven into the ground on the aforesaid mean high water mark of Big Mush-a-Mush Lake; THENCE Southeastwardly, Southwestwardly and Northwestwardly along the several and varying courses of the said mean high water mark of Big Mush-a-Mush Lake to the point marking the place of beginning; traverse lines joining these last two mentioned points being described as follows: South Fifty-four degrees Forty-three minutes Forty-two seconds East (S 54° 43' 42" E) One Hundred Eight and Forty-seven one hundredths feet (108.47'); South Sixty-four degrees Fifty-one minutes Six seconds West (S 64° 51' 06" W) One Hundred Forty-nine and Eighty-six one hundredths feet (149.86') and North Sixty-six degrees Twenty-six minutes Fifty-four seconds West (N 66° 26' 54" W) One Hundred Thirty feet (130.0').

The herein described lot of land contains an approximate area of Forty-seven one hundredths acres (0.47 acs.) and is part of the first lot described in a Deed from Arthur Eaton Veinot to Clarence A. Veinot dated the 27th day of March, A.D., 1944, duly recorded in the Registry of Deeds at

Q. M. A.

Bridgewater, Nova Scotia, on the 13th day of March, A.D., 1947, in Book 110 at Page 545 under Number 875.

ALSO a small Island in said Big Mush-a-Mush Lake located near the Southern side of the hereinbefore described lot of land more particularly located as being One Hundred Eight and Three tenths feet (108.3') measured along a line having a Magnetic Bearing South Six degrees Thirty-eight minutes East ($S 06^{\circ} 38' E$) from the Northwestern corner of said described lot.

ALSO a small point of land on a second small Island lying to the Southeast of the first named Island hereinbefore described lying between the extreme Northwestern tip of said second Island and the Northwestern boundary line of property of Jessie Silver.

BEING AND INTENDED TO BE the same property as described in a deed from Clarence A. Veinot and Annie Veinot to Errol B. Hebb dated May 29, 1968, recorded at the Registry of Deeds at Bridgewater, Nova Scotia, on December 3, 1968, in Book 139 at Page 187 as No. 299.

M. B.
JD

LOT 3

ALL and singular that certain parcel or tract of land and premises situate, lying and being in the District of Lower Northfield, in the County of Lunenburg, Province of Nova Scotia, Canada, which can be more particularly described as follows:

BEGINNING at a point marked by an iron bolt with an aluminum identification cap driven into the ground at the Northern corner of property of Vernon Anthony and on the Eastern side of a Private Right-of-way which said point marks the Western angle of the lot hereby under description as by reference to a Plan of Survey hereinafter named will more fully appear; THENCE from said point so located Northwardly along the several and varying courses of the Eastern side of said Private Right-of-way to a point marked by an iron bolt with an aluminum identification cap driven into the ground at the Northeastern corner of property of Lincoln E. Lohnes et ux this day under conveyance to Leon C. Whynot and Vivian G. Whynot; a straight line between these last two mentioned points from South to North being described as North Eleven degrees Two minutes Forty-three seconds East (N 11° 02' 43" E) (Magnetic Meridian 1965) One Hundred Seventy-three and Twenty-nine one hundredths feet (173.29'); THENCE from said last mentioned point North Fifty-nine degrees Sixteen minutes East (N 59° 16' E) along property of Lincoln E. Lohnes and Errol B. Hebb Four Hundred Eleven and Eighty-one one hundredths feet (411.81') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground on the Southwestern boundary line of property formerly of Clarence A. Veinot; THENCE South Thirty-seven degrees Thirty-eight minutes Forty-eight seconds East (S 37° 38' 48" E) along said property formerly of Clarence A. Veinot Four Hundred Ninety-five and Fifty-nine one hundredths feet (495.59') more or less, to a point marked by a square wooden post driven into the ground and a mound of stones on the mean high water mark of the Northwestern shore of Big Mush-a-Mush Lake; THENCE Southwardly along the several and varying courses of the said mean high water mark to a point marked by a stake driven into the ground at the Northeastern angle of property of Errol B. Hebb; a straight line between these last two mentioned points from Northeast to Southwest being described as South Sixty-one degrees Forty-eight minutes West (S 61° 48' W) Three Hundred Forty-four feet (344.0'); THENCE from said last mentioned point North Seventy-eight degrees Twenty-one minutes West (N 78° 21' W) along said property of Errol

M.A. [Signature]

B. Hebb One Hundred Forty feet (140.0') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground; THENCE North Fifty-nine degrees Thirty-eight minutes Fifty-four seconds West (N 59° 38' 54" W) along properties of Errol B. Hebb, Debney Oickle and Vernon Anthony respectively Two Hundred Eighty-nine and Twenty-two one hundredths feet (289.22') more or less, to the point marking the place of beginning.

The herein described lot of land contains an approximate area of Four and Seventy-nine one hundredths acres (4.79 acs.) and is shown on a Plan of Survey showing property of Lincoln E. Lohnes and Errol B. Hebb at Big Mush-a-Mush Lake in the District of Lower Northfield, Lunenburg Co., N.S. under conveyance to Errol B. Hebb dated at Bridgewater, N.S. the 14th day of May, A.D., 1976, by Errol B. Hebb & Associates and approved by Errol B. Hebb, Nova Scotia Land Surveyor No. 7.

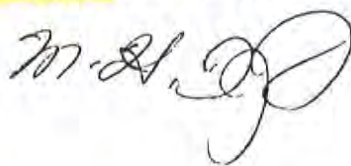
TOGETHER WITH a Right-of-way at all times and for all purposes in common with others over and along the existing Private Right-of-way from the Southeastern corner of property, this day under conveyance to Leon C. Whynot and Vivian G. Whynot along the Eastern side of said property to the North-eastern corner thereof as by reference to the aforesaid Plan of Survey will more fully appear.

The above described lot represents part of property described in a Deed from Clarence A. Veinot et ux to Lincoln E. Lohnes and Errol B. Hebb dated the 22nd day of April, A.D., 1970, recorded in the Registry of Deeds at Bridgewater, N.S. the 27th day of April, A.D., 1970 in Book 142 at Page 142 under Number 220.

BEING AND INTENDED TO BE the same property as described in a deed from Lincoln E. Lohnes, Hope Lohnes, Errol B. Hebb and Marjorie F. Hebb to Errol B. Hebb dated June 4, 1976, recorded at the Registry of Deeds at Bridgewater, Nova Scotia, on June 8, 1976, in Book 223 at Page 454 as No. 4516.

BEING AND INTENDED TO BE the same lands as described in a Deed from Errol B. Hebb to Marjorie F. S. Hebb dated the 10th day of May, A.D., 1991 and duly recorded at the Registry of Deeds at Bridgewater, Nova Scotia, on the 31st day of May, A.D., 1991 in Book 500 at Page 728 under Number 4061.

RESERVING UNTO THE GRANTOR the right to attend at the property and to use the same as and when she desires.



90963050
June 24/08

THIS WARRANTY DEED made this 20th day of June, A.D., 2008.

BETWEEN:

PETER JAMES HEBB and **LINDA GLADYS HEBB**, spouses, both of Chester Basin, in the County of Lunenburg, Province of Nova Scotia,

being the owners of the lands described in Schedule "A" herein,
(hereinafter called the "Grantors")

OF THE FIRST PART

-and-

PETER JAMES HEBB and **LINDA GLADYS HEBB**, spouses, both of Chester Basin, in the County of Lunenburg and Province of Nova Scotia, as Joint Tenants and Not as Tenants in Common,
(hereinafter called the "Grantees")

OF THE SECOND PART

-and-

MARJORY F. S. HEBB (also known as **MARJORIE F. S. HEBB**) of Bridgewater, in the County of Lunenburg and Province of Nova Scotia,
(hereinafter called the "Releasor")

OF THE THIRD PART

WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration:

THE GRANTORS hereby convey to the Grantees, as joint tenants and not as tenants in common, the lands described in Schedule "A" to this Warranty Deed and hereby consent to this disposition pursuant to the *Matrimonial Property Act* of Nova Scotia.

THE RELEASOR hereby consents to the within conveyance and releases any claim that the Releasor had, has or may have as a result of the Warranty Deed from herself to the said Peter James Hebb and Linda Gladys Hebb, dated November 16, 2001, registered at the Registry of Deeds Office for Lunenburg County on January 3, 2002 in Book 822 at Page 752 under Number 51, in which she reserved the right to attend at the property and to use the same as and when she desires and the Releasor releases any claim that she may have pursuant to the

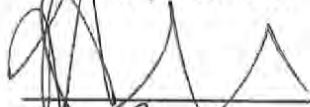
Matrimonial Property Act of Nova Scotia and hereby conveys any and all right, title and interest which the Releasor may have with respect to the lands described herein.

THE GRANTORS covenant with the Grantees that the Grantees shall have quiet enjoyment of the lands, that the Grantors have a 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 Grantors will procure such further assurances as may be reasonably required.

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 Grantors and the Releasor have duly executed these presents on the day and year first above written.

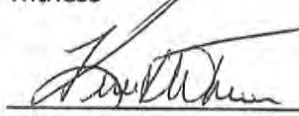
SIGNED, SEALED AND DELIVERED
in the presence of



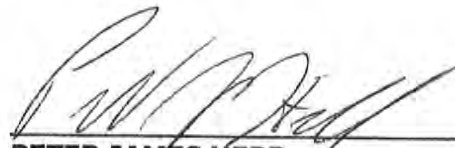
witness



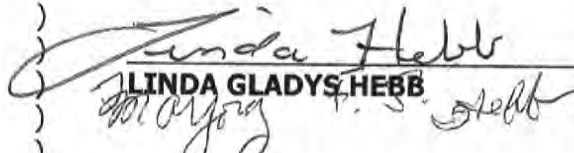
witness



witness



PETER JAMES HEBB



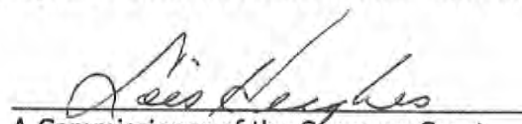
LINDA GLADYS HEBB



MARJORY F. S. HEBB

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNenburg)

ON THIS 23rd day of June, A.D., 2008, before me, the subscriber, personally came and appeared R. ANDREW KIMBALL, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that **PETER JAMES HEBB** and **LINDA GLADYS HEBB**, two of the parties thereto, signed, sealed and delivered the same in his presence.



A Commissioner of the Supreme Court
of Nova Scotia

LOIS A. HUGHES
A Commissioner of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

)
)

ON THIS ^{20TH} day of June, A.D., 2008, before me, the subscriber, personally came and appeared K. J. Thomas, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that **MARJORY F. S. HEBB**, one of the parties thereto, signed, sealed and delivered the same in his presence.

Nancy F. Conrad

A Commissioner of the Supreme Court
of Nova Scotia

NANCY F. CONRAD
A Commissioner of the Supreme
Court of Nova Scotia

AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

I, MARJORY F. S. HEBB, of Bridgewater, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT this acknowledgment is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392, and Section 79 of the *Land Registration Act*, S.N.S. 2001, c. 6, as amended, for the purpose of registering the instrument.
2. THAT I am the RELEASOR in the foregoing Indenture and am of the full age of nineteen (19) years.
3. THAT I am now and intend to be at the date of closing, a resident of Canada within the meaning of Section 116 of the *Income Tax Act* (Canada).
4. (a) THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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.
- (b) THAT for the purpose of this my Affidavit, "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner;
5. THAT I am not a spouse as defined herein, nor, with respect to the within property, do I have:
 - (i) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (ii) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at Bridgewater,
in the County of Lunenburg,
Province of Nova Scotia, this
19th day of June,
A.D., 2008, BEFORE ME



A Commissioner of the
Supreme Court of Nova Scotia

MARJORY F. S. HEBB

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

AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

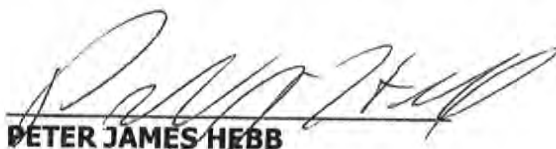
We, PETER JAMES HEBB and LINDA GLADYS HEBB, both of Chester Basin, in the County of Lunenburg, Province of Nova Scotia, make oath and say as follows:

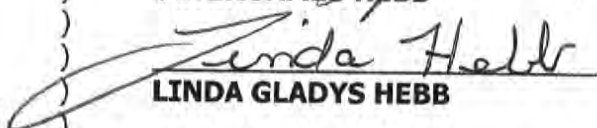
1. THAT this acknowledgment is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392, and Section 79 of the *Land Registration Act*, S.N.S. 2001, c. 6, as amended, for the purpose of registering the instrument.
2. THAT we are the Grantors in the foregoing Indenture and are of the full age of nineteen (19) years.
3. THAT we are now and intend to be at the date of closing, residents of Canada within the meaning of Section 116 of the *Income Tax Act* (Canada).
4. (a) THAT for the purpose of this our Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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.(b) THAT for the purpose of this our Affidavit, "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner;
5. THAT we are the spouses of each other and we have no other spouse as defined herein, nor, with respect to the within property, do we have:
 - (i) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*; or
 - (ii) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at Bridgewater,
in the County of Lunenburg,
Province of Nova Scotia, this
23rd day of June,
A.D., 2008, BEFORE ME

A Commissioner of the
Supreme Court of Nova Scotia

R. ANDREW KIMBALL
A Registrar and Commissioner
of the Supreme Court of Nova Scotia


PETER JAMES HEBB


LINDA GLADYS HEBB

SCHEDULE "A"

FIRST - PID: 60287703

ALL and singular that certain parcel or tract of land and premises situate, lying and being in the District of Lower Northfield, in the County of Lunenburg, Province of Nova Scotia, Canada, which can be more particularly described as follows:

BEGINNING at a point marked by an iron bolt with an aluminum identification cap driven into the ground at the Northern corner of property of Vernon Anthony and on the Eastern side of a Private Right-of-way which said point marks the Western angle of the lot hereby under description as by reference to a Plan of Survey hereinafter named will more fully appear

THENCE from said point so located Northwardly along the several and varying courses of the Eastern side of said Private Right-of-way to a point marked by an iron bolt with an aluminum identification cap driven into the ground at the Northeastern corner of property of Lincoln E. Lohnes et ux conveyed to Leon C. Whynot and Vivian G. Whynot on June 4th, 1976, by Deed registered at the Registry of Deeds Office at Bridgewater, Nova Scotia on June 23, 1976 in Book 223 at Page 96 under Number 4935;

A straight line between these last two mentioned points from South to North being described as North Eleven degrees Two minutes Forty-three seconds East (N 11 deg. 02 min. 43 sec E) (Magnetic Meridian 1965) One Hundred Seventy-three and Twenty-nine one hundredths feet (173.29');

THENCE from said last mentioned point North Fifty-nine degrees Sixteen minutes East N 59 deg. 16 min E) along property of Lincoln E. Lohnes and Errol B. Hebb Four Hundred Eleven and Eighty-one one hundredths feet (411.81') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground on the Southwestern boundary line of property formerly of Clarence A. Veinot;

THENCE South Thirty-seven degrees Thirty-eight Forty-eight second East (S 37 deg. 38 min. 48 sec. E) along said property formerly of Clarence A. Veinot Four Hundred Ninety-five and Fifty-nine one hundredths feet (495.59') more or less, to a point marked by a square wooden post driven into the ground and a mound of stones on the mean high water mark of the Northwestern shore of Big Mush-a-Mush Lake;

THENCE Southwardly along the several and varying courses of the said mean high water mark to a point marked by a stake driven into the ground at the Northeastern angle of property of Errol B. Hebb;

A straight line between these last two mentioned pointes from Northeast to Southwest being described as South Sixty-one degrees Forty-eight minutes West (S 61 deg. 48 min. W) Three Hundred Forty-four feet (344.0');

THENCE from said last mentioned point North Seventy-eight degrees Twenty-one minutes West (N 78 deg. 21 min. W) along said property of Errol B. Hebb One Hundred Forty feet (140.0')

more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground;

THENCE North Fifty-nine degrees Thirty-eight minutes Fifty-four seconds West (N 59 deg. 38 min. 54 sec. W) along properties of Errol B. Hebb, Debney Oickle and Vernon Anthony respectively Two Hundred Eighty-nine and Twenty-two one hundredths feet (289.22') more or less, to the point marking the place of beginning.

The herein described lot of land contains an approximate area of Four and Seventy-nine one hundredths acres (4.79 acs.) and is shown on a Plan of Survey showing property of Lincoln E. Lohnes and Errol B. Hebb at Big Mush-a-Mush Lake in the District of Lower Northfield, Lunenburg Co., N.S. under conveyance to Errol B. Hebb, dated at Bridgewater, N.S., the 14th day of May, A.D., 1976, by Errol B. Hebb & Associates and approved by Errol B. Hebb, Nova Scotia Land Surveyor No. 7. A copy of the said Plan having been filed at the Registry of Deeds Office at Bridgewater, Nova Scotia as plan number P-1394.

BENEFIT:

Together with a road or right-of-way, at all times and for all purposes, in common with others over and along the roadway in present use from the Public Highway to western side of above described lot.

SECOND – PID 60401247

ALL and singular that certain parcel or tract of land, situated, lying and being at Lower Northfield, Lunenburg County, Nova Scotia, and being designated property of Errol B. Hebb, as shown on Plan of Survey No. (M-127), prepared by Errol B. Hebb, Nova Scotia Land Surveyor, dated April 20, 1970, with revisions through to April 19, 1976, filed at the Registry of Deeds, Bridgewater, Nova Scotia under No. P-2485, which said lot may be more particularly described as follows:

BEGINNING at a point, set on the ordinary high water mark of Waters of Mush-A-Mush Lake, which said survey marker marks the most Southern corner of property formerly of Debney Oickle, now property of Mary Ellen A. Zinck and Wayne A. Zinck and the most Western corner of the herein described lot.

THENCE from said point so located at a Magnetic bearing of North 38 degrees 49 minutes 12 seconds East along property formerly of Debney Oickle, now property of Mary Ellen A. Zinck and Wayne A. Zinck, 3 feet to an iron bolt.

THENCE continuing North 38 degrees 49 minutes 12 seconds East along property formerly of Debney Oickle, now property of Mary Ellen A. Zinck and Wayne A. Zinck, 119.38 feet to an iron bolt, marking the Northwestern corner of the herein described lot and set on the division line with other property of Marjorie F.S. Hebb, Peter James Hebb and Linda Gladys Hebb.

THENCE South 59 degrees 38 minutes 54 seconds East along other property of Marjorie F.S. Hebb, Peter James Hebb and Linda Gladys Hebb, 150.22 feet to an iron bolt.

THENCE South 78 degrees 21 minutes 00 seconds East along other property of Marjorie F.S. Hebb, Peter James Hebb and Linda Gladys Hebb, 140.00 feet to a stake on the ordinary high water mark of Waters of Mush-A-Mush Lake.

THENCE Southeasterly, Southwesterly and Northwesterly along the several and varying courses of the ordinary high water mark of Waters of Mush-A-Mush Lake, to a point, marking the place of beginning.

Being property as described in a Deed from Clarence A. Veinot et ux to Errol B. Hebb, recorded at the Registry of Deeds in Book 133 at Page 448 and property as described in a Deed from Clarence A. Veinot et ux to Errol B. Hebb, recorded at the Registry of Deeds in Book 139 at Page 187.

BENEFIT:

Together with a road or right-of-way, at all times and for all purposes, in common with others over and along the roadway in present use from the Public Highway to Northwestern side of above described lot.

THIRD

ALSO a small Island in said Big Mush-a-Mush Lake located near the Southern side of the hereinbefore described lot of land more particularly located as being One Hundred Eight and Three tenths feet (108.3') measured along a line having a Magnetic Bearing South Six degrees Thirty-eight minutes East (S 06 degrees 38 minutes E) from the Northwestern corner of a lot shown on a Plan of Survey showing Property of Lincoln E. Lohnes & Errol B. Hebb and others at Big Mush-A-Mush Lake in the District of Lower Northfield, Lunenburg County, Nova Scotia, prepared by Errol B. Hebb, N.S.L.S. No. 7, dated April 20, 1970 with revisions to November 19, 1984, and filed at the Registry of Deeds Office at Bridgewater, Nova Scotia as Plan number P-5498.

FOURTH

ALSO a small point of land on a second small Island lying to the Southeast of the first named Island hereinbefore described lying between the extreme Northwestern tip of said second Island and the Northwestern boundary line of property of Jessie Silver.

(151-12)
(47-127)

BIG MUSH-A-MUSH LAKE

PROPERTY OF
LINCOLN E. LOHNES & ERROL B. HEBB

LOHNES AVENUE (PROPOSED)



RELOCATION OF LAKE
APRIL 4 1978 100' (APPROX.)

PLANNED BY
ERROL B. HEBB
151-127
151-128

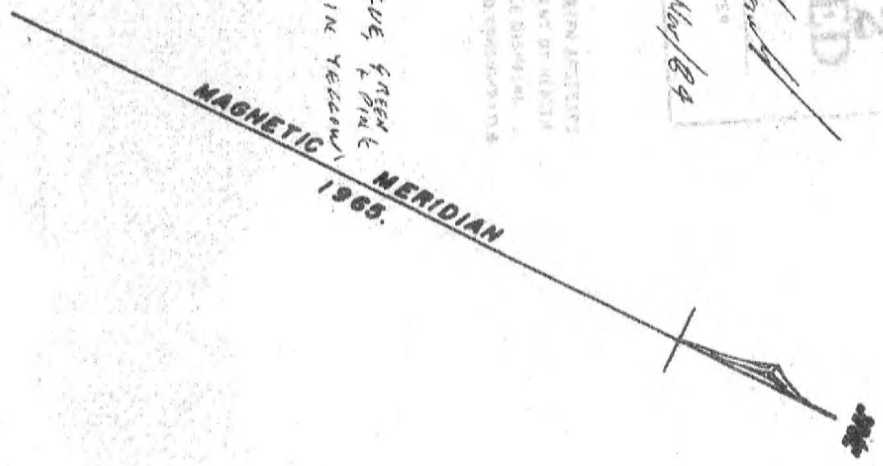
P-549X

Nbs 19/84 5498

194212
APPROVED
19 Nov/84

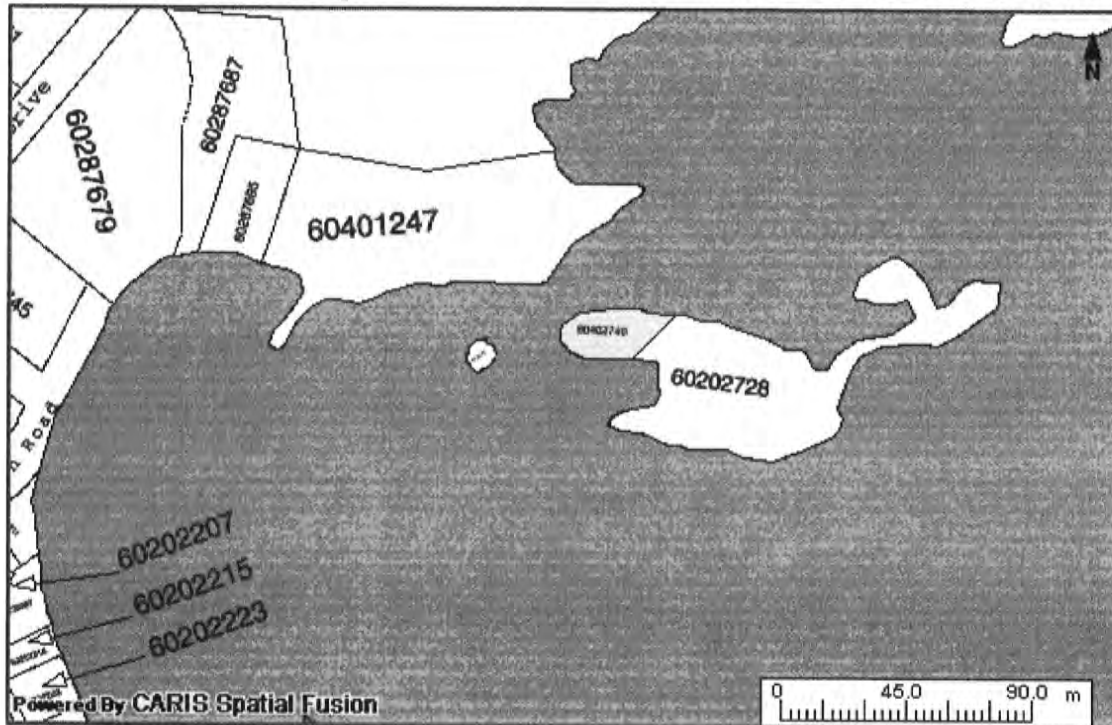
BLUE
GREEN
PINK

IN BLUE GREEN
PINK IN YELLOW



Property Online Map

Date: Sep 16, 2020 10:08:25 AM

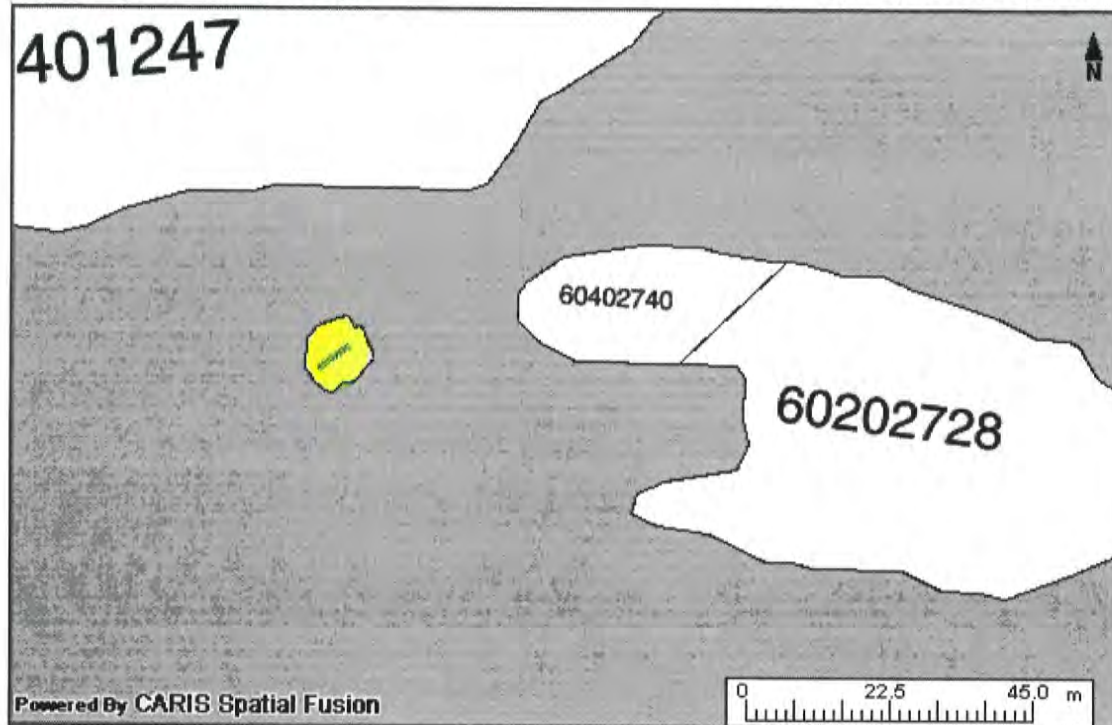


PID: 60402740	Owner: PETER JAMES HEBB	AAN: 09475168
County: LUNenburg COUNTY	LINDA GLADYS HEBB	Value: \$25,000 (2020 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION	Address: MUSH-A-MUSH ROAD LOWER NORTHFIELD	

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 2.0

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Property Online MapDate: **Sep 25, 2020 10:36:14 AM**

PID:	60709532	Owner:	PETER JAMES HEBB	AAN:	09475168
County:	LUNENBURG COUNTY		LINDA GLADYS HEBB	Value:	\$25,000 (2020 RESOURCE TAXABLE)
LR Status:	NOT LAND REGISTRATION	Address:	MUSH-A-MUSH ROAD LOWER NORTHFIELD		

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 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 168

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 18, 2020

Name: Publicover, Jacqueline

Assessment Account No: 09673814

Property: PID 60436151 – No. 331 Highway, West Dublin

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Jacqueline M. Publicover is the owner of the subject property. Jacqueline M. Publicover and Loren H. Publicover acquired title (as joint tenants) via deed (see "seventh lot" in deed) registered in Book 932, Page 182 and recorded at the Lunenburg County Land Registration Office. We believe Loren H. Publicover is now deceased. The property appears to be an island parcel, so it is likely only accessible by waterway. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown

Survey: There are no plans on file at the Lunenburg County Land Registration Office. The deed 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.

THIS WARRANTY DEED made this ^{3rd} day of ~~October~~ ^{November}, A.D., 2003.

BETWEEN:

EDITH MILDRED VAN STRATUM, Toms River, in the State of New Jersey,
United States of America,

being the owner of the lands described in Schedule "A" herein,

(hereinafter called the "Grantor")

OF THE FIRST PART

-and-

LOREN H. PUBLICOVER and JACQUELINE M. PUBLICOVER, spouses,
of Toms River, in the State of New Jersey, United States of America, as JOINT
TENANTS and not as Tenants-in-Common,

(hereinafter called the "Grantees")

OF THE SECOND PART

WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) and other
good and valuable consideration:

THE GRANTOR hereby conveys to the Grantees 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 GRANTOR covenants with the Grantees that the Grantees shall have quiet
enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to
convey them as hereby conveyed, that the lands are free from encumbrances and that the Grantor
will procure such further assurances as may be reasonably required.

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 has duly executed these presents on the day and
year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Robert H. Taff

witness ROBERT H. TAFF, ESQUIRE

Edith Mildred Van Stratum
EDITH MILDRED VAN STRATUM

STATE OF NEW JERSEY
COUNTY OF

I CERTIFY that on this ^{3rd} day of ~~October~~ ^{November}, A.D., 2003, Edith Mildred Van Stratum, one 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.

Jo Ann M. Stevenson
A Notary Public in and for the

State of New Jersey

LUXEMBOURG COUNTY REGISTRY OF DEEDS

I certify that this document
was registered as shown here.
Joan Plunkett Registrar

431 932 182-187
Documents # Book Pages
JAN 22 2004 1:54 PM
MM DD YYYY Time

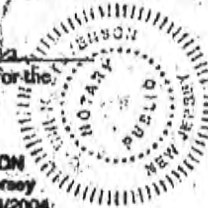
JO-ANN M. STEVENSON
Notary Public of New Jersey
Commission Expires 2/24/2004

STATE OF NEW JERSEY
COUNTY OF)

ON THIS 3rd day of November, A.D., 2003, before me, the
subscriber, personally came and appeared ROBERT H. TAFE, a subscribing witness to the
foregoing Indenture, who having been by me duly sworn, made oath and said that Edith Mildred
Van Stratum, one of the parties thereto, signed, sealed and delivered the same in his
presence.

Jo Ann M. Stevenson
A Notary Public in and for the
State of New Jersey

JO-ANN M. STEVENSON
Notary Public of New Jersey
Commission Expires 2/24/2004



AFFIDAVIT OF STATUS

STATE OF NEW JERSEY
COUNTY OF

I, Edith Mildred Van Stratum, of Toms River, in the State of New Jersey, United States of America, make oath and say as follows:

1. THAT this acknowledgment is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392, for the purpose of registering the instrument.
2. THAT I am the Grantor in the foregoing Indenture and am of the full age of nineteen (19) years.
3. THAT I am now and intend to be at the date of closing, a resident of Canada within the meaning of Section 116 of the *Income Tax Act* (Canada).
4. (a) THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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.
- (b) THAT for the purpose of this my Affidavit, "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner;
6. THAT Jacob Van Stratum died on or about August 31, 1988.
5. THAT I have no spouse as defined herein, nor, with respect to the within property,
 - (i) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (ii) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at
in the County of
State of New Jersey, this
19th day of November
A.D. 2003, BEFORE ME
JOANN M. STEVENSON
Notary Public in and for
the State of New Jersey
JOANN M. STEVENSON
Notary Public of New Jersey
Commission Expires 2/24/2004

Edith Mildred Van Stratum
Edith Mildred Van Stratum

ALL those certain lots, pieces or parcels of land hereinafter more particularly described in a deed between Mabel Publicover and Archibald Publicover to Robert L. Publicover, dated the 30th day of July 1934 and registered at the Registry of Deeds Office in Bridgewater, Lunenburg County, Nova Scotia on July 31, 1934, in Book 101 at Page 359, the lots, pieces or parcels of land hereinafter more particularly described as set out in the aforementioned deed:

First Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and on the north west side of the main road leading from Bridgewater to Petite Riviere bounded and described as follows - Beginning on said main road at the intersection of lands of or formerly of Archibald Publicover and one Daniel Wolfe thence running in a northeasterly direction along by lands of or formerly of said Daniel Wolfe and one Joseph Frank until it meets the brook thence in a southeastwardly direction along said brook until it meets the main road aforesaid thence in a westerly direction along said road to the place of beginning said lot of land being known as the "Home Lot" and being wholly enclosed in a wire fence and comprising those certain lots or parcels of land conveyed unto Archibald Publicover by deeds from the following persons, George Sperry and wife dated December 27th, 1909, registered Book 72, page 131, Number 88; Sarah Sperry dated December 27th, 1909, registered Book 72, page 132, Number 89; Samuel Harshman dated March 8, 1911 registered Book 74 page 109, Number 80; James Publicover dated June 10, 1912 registered Book 75, page 711, Number 474; Daniel Wolfe dated June 10, 1912 registered Book 75, page 710, Number 473; Charles M. Sperry dated February 14th, 1913 registered Book 76, page 760, Number 539; Daniel Wolfe dated March 31, 1914 registered Book 78, page 264, Number 176; James Publicover dated July 21, 1915, registered Book 80, page 26, Number 23, William S. Risser dated June 16, 1918 registered Book 83, page 360, Number 270; Simon S. Sperry dated December, 1919, registered Book 86, page 420, Number 227.

Second Lot

Also that certain piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and on the south or south east side of the main road leading from Bridgewater to Petite Riviere and bounded and described as follows - On the north west by the main road aforesaid South west by the hauling road leading to Sperry's Points South East by lands of or formerly of John Sperry and Caleb Sperry and north east by lands of or formerly of Harry Anderson being part of that certain lot piece or parcel of land purchased by said Archibald Publicover from Joseph Frank et ux by deed bearing date the 5th day of June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 325, Number 240.

Third Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and bounded and described as follows - On the east by the plan road leading from the main road to Sperry's Cove on the south by lands of or formerly of Edward Sperry on the north by lands of or formerly of Simon Sperry and on the west by the water, said lot of land being a wharf lot and being the same lot of land purchased by the said Archibald Publicover from Sarah Sperry by deed bearing date December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 132, Number 89 and by deed from George S. Sperry and wife dated December 27th, 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 131, Number 88.

Fourth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid bounded and described as follows- On the west by the plan road aforesaid leading from the main road from Bridgewater to Petite Riviere to Sperry's Cove on the south by lands of or formerly of Daniel Wolfe on the north by a plan road leading from the plan road aforesaid in a westerly direction to Sperry's Cove and on the west by the water. Said lot piece or parcel of land being a wharf lot having been purchased by the said Archibald Publicover from George S. Sperry et ux by deed bearing date 27th December 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 131 Number 88 and by deed from Sarah Sperry dated December 27th, 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 132, Number 89 and by deed from James Publicover dated 26th day of March, 1920 and registered in the office of the Registry of Deeds at Bridgewater in Book 87, page 124, Number 76.

Fifth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and to the north west of the main road leading from Bridgewater to Petite Riviere and being in the rear of the First Lot hereinbefore described and bounded and described as follows - On the south east by lands of or formerly of Joseph Frank on the south west by lands of or formerly of Daniel Wolfe on the north west by lands of or formerly of John Sperry and on the north east by the brook being the same lot of land which was conveyed to the said Archibald Publicover by deed from William Risser et ux dated 16th June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 361, Number 271 and therein described as the first lot.

Sixth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid being known as the "Wood Lot" and bounded and described as follows- On the north west by lands of or formerly of Daniel Wolfe on the north east by the hundred acre line on the south west by Publicover's north west line and on the south east by lands of or formerly of James Publicover, being the same lot of land which was conveyed to the said Archibald Publicover by deed from William Risser bearing date 16th day of June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 361, Number 271, and therein described as the second lot.

Seventh Lot

All that certain lot piece or parcel of land commonly called "Hog Island" and being situate between West Dublin Bay and Bell's Cove in the county of Lunenburg aforesaid and being the same lot piece or parcel of land which was conveyed to the said Archibald Publicover by deed from Samuel Harshman and others bearing date 4th day of May, 1916 and registered in the office of the Registry of Deeds at Bridgewater in Book 80, page 185, Number 132.

Eighth Lot

All that certain lot piece or parcel of land situate at West Dublin in the county of Lunenburg aforesaid and on the north west side of the public highway leading from Bridgewater to Petite Riviere bounded and described as follows- On the south east by said public highway on the west by lands of or formerly of John and Caleb Sperry on the north by lands of or formerly of John and Caleb Sperry and on the east by Bell's line. Said lot or parcel of land having been conveyed to the said Archibald Publicover by deed from George S. Sperry and wife dated December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 131, Number 88 and by deed from Sarah Sperry dated December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 132, Number 89, said above described eight lots being the same as conveyed to said George S. Sperry by deed from Archibald Publicover and wife dated September 25th, 1923, and recorded in the office of the Registry of Deeds at Bridgewater in Book 94, page 239, Number 107, and being the same eight lots as conveyed to said Mabel Publicover by deed from George S. Sperry and wife dated December 27th, 1927 and recorded in the office of the Registry of Deeds at Bridgewater in Book 97, page 366 under No. 526.

Back to Search Results

Map Actions

- ☒ Point Select
- ☐ Pan
- ☐ Zoom In
- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

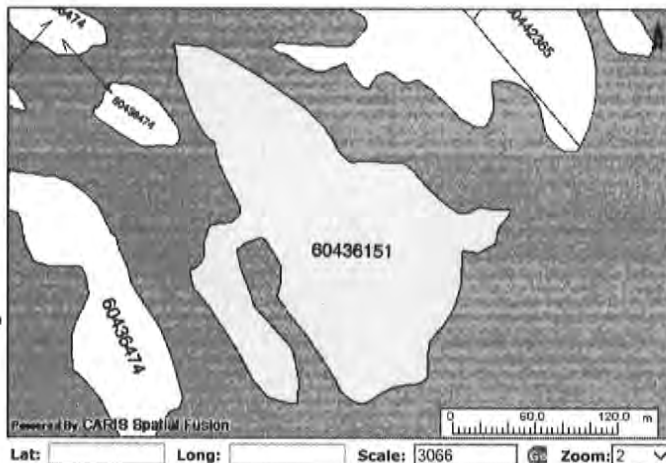
Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map



Lat: Long: Scale: 3066 Zoom: 2

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.

Location:

1 Property found

PID: **60436151** Details
 AAN: **09673814**
 Value: \$48,400 (2020 RESOURCE TAXABLE)
 Address: NO 331 HIGHWAY
 WEST DUBLIN
 County: LUNENBURG COUNTY
 Owner: JACQUELINE PUBLICOVER
 LR: NOT LAND REGISTRATION

1

Property Online version 2.0

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 Please feel free to [Submit Problems](#) you find with the Property Online web site.
 Compression: Off

TAX SALE REPORTING LETTER

Tax Sale No. 169

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 18, 2020

Name: Publicover, Jacqueline

Assessment Account No: 09673822

Property: PID 60436169, No. 331 Highway, West Dublin

I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Loren J. Publicover and Jacqueline M. Publicover are the owners of the subject property. Loren J. Publicover and Jacqueline M. Publicover acquired title via deed recorded at Book 932, Page 182 (the "third lot") at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway. Survey plans of abutting properties and description mentions an "old plan road", but no right of way is granted to the subject lot, so access may be problematic. The paper title appears to be marketable. A letter from Berrigan Surveys Limited is attached for further information.

Encumbrances: None

Marital Status: Loren J. Publicover and Jacqueline M. Publicover appear to be spouses of each other.

Survey: There are no surveys of the subject property on file at the Lunenburg County Land Registration Office. The 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.

THIS WARRANTY DEED made this ^{3rd} day of ~~October~~ ^{November}, A.D., 2003.

BETWEEN:

EDITH MILDRED VAN STRATUM, Toms River, in the State of New Jersey,
United States of America,

being the owner of the lands described in Schedule "A" herein,

(hereinafter called the "Grantor")

OF THE FIRST PART

-and-

LOREN H. PUBLICOVER and JACQUELINE M. PUBLICOVER, spouses,
of Toms River, in the State of New Jersey, United States of America, as JOINT
TENANTS and not as Tenants-in-Common,

(hereinafter called the "Grantees")

OF THE SECOND PART

WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) and other
good and valuable consideration:

THE GRANTOR hereby conveys to the Grantees 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 GRANTOR covenants with the Grantees that the Grantees shall have quiet
enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to
convey them as hereby conveyed, that the lands are free from encumbrances and that the Grantor
will procure such further assurances as may be reasonably required.

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 has duly executed these presents on the day and
year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Q 107

witness ROBERT H. TAFF, ESQUIRE

Edith Mildred Van Stratum

EDITH MILDRED VAN STRATUM

STATE OF NEW JERSEY
COUNTY OF

I CERTIFY that on this ^{3rd} day of ~~October~~ ^{November}, A.D., 2003, Edith Mildred Van Stratum, one 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.

Jo Ann M. Stevenson
A Notary Public in and for the

State of New Jersey

LUNenburg COUNTY REGISTRY OF DEEDS

431 932 182-187

I certify that this document

was registered as shown here.

Joan Plunkett Registrar

JAN 22 2004

MM DD YYYY

1:54 PM

Time

JO-ANN M. STEVENSON

Notary Public of New Jersey

Commission Expires 2/24/2004

STATE OF NEW JERSEY
COUNTY OF

ON THIS 3rd day of November, A.D., 2003, before me, the
subscriber, personally came and appeared ROBERT H. TARR, a subscribing witness to the
foregoing Indenture, who having been by me duly sworn, made oath and said that Edith Mildred
Van Stratum, one of the parties thereto, signed, sealed and delivered the same in his
presence.

Jo Ann M. Stevenson
A Notary Public in and for the
State of New Jersey

JO-ANN M. STEVENSON
Notary Public of New Jersey
Commission Expires 2/24/2004



AFFIDAVIT OF STATUS

STATE OF NEW JERSEY
COUNTY OF

I, Edith Mildred Van Stratum, of Toms River, in the State of New Jersey, United States of America, make oath and say as follows:

1. THAT this acknowledgment is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392, for the purpose of registering the instrument.
2. THAT I am the Grantor in the foregoing Indenture and am of the full age of nineteen (19) years.
3. THAT I am now and intend to be at the date of closing, a resident of Canada within the meaning of Section 116 of the *Income Tax Act* (Canada).
4. (a) THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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.
- (b) THAT for the purpose of this my Affidavit, "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner;
6. THAT Jacob Van Stratum died on or about August 31, 1988.
5. THAT I have no spouse as defined herein, nor, with respect to the within property,
 - (i) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (ii) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at
in the County of
State of New Jersey, this

19th day of November
A.D. 2003, BEFORE ME

A Notary Public in and for
the State of New Jersey

JO ANN M. STEVENSON

Notary Public of New Jersey
Commission Expires 2/24/2004

Edith Mildred Van Stratum

ALL those certain lots, pieces or parcels of land hereinafter more particularly described in a deed between Mabel Publicover and Archibald Publicover to Robert L. Publicover, dated the 30th day of July 1934 and registered at the Registry of Deeds Office in Bridgewater, Lunenburg County, Nova Scotia on July 31, 1934, in Book 101 at Page 359, the lots, pieces or parcels of land hereinafter more particularly described as set out in the aforementioned deed:

First Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and on the north west side of the main road leading from Bridgewater to Petite Riviere bounded and described as follows - Beginning on said main road at the intersection of lands of or formerly of Archibald Publicover and one Daniel Wolfe thence running in a northeasterly direction along by lands of or formerly of said Daniel Wolfe and one Joseph Frank until it meets the brook thence in a southeastwardly direction along said brook until it meets the main road aforesaid thence in a westerly direction along said road to the place of beginning said lot of land being known as the "Home Lot" and being wholly enclosed in a wire fence and comprising those certain lots or parcels of land conveyed unto Archibald Publicover by deeds from the following persons, George Sperry and wife dated December 27th, 1909, registered Book 72, page 131, Number 88; Sarah Sperry dated December 27th, 1909, registered Book 72, page 132, Number 89; Samuel Harshman dated March 8, 1911 registered Book 74 page 109, Number 80; James Publicover dated June 10, 1912 registered Book 75, page 711, Number 474; Daniel Wolfe dated June 10, 1912 registered Book 75, page 710, Number 473; Charles M. Sperry dated February 14th, 1913 registered Book 76, page 760, Number 539; Daniel Wolfe dated March 31, 1914 registered Book 78, page 264, Number 176; James Publicover dated July 21, 1915, registered Book 80, page 26, Number 23, William S. Risser dated June 16, 1918 registered Book 83, page 360, Number 270; Simon S. Sperry dated December, 1919, registered Book 86, page 420, Number 227.

Second Lot

Also that certain piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and on the south or south east side of the main road leading from Bridgewater to Petite Riviere and bounded and described as follows - On the northwest by the main road aforesaid South west by the hauling road leading to Sperry's Points South East by lands of or formerly of John Sperry and Caleb Sperry and north east by lands of or formerly of Harry Anderson being part of that certain lot piece or parcel of land purchased by said Archibald Publicover from Joseph Frank et ux by deed bearing date the 5th day of June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 325, Number 240.

Third Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and bounded and described as follows - On the east by the plan road leading from the main road to Sperry's Cove on the south by lands of or formerly of Edward Sperry on the north by lands of or formerly of Simon Sperry and on the west by the water, said lot of land being a wharf lot and being the same lot of land purchased by the said Archibald Publicover from Sarah Sperry by deed bearing date December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 132, Number 89 and by deed from George S. Sperry and wife dated December 27th, 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 131, Number 88.

Fourth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid bounded and described as follows- On the west by the plan road aforesaid leading from the main road from Bridgewater to Petite Riviere to Sperry's Cove on the south by lands of or formerly of Daniel Wolfe on the north by a plan road leading from the plan road aforesaid in a westerly direction to Sperry's Cove and on the west by the water. Said lot piece or parcel of land being a wharf lot having been purchased by the said Archibald Publicover from George S. Sperry et ux by deed bearing date 27th December 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 131 Number 88 and by deed from Sarah Sperry dated December 27th, 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 132, Number 89 and by deed from James Publicover dated 26th day of March, 1920 and registered in the office of the Registry of Deeds at Bridgewater in Book 87, page 124, Number 76.

Fifth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and to the north west of the main road leading from Bridgewater to Petite Riviere and being in the rear of the First Lot hereinbefore described and bounded and described as follows - On the south east by lands of or formerly of Joseph Frank on the south west by lands of or formerly of Daniel Wolfe on the north west by lands of or formerly of John Sperry and on the north east by the brook being the same lot of land which was conveyed to the said Archibald Publicover by deed from William Risser et ux dated 16th June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 361, Number 271 and therein described as the first lot.

Sixth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid being known as the "Wood Lot" and bounded and described as follows- On the north west by lands of or formerly of Daniel Wolfe on the north east by the hundred acre line on the south west by Publicover's north west line and on the south east by lands of or formerly of James Publicover, being the same lot of land which was conveyed to the said Archibald Publicover by deed from William Risser bearing date 16th day of June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 361, Number 271, and therein described as the second lot.

Seventh Lot

All that certain lot piece or parcel of land commonly called "Hog Island" and being situate between West Dublin Bay and Bell's Cove in the county of Lunenburg aforesaid and being the same lot piece or parcel of land which was conveyed to the said Archibald Publicover by deed from Samuel Harshman and others bearing date 4th day of May, 1916 and registered in the office of the Registry of Deeds at Bridgewater in Book 80, page 185, Number 132.

Eighth Lot

All that certain lot piece or parcel of land situate at West Dublin in the county of Lunenburg aforesaid and on the north west side of the public highway leading from Bridgewater to Petite Riviere bounded and described as follows- On the south east by said public highway on the west by lands of or formerly of John and Caleb Sperry on the north by lands of or formerly of John and Caleb Sperry and on the east by Bell's line. Said lot or parcel of land having been conveyed to the said Archibald Publicover by deed from George S. Sperry and wife dated December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 131, Number 88 and by deed from Sarah Sperry dated December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 132, Number 89, said above described eight lots being the same as conveyed to said George S. Sperry by deed from Archibald Publicover and wife dated September 25th, 1923, and recorded in the office of the Registry of Deeds at Bridgewater in Book 94, page 239, Number 107, and being the same eight lots as conveyed to said Mabel Publicover by deed from George S. Sperry and wife dated December 27th, 1927 and recorded in the office of the Registry of Deeds at Bridgewater in Book 97, page 366 under No. 526.



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

December 14, 2016

Memo

Re: Tax Posting - 137 - 2016, Loren J. Publicover & Jacqueline M. Publicover, Hwy 331, West Dublin

Joanne.

The subject lot is the southeastern portion of a lot marked J P (on Sperry Cove) on a Plan of Division by W.J. Morris, Dep. Surveyor, dated March, 1815.

The "Plan Road", so called, is clearly shown on the 1815 plan and is visible on the ground.

Please pass this information onto J.C. Reddy.


Lester

LWB/jcm
encl.



Search Provincial Map Bulletin Board Help

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Map Actions

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- ☐ Center Selection

Map Layers

☒ Properties

☐ LR Parcel Shading

☐ Topo

☐ Monuments

☐ Place Names

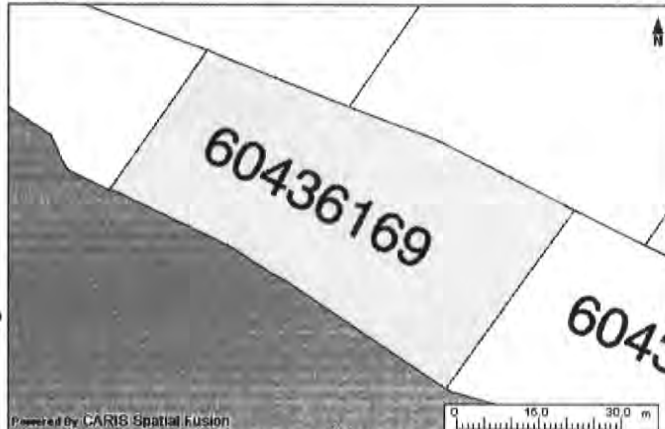
☐ Refresh Map

Map Controls

☒ NS Overview

☐ Locator Map

☐ Print Map



Lat: Long: Scale: 758 Zoom: 2

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.

Location: Search

1 Property found

PID: **60436169** Details
 AAN: **09673822**
 Value: \$4,400 (2020 RESOURCE TAXABLE)
 Address: NO 331 HIGHWAY
 WEST DUBLIN
 County: LUNenburg COUNTY
 Owner: JACQUELINE M PUBLICOVER
 LR: NOT LAND REGISTRATION

1

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Compression: Off

TAX SALE REPORTING LETTER

Tax Sale No. 170

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 18, 2020

Name: Publicover, Jacqueline

Assessment Account No: 09673830

Property: PID 60435013 - No. 331 Highway, West Dublin

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Loren J. Publicover and Jacqueline M. Publicover are the owners of the subject property. Loren J. Publicover and Jacqueline M. Publicover acquired title via deed recorded at Book 932, Page 182 (the "fourth lot") at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway. Survey plans of abutting properties and description mentions an "old plan road", but no right of way is granted to the subject lot, so access may be problematic. The paper title appears to be marketable. A letter from Berrigan Surveys Limited is attached for further information.

Encumbrances: None

Marital Status: Loren J. Publicover and Jacqueline M. Publicover appear to be spouses of each other.

Survey: There are no surveys of the subject property on file at the Lunenburg County Land Registration Office. Reference may be had to Plan 7301 for the location of the old plan road. The 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.

THIS WARRANTY DEED made this 3rd day of November, A.D., 2003.

BETWEEN:

EDITH MILDRED VAN STRATUM, Toms River, in the State of New Jersey,
United States of America,

being the owner of the lands described in Schedule "A" herein,

(hereinafter called the "Grantor")

OF THE FIRST PART

-and-

LOREN H. PUBLICOVER and JACQUELINE M. PUBLICOVER, spouses,
of Toms River, in the State of New Jersey, United States of America, as JOINT
TENANTS and not as Tenants-in-Common,

(hereinafter called the "Grantees")

OF THE SECOND PART

WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) and other
good and valuable consideration:

THE GRANTOR hereby conveys to the Grantees 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 GRANTOR covenants with the Grantees that the Grantees shall have quiet
enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to
convey them as hereby conveyed, that the lands are free from encumbrances and that the Grantor
will procure such further assurances as may be reasonably required.

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 has duly executed these presents on the day and
year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Robert H. Taff

witness ROBERT H. TAFF, ESQUIRE

Edith Mildred Van Stratum

EDITH MILDRED VAN STRATUM

STATE OF NEW JERSEY
COUNTY OF

I CERTIFY that on this 3rd day of November, A.D., 2003, Edith Mildred Van Stratum, one 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.

Jo Ann M. Stevenson
A Notary Public in and for the
State of New Jersey

LUNenburg COUNTY REGISTRY OF DEEDS 431 932 182-187
I certify that this document
was registered as shown here.
Joan Plunkett Registrar JAN 22 2004 1:54 PM
MM DD YYYY

JO-ANN M. STEVENSON
Notary Public of New Jersey
Commission Expires 2/24/2005

AFFIDAVIT OF STATUS

STATE OF NEW JERSEY
COUNTY OF

I, Edith Mildred Van Stratum, of Toms River, in the State of New Jersey, United States of America, make oath and say as follows:

1. THAT this acknowledgment is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.J. 1989, c. 392, for the purpose of registering the instrument.
2. THAT I am the Grantor in the foregoing Indenture and am of the full age of nineteen (19) years.
3. THAT I am now and intend to be at the date of closing, a resident of Canada within the meaning of Section 116 of the *Income Tax Act* (Canada).
4. (a) THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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.
- (b) THAT for the purpose of this my Affidavit, "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner;
6. THAT Jacob Van Stratum died on or about August 31, 1988.
5. THAT I have no spouse as defined herein, nor, with respect to the within property,
 - (i) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (ii) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at

in the County of

State of New Jersey, this

14th day of November

A.D. 2003, BEFORE ME

JOANN M. STEVENSON

A Notary Public in and for

the State of New Jersey

JOANN M. STEVENSON

Notary Public of New Jersey

Commission Expires 2/24/2004

Edith Mildred Van Stratum

ALL those certain lots, pieces or parcels of land hereinafter more particularly described in a deed between Mabel Publicover and Archibald Publicover to Robert L. Publicover, dated the 30th day of July 1934 and registered at the Registry of Deeds Office in Bridgewater, Lunenburg County, Nova Scotia on July 31, 1934, in Book 101 at Page 359, the lots, pieces or parcels of land hereinafter more particularly described as set out in the aforementioned deed:

First Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and on the north west side of the main road leading from Bridgewater to Petite Riviere bounded and described as follows - Beginning on said main road at the intersection of lands of or formerly of Archibald Publicover and one Daniel Wolfe thence running in a northeasterly direction along by lands of or formerly of said Daniel Wolfe and one Joseph Frank until it meets the brook thence in a southeastwardly direction along said brook until it meets the main road aforesaid thence in a westerly direction along said road to the place of beginning said lot of land being known as the "Home Lot" and being wholly enclosed in a wire fence and comprising those certain lots or parcels of land conveyed unto Archibald Publicover by deeds from the following persons, George Sperry and wife dated December 27th, 1909, registered Book 72, page 131, Number 88; Sarah Sperry dated December 27th, 1909, registered Book 72, page 132, Number 89; Samuel Harshman dated March 8, 1911 registered Book 74 page 109, Number 80; James Publicover dated June 10, 1912 registered Book 75, page 711, Number 474; Daniel Wolfe dated June 10, 1912 registered Book 75, page 710, Number 473; Charles M. Sperry dated February 14th, 1913 registered Book 76, page 760, Number 539; Daniel Wolfe dated March 31, 1914 registered Book 78, page 264, Number 176; James Publicover dated July 21, 1915; registered Book 80, page 26, Number 23, William S. Risser dated June 16, 1918 registered Book 83, page 360, Number 270; Simon S. Sperry dated December, 1919, registered Book 86, page 420, Number 227.

Second Lot

Also that certain piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and on the south or south east side of the main road leading from Bridgewater to Petite Riviere and bounded and described as follows - On the north west by the main road aforesaid South west by the hauling road leading to Sperry's Points South East by lands of or formerly of John Sperry and Caleb Sperry and north east by lands of or formerly of Harry Anderson being part of that certain lot piece or parcel of land purchased by said Archibald Publicover from Joseph Frank et ux by deed bearing date the 5th day of June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 325, Number 240.

Third Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunnenburg aforesaid and bounded and described as follows - On the east by the plan road leading from the main road to Sperry's Cove on the south by lands of or formerly of Edward Sperry on the north by lands of or formerly of Simon Sperry and on the west by the water, said lot of land being a wharf lot and being the same lot of land purchased by the said Archibald Publicover from Sarah Sperry by deed bearing date December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 132, Number 89 and by deed from George S. Sperry and wife dated December 27th, 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 131, Number 88.

Fourth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunnenburg aforesaid bounded and described as follows - On the west by the plan road aforesaid leading from the main road from Bridgewater to Petite Riviere to Sperry's Cove on the south by lands of or formerly of Daniel Wolfe on the north by a plan road leading from the plan road aforesaid in a westerly direction to Sperry's Cove and on the west by the water. Said lot piece or parcel of land being a wharf lot having been purchased by the said Archibald Publicover from George S. Sperry et ux by deed bearing date 27th December 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 131 Number 88 and by deed from Sarah Sperry dated December 27th, 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 132, Number 89 and by deed from James Publicover dated 26th day of March, 1920 and registered in the office of the Registry of Deeds at Bridgewater in Book 87, page 124, Number 76.

Fifth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunnenburg aforesaid and to the north west of the main road leading from Bridgewater to Petite Riviere and being in the rear of the First Lot hereinbefore described and bounded and described as follows - On the south east by lands of or formerly of Joseph Frank on the south west by lands of or formerly of Daniel Wolfe on the north west by lands of or formerly of John Sperry and on the north east by the brook being the same lot of land which was conveyed to the said Archibald Publicover by deed from William Risser et ux dated 16th June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 361, Number 271 and therein described as the first lot.

Sixth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid being known as the "Wood Lot" and bounded and described as follows- On the north west by lands of or formerly of Daniel Wolfe on the north east by the hundred acre line on the south west by Publicover's north west line and on the south east by lands of or formerly of James Publicover, being the same lot of land which was conveyed to the said Archibald Publicover by deed from William Risser bearing date 16th day of June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 361, Number 271, and therein described as the second lot.

Seventh Lot

All that certain lot piece or parcel of land commonly called "Hog Island" and being situate between West Dublin Bay and Bell's Cove in the county of Lunenburg aforesaid and being the same lot piece or parcel of land which was conveyed to the said Archibald Publicover by deed from Samuel Harshman and others bearing date 4th day of May, 1916 and registered in the office of the Registry of Deeds at Bridgewater in Book 80, page 185, Number 132.

Eighth Lot

All that certain lot piece or parcel of land situate at West Dublin in the county of Lunenburg aforesaid and on the north west side of the public highway leading from Bridgewater to Petite Riviere bounded and described as follows- On the south east by said public highway on the west by lands of or formerly of John and Caleb Sperry on the north by lands of or formerly of John and Caleb Sperry and on the east by Bell's line. Said lot or parcel of land having been conveyed to the said Archibald Publicover by deed from George S. Sperry and wife dated December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 131, Number 88 and by deed from Sarah Sperry dated December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 132, Number 89, said above described eight lots being the same as conveyed to said George S. Sperry by deed from Archibald Publicover and wife dated September 25th, 1923, and recorded in the office of the Registry of Deeds at Bridgewater in Book 94, page 239, Number 107, and being the same eight lots as conveyed to said Mabel Publicover by deed from George S. Sperry and wife dated December 27th, 1927 and recorded in the office of the Registry of Deeds at Bridgewater in Book 97, page 366 under No. 526.



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

December 14, 2016

Memo

Re: Tax Posting - 138 - 2016, Loren J. Publicover & Jacqueline M. Publicover, Hwy 331, West Dublin

Joanne,

The subject lot is the northwestern portion of a lot marked J P (on Sperry Cove) on a Plan of Division by W.J. Morris, Dep. Surveyor, dated March, 1815.

The "Plan Road", so called, is clearly shown on the 1815 plan and further shown on Plan No. N-169, prepared by Neiff Joseph, dated July 21, 1988 (filed under No. 7301).

The subject lot on the Joseph plan is marked "Lands now or formerly of Robert Publicover".

Please pass this information onto J.C. Reddy.

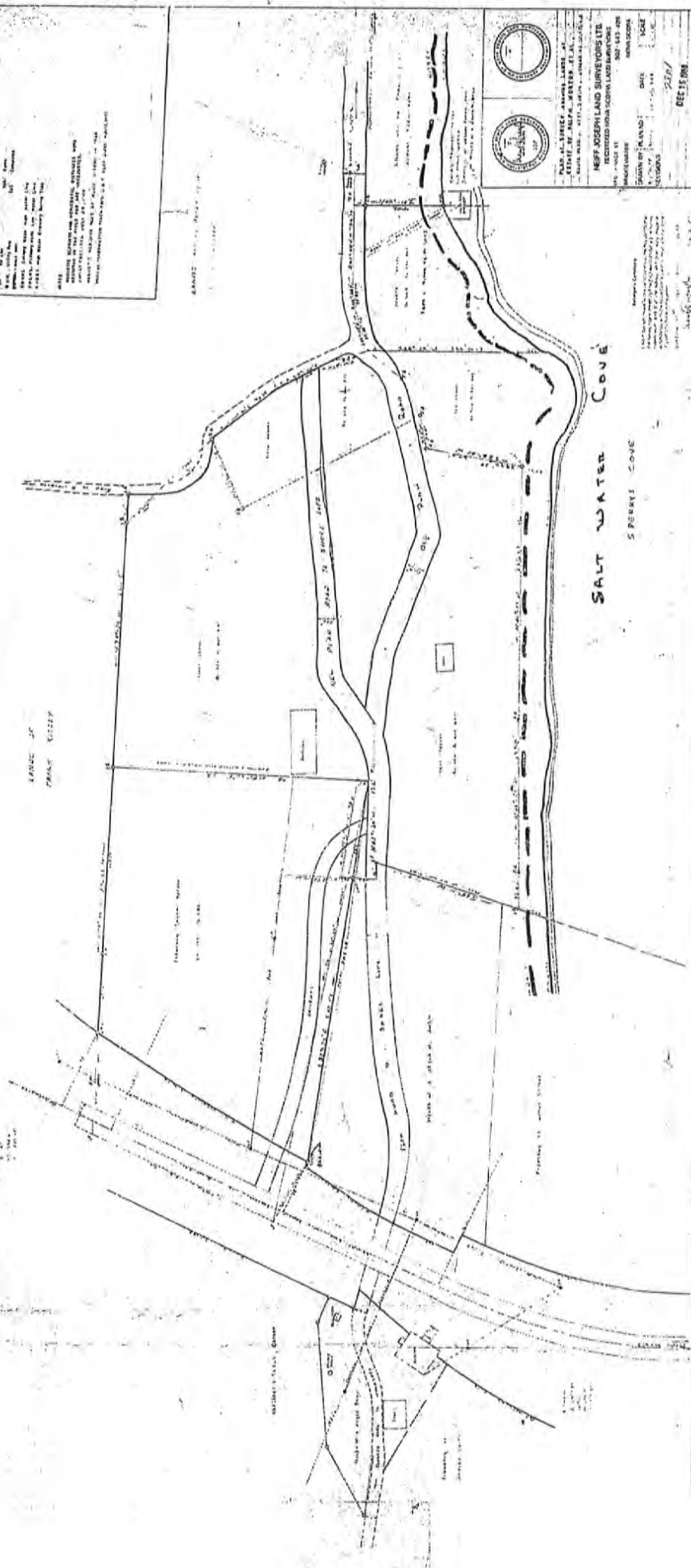
Lester

Lester

LWB/jem
encl.



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[illegible]

1. The first step is to identify the problem. In this case, the problem is that the system is not working properly.

[Search](#)
[Provincial Map](#)
[Bulletin Board](#)
[Help](#)

Back to Search Results

Map Actions

- ☒ Point Select
- ☐ Pan
- ☐ Zoom In
- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map

Powered By: CARIS Spatial Fusion

Lat: Long: Scale: 943 Zoom: 2

Location:

1 Property found

PID: **60435013** Details

AAN: **09673830**

Value: \$5,800 (2020 RESOURCE TAXABLE)

Address: NO 331 HIGHWAY
WEST DUBLIN

County: LUNENBURG COUNTY

Owner: JACQUELINE M PUBLICOVER

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 2.0

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 Compression: Off

TAX SALE REPORTING LETTER

Tax Sale No. 175

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 16, 2020

Name: Whitten, Enid Elsbeth Cay and Whitten, Wesley Kingston

Assessment Account No: 09741011

Property: PID 60436003 – Huey Lake Road, West Dublin

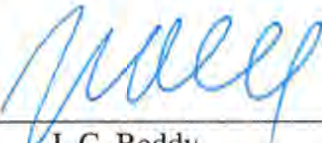
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Enid Elsbeth Cay Whitten and Wesley Kingston Whitten are the owners of the subject property. Enid Elsbeth Cay Whitten and Wesley Kingston Whitten acquired title via deed (as joint tenants) registered in Book 505, Page 453 and via deed at Page 518, Page 270 and recorded at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Enid Elsbeth Cay Whitten and Wesley Kingston Whitten appear to be the spouses of each other.

Survey: There is a plan attached to deed at Book 518, Page 270 and recorded at the Lunenburg County Land Registration Office. The plan graphically identifies the subject lot. It should also be noted that a conveyance at Book 557, Page 74 may have conveyed a portion of the subject lot (reference should also be had to Plan 7,957). In any event, neither the deed description nor survey (of the subject lot) conform to modern standards, so both are subject to modern 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.

006166

THIS WARRANTY DEED made this 1st day of August, A.D., 1991.

BETWEEN:

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

RUSSELL GORDON and KATHRYN GORDON, husband and wife, both of West Dublin in the County of Lunenburg, and Province of Nova Scotia being the Owners of the lands described in Schedule "A" herein,

(hereinafter called the "GRANTORS")

- and -

WESLEY KINGSTON WHITTEN and ENID ELSBETH CAY WHITTEN, husband and wife, of 24 Somerville Street, Spence, Australian Capital Territory, Australia, 2615 in the County of Lunenburg and Province of Nova Scotia, 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 consent to this disposition pursuant to the Matrimonial Property Act of Nova Scotia.

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.

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.

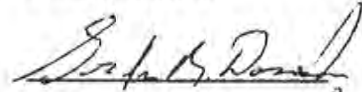
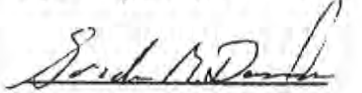
IN WITNESS WHEREOF the parties hereto have hereunto set their hands and affixed their seals, the day and year first above written.

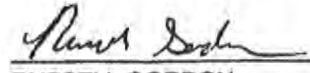
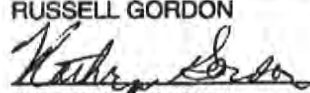
Province of Nova Scotia
County of Lunenburg

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 2:30 o'clock P.M. on the 1st day of August A.D., 1991 in Book No. 505 at pages 453-456 as Document Number 6166

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

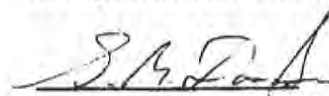
SIGNED, SEALED AND DELIVERED
in the presence of


RUSSELL GORDON

KATHRYN GORDON

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

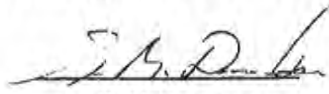
I CERTIFY that on this 1st day of August, A.D., 1991, RUSSELL GORDON, one of the parties mentioned in the foregoing and annexed Indenture signed and executed the same in my presence and I have signed as a witness to such execution.



G. M. DAVIDSON
A Barrister of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I CERTIFY that on this 1st day of August, A.D., 1991, KATHRYN GORDON, one of the parties mentioned in the foregoing and annexed Indenture signed and executed the same in my presence and I have signed as a witness to such execution.



G. M. DAVIDSON
A Barrister of the Supreme
Court of Nova Scotia

AFFIDAVIT OF STATUS

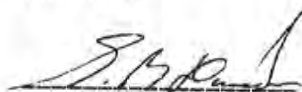
CANADA
PROVINCE OF NOVA SCOTIA
DISTRICT OF LUNENBURG

We, RUSSELL GORDON and KATHRYN GORDON, of West Dublin in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

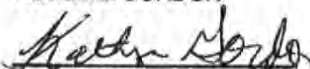
1. THAT we are the GRANTORS in the foregoing instrument and that each of us is of the full age of nineteen (19) years.
2. THAT we are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this Affidavit spouse means either of a man or a woman who:
 - i) are married to each other;
 - ii) are married to each other by a marriage that is voidable and has not been annulled by declaration of nullity; or
 - iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceeding year.
4. THAT, as of the date hereof, we are the spouses of each other and that neither of us has any other spouse.

SWORN TO AT Bridgewater
in the County of Lunenburg
and Province of Nova Scotia
this 1st day of August, A.D.,
1991,

Before me:



G. M. DAVIDSON
A Barrister of the Supreme
Court of Nova Scotia


RUSSELL GORDON
KATHRYN GORDON

SCHEDULE "A"

ALL and singular that certain piece, parcel or tract of land lying, being and situated at West Dublin in the County of Lunenburg and Province of Nova Scotia, known as the House Lot and being part of the property described in a deed from Garth Bernard Haines to Russell Gordon and Kathryn Gordon, dated December 21, 1990 and recorded at the Registry of Deeds Office at Bridgewater, Nova Scotia on January 3, 1991 in Book 492 at Page 317 under Number 37 and therein particularly bounded and described as follows:

"BOUNDED northwesterly by lands of Mrs. Mildred Corkum, Donald Mosher and Kelley Croft; northeasterly by the public highway leading from Bushen's Hill to the Main Road passing through West Dublin; southeasterly by Lot Number 5, so-called, now occupied by Warren Sperry; southwesterly by the Romkey Northwest line and being the same land and premises as was conveyed to Alvin Mosher by deed from Donald Mosher and Annie Mosher, his wife, dated 9th April 1921, recorded in the Registry of Deeds Office for the County of Lunenburg 20th May 1921 in Book 89 at Page 428 and also conveyed to the said Alvin Mosher by deed from James Mosher and Josie Mosher, his wife, dated 20th April 1921, recorded in the Registry of Deeds Office for the County of Lunenburg 20th May 1921 in Book 89 at Page 429; and also bequeathed in and by the Last Will and Testament of James Mosher to said Alvin Mosher as by reference to said will on file in the Registry of Probate for the County of Lunenburg will more fully appear."

THIS CONFIRMATORY DEED made this 27th day of March, A.D., 1992.

BETWEEN:

RUSSELL GORDON and KATHRYN GORDON, husband and wife, both of West Dublin, in the County of Lunenburg, and Province of Nova Scotia,

being the Owners of the lands described in Schedule "A" herein,

(hereinafter called the "GRANTORS")

- and -

WESLEY KINGSTON WHITTEN and ENID ELSEBETH CAY WHITTEN, husband and wife, of 24 Somerville Street, Spence, Australian Capital Territory, Australia, 2615 in the County of Lunenburg and Province of Nova Scotia, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON,

(hereinafter called the "GRANTEE")

WHEREAS:

1. Certain lands and premises situate at West Dublin, Lunenburg County, Nova Scotia, were conveyed by the Grantors to the Grantee by a Deed dated August 1st, A.D., 1991, recorded at the Registry of Deeds Office at Bridgewater, Nova Scotia, August 1, 1991, in Book 505 at Page 453 under Number 6166;

2. Since the date of the said deed survey work has been performed on the said lands, resulting in the description of the said lands appearing in Schedule "A" hereto annexed;

3. The Grantors confirm that the lands conveyed as above set out conform to and are more particularly described by the descriptions set out in Schedule "A" hereto.

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 Confirmatory Deed and hereby consent to this disposition pursuant to the Matrimonial Property Act of Nova Scotia.

"CERTIFICATE OF REGISTRAR

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


Registrar

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.

IN THIS CONFIRMATORY DEED the singular includes the plural and the masculine includes the feminine, with the intent that this CONFIRMATORY DEED shall be read with all appropriate changes of number and gender.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and affixed their seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Eric R. Daulton

Lois Hughes

Russell Gordon
RUSSELL GORDON

Kathryn Gordon
KATHRYN GORDON

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

I CERTIFY that on this 26th day of March, A.D., 1992, RUSSELL GORDON, one of the parties mentioned in the foregoing and annexed Indenture signed and executed the same in my presence and I have signed as a witness to such execution.

G. M. Davidson

G. M. DAVIDSON
A Barrister of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

I CERTIFY that on this 26th day of March, A.D., 1992, KATHRYN GORDON, one of the parties mentioned in the foregoing and annexed Indenture signed and executed the same in my presence and I have signed as a witness to such execution.

Lois Hughes

AFFIDAVIT OF STATUS

CANADA
PROVINCE OF NOVA SCOTIA
DISTRICT OF LUNENBURG

We, RUSSELL GORDON and KATHRYN GORDON, of West Dublin in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT we are the GRANTORS in the foregoing instrument and that each of us is of the full age of nineteen (19) years.
2. THAT we are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this Affidavit spouse means either of a man or a woman who:
 - i) are married to each other;
 - ii) are married to each other by a marriage that is voidable and has not been annulled by declaration of nullity; or
 - iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceeding year.
4. THAT, as of the date hereof, we are the spouses of each other and that neither of us has any other spouse.

by Russell Gordon
SWORN TO AT Bridgewater,
in the County of Lunenburg
and Province of Nova Scotia
this 27th day of March
A.D., 1992
Before me: *[Signature]*

[Signature]
RUSSELL GORDON

[Signature]
KATHRYN GORDON

G. M. DAVIDSON
A Barrister of the Supreme
Court of Nova Scotia

SWORN TO BY Kathryn Gordon
at Bridgewater, in the
County of Lunenburg and
Province of Nova Scotia
this 26th day of March,
A.D., 1992,
Before me:

[Signature]

SCHEDULE "A"

Nova Scotia Grid North

February 24, 1992

ALL that lot of land and premises situate in the District of West Dublin, in the County of Lunenburg, Province of Nova Scotia, shown on a Plan of Survey, W-266A, dated February 18, 1992, prepared by Hebb Turner Himmelman Land Surveyors Limited, and being more particularly bounded and described as follows:

BEGINNING at a survey marker (an iron bar with an identification cap) set on the Southwest limit of the Bushen Hill Road, a Public Highway having Authority No. 908, said survey marker being Thirty-three feet (33') more or less, from the centre of the travelled portion thereof and marking the Northwest corner of the Roy E. Publicover property;

THENCE South Forty-six degrees Thirty-two minutes Seven seconds West (S 46° 32' 07" W) Three Hundred Fifty-four decimal Ninety-five feet (354.95') to a survey marker on the Northwest limit of the Huey Lake Road, a Public Highway having Authority No. 654, said survey marker being Fifty feet (50'), more or less, from the centre of the travelled portion thereof;

THENCE South Sixty-five degrees Forty-eight minutes Six seconds West (S 65° 48' 06" W) along the Northwest limit of the Huey Lake Road One Hundred Fifty-three decimal Fourteen feet (153.14') to a point;

THENCE South Sixty-eight degrees Forty-one minutes Twenty-four seconds West (S 68° 41' 24" W) along the Northwest limit of the Huey Lake Road One Hundred Forty-seven decimal Eighty feet (147.80') to a point marking the beginning of a curve;

THENCE in a Southwesterly direction following along the Northwest limit of the Huey Lake Road along the curve to the right having a radius of Two Hundred Sixty-nine decimal Sixty-two feet (269.62') for an arc distance of Two Hundred Thirty-six decimal Sixteen feet (236.16') to a survey marker at the Southwest corner of the Rhonda M. McKearney property, a tie line between the last mentioned point and this survey marker being South Eighty-one degrees Twenty-eight minutes Fifty seconds West (S 81° 28' 50" W) One Hundred Twenty-three decimal Eighty-two feet (123.82');

THENCE North Forty-five degrees Twenty-seven minutes Seventeen seconds East (N 45° 27' 17" E) along the Southeast boundary of the McKearney property Five Hundred Eighty-seven decimal Fifty-nine feet (587.59') to a survey marker at the Southeast corner of the Mildred Corkum and Mervyn Corkum property;

THENCE North Thirty-seven degrees Thirty-eight minutes Forty-two seconds East (N 37° 38' 42" E) along the Corkum property Seventy-eight decimal Eighty-two feet (78.82') to a survey marker;

THENCE North Thirty-four degrees Fifty-four minutes Forty-eight seconds West (N 34° 54' 48" W) along the Corkum property Sixty-five decimal Eighty-four feet (65.84') to a survey marker;

THENCE North Forty-six degrees Fifty-one minutes Twenty-nine seconds East (N 46° 51' 29" E) along the Corkum property One Hundred Twenty decimal Eighty-one feet (120.81') to a point on the Southwest limit of the Bushen Hill Road, the said point being Thirty-nine feet (39') more or less, from the centre of the travelled portion thereof;

THENCE in a Southeasterly direction following along the Southwest limit of the Bushen Hill Road along the curve to the right having a radius of Four Hundred Forty-five decimal Thirty-four feet (445.34') for an arc distance of Fifty-four decimal Twenty-two feet (54.22') to a point, a tie line between the last two mentioned points being South Twenty-seven degrees Forty-two minutes Thirty-five seconds East (S 27° 42' 35" E) Fifty-four decimal Nineteen feet (54.19');

THENCE South Twenty-three degrees Fifty-eight minutes Twenty-eight seconds East (S 23° 58' 28" E) along the Southwest limit of the Bushen Hill Road Forty-one decimal Zero feet (41.0') to a point;

SCHEDULE "A" (Cont'd)

THENCE in a Southeasterly direction following along the Southwest limit of the Bushen Hill Road following a curve to the left having a radius of Five Hundred Eleven decimal Thirty-four feet (511.34') and an arc distance of One Hundred Eighty-two decimal Twenty-eight feet (182.28'), a tie line between the last mentioned point and the place of beginning being South Thirty-three degrees Fifty-four minutes Fifty-two seconds East (S 33° 54' 52" E) One Hundred Seventy-six decimal Fifty-three feet (176.53').

SECOND LOT:

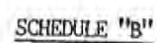
THAT jib-shaped lot shown on the aforementioned Plan of Survey situate on the southern side of Public Highway Number 654 (the Huey Lake Road) at West Dublin, in the County of Lunenburg and Province of Nova Scotia, identified on a Department of Highways strip plan (a copy of which is hereto annexed as Schedule "B") as Land of Aurie Powers, showing the property as being bounded as follows:

Southeastwardly by property shown on the said strip plan as lands of Alan Tufts;

Southwestwardly by property shown as lands of John Baggett, the boundary between the Baggett lands and the lot hereby under description being identified on the said Plan as part of a base line;

Northwardly by the curved Southern margin of the Huey Lake Road.

The lots above described as First and Second comprise those lands conveyed by Russell Gordon and Kathryn Gordon to Wesley Kingston Whitten and Enid Elsbeth Cay Whitten by a deed dated August 1, 1991, recorded at the Registry of Deeds office at Bridgewater, Nova Scotia, on August 1, 1991, in Book 505 at Page 453 under Number 6166.



~~WAS VANDER LINDS APPROX
BECAUSE OF ACK OF INFO.~~

APPROVED *[Signature]*
DIVISION ENGINEER

APPROVED *[Signature]*
REGIONAL MANAGER

A.F.E.

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 10:05 o'clock A.M., on the 31st
day of March A.D., 1992 in
Book No. 518 at pages 270 - 276
as Document Number 8171

[Signature]
Registrar of Deeds for the Registration
District of Lunenburg County

009208

This Quit Claim Deedmade this 2nd day of December, A.D. 19 93**Between**WESLEY KINGSTON WHITTEN and ENID ELSBETH CAY WHITTEN,
his wife, both of West Dublin, in the County of
Lunenburg and Province of Nova Scotia and of Canberra,
Australia,being the Owner of the lands described in Schedule 'A' herein
hereinafter called the "GRANTOR"

OF THE ONE PART

— and —

JOHN B. BAGGETT of West Dublin, in the County of
Lunenburg and Province of Nova Scotia,

hereinafter called the "GRANTEE"

OF THE OTHER PART

Province of Nova Scotia
County of LunenburgI hereby certify that the within instrument
was recorded in the Registry of Deeds Office
at Bridgewater in the County of Lunenburg, N. S.,
at 12:30 o'clock P. M., on the 9th
day of December A.D., 19 93 in
Book No. 557 at pages 74-78
as Document Number 9208

— and —

Jean Plunkett (Deputy)
Registrar of Deeds for the Registration
District of Lunenburg Countybeing the spouse of the Grantor who holds no title to the said lands
hereinafter called the "RELEASOR"

OF THE OTHER PART

WITNESSETH THAT in consideration of One Dollar and other good and valuable
consideration;THE GRANTOR hereby releases to the GRANTEE the lands described in Schedule
'A' to this Quit Claim Deed and hereby consents to this disposition, pursuant to the Matrimonial
Property Act of Nova Scotia.IN THIS QUIT CLAIM DEED it is agreed and declared that the terms "Grantor"
and "Grantee" shall be construed to include the plural as well as singular and the masculine,
feminine or neuter genders where the context so requires.THE RELEASOR hereby consents to the within conveyance and releases any claim
that the RELEASOR had, has or may have pursuant to the Matrimonial Property Act of Nova
Scotia and hereby conveys any and all right, title and interest which the RELEASOR may have
with respect to the lands described in Schedule 'A'.IN WITNESS WHEREOF, the Grantor and Releasor have signed and sealed these
presents on the day and year first above written.SIGNED, SEALED AND DELIVERED
in the presence ofWesley Kingston Whitten
WESLEY KINGSTON WHITTENEnid Elsbeth Cay Whitten
ENID ELSBETH CAY WHITTEN**"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

Registrar

Registrar

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG, SS.)

I CERTIFY that on this 2nd day of December, A.D., 1993,
WESLEY KINGSTON WHITTEN & ENID ELSEBETH CAY/WHITTEN, two
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.

Deborah J. Doucette
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA
DEBORAH J. DOUCETTE
A Commissioner of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA)
COUNTY OF , SS.)

ON THIS day of , A.D., 1993, before me, the subscriber
personally came and appeared a subscribing witness
to the foregoing Indenture, who, having been by me duly sworn, made oath
and said that of
the parties thereto signed, sealed and delivered the same in h presence.

A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT OF STATUS

We, WESLEY KINGSTON WHITTEN AND ENID ELSEBETH CAY/WHITTEN, both
West Dublin , in the County of Lunenburg and Province of Nova
Scotia, and of Canberra, Australia, make oath and say as follows:

1. THAT we are the Grantors in the foregoing Deed
and we are of the full age of nineteen (19) years.
2. THAT we are not now, and do not intend to be at the date of closing, a
resident(s) of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this my Affidavit, "spouse" means either
of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable
and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other in good
faith, that is void and are cohabitating or have cohabited within
the preceding year.
4. THAT we are the spouses of each other and we have no other
spouse as defined herein.

SWORN TO SEVERALLY at Bridgewater
in the County of Lunenburg)
Province of Nova Scotia this 2nd day)
of December , A.D., 1993, before me:)

Deborah J. Doucette
A BARRISTER OF THE SUPREME COURT
OF NOVA SCOTIA
DEBORAH J. DOUCETTE
A Commissioner of the Supreme
Court of Nova Scotia

Wesley Kingston Whitten
WESLEY KINGSTON WHITTEN
Enid Elsbeth Cay Whitten
ENID ELSEBETH CAY WHITTEN

CERTIFICATE
VACANT LAND
GST EXEMPT STATUS

TO: JOHN B. BAGGETT
FROM: WESLEY KINGSTON WHITTEN AND ENID ELSBETH CAY WHITTEN
RE: PROPERTY AT WEST DUBLIN, LUNENBURG COUNTY, NOVA SCOTIA

For the purposes of this Certificate:

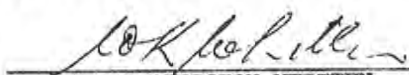
- (a) "Act" means the Excise Tax Act (Canada);
- (b) "residential complex", "business", "taxable supply" and "exempt supply" have the meanings given to those terms for the purposes of the Act.

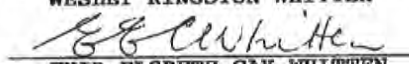
This Certificate is delivered by the Vendor to the Purchaser pursuant to Section 194 of the Act.

The Vendor hereby certifies:

1. That there is no residential complex situated upon the Property;
2. That the Property has never been capital property used by the Vendor primarily in a business;
3. That the conveyance of the Property pursuant to the Agreement is not made by the Vendor in the course of a business carried on by the Vendor;
4. That the Vendor has not filed Form GST 22 (or such other form as may be prescribed from time to time) electing pursuant to subparagraph 9(b)(ii) of Part I of Section V to the Act to treat the conveyance (if taking place in the course of an adventure or concern in the nature of trade of the Vendor) as a taxable supply, nor does the Vendor intend to make such an election;
5. That as a consequence of the foregoing, the conveyance of the property pursuant to the Agreement constitutes an exempt supply pursuant to Section 9 of Part I of Schedule V to the Act.

DATED AND SIGNED at Bridgewater, in the County of Lunenburg, Province of Nova Scotia, this 2nd day of December, A.D., 1993.


WESLEY KINGSTON WHITTEN


ENID ELSBETH CAY WHITTEN

SCHEDULE "A"

DEED DESCRIPTION

Nova Scotia Grid Meridian

LOT A.T.-1

ALL and singular that certain parcel or tract of land situated, lying and being at West Dublin in the County of Lunenburg, Province of Nova Scotia and being designated Lot A.T.-1 on a Plan of Survey showing property of John Baggett at West Dublin, Lunenburg County, Nova Scotia dated the 18th day of December, 1989 with additions through to the 11th day of June, 1990, prepared by Lester W. Berrigan, Nova Scotia Land Surveyor #409, filed at the Registry of Deeds under # 7957, which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the Southern sideline (50' from the center line thereof) of public highway #654 which said point marks the most Western corner of the herein described lot.

THENCE from said point so located Southeasterly along the curved Southern sideline of Public Highway #654 along the arc of a curve having a radius of 368.11' an arc distance of Fifteen feet (15') more or less to a survey marker, tie lines between the last two mentioned survey markers described as South Seventy-nine degrees Eleven minutes Forty-six seconds East (S79°11'46"E) for a distance of Fifteen feet (15') more or less.

THENCE South Twenty degrees Thirty-six minutes Twenty-nine seconds West (S20°36'29"W) along remaining property of Allan Lee Tuffs Five decimal Twelve feet (5.12') more or less to a survey marker.

THENCE North Fifty-nine degrees Thirty-five minutes Sixteen seconds West (N59°35'16"W) along property of John Baggett Fifteen feet (15') more or less to a survey marker marking the place of beginning.

The herein described lot of land contains an approximate area of Thirty-seven (37) square feet more or less.

Sub-division approval for Lot A.T.-1 as an addition to property of John Baggett was granted by the Development Officer for the Municipality of Lunenburg on the 16th day of JULY, 1990 under #L-90 099.

SCHEDULE "A" - PAGE TWO

REFERENCE may be made to the following:

- (1) Deed from Russell Gordon et ux. to Wesley Kingston Whitten and Enid Elsbeth Cay Whittier dated the 1st day of August, A.D., 1991 and duly recorded in the Registry of Deeds at Bridgewater, N.S. in Book 505, at Page 453; and
- (2) Deed from Russell Gordon et ux. to Wesley Kingston Whitten et ux. dated the 27th day of March, A.D., 1992 and duly recorded in the Registry of Deeds at Bridgewater, N.S. in Book 518, at Page 270.



Property Online Map

Date: Sep 16, 2020 8:28:40 AM



PID:	60436003	Owner:	ENID ELSEBETH CAY WHITTEN	AAN:	09741011
County:	LUNenburg COUNTY		WESLEY KINGSTON WHITTEN	Value:	\$100 (2020 RESOURCE TAXABLE)
LR Status:	NOT LAND REGISTRATION	Address:	HUEY LAKE ROAD WEST DUBLIN		

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 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 197

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 9, 2020

Name: Crouse, Daren T.

Assessment Account No: 10037468

Property: PID 60401163 - McKeen Road, Watford

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Daren T. Crouse is the owner of the subject property. Daren T. Crouse acquired title via the will of Audrey Grace Crouse at Book 609, Page 725 and filed at the Lunenburg County Land Registration Office. Audrey Grace Crouse acquired title via the will of Leo Crouse at Book 524, Page 742 and Leo Crouse acquired title via deed at Book 109, Page 286 and filed at the Lunenburg County Land Registration Office. It should be noted that the original conveyance into Leo Crouse is for 40 acres of land, more or less, and have located a number of subsequent conveyances out of the original parcel which may or may not lead to the modern graphical representation of 1.26 acres. The subject property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances:

1. Daren Todd Crouse is a bankrupt, and an assignment in bankruptcy is filed at the Lunenburg County Land Registration Office under Document No. 107536030, in favour of BDO Canada Limited. BDO must be put on notice of the sale.

Marital Status: Unknown

Survey: There are no survey plans on file at the Lunenburg County Land Registration Office. As noted above, the description of the subject property does not conform to modern standards and there are subsequent conveyances that would constitute "exceptions" to the original description. A survey is recommended to any subsequent purchaser to determine the exact remaining lands.

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.

101808

601/725

THIS IS THE LAST WILL AND TESTAMENT, of me,
AUDREY GRACE CROUSE, of Upper Northfield, Lunenburg County, Nova
Scotia, widow, and I revoke all former Wills, codicils and
testamentary dispositions made by me.

FIRST I appoint my grandson, DAREN TODD CROUSE to be
the Executor of my Will.

SECOND I direct my Executor to pay all my just debts,
funeral and testamentary expenses and any other expenditures in
connection with the administration of my estate from the proceeds
of my estate.

THIRD I direct my Executor to divide all of my money
on hand, money on deposit in any bank or trust company, Canada
Savings Bonds, other Savings Bonds, Guaranteed Investment
Certificates, Certificates of deposit, registered retirement
savings plan deposits, and the like, into equal shares and to give
one such equal share to such of the following as survive me:

my grandson, DAREN TODD CROUSE,
my daughter, JOAN VENETA CORKUM,
and my daughter, CATHERINE JANE WHYNOT;

FOURTH I give all of my real estate and the rest of my
personal property then remaining and wheresoever situate, to my
grandson, DAREN TODD CROUSE, absolutely.

IN WITNESS WHEREOF I have hereunto set my Hand
this 7th day of September, A.D., 1993.

SIGNED, PUBLISHED AND DECLARED)
by the above named Testatrix,)
AUDREY GRACE CROUSE, as)
and for her Last Will and)
Testament, 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 set our hands as)
witnesses.)

Catherine A Mackay

Audrey Grace Crouse
Audrey Grace Crouse

Address *New Brunswick, N.S.*

) Province of Nova Scotia
) County of Lunenburg

[Signature]

Address *New Brunswick*

) 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 9:27 o'clock A.M., on the 22nd
) day of March A.D., 1996 in
) Book No. 609 at pages 725-726
) as Document Number 1808

) *[Signature]*
) Registrar of Deeds for the Registration
District of Lunenburg County

c:\dd\cw\aug\9\crouse.will - cam

726

IN THE COURT OF PROBATE
COUNTY OF LUNENBURG SS

Notary Public for the foregoing is a true and correct copy of the Original Will
of Audrey Grace Crouse therein named deceased, which said Will was duly proved
and admitted to Probate on the 19th day of March, A.D., 1996.
on the 19th day of February, A.D., 1996



Clare J. Tamm
Deputy Registrar of Probate

No. 11,643
Mr. Walker

CERTIFIED COPY

LAST WILL AND TESTAMENT

OF

AUDREY GRACE CROUSE

THIS IS THE LAST WILL AND TESTAMENT of me, LEO KENNETH CROUSE, of Upper Northfield, in the County of Lunenburg, Province of Nova Scotia.

FIRST: I HEREBY REVOKE all prior Wills and any other testamentary dispositions by me at any time heretofore made.

SECOND: I HEREBY NOMINATE, CONSTITUTE AND APPOINT my wife, Audrey Grace Crouse and my son Daren Todd Crouse to be the sole Executors of this my last Will and Testament.

THIRD: I HEREBY GIVE, DEVISE AND BEQUEATH all my property and estate, both real and personal, of whatsoever kind and wheresoever situate, including any property over which I may have any power of appointment, to my wife, Audrey Grace Crouse, for her own use absolutely, if she survives me.

FOURTH: IN THE EVENT that my wife, Audrey Grace Crouse, shall predecease me, or surviving me shall die within a period of thirty days following my decease, I THEN HEREBY GIVE, DEVISE AND BEQUEATH all my property and estate, both real and personal, of whatsoever kind and wheresoever situate, including any property over which I may have any power of appointment, to my son Daren Todd Crouse, for his own use absolutely.

FIFTH: I HEREBY DIRECT my Executors and Trustees to pay all my just debts, funeral and testamentary expenses out of my estate as soon as possible after my decease.

IN TESTIMONY WHEREOF I have to this my last Will and Testament, subscribed my name this 13th day of August, A.D., 1987.

SIGNED, PUBLISHED AND DECLARED
by the said Testator, LEO KENNETH
CROUSE, as and for his last Will
and Testament, in the presence of
us, both present at the same time,
who at his request, in his pres-
ence and in the presence of each
other, have hereunto subscribed
our names as witnesses.

Name: *Walter W. Cook*

Witness: *Walter W. Cook*

Name: *Jennie Thiesner*

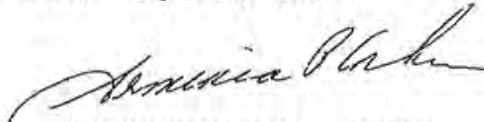
Witness: *Upper Northfield*

Leo H. Crouse
Leo Kenneth Crouse

IN THE COURT OF PROBATE
COUNTY OF LUNENBURG, SS

OFFICE OF REGISTRY

I certify that the foregoing is a true and correct copy of the Original Will of Leo Kenneth Crouse, therein named deceased, which said Will was duly proved and was thereupon admitted to Probate on the 6th day of July, A.D., 1992. Date of Death: May 15th, 1992.
Estate No. 10,926
Lunenburg, N.S.
July 6th, 1992



Deputy Registrar of Probate

Mr. Cook

No. 10,926

CERTIFIED COPY

OF

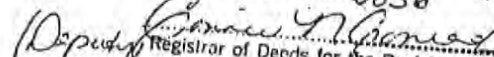
LAST WILL AND TESTAMENT

OF

LEO KENNETH CROUSE

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 10:30 o'clock A.M. on the 7th day of July A.D., 1992.
Cook No. 524 at pages 5036 742-743
as Document Number


Deputy Registrar of Deeds for the Registration District of Lunenburg County

28 (PROVINCE OF NOVA SCOTIA) On this Fifth day of January A.D. 1946, before me, the subscriber per-
COUNTY OF LUNenburg 83)sonally came and appeared Eleanor L. March a subscribing witness to the
foregoing Indenture, who, having been by me duly sworn, made oath and said that Everett Mam-
bolt the party thereto, signed, sealed and delivered the same in her presence.

(Sgd.) S. Edgar March
Barrister at Law and Notary Public

(Notary Seal)

NO. 459. DEED
LAWRENCE T. LLEWELLYN ET UX
to
WILBERT J. CROUSE.
Reg. 1,55 P. M. January 8th,
1946, on the certified oath
of a witness.

THIS INDENTURE made the Eighth day of January in the year of Our Lord
One Thousand Nine Hundred and Forty six BETWEEN LAWRENCE T. LLEWELLYN
at present of Bridgewater in the County of Lunenburg and Province of
Nova Scotia and DORA LLEWELLYN his wife hereinafter called the Gran-
tors of the One Part, and WILBERT J. CROUSE of Bridgewater 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 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 Pre-
sents, the receipt whereof is hereby acknowledged, Have granted, bargained, sold, aliened, en-
feoffed, released, remised, conveyed and confirmed, and by These Presents Do grant, bargain,
sell, alien, enfeoff, release, remise, convey and confirm unto the said Grantee his Heirs and
Assigns ALL that certain lot, piece or parcel of land situate lying and being in the Town of
Bridgewater in the County of Lunenburg and Province of Nova Scotia back of the present Exhibition
grounds on the South Eastern side of Dufferin Street bounded and described as follows: Beginning
at the South Eastern corner of the wire fence enclosing said Exhibition Grounds, thence running
S. 17° 10' E. (magnet of 1946) for One hundred and eighty five (185) feet, said line being a
continuation of the fence running back from Dufferin Street. Thence S. 63° W. parallel with the
back fence of said Exhibition Grounds Six hundred and twelve (612) feet to the line of property
of Mrs. Titus Garber; Thence N. 22° W. approximately One hundred and eighty five (185) feet more
or less to the South Western corner of said Exhibition grounds; And thence N. 63° E. along said
Exhibition grounds fence Six hundred and twenty (620) feet more or less to the place of beginn-
ing, the above described lot being part of the property deeded the said Grantor by Cyril L.
Dauphine and wife under date of January 11th 1945 duly registered Jan 16th 1945 in book 108 at
page 308 under No. 496, together with all and singular the Buildings, Easements, Tenements,
Hereditaments and Appurtenances to the same belonging or in anywise appertaining, with the re-
version 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 them
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 the said Grantee his Heirs
and Assigns to his and their sole use, benefit and behoof forever. And the said Grantors for them-
selves, 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 law-
ful 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 Grantors their 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. 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.) Mark Rhodenhizer
PROVINCE OF NOVA SCOTIA.
COUNTY OF LUNenburg, 85.)

(Sgd.) Lawrence Llewellyn
(Sgd.) Dora Llewellyn

(S)
(S)

On this Eighth day of January A. D. 1946 before me, the subscriber,
personally came and appeared Mark Rhodenhizer a subscribing witness
to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Lawrence
T. Llewellyn and Dora Llewellyn the parties thereto, signed, sealed and delivered the same in
his presence.

(Sgd.) S. Edgar March
Barrister at Law and Notary Public

(Notary Seal)

NO. 460. DEED
LOCKE D. MACKAY ET UX
to
LEO CROUSE.
Reg. 2,25 P. M. January 8th,
1946, on the certified oath
of a witness.

THIS INDENTURE made the sixteenth day of April in the year of Our Lord
One Thousand Nine Hundred and forty-five BETWEEN LOCKE D. MACKAY,
farmer, and his wife LUCY A. MACKAY, of Upper Northfield, in the county
of Lunenburg, Province of Nova Scotia, hereinafter called the Vendors
of the One Part, and LEO CROUSE, labourer, of Upper Northfield, County
of Lunenburg and Province of Nova Scotia, hereinafter called the pur-
chaser, of the Other Part, WITNESSETH That the said vendors for and in
consideration of the sum of one dollar of lawful money of the Dominion
of Canada, to the said vendors 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 grant-
ed, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by These
Presents do grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the
said purchaser, his Heirs and Assigns, ALL that piece or parcel of land, situate lying and being
at Watford on the south side of the road leading from Rhodes Bridge to Finchurst, in the County
of Lunenburg, Province of Nova Scotia, bounded and described as follows: that is to say: Beginn-
ing at a maple tree on the south side of said road at the corner of land owned by Sanford Veinot,
running easterly to the Keddy river to a spruce bush; thence along said river downstream to lands
owned by Robert and Rey Pacey, bounded on a maple tree; thence along said line until it comes to
the Finchurst road, bounded by a cherry tree; thence along said road to place of beginning, con-
taining forty acres more or less together with all and singular the Buildings, Easements, Ten-
ements, 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 said
vendors of, in, to or out of the same or any part thereof. TO HAVE AND TO HOLD the said Lands 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 vendors for
themselves, their Heirs, Executors and Administrators do hereby covenant, promise 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 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 Vendors or any person or persons whomsoever, lawfully claim-
ing or to claim the same. And also that the said Vendors have a good, sure, perfect and indefeas-
ible 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 Vendors, their Heirs, the said Land and Premises and every part thereof
unto the said Purchaser, his Heirs and Assigns, against the lawful claims of all persons whomso-
ever 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) (Sgd.) Looke D. MacKay (S)

in the presence of (Sgd.) Olivia Maude MacKay (Sgd.) Lucy Ann MacKay (S)

PROVINCE OF NOVA SCOTIA) BE IT REMEMBERED, that on this twenty-eighth day of April A.D. 1945, before COUNTY OF LUNenburg SS) me, the subscriber personally came and appeared Lucy A. MacKay wife of Looke D. MacKay mentioned in the foregoing Indenture, who, having been by me examined 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 the lands and premises mentioned therein.

(Sgd.) Ruth A. Bolivar
Comm. of Supreme Court.

PROVINCE OF NOVA SCOTIA) On this twenty-eighth day of April A.D. 1945 before me, the subscriber per- COUNTY OF LUNenburg SS) sonally came and appeared Olivia Maude MacKay a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Looke MacKay and Lucy MacKay the parties thereto, signed, sealed and delivered the same in her presence.

(Sgd.) Ruth A. Bolivar
Comm. of Supreme Court.

NO. 461. DEED.) THIS INDENTURE made the Sixteenth day of April in the year of Our Lord
HARVEY LeROY WAMBOLT ET UX) One Thousand Nine Hundred and Forty-five BETWEEN HARVEY LeROY WAMBOLT of
to) Willeville in the County of Lunenburg and Province of Nova Scotia, Lumb-
LAWSON O. GORKUM) erman and GRACE WAMBOLT his wife hereinafter called the Grantors of the
Reg: 10.45 a. m. January 9th,) One Part, and LAWSON O. GORKUM of Conquerall Bank in the County and
1946, on the certified oath) Province aforesaid Farmer hereinafter called the Grantee of the Other
of a witness.) Part, WITNESSETH That the said Grantors for and in consideration of the
sum of Eight hundred and fifty dollars 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
ensueing and delivery of THESE PRESENTS, the receipt whereof is hereby acknowledged, have granted,
bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by These Pres-
ents do grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said
Grantee his Heirs and Assigns, All the following lot, piece or parcel of land situated at Conquerall
Bank in the County of Lunenburg, bounded and described as follows: Eastwardly by land of Charles
Wentzell; Southwardly by property known as the Enoch Langille property and property of Wingate Party
Westwardly by lands of Forrest Meisner Nepean Hebb and the Warner property, not including any Pub-
lic Roads; The above described lot being the same as conveyed to the said Grantor by deed dated the
23rd day of October A.D. 1944 from Charles Wentzell and others, duly registered November 14th/44
Book 108 at page 195 under No. 320, together with all and singular the Buildings, Easements, Tenem-
ents, 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 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 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. 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.) Harvey LeRoy Wamboldt (S)
(Sgd.) Eleanor L. March (Sgd.) Grace Wamboldt (S)

PROVINCE OF NOVA SCOTIA) BE IT REMEMBERED, that on this Twenty fifth day of May A.D. 1945, before me, COUNTY OF LUNenburg SS) the subscriber personally came and appeared Grace Wamboldt wife of Harvey LeRoy Wamboldt mentioned in the foregoing Indenture, who, having been by me examined 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 the lands and premises mentioned therein.

(Sgd.) S. Edgar March

Barrister at Law and Notary Public

PROVINCE OF NOVA SCOTIA) On this Twenty fifth day of May A.D. 1945 before me, the subscriber person- COUNTY OF LUNenburg SS) ally came and appeared Eleanor L. March a subscribing witness to the fore- going Indenture, who, having been by me duly sworn, made oath and said that Harvey LeRoy Wamboldt and Grace Wamboldt the parties thereto, signed, sealed and delivered the same in her presence,

(Sgd.) S. Edgar March

Barrister at Law and Notary Public.

NO. 462. RELEASE OF MORTGAGE) TO ALL TO WHOM THESE PRESENTS SHALL COME: ARTHUR B. WISWELL and WALTER
THE NOVA SCOTIA SAVINGS LOAN) MITCHELL both of the City and County of Halifax as Trustees of the Nova
& BUILDING SOCIETY) Scotia Savings, Loan and Building Society, SEND GREETING: WHEREAS, by SS) certain Indenture of Mortgage bearing date the 12th day of December A.D.,
to) recorded in the office of the Registrar of Deeds for the County of
DOLLIE FLORENCE MOSHER) Lunenburg in book 105, page 443, No. 689, DOLLIE FLORENCE MOSHER wife
Reg: 11.00 a. m. January 9th,) of HARRY J. MOSHER and the said Harry J. Mosher, both of Bridgewater in
1946, on the certified oath) the County of Lunenburg, for the loan and consideration therein men-
of a witness.) tioned granted and conveyed certain lands and premises in the said In-

denture mentioned and more particularly described unto the then trustees of the Nova Scotia Savings
Loan and Building Society TO HAVE AND TO HOLD unto the said Trustees their heirs and assigns and
their successors in office, subject nevertheless to the proviso or condition of redemption therein
described for making the same void upon repayment of the money therein mentioned. AND WHEREAS, since
the said Mortgage was made the said Arthur B. Wiswell and Walter Mitchell have been duly appointed
and are now the Trustees of the said The Nova Scotia Savings, Loan and Building Society and by
virtue of Chapter 42 of the Acts of Nova Scotia 1849 and Acts in amendment thereof and by the Rules
of the said Society the said Mortgage became vested in the said Arthur B. Wiswell and Walter Mitchell
as such Trustees. AND WHEREAS, Dollie Florence Mosher has repaid to the said Society all the moneys
due or to grow due under or by the said Indenture and has requested a release of the same. NOW KNOW
YE, that the said Arthur B. Wiswell and Walter Mitchell as Trustees as aforesaid, in consideration
of the premises DO AND EACH OF THEM DOTH by these Presents remise, release and forever quit claim
unto the said Dollie Florence Mosher all the land and premises in the said Indenture mentioned TO
HAVE AND TO HOLD the same and every part thereof with the appurtenances unto the said Dollie Florence
Mosher, her heirs and assigns freed and forever discharged from the said Indenture and the sums of
money thereby secured to be paid. IN WITNESS WHEREOF, the said Arthur B. Wiswell and Walter
Mitchell as Trustees as aforesaid have hereunto their hands and seals subscribed and set this 18th
day of December A.D. 1945.

Form 48B

Purpose: To record a judgment-related document (documents other than judgments or partial or full discharges) in the judgment roll and parcel register, if applicable

Registration district: Lunenburg
Submitter's user number: N/A
Submitter's name: BDO Canada Limited

For Office Use	
LUNENBURG COUNTY LAND REGISTRATION OFFICE	
I certify that this document was registered or recorded as shown here.	
Rebecca Bond, Registrar	<i>LB</i>
107536030	LR ☐ RODE ☒
Document #	
JUL 31 2015	14:49
MM DD YYYY	Time

1. Recording in the judgment roll (selection of one box is mandatory):

I request that the document indicated below, which is attached to this form, be recorded in the judgment roll:

- ☐ statutory declaration respecting judgments;
- ☐ assignment of judgment;
- ☐ postponement of judgment;
- ☐ partial release of judgment;
- ☐ judgment amendment;
- ☐ order for judgment;
- ☐ order to set aside judgment;
- ☒ assignment of bankruptcy;
- ☐ discharge of bankruptcy

2. Recording in parcel register - if applicable

- only permitted for the following options, and only if the relevant judgment to be amended, assigned, or postponed currently appears in the parcel register(s):

I request that the document indicated below, which is attached to this form, be recorded in the parcel register(s), of the properties registered under the *Land Registration Act* indicated below:

- ☐ assignment of judgment;
- ☐ judgment amendment;
- ☐ postponement of judgment;

PID	
PID	

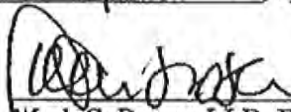
(Expand box for additional PIDs, maximum 9 PIDs per form)

May 4, 2009

(Following section must be completed if recording in the parcel register is requested:

Instrument type	
Interest holder name and type to be added	
Interest holder name and type to be changed (used only for assignment of judgment to change current judgment creditor to "Interest Assigned")	
Mailing Address of interest holder added	
Instrument reference (insert book and page or document number of the affected judgment) Note: postponement of judgment requires the recording particulars of the judgment affected as well as the document being given priority.	

Dated at Halifax, in the County of Halifax, Province of
Nova Scotia, on July 27, 2015.



Mark S. Rosen, LL.B, FCIRP
Senior Vice-President
(Signature of Submitter)

Name: BDO Canada Limited as Trustee in
Bankruptcy for the Estate of Daren Todd Crouse
Address: Suite 620, 1718 Argyle Street, Halifax, Nova
Scotia
B3J 3N6
Phone: (902) 425-3100
Fax: (902) 425-3777
Email: insol-halifax@bdo.ca

May 4, 2009



Industry Canada
Office of the Superintendent
of Bankruptcy Canada

Industrie Canada
Bureau du surintendant
des faillites Canada

District of: Nova Scotia
Division No.: 01 Halifax
Court No.: 51-2005267
Estate No.: 51-2005267

In the Matter of the Bankruptcy of:

Daren Todd Crouse
Debtor

BDO CANADA LIMITED / BDO CANADA LIMITÉE
Trustee

Summary Administration

Date and time of bankruptcy:	June 15, 2015, 10:36	Security:	\$0.00
Date of trustee appointment:	June 15, 2015		
Meeting of creditors:			
Chair:			

CERTIFICATE OF APPOINTMENT - Section 49 of the Act: Rule 85

I, the undersigned, official receiver in and for this bankruptcy district, do hereby certify that:

- the aforementioned debtor filed an assignment under section 49 of the *Bankruptcy and Insolvency Act*;
- the aforementioned trustee was duly appointed trustee of the estate of the debtor.

The said trustee is required:

- to provide to me, without delay, security in the aforementioned amount;
- to send to all creditors, within five days after the date of the trustee's appointment, a notice of the bankruptcy; and
- when applicable, to call in the prescribed manner a first meeting of creditors, to be held at the aforementioned time and place or at any other time and place that may be later requested by the official receiver.

CERTIFIED COPY ACCORDING TO THE
RECORDS OF THE SUPERINTENDENT OF
BANKRUPTCY

Dated JUN 29 2015


OFFICIAL RECEIVER

Date: June 15, 2015, 10:36

E-File/Dépôt Electronique

Official Receiver

Maritime Centre, P.O. Box 940, Stn M, 1505 Barrington St., 16th Floor, Halifax, Nova Scotia, Canada, B3J2V9,
(877) 376-9902

Canada

District of Nova Scotia
Division No. Halifax
Court No. Nil
Estate No.

FORM 21
Assignment for the General Benefit of Creditors
(Section 49 of the Act)

In the matter of the bankruptcy of
Daren Todd Crouse, Welder (Employed), of the Community of New Germany, in the province of Nova Scotia,
In the matter of the bankruptcy of **Daren Todd Crouse** of the Community of New Germany, in the Province of Nova Scotia
SUMMARY ADMINISTRATION.

SUMMARY ADMINISTRATION

This indenture made June 15, 2015

between

Daren Todd Crouse
(Insert the full legal name of the debtor)

4005 Northheld Road
New Germany
Nova Scotia
Canada B0R 1E0
(Insert address of the debtor)

hereinafter called "the debtor"

and

BDO Canada Limited / BDO Canada Limitée
(Insert the name of the trustee)

hereinafter called "the trustee."

CERTIFIED COPY ACCORDING TO THE
RECORDS OF THE SUPERINTENDENT OF
BANKRUPTCY

JUN 29 2015

OFFICIAL RECEIVER

(Check applicable category)

☒ Natural person ☐ Corporate or other legal entity

Whereas the debtor is insolvent and desires to assign and to abandon all his/her property for distribution among his/her creditors, in pursuance of the Act,

This indenture witnesses that the debtor does hereby assign to the trustee all the debtor's property for the uses, intents and purposes provided by the Act.

Signed at the City of Halifax, in the Province of Nova Scotia, in the presence of Kimberley A. Burke.

Witness

June 15, 2015

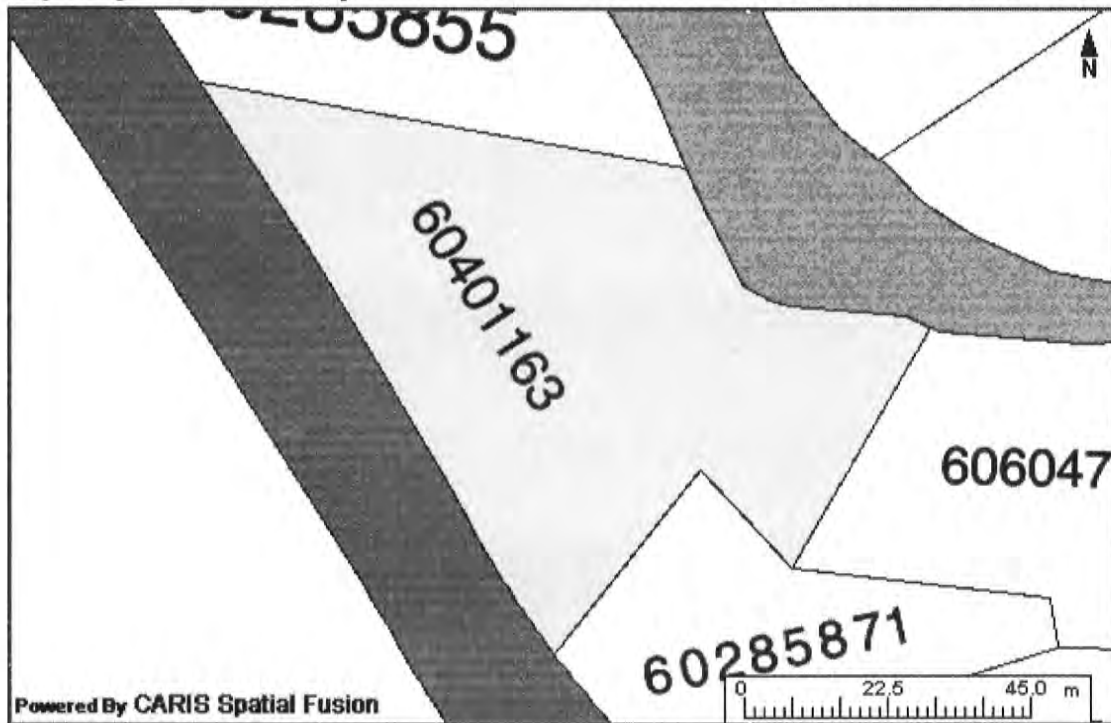
Date

Debtor
(or legal representative
of the debtor)

Notes: If the debtor is a corporation, a certified copy of the resolution of the board of directors must be attached to this document.

If the debtor is deceased, attach a copy of the Court Order.

If a copy of this Form is sent electronically by means such as email, the name and contact information of the sender, prescribed in Form 1.1, must be added at the end of the document.

**Property Online Map**Date: **Sep 9, 2020 12:03:54 PM**

PID: 60401163

Owner: DAREN T CROUSE AAN: 10037468

County: LUNENBURG COUNTY

Address: MCKEEN ROAD
WATFORD

Value: \$7,000 (2020 RESIDENTIAL TAXABLE)

LR Status: 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.

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TAX SALE REPORTING LETTER

Tax Sale No. 216

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 21, 2020

Name: Whynock, Violet

Assessment Account No: 10068118

Property: PID 60645652 – Highway 331, Voglers Cove

Title: I have carried out title investigations on the subject property. The title is not land registered. The title for this parcel is vague at best. The root appears to be a deed recorded at Book 61, Page 402 into James Whynot for the Brake Hill lot (see attached). Subsequently, the title becomes vague (see our title searcher's flow chart for reference). We have been able to piece together through other documents and survey plans that the subject parcel is likely the remainder of the "Brake Hill Lot", bring created via public highway conveyancing (see deed at Book 277, Page 544 and Plan P-2942), and we also believe this document (deed at Book 277, Page 544) is being relied on by PVSC for assessing title to PID 60645652 to Violet Whynock (aka Whynacht). That said, there may be numerous descendants of James Whynot who still have potential interest – a deed at Book 327, Page 946 releases the interest of a number of heirs for the lot depicted at P-3544 which is to the north of public highway 331, but does not release any interest to the south of the public highway 331, where the subject lot (PID 60645652) is. As such, paper title is not marketable.

Encumbrances: None

Marital Status: Unknown

Survey: The "title" paragraph above references a number of survey documents, but no survey of the subject lot actually exists nor does a deed description actually exist. The amount of actual land which exists as the subject lot would need to be determined by a modern 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.

Jane & Caleb Hader



W.D. 1902
61/402
Bucke Hill Lot

James Whyrock



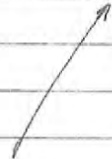
Will - probated 1920.
(not found)

Ray Whyrock. (d. 1942) (?)



Heirs? (see deed c 327/946)

Whyrock (aka Whyrock?)
Violet Whyrock, Henry Whyrock, Stanley Whyrock, Kenneth Whyrock.
Hillman Bottom.



Morris D. Bottom (spouse)

Kenneth R. Whyrock (spouse)

Province of Nova Scotia
Lunenburg Co.

On this first day of October A. D. 1902 before me the undersigned personally came and appeared Elijah Brown one of the subscribing witnesses to the foregoing Indenture who having been by me duly sworn made oath and said that he saw Charles Ford the party thereto signed sealed and delivered the same in his presence

Michael Romney J. P.

A Justice of the Peace for said county

No 261. Deed.
Jame and Calie Mader
Jammie Wynot
Registered Jan 9th 1903 A.D.
at 2 o'clock P.M. on the
certified oath of witness

This Indenture made this twenty ninth day of December in the year of our Lord one thousand nine hundred and two Between Jame Mader and Calie Mader her husband of Maders Cove in the county of Lunenburg and province of Nova Scotia of the one part and Jammie Wynot of Vogles Cove in the county of Lunenburg fisherman of the other part Witnesseth that the said Jame Mader and Calie Mader her husband for and in consideration of the sum of forty dollars of lawful money of the Dominion of Canada to the said Jame Mader by the said Jammie Wynot in hand well and truly paid to the said Jame Mader at or before the sealing and delivery of these Presents and receipt whereof is hereby acknowledged have granted bargained sold aliened engrossed released remised conveyed and confirmed: and by these Presents do grant bargain sell alien engross release remise convey and confirm unto the said Jammie Wynot and his heirs and assigns: all that certain piece and parcel of land situated and being at Vogles Cove in the county of Lunenburg and bounded as follows commencing at the post road and on the line of land occupied by Augustus Bell thence north westerly until it strikes the base line thence westerly until it strikes Vogles land thence south easterly in a straight line until it strikes the east corner of Mr. Bell land so marked on plan thence south westerly until it strikes the post road thence easterly along the post road until it meets lands of B. A. Vogel thence easterly to the corner of B. A. Vogel's land thence southerly until it strikes the Post road thence easterly along the Post road to the place of beginning. The above described lands formerly belonged to the late Bristol Vogel and known as the Drake Hill lot. Together with all and singular the tenements tenements hereditaments and appurtenances to the same belonging or in anywise appertaining with the reversion and reversion remainders and remainder parts residue and profits thereof and all the estate right title interest claim property and demand both at law and in equity of the said Jame Mader and the said Calie Mader her husband 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 Jammie Wynot and his heirs and assigns to his and their sole use benefit and behoof forever

And the said Jane trader and the said Caleb trader for themselves and their executors and administrators do hereby covenant promise and agree to and with the said James Wynnott and his heirs and assigns in manner following: That is to say - That it shall be lawful for the said James Wynnott and 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 avoyn hindrance within denial or disturbance or from or by the said Jane trader or the said Caleb trader or any person or persons whomsoever lawfully claiming or to claim the same. And also that the said Jane trader by avowry from her father is a good and 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 or mentioned or intended as to be. And lastly that the said Jane trader and the said Caleb trader and their heirs the said land and premises and every part thereof unto the said James Wynnott and his heirs and assigns against the lawful claim of all persons whomsoever shall and will by these presents warrant and firm defend.

In witness whereof the parties to these presents have hereunto their hands and seals affixed the day and year first above written.

Signed sealed and delivered in the
presence of Norman Zwickler

Jane trader
Caleb trader

(S.)
(S.)

Province of Nova Scotia

County of Lunenburg

Be it remembered that on this twenty ninth day of December in the year of our Lord one thousand nine hundred and ten before me the subscriber personally came and appeared Jane trader wife of the within named Caleb trader who having been by me examined separately and apart from her said husband declared that she did of her own free will and without any fear threat or compulsion or from or by her said husband execute the within and foregoing Indenture for the purpose therein mentioned and as a full release of all her right title or claim to the within described land and premises in right of dower or otherwise.

Province of Nova Scotia

County of Lunenburg

On this twenty ninth day of December A.D. 1912 before me the subscriber personally came and appeared Norman Zwickler the subscribing witness to the foregoing Indenture who having been by me duly sworn made oath and said that Jane trader and Caleb trader the parties thereto signed sealed and delivered the same in his presence.

Jacob Pickles J.P.

Jacob Pickles J.P.

1405
This Deed

Francis Pickles wife

Sophia E. Morash

Registered Jan 12th 1913 A.D.

at 9:10 clock A.M. on the

Witnessed by R.M. Tait

This Indenture made the third day of January in the year of our Lord one thousand nine hundred and three between Francis Pickles of Lunenburg Range in the County of Lunenburg and Province of Nova Scotia Farmer and Sophia Pickles his wife of the one part and Sophia Elizabeth Morash of Lunenburg

544

DEED & PLAN

Doc. #6520

No. 152
 Recorded 10.00 A.M.
 2nd day of August 1979

PLAN FILED UNDER #P-2942

277/544

THIS WARRANTY DEED is made the 20th day of September
 A. D., 1963, pursuant to Chapter 3 of the Acts of 1956, Conveyancing Act.

BETWEEN:

MRS. VIOLET WHYNACHT, widow, of 11 Water St., P. O. Box 161,
 South Essex, Massachusetts, U.S.A.,

hereinafter called the "GRANTOR "

- and -

HER MAJESTY THE QUEEN, in the right of Her Province of
 Nova Scotia represented in this behalf by the Honourable
 Minister of Highways for the Province of Nova Scotia, and
 his Successors in office,

hereinafter called the "GRANTEE"

WITNESSETH that, in consideration of the sum of One Dollar of
 lawful money of Canada which the GRANTEE has paid and other good and valuable
 consideration, the GRANTOR hereby CONVEYS to the GRANTEE the lands described
 in SCHEDULE "A"

AND the GRANTOR covenants with the GRANTEE that the GRANTEE shall
 have quiet enjoyment of the said lands and that the GRANTOR has a
 good title in fee simple to the said lands and the right to convey them as
 hereby conveyed and that the said lands are free from encumbrances and that
 the GRANTOR will procure such further assurances as may be reasonably
 required.

SCHEDULE "A"

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

BEGINNING at the point of intersection of the boundary
 between the lands of the Grantor and those now or formerly of Mrs. Archibald
 Newell with the northeasterly boundary of a highway diversion leading from
 Mill Village to Voglers Cove and 33 feet perpendicularly distant from the
 centre line thereof; THENCE in a southeasterly direction parallel to the
 said centre line a distance of 560 feet, more or less, or until it meets
 the northerly boundary of the existing old highway between the aforesaid
 points; THENCE in a westerly direction following the several courses of
 the said old highway boundary a distance of 126 feet, more or less, or until
 it meets the boundary between the lands of the Grantor and those now or
 formerly of Clifford Conrad; THENCE in a northerly direction following the
 last mentioned boundary a distance of 40 feet, more or less, to the corner
 bound thereof; THENCE in a northwesterly direction following the boundary
 between the lands of the Grantor and those now or formerly of Clifford
 Conrad a distance of 30 feet, more or less, or until it meets the south-
 westerly boundary of the aforesaid highway diversion and 33 feet perpen-

--2--

dicularly distant from the centre line; THENCE in a northwesterly direction parallel to the said centre line a distance of 230 feet, more or less, or until it meets the easterly boundary of the existing old highway between the aforesaid points; THENCE in a northerly direction following the several courses of the said old highway boundary a distance of 226 feet, more or less, or until it meets the alignment of the aforesaid boundary between the lands of the Grantor and those now or formerly of Mrs. Archibald Newell; THENCE in an easterly direction following the alignment of the last mentioned boundary a distance of 2 feet, more or less, to the point of beginning as shown outlined in red on the attached plan and contains .60 acre, more or less.

IN WITNESS WHEREOF the Grantor has hereunto set her hand and affixed her seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

Kenneth Whynacht
Witness

Mrs. Violet Whynacht (Whynacht)
Mrs. Violet Whynacht

UNITED STATES OF AMERICA)
CITY OF SOUTH ESSEX)
STATE OF MASSACHUSETTS)

On this 20th day of Sept.

A. D., 1963, before me, the subscriber, personally came and appeared Kenneth Whynacht subscribing Witness to the foregoing Indenture, who, having by me duly sworn, made oath and said that Mrs. Violet Whynacht, the party thereto, signed, sealed and delivered the same in his presence.

IN TESTIMONY WHEREOF I have subscribed my name and affixed my Seal of Office at the City of Dorchester the 20th day of Sept A. D., 1963.

John E. Christy
A NOTARY PUBLIC IN AND FOR THE STATE
OF MASSACHUSETTS.

My Commission Expires: Mar. 30th 1968

(Notary Seal)

P-2942.
Jus



No. 5434
Recorded 9:30 A.M.
29th day of June 1983

KNOW ALL MEN BY THESE PRESENTS, that we, VIOLET E. WHYNOK, of Essex in the County of Essex, Commonwealth of Massachusetts, HENRY L. WHYNOK and MARIE V. WHYNOK, husband and wife, both of Ipswich, in said County, STANLEY C. WHYNOK and LOUISE M. WHYNOK, husband and wife, both of Waltham, in the County of Middlesex, Commonwealth of Massachusetts, and MARVIN D. BOTTUM and LILLIAN B. BOTTUM, husband and wife, both of Santa Clara, California, in the County of Santa Clara, for nominal consideration paid, grant to KENNETH R. WHYNOK of 30 Water Street, Essex in said County of Essex with QUITCLAIM COVENANTS, all our right, title and interest in and to the following described real estate:

ALL and singular that certain parcel or tract of land and premises situate, lying and being at Voglers Cove, in the County of Lunenburg, Province of Nova Scotia, Canada, shown on a Plan of Survey showing property of the Heirs of Ray Whynock under conveyance to Kenneth R. Whynock and Lillian B. Bottum at Voglers Cove, Lunenburg Co., N. S. dated at Bridgewater, N. S. the 3rd day of December, A. D. , 1979, by Errol B. Hebb & Associates and approved by Errol B. Hebb, Nova Scotia Land Surveyor No. 7, which said lot can be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the Northeastern sideline (33' from the centre of the paved surface) of Public Highway No. 331 leading from Mill Village to LaHave which said point marks the Southwestern corner of property of Roy Dagley and the Western angle of the lot hereby under description as by reference to the aforesaid Plan of Survey will more fully appear; THENCE from said point so located North Fifty-five degrees Thirty-three minutes Forty-six seconds East (N 55° 33' 46" E) (N. S. Co-ordinate Grid Meridian) along said property of Roy Dagley Two Hundred Thirty-seven and Ninety-three one hundredths feet (237.93') more or less, to a point marked by a survey marker; THENCE North Twenty-seven degrees Twenty-six minutes Fourteen seconds West (N 27° 26' 14" W) along properties of Roy Dagley and Hilda Wainwright Three Hundred Two and Twenty-eight one hundredths feet (302.28') more or less, to a point

marked by a survey marker; THENCE North Seventy-six degrees Thirty-three minutes Forty-six seconds East (N 76° 33' 46" E) along property of Douglas Whynott Forty-nine and Fifty-seven one hundredths feet (49.57') more or less, to a point marked by a survey marker; THENCE South Nineteen degrees Eleven minutes Fourteen seconds East (S 19° 11' 14" E) along property of Aileen Demone Seven Hundred Eighty-eight and Twenty-five one hundredths feet (788.25') more or less, to a point marked by a survey marker set on the Northeastern sideline of the aforesaid Public Highway; THENCE Southwestwardly and Northwestwardly along the curved Northeastern sideline of said Public Highway to the point marking the place of beginning; a straight line between these last two mentioned points from Southeast to Northwest being described as North Forty-seven degrees Forty-eight minutes Forty-Five seconds West (N 47° 48' 45" W) Four Hundred Ninety-one and Fifty-six one hundredths feet (491.56').

The herein described lot of land contains an approximate area of One and Eighty-nine one hundredths acres (1.89 aca.) and is shown on the aforesaid Plan of Survey. A copy of said Plan was filed in the Registry of Deeds at Bridgewater, N.S. on the 25th day of August, A. D., 1980, under No. P-3544.

SUBJECT HOWEVER to a Right-of-way and Easement to Nova Scotia Power Corporation for overhead wires and pole line which crosses said lot near the Northeastern sideline of said Public Highway.

The above described lot marks part of property devised and bequeathed to Ray Whynot under the Last Will and Testament of James Whynot. Probate of said Will having been granted the 18th day of May, A. D., 1920. Ray Whynock died intestate the 26th day of December, A. D., 1942, leaving as his sole heirs-at-law, his wife, Violet Whynock, and children, Henry, Stanley, Lillian Bottum and Kenneth.

Witness my hand and seal this 14th day of MAY

A. D. 1981.

Violet E. Whynock
Violet E. Whynock

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

1981

Then personally appeared the above named Violet E. Whynock and acknowledged the foregoing instrument to be her free act and deed, before me

Ronald P. Horgan
Notary Public
My commission expires MARCH 19, 1982

(Notary Seal)

COMMONWEALTH OF MASSACHUSETTS.
ESSEX, ss.

having by law a seal, do hereby certify that

BE IT KNOWN, that Donald P. Horgan Clerk of the Superior Court for the County of Essex aforesaid, the same being a court of record,

Donald P. Horgan Esquire, is, at the date hereof a Justice of the Peace, Notary Public, within and for said County, and residing in said County, duly commissioned and sworn and authorized by the laws of said Commonwealth to administer oaths and take and certify the acknowledgments and proofs of deeds or conveyances for lands, tenements, or hereditaments in said Commonwealth, and other instruments in writing to be recorded in said Commonwealth; that I am well acquainted with the handwriting of said Justice of the Peace Notary Public, and verily believe that his signature hereto is genuine; that his commission is dated March 19, 1975, and will expire March 19, 1982.

In testimony whereof, I hereunto set my hand and affix the seal of said Court at Salem in said county, on this 18th day of May in the year of our Lord one thousand nine hundred and eighty-one

(Court Seal)

Signature, Ronald P. Horgan



Ronald P. Horgan Clerk.

Witness my hand and seal this ninth day of July
A. D. 1981.

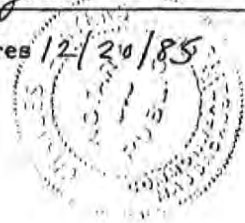
Henry L. Whynock
Henry L. Whynock

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. 1981

Then personally appeared the above named Henry L. Whynock, and
acknowledged the foregoing instrument to be his free act and deed, before me.

Charles L. Ayers
Notary Public
My commission expires 12/20/85
(Notary Seal)



COMMONWEALTH OF MASSACHUSETTS
District Court of Eastern Essex

ESSEX, ss.
TO ALL PEOPLE TO WHOM THESE PRESENT SHALL COME.
I, BEVERLY NIEDERAUER

Clerk of the District Court
of Eastern Essex, within the County aforesaid, the same being a Court of record, having by law a seal, do certify that
CHARLES L. AYERS before whom the accompanying acknowledgement — oath was made, was
at the date thereof, a Notary Public within and for said County, duly commissioned and sworn and authorized by the
laws of the Commonwealth to administer oaths, take and certify the acknowledgements and proofs of deeds or convey-
ances for lands, tenements, and hereditaments in said Commonwealth, and other instruments in writing to be recorded
therein; that I am well acquainted with the handwriting of said CHARLES L. AYERS
and verily believe that HIS signature thereto and the official seal annexed, are genuine.

In testimony whereof I hereunto set my hand and the seal of said Court, at Gloucester, on this
NINTH day of JULY in the year of our Lord one thousand
nine hundred and ~~XXXXX~~ EIGHTY-ONE.

Commission dated 12-10-78
Commission expires 12-20-85

Beverly Niederauer Asst. Clerk
(Court Seal)

I, Marie V. Whynock, wife of Henry L. Whynock, grantor, release to said grantee all rights of dower and other interests therein.

Witness my hand and seal this 31st day of May 1983 1983.

Marie V. Whynock
MARIE V. WHYNOCK

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

May 31, 1983

Then personally appeared the above named Marie V. Whynock and acknowledged the foregoing instrument to be her free act and deed, before me.

Charles L. Ayers
Notary Public
My Commission Expires: 12/20/85

(Notary Seal)

(Court Seal)

COMMONWEALTH OF MASSACHUSETTS
District Court of Eastern Essex

ESSEX, ss.

TO ALL PEOPLE TO WHOM THESE PRESENT SHALL COME.

I, George L. Cole Clerk of the District Court of Eastern Essex, within the County aforesaid, the same being a Court of record, having by law a seal, do certify that before whom the accompanying acknowledgement — oath was made, was Charles L. Ayers at the date thereof, a Notary Public within and for said County, duly commissioned and sworn and authorized by the laws of the Commonwealth to administer oaths, take and certify the acknowledgements and proofs of deeds or conveyances for lands, tenements, and hereditaments in said Commonwealth, and other instruments in writing to be recorded therein; that I am well acquainted with the handwriting of said Charles L. Ayers and verily believe that his signature thereto and the official seal annexed, are genuine.

In testimony whereof I hereunto set my hand and the seal of said Court, at Gloucester, on this Thirty-First day of May in the year of our Lord one thousand nine hundred and ~~eighty~~ Eighty-Three

Commission dated 12-20-78
Commission expires 12-20-85

George L. Cole Asst. Clerk

Witness my hand and seal this

28th day of August

A. D. 1981.

Stanley C. Whynock
Stanley C. Whynock

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss

1981

Then personally appeared the above named Stanley C. Whynock, and
acknowledged the foregoing instrument to be his free act and deed, before me

Michael A. Stroud
Notary Public
My Commission Expires

My Commission Expires Feb. 22, 1982

Commonwealth of Massachusetts
NORFOLK, ss.

I, JOHN P. CONCANNON, Clerk of the Supreme Judicial Court, within and for
the County of Norfolk, the same being a Court of Record and Common Law Jurisdiction

DO HEREBY CERTIFY that Michael A. Stroud Esquire,
before whom the annexed affidavit was taken, and whose name is subscribed thereto, was at the
time of taking the same a NOTARY PUBLIC, in and for said Commonwealth of Massachusetts,
residing in said County of Norfolk, duly commissioned and qualified, having full power and
authority to take the proof or acknowledgment of deeds and other instruments to be recorded
in said Commonwealth, and to administer and certify oaths, and that I am well acquainted with
the handwriting of such Notary Public and verily believe that the signature subscribed to the
annexed affidavit is genuine; and that an impression of seal of such officer is not required by
law to be filed in my office.

Witness, my hand, and the seal of said Court, at Dedham, in said County and
Commonwealth, this 31st day of August A. D. 1981

I, Louise M. Whynock, wife of Stanley C. Whynock, grantor, release to said grantee all rights of dower and other interests therein.

Witness my hand and seal this 31st day of May, 1983.

Louise M. Whynock
LOUISE M. WHYNOCK

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

1983

Then personally appeared the above named Louise M. Whynock and acknowledged the foregoing instrument to be her free act and deed, before me.

(Court Seal)

Barbara A. Swezey
Notary Public
My Commission Expires:
July 18, 1986

(Notary Seal)

Commonwealth of Massachusetts
Middlesex, ss.

I, ANTHONY M. COLONNA, Clerk of the First District Court of Southern Middlesex, within and for said County of Middlesex, and the Commonwealth of Massachusetts, the same being a Court of Record,

DO HEREBY CERTIFY that Barbara A. Swezey Esquire, whose name is subscribed to the annexed instrument and thereon written, was, at the time of taking such acknowledgment, a NOTARY PUBLIC in and for said Commonwealth of Massachusetts, duly commissioned and qualified, and authorized by the laws of said Commonwealth to take the proof of acknowledgment of deeds, oaths, and other instruments in writing to be recorded in said Commonwealth; that I have compared the signature of such Notary Public upon the original certificate with a specimen of his signature deposited in my office and that I believe the signature of such Notary Public on said original certificate to be genuine; and that the annexed instrument appears to be executed and acknowledged according to the laws of said Commonwealth.

(Court Seal)

Witness, my hand, and the seal of said Court, at Framingham, in said County and Commonwealth this Thirty-First day of May 1983

Anthony M. Colonna Clerk

I, Marvin D. Bottum, husband of Lillian B. Bottum, grantor, release to said grantee, all rights of curtesy and other interest therein.

Witness my hand and seal this 6th day of June

1983.

Marvin D. Bottum
MARVIN D. BOTTUM

STATE OF CALIFORNIA

County of Santa Clara

June 6, 1983

Then personally appeared the above named Marvin D. Bottum, and acknowledged the foregoing instrument to be his free act and deed, before me.



Ruth M. Rupe
Notary Public
My Commission Expires: June 28, 1986

Witness my hand and seal this

21st day of August

A.D. 1981.

Lillian B. Bottum
Lillian B. Bottum

STATE OF CALIFORNIA

Santa Clara County

August 21, 1981

Then personally appeared the above named Lillian B. Bottum, and
acknowledged the foregoing instrument to be her free act and deed, before me.

Charlotte Tennyson
Notary Public
My commission expires 3/9/84

STATE OF CALIFORNIA

COUNTY OF

Santa Clara } ss.

On August 21, 1981, before me, the undersigned, a Notary Public in and for
said State, personally appeared *Lillian B. Bottum*

known to me to be the person whose name is
subscribed to the within instrument and acknowledged to me
that *she* executed the same.

WITNESS my hand and official seal.

Signature

Charlotte Tennyson
Charlotte Tennyson
Name (Typed or Printed)



OFFICIAL SEAL
CHARLOTTE TENNYSON
NOTARY PUBLIC - CALIFORNIA
Principal Office in Santa Clara County
My Commission Expires March 9, 1984

(This area for official notarial seal)

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Back to Search Results

Map Actions

- ☒ Point Select
- ☐ Pan
- ☐ Zoom In
- ☐ Zoom Out
- ☐ Zoom Box
- ☐ Monument Select
- ☐ Clear Selection
- ☐ Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names

Refresh Map

Map Controls

- ☒ NS Overview
- ☐ Locator Map
- ☐ Print Map

Lat: Long: Scale: Zoom:

Location:

1 Property found

PID: **60645652** Details

AAN: **10068118**

Value: \$3,000 (2020 RESOURCE TAXABLE)

Address: HIGHWAY 331
VOGLERS COVE

County: LUNenburg COUNTY

Owner: VIOLET E WHYNOCk

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.

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Compression: Off

TAX SALE REPORTING LETTER

Tax Sale No. 229

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 9, 2020

Name: Smith, Frances

Assessment Account No: 10107393

Property: PID 60409398 - Maders Cove Road, Maders Cove

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Frances E. Smith is the owner of the subject property. Frances E. Smith acquired title via deed registered in Book 176, Page 193 (the subject lot appears to be Lot #1) and recorded at the Lunenburg County Land Registration Office. The property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown

Survey: There is a survey available for the subject property and filed as Plan 8575 (from 1947) at the Lunenburg County Land Registration Office. The subject is Lot #1. However, the plan and description do not conform to modern standards and would be subject to a modern 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 602-P. 1

No.	44
Recorded	3:55 P.M.
6 day of	July 19 73

This Indenture made this 27th

day of June _____, A. D., 1973.

Between

JOHN MORGAN GOOD of R. R. #2 Trenton,
in the Province of Ontario, and DEBORAH
GOOD, his wife, of the same place,

hereinafter called the "GRANTORS "

of the One Part

— and —

FRANCES E. SMITH of R. R. #1 Mahone Bay,
in the County of Lunenburg and Province
of Nova Scotia,

hereinafter called the "GRANTEE "

of the Other Part

WHEREAS Charles Atkinson Good died on the 24th. day of
February, A. D., 1973, seized and possessed of the lands described herein;

AND WHEREAS the wife of Charles Atkinson Good, Helen N. Good,
predeceased him and by his last Will and Testament all real and personal
property was left to John Morgan Good for his own use absolutely;

AND WHEREAS the last Will and Testament of Charles Atkinson
Good was probated at the Probate Office in the County of Lunenburg, aforesaid,
on the 7th. day of May, A. D., 1973;

NOW THIS INDENTURE -----

Witnesseth that in consideration of One (\$1.00) ----- Dollar

The Grantors hereby convey to the Grantee the lands described in the Schedule marked
"A" hereto annexed.

THE GRANTOR S

covenant with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the said Grantors have 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 Grantors will procure such further assurances as may be reasonably required.

IN WITNESS WHEREOF the said Grantors have hereunto set their hands and affixed their Seals the day and year first above written.

IN THE PRESENCE OF

Patricia Brooks.

John Morgan Good
John Morgan Good

Deborah Good
Deborah Good

ONTARIO
PROVINCE OF ~~NOVA SCOTIA~~
COUNTY OF ~~HASTINGS~~

S.S. }

ON THIS 18TH day of JUNE, A. D. 73, before me, the subscriber personally came and appeared

PATRICIA BROOKS

, a subscribing witness to the foregoing

Indenture, who having been by me duly sworn, made oath and said that

John Morgan Good and Deborah Good, two _____ of the parties thereto, signed, sealed and delivered the same in my presence.

A. R. Gault
A Commissioner of the Supreme Court
of Nova Scotia.

A NOTARY PUBLIC IN AND FOR THE
PROVINCE OF ONTARIO
(Notary Seal)

PROVINCE OF NOVA SCOTIA
COUNTY OF

S.S. }

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.

A Commissioner of the Supreme Court
of Nova Scotia.

SCHEDULE "A" (

ALL those certain lots, pieces or parcels of land situate, lying and being at or near Westhaver Beach, so-called, in the District of Mader's Cove, in the County of Lunenburg and Province of Nova Scotia, and more particularly bounded and described as follows:

LOT NO. 1. A cultivated lot upon which the residence of the Grantors stands, bounded partly on the Eastern side by the waters of Mahone Bay at Westhaver Beach, aforesaid, and partly on the Southern side by Westhaver Pond, so-called, viz:- Beginning at an electric light pole of the Nova Scotia Power Commission situated on the Northeastern side of a curve in the Public Highway leading from Martin Brook to the Town of Mahone Bay; thence Northwardly along the Western boundary lines of properties owned or occupied by one Annie A. Lohnes (wife of Arnold L. Lohnes) 210 feet, more or less, to a corner; thence Eastwardly along the Northern boundary line of said Lohnes' property 150 feet, more or less, passing over the edge of the cliff to mean high water line of Mahone Bay; thence Northwardly following the various courses of said mean high water line 270 feet, more or less, or to a point on the line of a stone hedge fence produced in an Eastwardly direction; thence Westwardly along such line produced and the line of the said stone and hedge fence 420 feet, more or less, to the Eastern boundary line of property owned or occupied by Chauncey Westhaver; thence Southwardly along said boundary line of said Chauncey Westhaver's property, properties owned or occupied by Harvey Slauenwhite, the said Chauncey Westhaver and the said Harvey Slauenwhite, and following an existing fence line to the Northern sideline of the said Public Highway; thence across the said Public Highway and following the fence line of the said Harvey Slauenwhite's property 120 feet or to the waters of Westhaver Pond; thence Eastwardly along the waters of the said Westhaver Pond 120 feet, more or less, or to the fence line of property of Lenwood Westhaver; thence Northwardly 200 feet, thence Eastwardly 120 feet, and thence Southwardly along the boundary lines of the said Lenwood Westhaver's property to the Northern sideline of the said Public Highway; thence following the courses of the said sideline of the said Public Highway Southeastwardly or to the place of beginning.

LOT NO. 2: A cultivated lot bounded Southwardly by property formerly owned or occupied by Joseph Hyson, now deceased, partly Southeastwardly by the waters of Westhaver Pond, viz:- Beginning at a point at the edge of the waters of said Westhaver Pond where the wire fence forming the Northern boundary line of said Hyson property intersects or meets the same; thence Westwardly along the said boundary line of the said Hyson property and following the line of an existing wire fence 825 feet, more or less, or to the Eastern boundary line of property owned or occupied by Chauncey Westhaver; thence Northwardly along the said boundary line of the said Chauncey Westhaver's property following the line of a wire fence 200 feet or to a corner; thence Eastwardly following the line of a wire fence, which is the Southern boundary line of property owned or occupied by Harvey Slauenwhite, 1200 feet or to a corner; thence Southwardly following the line of a picket fence 75 feet or to the waters of said Westhaver Pond; thence Southwestwardly along the waters of the said Westhaver Pond or to the place of beginning.

LOT NO. 3: A pasture lot, beginning at a point on the line of the most Northern boundary line of the first above described lot produced in a Westwardly direction to the said Public Highway, which point is also 80 feet measured along the said boundary line produced from the Western sideline of the said Public Highway; thence Southwardly along a wire fence, forming the Western boundary line of land of Chauncey Westhaver, 180 feet or to a corner; thence Westwardly along a wire fence, which is the Northern boundary line of property of Harvey Slauenwhite, 1200 feet, or to a corner, thence Southwardly along a wire and picket fence 180 feet or to a corner; thence Westwardly along a wire and picket fence, also a Northern boundary line of property of Harvey Slauenwhite, for a distance of 4000 feet, more or less, or to the Eastern boundary line of property of Mertl Ernst; thence Northwardly and following the line of the picket fence on the said boundary line of said Mertl Ernst's property 360 feet, more or less, to a corner; thence Eastwardly and following the line of a wire and picket fence, which is the Southern boundary

9/15/57
227/576

SCHEDULE "A" (continued)

line of property of Roger Knock, a distance of one mile, more or less, or to the place of beginning.

And being the same lands described as Lots 1, 2 and 3 in a Deed from Elva Westhaver et als., widow and heirs of Frederick B. Westhaver, deceased, to the Grantor, Gordon N. Kent, dated November 1st., A. D., 1946, and duly registered in the Office of the Registry of Deeds at Bridgewater, N. S., on the 19th. day of November, A. D., 1946, in Book 110, at Page 294, under No. 465, and in a Deed from Richard M. Westhaver, an infant by his guardian, Elva Westhaver, to the said Gordon N. Kent, dated the first day of November, A. D., 1946, and duly registered in the Office of the said Registry of Deeds on the 19th. day of November, A. D., 1946, in Book 110, at Page 293, under No. 464, and being portions of what was formerly known as Lot No. 11 Letter B and as outlined and delineated in red on a plan attached to a Mortgage from the said Grantors to the Eastern Trust Company, dated the 4th. day of August, A. D., 1947, and duly registered in the Office of the said Registry of Deeds on the 5th. day of August, A. D., 1947, in Book 111, at Page 179, under No. 260.

And being the same lands and premises conveyed by Gordon N. Kent and Myrtle Louise Kent, his wife, to Charles Atkinson Good by Deed dated the 11th. day of August, A. D., 1951 and recorded in the Registry of Deeds Office at Bridgewater, N. S. in Book 115, at Page 520, under No. 791.

ALSO ALL that certain lot, piece or parcel of land situate, lying and being at Westhaver Beach, so-called, in the District of Mader Cove, in the County of Lunenburg, on which is located a fish store, and more particularly bounded and described as follows, vis:-

On the West by the Public Highway; on the East by mean high water line of Mahone Bay; on the North by land now or formerly owned or occupied by Harvey Slauenwhite and on the South by land formerly owned or occupied by Joseph Hyson deceased, and measuring in front 125 feet more or less, the Southern side being in line with the Southern boundary of Lot No. 2 referred to in the Deeds hereinafter mentioned, the Northern border being 75 feet to the Southward of the Southern bank of a stream which drains a pond and 160 feet more or less to the Southward of an electric light pole of the Nova Scotia Power Commission, which is the place of beginning of the lots described in the said Deeds and being the same land as described as Lot No. 4 in a Deed from Elva Westhaver et al, widow and heirs of Frederick B. Westhaver deceased, to the said Grantor, Gordon N. Kent, dated the 1st. day of November A. D., 1946 and duly registered in the Office of the Registry of Deeds at Bridgewater, N. S., on the 19th. day of November, A. D., 1946, in Book 110, at Page 294, under No. 465, and a Deed from Richard M. Westhaver, an infant, by his Guardian Elva Westhaver, to the said Gordon N. Kent, dated the 1st day of November, A.D. 1946, and duly registered in the Office of the said Registry of Deeds on the 19th. day of November, A. D., 1946, in Book 110, at Page 293, under No. 464.

And being the same lands and premises as conveyed by Gordon M. Kent and Myrtle Louise Kent, his wife, to Charles Atkinson Good by deed dated the 11th. day of August, A. D., 1951, and recorded in the Registry of Deeds Office, Bridgewater, N. S., in Book 115, at Page 538, under No. 818.

ALSO ALL that certain lot, piece or parcel of land situate, lying and being at or near Westhaver's Beach, so-called, in the District of Mader's Cove, in the County of Lunenburg, Province of Nova Scotia, and more particularly bounded and described as follows:

BEGINNING on the Southern sideline of the Public Highway leading from Martin's Brook to the Town of Mahone Bay at the intersection with the same of the Western boundary line of land of Charles Atkinson Good; thence

SCHEDULE "A" (continued)

Southwardly and following the said boundary line of the said Charles Atkinson Good property one hundred and twenty feet (120') more or less, or to the waters of Westhaver Pond, so-called; thence Westwardly and following the various courses of the water line of the said Pond Thirty-five feet (35') more or less, or to a stake driven into the ground;; thence Northwardly and parallel to the first mentioned bound one hundred and twenty feet (120') more or less, or to a stake driven into the ground on the said sideline of the said Public Highway; thence Southeastwardly along the said sideline of the said Public Highway thirty five feet (35') more or less, or to the place of beginning, it being intended by the Parties hereto that the said lot shall measure thirty-five feet (35') in width between the Western and Eastern boundary lines thereof, and being a portion of the property conveyed to the said Stella M. Slauenwhite by Stanley G. Mason and Rhoda M. Mason, his wife, by Deed dated the 19th. day of July, A. D., 1949 and duly registered in the Office of the Registry of Deeds at Bridgewater, Nova Scotia, on the 28th. day of September, A. D., 1949, in Book 113, at Page 348, under Number 542.

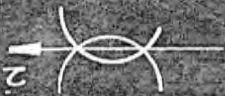
And being the same lands and premises as conveyed by Stella M. Slauenwhite to Charles Atkinson Good by Deed dated the 15th. day of November, A. D., 1951 and recorded in the Registry of Deeds Office, Bridgewater, N. S. in Book 173, at Page 192, under No. 54.

SAVING AND EXCEPTING THEREOUT AND THEREFROM the following parcels of land described in the Deeds as follows:

1. Deed No. 289, recorded in Book 148, at Page 185, dated June 9th., 1970, recorded June 19th., 1970, between Charles Atkinson Good and Helen N. Good, in favour of Her Majesty The Queen. ✓
2. Deed No. 718, recorded in Book 141, at Page 432, dated November, 1970, recorded December 14th., 1970, between Charles Atkinson Good and Helen N. Good, his wife, in favour of Robert F. Coote. ✓
3. Deed No. 755, recorded in Book 141, at Page 455, dated December 19th., 1970, recorded December 21st., 1970, between Charles Atkinson Good and Helen N. Good, his wife, in favour of Robert John Rudolph Weld. ✓
4. Deed No. 245, recorded in Book 144, at Page 858, dated May 31st., 1971, recorded May 31st., 1971, between Charles Atkinson Good and Helen N. Good, his wife, in favour of Robert John Rudolph Weld. ✓
5. Deed No. 146, recorded in Book 146, at page 463, dated July 17th., 1971, recorded July 20th., 1971, between Charles Atkinson Good and Helen N. Good, his wife, in favour of Robert F. Coote. ✓

part 8 line
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60644221
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60176419

Witness: Helen A. Frazer
(Sgd.)

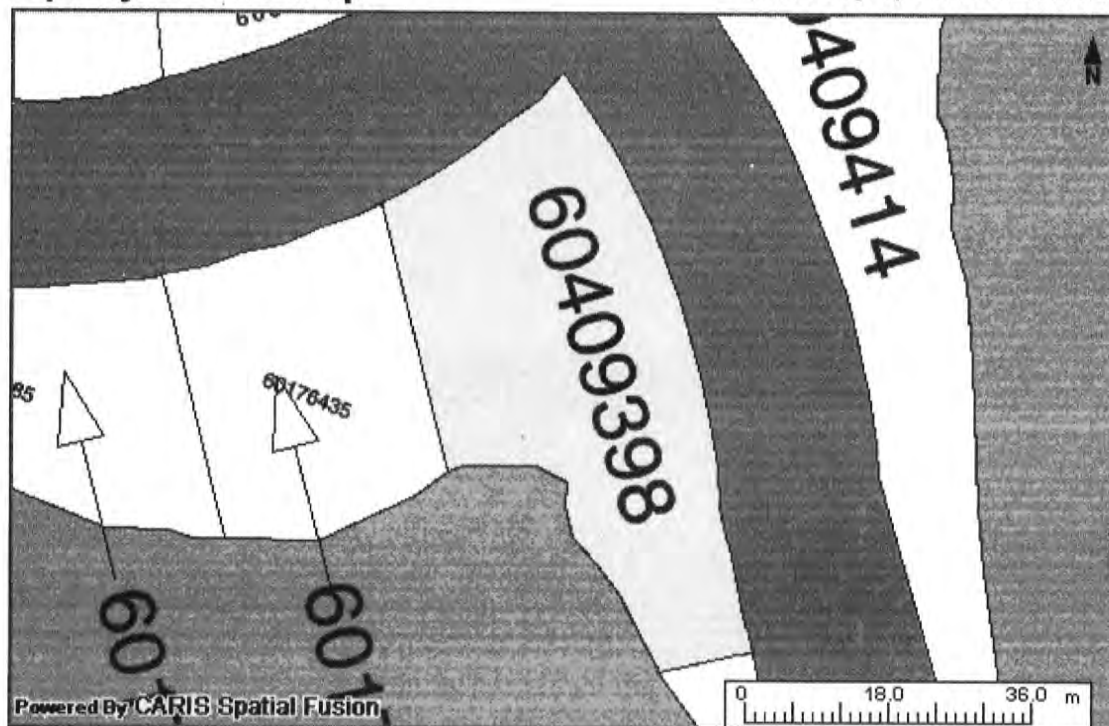


ROCK KNOCK

MADEIRA'S COVE

LYNNENBURG COUNTY, U.S.

Plan 8575
B III P 179 No. 260

**Property Online Map**Date: **Sep 9, 2020 12:05:01 PM**

PID: 60409398 Owner: FRANCES E SMITH AAN: 10107393
County: LUNENBURG COUNTY Address: MADERS COVE ROAD Value: \$3,100 (2020 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION MADERS COVE

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 2.0

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TAX SALE REPORTING LETTER

Tax Sale No. 244

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 25, 2020

Name: Hughes, Joanne

Assessment Account No: 04156528

Property: PID 60211828 - Cornwall Road, Middle New Cornwall

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that the Estate of Edmund Ralph Saunders would be the owner of the subject property. Edmund R. Saunders Limited acquired title via deed registered in Book 129, Page 120, under Document No. 172 and recorded at the Lunenburg County Land Registration Office. There is a subsequent deed from Edmund R. Saunders to Joanne Hughes (at Document No. 99039027 at the Lunenburg County Land Registration Office), but the subject parcel does not appear to be included in same. The parcel appears to be either the remainder of the 150 acre lot described in the 1962 deed attached, or the "Robar Mill" property described in the same. Edmund Ralph Saunders is deceased as of September 1, 2011 and no estate has been probated, so the title is not marketable. That said, we believe the assessed owner (Joanne Hughes) would be the heir to the Edmund Saunders estate. The subject lot appears to abut the public highway.

Encumbrances: None

Marital Status: Deceased

Survey: Reference may be had to Plan 9869 and recorded at the Lunenburg County Land Registration Office. However, this is not a survey of the subject lot and only depicts part of the lot. Regardless of which deed description in the 1962 deed this parcel originates from neither description conforms to modern standards and both are 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.

No. 172. DEED
HARDING LANGILLE ET AL
to
EDMUND R. SAUNDERS
Reg. 9.30 A.M. January 14th,
1963, on the certified oath
of a Witness.

marked "A" hereto annexed. SCHEDULE "A" ALL that certain lot, piece or parcel of land situate, lying and being in New Cornwall in the County of Lunenburg and more particularly described as follows: Bounded Northwestwardly by the land now or formerly owned by Alden Barkhouse (now Arnold Barkhouse) and by Cariboo Lake, eastwardly and southwardly by land formerly owned by Nathaniel Robar (now Harold Dauphinee) and westwardly by land formerly of Alden Barkhouse (now Arnold Barkhouse) and Bush-a-bush Lake, the same being homestead lot formerly owned and occupied by John Robar and containing 150 acres more or less, being the same lot as conveyed by George A. Polley and wife by deed dated the 8th. day of January, 1925, and recorded in Book 96, at Page 134, under Number 270 at the Registry of Deeds at Bridgewater, in the County of Lunenburg, to A. Clairmonte Zwicker and by him conveyed to Alfred S. Zwicker by deed dated 22nd. day of May, A.D., 1945, and by him to the male grantor by deed dated August 20th., 1946, recorded in Book 110, at Page 57, under Number 93. Together with all the right title and interest of Joseph Robar in the Robar Mill property (so-called) on the North and West side of the river facing and bounding the property hereinbefore described as sold by the said Joseph Robar to Alfred S. Zwicker by Agreement bearing date the 8th. day of March, A.D. 1946. Being the same lands and premises conveyed by Robert Hubley and wife to the said Harding Langille by Deed bearing date the 22nd. day of August, A.D., 1961, which said Deed has not yet been recorded. THE GRANTORS covenant with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the said Grantors have 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 Grantors will procure such further assurances as may be reasonably required. 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.

IN THE PRESENCE OF
(Sgd.) Earl F. Boehner

(Sgd.) Harding Langille..(S)
(Sgd.) Leatha Langille..(S)

PROVINCE OF NOVA SCOTIA. COUNTY OF LUNENBURG S.S.) ON this 10th day of July January A.D. 63, before me, the subscriber personally came and appeared Earl F. Boehner, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Harding Langille and Leatha Langille, two of the parties thereto, signed, sealed and delivered the same in his presence.

(Sgd.) O. S. Joudrey

A Commissioner of the Supreme Court of Nova Scotia.

No. 173. DEED

KENNETH BARRY

to
SIDNEY ALBERT BARRY
Reg. 1.55 P.M. January 14th,
1963, on the certified oath
of a Witness.

THIS INDENTURE made the twenty eighth day of September in the year of Our Lord One Thousand Nine Hundred and Sixty Two BETWEEN KENNETH BARRY, of Maitland, in the County of Lunenburg and the Province of Nova Scotia, hereinafter called the GRANTOR of the One Part, and SIDNEY ALBERT BARRY, of Maitland, in the County of Lunenburg and the Province of Nova Scotia, 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 enrolling and delivery of THESE PRESENTS, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed, and by these Presents doth grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Grantee, his Heirs and Assigns, ALL that certain piece, parcel or lot of land situate lying and being in the Maitland District, on the East side of the Maitland Northfield Public Highway, bounded and described as follows: Beginning at the said Highway and lands of Jennie Hamilton and an iron bolt driven in the ground and running in an Easterly direction along the Hamilton lands and lands under description a distance of Five Hundred and Thirty One (531) Feet to lands of Malcolm Dauphinee; thence running in a Southerly direction along the Dauphinee lands and lands under description a distance of Two Hundred and Sixty Four (264) Feet to shore line of Split Rock Lake so called; thence along the Lake Shore to lands of Gilbert Oickle; thence running in a Westerly direction along the Oickle lands and lands under description a distance of Three Hundred and Thirty Nine (339) Feet to lands of the Grantee; thence running in a Northerly direction along lands of the Grantee and the Public Highway a distance of Four Hundred and Eighty Five (485) Feet to the place of beginning, 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 himself and for their sole use, benefit and behoof forever. And the said Grantor 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 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 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 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. 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.) Francis B Langille

(Sgd.) Kenneth T. Barry. (S)

PROVINCE OF NOVA SCOTIA. County of Lunenburg S.S.) On this twenty eighth day of September A. D., 1962 before me, the subscriber, personally came and appeared Francis Langille a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Kenneth Barry the party thereto, signed, sealed and delivered the same in his presence.

(Sgd.) A. A. Hiltz

Justice at the peace in and for the County of Lunenburg

No. 174. MORTGAGE

OLIVE L. WAMBOLDT

to
NAUSS BROS. LIMITED
Reg. 11.36 A.M. January 15th,
1963, on the certified oath
of a Witness.

THIS INDENTURE made this 14th day of January in the year of our Lord one thousand nine hundred and sixty-three: BETWEEN: OLIVE L. WAMBOLDT of Bridgewater in the County of Lunenburg and Province of Nova Scotia, Nurse, hereinafter called the "Mortgagor" of the One Part, - and - NAUSS BROS. LIMITED, a body corporate, incorporated under the laws of the Province of Nova Scotia, and having its head office at Bridgewater in the County of Lunenburg and Province aforesaid, hereinafter called the "Mortgagee" of the Other Part. WITNESSETH that the said Mortgagor for and in consideration of the sum of eight hundred nineteen dollars and twenty-two cents

99039027

THIS WARRANTY DEED made the 29th day of April, 2010.

BETWEEN:

Edmund R. Saunders, by his lawful attorney Joanne Hughes, of Lunenburg, in the County of Lunenburg, Province of Nova Scotia, being the Owner of the lands described in Schedule "A" herein (hereinafter called the "Grantor")

- and -

Joanne Hughes, of Mader's Cove, in the County of Lunenburg, Province of Nova Scotia, (hereinafter called the "Grantee")

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

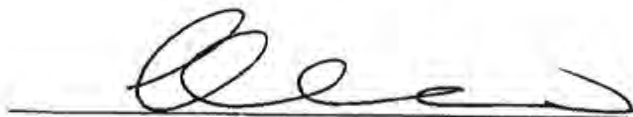
THE GRANTOR hereby conveys to the Grantee, the lands described in Schedule "A" to this Warranty Deed (the "lands") and hereby consents to this disposition, pursuant to the *Matrimonial Property Act* of Nova Scotia.

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.

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 has properly executed this Indenture the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

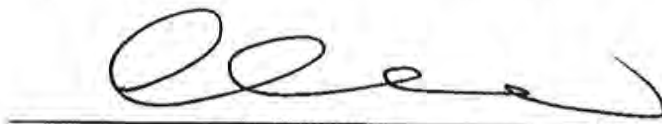
A handwritten signature in dark ink, appearing to be 'Edmund Saunders', written over a horizontal line.

*Edmund Saunders by his lawful
attorney Joanne Hughes*

Edmund Saunders by his lawful attorney
Joanne Hughes

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

I CERTIFY that on the 29th day of April, 2010, **Edmund Saunders by his lawful attorney Joanne Hughes** signed, sealed and delivered this Indenture in my presence. I have signed as a witness to such execution.

A handwritten signature in dark ink, appearing to be 'R. James Filliter', written over a horizontal line.

R. James Filliter
A Barrister of the Supreme Court
of Nova Scotia

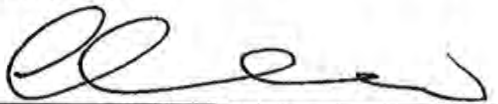
AFFIDAVIT OF SPOUSAL STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

I, **Joanne Hughes**, of Lunenburg, in the County of Lunenburg, Province of Nova Scotia, make oath and swear that:

1. I acknowledge that I executed the foregoing instrument under seal on the date of this affidavit. I am the daughter and Power of Attorney for my father Edmund Saunders.
2. This acknowledgment is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s. 79(1)(a) of the *Land Registration Act* as the case may be, for the purpose of registering the instrument.
3. My father Edmund Saunders is nineteen years of age or older and is a resident of Canada under the *Income Tax Act* (Canada).
4. For the purpose of this Affidavit "spouse" means either of two people who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a judgment of nullity;
 - (iii) 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
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. My father, Edmund Saunders was the spouse of Reta Saunders who passed away in 2007^{Gett}. My father does not have any other spouse as defined herein. Further, with respect to the within described property, my father does not have any former domestic-partner with the rights contemplated by section 55 of the *Vital Statistics Act* or any former spouse with rights under the *Matrimonial Property Act*..
6. The sale of the lands constitutes an exempt supply pursuant to Part I of Schedule V of the *Excise Tax Act*.

SWORN TO at Halifax, in the County of Halifax,
Province of Nova Scotia the 29th day of April,
2010, before me,



R. James Filliter
A Barrister of the Supreme Court of
Nova Scotia



**Joanne Hughes, lawful attorney for Edmund
Saunders**

85

SCHEDULE "A"

FIRST - All the lands and premises conveyed by William Haughan and wife to Stuart Nowe by deed dated the 25th day of January, 1936, recorded at the Registry of Deeds, Bridgewater, N.S. in Book 102, at Page 249 under No. 360, and therein described as follows:

ALL and singular that certain lot piece or parcel of land situate, lying and being at First South aforesaid and more particularly bounded and described as follows: On the North, or front, by the road running east and west, and meeting the road leading from Lunenburg, past John Allen's and the road leading from Lunenburg past David Lohnes'. On the East by property formerly in the possession of Joseph Jennings and now of Richard Jennings. On the South by the Sea Shore, and on the West by Property formerly of John Allen, now of Thomas Zinck, containing twelve acres, more or less and being or intended to be the same property on which the said parties of the first part reside, saving and excepting therefrom a portion thereof on the Northwest corner thereof now owned by Harris Haughn.

ALSO all and singular that piece or parcel of wood land situate lying and being at Centre Range in the County and Province aforesaid, and bounded and described as follows: Northeastwardly by lands formerly of Rafus Maisner, now of Harris Haughn; Southeastwardly by lands formerly of Jacob Haughn, now of William Zinck, Southwestwardly by lands formerly of Hugo Crossman now of Anthony Lohnes, Ephriam Conrad and Bennett Lohnes; and Northwestwardly by the Mill Brook so-called, containing eighteen acres more or less.

SECOND - ALL the lands and premises conveyed by Thomas E. Zinck and wife to Stuart Nowe by deed dated the 10th day of September 1938, recorded at the Registry of Deeds at Bridgewater, N.S., in Book 104 at Page 281 under No. 394, and therein described as

follows:

ALL that certain lot, piece or parcel of land situate, lying and being in First South, aforesaid, and bounded and described as follows: On the East by lands of Stuart Nowe, on the South by First South Harbour, on the West by lands of Thomas Zinck and on the North by lands of Thomas Zinck, containing one acre more or less, and being part of the same property as conveyed by deed dated November 5th, 1928, Lavina Lohnes, sole administratrix of the estate of Albert E. Lohnes to Thomas E. Lohnes, and recorded in the Office of the Registry of Deeds at Bridgewater, N.S., on December 12th, A.D., 1928, in Book 98 at Page 63 under No. 102.

THIRD - ALL the lands and premises conveyed by Morton Nowe and wife to Stewart (Stuart) Nowe by deed dated the 11th day of July, 1937, recorded at the Registry of Deeds, Bridgewater, N.S. in Book 103 at Page 251 under No. 359, and therein described as follows:

ALL that certain wood lot, or piece of land, situate at First South in the County of Lunenburg, and bounded as follows: Northwardly by the Cossman Lot, so-called, now of Ephraim Conrad, Eastwardly by lands of Henry Conrad of John Andrew, Southerly by lands formerly of Zenas Nowe, now of Edwin Langille, known as the Cossman Lot, and Westwardly by lands of William Wentzell; containing eight acres more or less, being part of the property said Edwin Lohnes received as the legates of his late father Leonard Lohnes.

SAVING AND EXCEPTING from the first lot described in the "FIRST" description the following:

ALL that lot of land situate in the District of First South, in the County of Lunenburg, in the Province of Nova Scotia, and shown on a plan of survey (49-801) dated July 10, 1980, prepared by A. & E. Turner and Associates, and being more particularly bounded and described as follows:

- Page Three -

BEGINNING at a survey marker (an iron bar with an aluminum cap) set on the east limits of Public Highway Number 332 leading from Lunenburg to Riverport, said survey marker being at the most northerly corner of the Roland Strowbridge property and located thirty-three feet (33') from the centre of the travelled portion of the Public Highway and being further located north fifteen degrees twenty-six minutes twenty-five seconds east (N 15°26'25"E) twenty-five decimal thirty-one feet (25.31') from Nova Scotia Control Monument Number 16786;

THENCE in a Northerly direction and a northeasterly direction following along the east limits of Highway Number 332 and the old Lunenburg Highway Number 2 having Authority Number 430 to a survey marker set at the northeast corner of the herein described lot and being thirty-three feet (33') from the center of the travelled portion of the old Lunenburg Highway, a tie line between the last two mentioned survey markers being north forty-two degrees zero seven minutes twenty-five seconds east (N 42°07'25"E) one Hundred decimal zero one feet (100.01');

THENCE south forty-eight degrees seventeen minutes thirty seconds east (S48°17'30"E) along the lands of Evelyn and Shirley Nowe two hundred decimal eighty-eight feet (200.88') to a survey marker set at the southeast corner of the herein described lot;

THENCE south forty-two degrees zero seven minutes thirty-five seconds west (S42°07'35"W) along the lands of Evelyn and Shirley Nowe one hundred decimal zero one feet (100.01') to a survey marker set at the southwest corner of the herein described lot;

THENCE north forty-eight degrees eighteen minutes zero six seconds west (N48°18'06"W) along the lands of Roland Strowbridge two hundred decimal seventy-seven feet (200.77') to the PLACE OF BEGINNING.

The above described lot contains an area of 20,260 square feet more or less and is a piece or portion of the lands conveyed by a deed from William Haughn and wife to Stuart Nowe dated January 5, 1936, and recorded at the Registry of Deeds Office, Bridgewater,

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in Book 102, page 249 under number 360.

Also being a piece or portion of the first lot described in a deed from Evelyn Nowe as guardian of Gerald Nowe to Shirley Bernice Nowe dated May 30, 1980, and recorded at the Registry of Deeds Office, Bridgewater, on June 13, 1980, in Book 283, Page 570, under Number 167.

Plan No. 49-801 prepared by A. & E. Turner & Associates is filed at the Registry of Deeds Office, Bridgewater, N.S. under Number P-3500.

SCHEDULE "A"

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

BEGINNING at a survey marker affixed in the ground on the Southwestern sideline of lands of Edmund R. Saunders on the Southeastern sideline of a certain existing hauling road;

THENCE South Sixty degrees Thirty-eight minutes Forty-seven seconds East (S 60° 38' 47" E) along the Southwestern sideline of lands of Edmund R. Saunders for a distance of One Hundred Eight and Twenty-one One-hundredths Feet (108.21') more or less to a survey marker affixed in the ground;

THENCE South Forty-eight degrees Forty-nine minutes Seven seconds East (S 48° 49' 07" E) along the Southwestern sideline of lands of Edmund R. Saunders for a distance of Sixty-six and Five One-hundredths Feet (66.05') more or less to a survey marker affixed in the ground;

THENCE South Thirty-six degrees Forty-five minutes Forty-seven seconds East (S 36° 45' 47" E) along the Southwestern sideline of lands of Edmund R. Saunders for a distance of Eighty-four and Seventy-nine One-hundredths Feet (84.79') more or less to a survey marker affixed on the shoreline of Caribou Brook so-called;

THENCE in a Southwesterly direction along the shoreline of the said Caribou Brook for a distance of Six Hundred Ninety-five Feet (695') more or less to a survey marker affixed in the ground (a straight line drawn between the two last mentioned survey markers being South Twenty-three degrees Nine minutes Thirteen seconds West (S 23° 9' 13" W) and a distance of Six Hundred Seventy-seven and Forty-three One-hundredths Feet (677.43') more or less);

THENCE continuing in a Southwesterly direction along the shoreline of the said Caribou Brook for a distance of Five Hundred Ninety Feet (590') more or less to the intersection of the lands now or formerly of Harold J. Dauphinee with the shoreline of the said Caribou Brook;

THENCE South Thirty-nine degrees Forty-one minutes Thirteen seconds West (S 39° 41' 13" W) along the Northwestern sideline of the said lands now or formerly of Harold J. Dauphinee to a survey marker affixed in the ground (a straight line drawn between the two last mentioned survey markers being South Twenty degrees Thirty-three minutes Thirty-seven seconds East (S 20° 33' 37" E) and a distance of Five Hundred Seventy-nine and Eighty One-hundredths Feet (579.80') more or less);

THENCE continuing South Thirty-nine degrees Forty-one minutes Thirteen seconds West (S 39° 41' 13" W) along the Northwestern sideline of the said lands now or formerly of Harold J. Dauphinee for a distance of Eighty-four and Seventy-six One-hundredths Feet (84.76') more or less to a survey marker affixed in the ground;

THENCE South Forty-two degrees Forty-eight minutes Eight seconds West (S 42° 48' 8" W) along the Northwestern sideline of the said lands now or formerly of Harold J. Dauphinee for a distance of Two Thousand Two Hundred Ninety and Forty-one One-hundredths Feet (2,290.41') more or less to a survey marker affixed in the ground;

THENCE South Forty-six degrees Twenty minutes Twenty-eight seconds West ($S 46^{\circ} 20' 28'' W$) along the North-western sideline of the said lands now or formerly of Harold J. Dauphinee for a distance of One Hundred Ninety-five and Twenty One-hundredths Feet ($195.20'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-seven degrees Five minutes Two seconds West ($N 47^{\circ} 5' 2'' W$) along the Northeastern sideline of lands now or formerly of Edmund R. Saunders for a distance of One Thousand Four Hundred Seven and Eighteen One-hundredths Feet ($1,407.18'$) more or less to a survey marker affixed in the ground on the Southeastern sideline of lands now or formerly of Arnold Barkhouse;

THENCE North Forty-two degrees Thirty-four minutes Twenty-eight seconds East ($N 42^{\circ} 34' 28'' E$) along the South-eastern sideline of lands now or formerly of Arnold Barkhouse for a distance of Six Hundred Eighty-one and Seventy-one One-hundredths Feet ($681.71'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-four degrees Nineteen minutes Fifty-eight seconds East ($N 44^{\circ} 19' 58'' E$) along the South-eastern sideline of lands now or formerly of Arnold Barkhouse for a distance of Two Hundred Ninety-five and Thirty-five One-hundredths Feet ($295.35'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-one degrees Fifty-six minutes Forty-three seconds East ($N 41^{\circ} 19' 58'' E$) along the South-eastern sideline of land now or formerly of Arnold Barkhouse for a distance of Three Hundred Five and Forty-nine One-hundredths Feet ($305.49'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-three degrees Nineteen minutes Four seconds East ($N 43^{\circ} 19' 4'' E$) along the Southeastern sideline of land now or formerly of Arnold Barkhouse for a distance of Four Hundred Thirty-nine and Fifty-seven One-hundredths Feet ($439.57'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-three degrees Thirty-six minutes Twenty-three seconds East ($N 43^{\circ} 36' 23'' E$) along the South-eastern sideline of land now or formerly of Arnold Barkhouse for a distance of Three Hundred Forty-five and Eighty-nine One-hundredths Feet ($345.89'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-two degrees Thirteen minutes Thirty-five seconds East ($N 42^{\circ} 13' 35'' E$) along the South-eastern sideline of land now or formerly of Arnold Barkhouse for a distance of Four Hundred Three and Forty-seven One-hundredths Feet ($403.47'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-two degrees Twenty-five minutes Six seconds East ($N 42^{\circ} 25' 6'' E$) along the Southeastern sideline of land now or formerly of Arnold Barkhouse for a distance of Three Hundred Thirty-six and Eight One-hundredths Feet ($336.08'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-three degrees Zero minutes Forty-eight seconds East ($N 43^{\circ} 0' 48'' E$) along the South-eastern sideline of land now or formerly of Arnold Barkhouse for a distance of One Hundred Ninety-six and Twenty-two One-hundredths Feet ($196.22'$) more or less to a survey marker affixed in the ground;

THENCE North Forty-two degrees Twenty-one minutes Thirty-eight seconds East (N 42° 21' 38" E) along the Southeastern sideline of land now or formerly of Arnold Barkhouse for a distance of One Hundred Eighty-nine and Forty-four One-hundredths Feet (189.44') more or less to a survey marker affixed in the ground;

THENCE North Forty-three Degrees Ten minutes Thirty-eight seconds East (N 43° 10' 38" E) along the Southeastern sideline of land now or formerly of Arnold Barkhouse for a distance of One Hundred Seventy-eight and Sixty-five One-hundredths Feet (178.65') more or less to a survey marker affixed in the ground;

THENCE South Forty-five degrees Thirty-nine minutes Twenty-seven seconds East (S 45° 39' 27" E) along the Southwestern sideline of land now or formerly of Edmund R. Saunders for a distance of Seventy-seven and Eight One-hundredths Feet (77.08') more or less to a survey marker affixed in the ground;

THENCE South Fifty-five degrees Thirty-eight minutes Seven seconds East (S 55° 38' 7" E) along the Southwestern sideline of land now or formerly of Edmund R. Saunders for a distance of One Hundred Fourteen and Twenty-two One-hundredths Feet (114.22') more or less to a survey marker affixed in the ground;

THENCE South Sixty-six degrees Zero minutes Twenty-seven seconds East (S 66° 0' 27" E) along the Southwestern sideline of land now or formerly of Edmund R. Saunders for a distance of One Hundred Ninety-six and Ten One-hundredths Feet (196.10') more or less to a survey marker affixed in the ground;

THENCE South Fifty-three degrees Twenty-three minutes Twenty-seven seconds East (S 53° 23' 27" E) along the Southwestern sideline of land now or formerly of Edmund R. Saunders for a distance of Thirty-five and Fifteen One-hundredths Feet (35.15') more or less, crossing a certain hauling road, back to the place of beginning.

The above described lot of land contains an area of One Hundred One point Twelve Acres (101.12 acs.) more or less and are shown on a Plan of Survey prepared by Lester W. Berrigan, N.S.L.S. NO. 409, dated the 24th day of August, 1983, and duly filed at the Registry of Deeds at Bridgewater, Nova Scotia on the day of , 1995 under No. P-

TOGETHER WITH a perpetual, free and uninterrupted right-of-way for all purposes Twelve Feet (12') in width leading between the Southwestern sideline of Public Highway No. 466 and the Northeastern sideline of lands as hereinbefore described; the said right-of-way being located over lands of Edmund R. Saunders and situated as shown on the aforesaid Plan of Survey.

The lands hereinbefore described are subject to a right-of-way Twenty-five Feet (25') in width lying along the Southeastern sideline of the lands now or formerly of Arnold Barkhouse as shown on the Plan hereinbefore referred to.

REFERENCE may be made to an Agreement of Purchase and Sale between Lawrence Steadman Veinotte and Edmund R. Saunders, recorded at the Registry of Deeds at Bridgewater, Nova Scotia, in Book 219, at Page 560, under No. 150.

REFERENCE may also be made to a deed to Edmund R. Saunders recorded at the aforesaid Registry of Deeds in Book 129, at Page 120, under No. 172.

SCHEDULE "A"

ALL and singular that certain lot of lands and premises conveyed by Robert Kenneth Beck et ux to Terrance Pilkington Greek, by Deed dated the 6th day of May, A. D., 1965, duly recorded at the Office of the Registry of Deeds, Bridgewater, Nova Scotia in Book 132, at Page 692, under Number 923, and therein described as follows:

"ALL the following lot, piece or parcel of land situate, lying and being in the District of Centre, in the County of Lunenburg and Province of Nova Scotia and lying on the Northern side of the paved public highway leading from Lunenburg to Bridgewater and more particularly bounded and described as follows:

BEGINNING at the intersection of the Northern side-line of the aforesaid paved highway leading from Lunenburg to Bridgewater with the Southeastern side-line of the road leading therefrom to Lilydale;

THENCE along the said sideline of the said paved highway South Sixty-eight degrees East (S 68° E) a distance of One Hundred and Thirty feet (130'), more or less, to an iron bolt driven into the ground;

THENCE in a Northwardly direction in a straight line a distance of One Hundred and Fifteen feet (115'), more or less, to an iron bolt driven into the ground on the Southeastern sideline of the said road leading to Lilydale;

THENCE in a Westwardly direction along the aforesaid Southeastern sideline of road leading to Lilydale a distance of One Hundred and Sixty-six feet (166'), more or less, to the place of beginning.

The same being a part of the lands and premises conveyed by Reverend Forrest Roger Mosher and others to the said Robert Kenneth Beck and Katherine Joan Beck by Deed bearing date the 31st day of May, A. D., 1960, which said Deed is duly recorded in the Office of the Registrar of Deeds at Bridgewater, N.S. in Book 127 at Page 173 under Number 278."

The same being also the lands and premises as conveyed by St. Clair W. Croft and Frances Croft to John Ivan Surette by Deed dated the 22nd day of June, A. D., 1979 and recorded at the Office of the Registry of Deeds at Bridgewater, Nova Scotia in Book 269, Page 1029 under Number 277.

SCHEDULE "A"

FIRST

ALL AND SINGULAR that certain lot of lands and premises conveyed by Effie Rebecca Ernst to Keith Lorraine Ernst by Deed dated the 18th day of July, A.D. 1972, duly recorded at the Office of the Registry of Deeds, Bridgewater, Nova Scotia, in Book 160, at Page 378, under Number 119, and therein described as follows:

"ALL THAT LAND at Mader's Cove in the County of Lunenburg and Province of Nova Scotia, being Lot Number 2 and Lot Number 4 described in a conveyance from Edmund Deal to Sidney Ernst dated the 14th of December, 1932, and recorded at Bridgewater on the 20th of December, 1932, in Book 100 at Page 523 under Number 825, those lots being described in that conveyance as follows:

Lot 2 - Bounded on the South by lands of Murray Mader, on the East and North by lands of Titus Ernst and (crossing the R & S W. R) by lands of Daniel Slaunwhite on the West.

Lot 4 - A wood lot bounded by the railroad on the East by lands of George and William Mader on the North, by lands of Daniel Slaunwhite on the West and on the South by lands formerly of Hibbert Mader deceased."

SECOND

ALL AND SINGULAR that certain lot of lands and premises conveyed by Robie St.Clair Langille to Keith L. Ernst and Florence Theresa Ernst by Deed dated the 2nd day of February, A.D. 1977, duly recorded at the Office of the Registry of Deeds, Bridgewater, Nova Scotia, in Book 233, at Page 32, under Number 9, and therein described as follows:

"ALL that certain piece, parcel or lot of land situate, lying and being at Blockhouse, in the County of Lunenburg and Province of Nova Scotia and more particularly bounded and described as follows:- BEGINNING at the boundary line of the old Halifax road, so called, and a pin or marker and land of the Grantor and running in a Southwardly direction along land of the Grantor for a distance of One Hundred and Fifty (150') Feet to land of Donald Hirtle and a pin or marker;

THENCE running in an Eastwardly direction along land of Donald Hirtle for a distance of One Hundred and Fifty (150') Feet to land of the Grantor and a pin or marker;

THENCE running in a Northwardly direction along land of the Grantor for a distance of One Hundred and Fifty (150') Feet to the boundary line of the old Halifax road so called, and a pin or marker;

THENCE RUNNING in a Westwardly direction along the old Halifax road so called, for a distance of One Hundred and Fifty (150') Feet to the place of beginning.

AND being part of the same land as conveyed to Robie St.Clair Langille by Wilbert Ernst by Deed dated the ninth day of May, A.D. 1975, and recorded in the Office of the Registry of Deeds at Bridgewater, Nova Scotia, on the twenty-fifth day of July, A.D. 1975 in Book 210, at Page 921, under Number 234."

82,500

49.72

"SCHEDULE "A"

All and singular the lands and premises situate, lying and being at Feltzen South, County of Lunenburg, Province of Nova Scotia bounded and described as follows:

FIRST LOT: BEGINNING at ordinary mean high water mark on the shore of Lunenburg Bay, so-called, at the Northernmost corner of lands formerly of Artemas Myra but now of Curtis Myra;

THENCE Southwestwardly along the Northwestern bound of said lands of Curtis Myra (up a steep bank) to a point at the top of the bank forming part of the shore of Lunenburg Bay, aforesaid;

THENCE continuing Southwestwardly along the aforesaid Northwestern bound of said lands of Curtis Myra as indicated by the remains of an old fence, a distance of Five Hundred Fifty Feet (550'), more or less, to the Northwestern sideline of the Public Highway;

THENCE continuing in the same course across the said Public Highway and continuing along the Northwestern bound of lands formerly of Artemas Myra but now for a short distance owned or occupied by Malcolm Corkum and then by the said Curtis Myra as indicated by the remains of an old fence for a total distance of Fifteen Hundred feet (1,500'), more or less, to lands now owned or occupied by Melvin Mosher;

THENCE Northwardly along a wire fence marking the Eastern bound of said lands of Melvin Mosher a distance of Two Hundred Twenty-five feet (225'), more or less, to a corner in the said fence;

THENCE Eastwardly along a wire fence marking the Southern bound of lands of the said Melvin Mosher a distance of Four Hundred Feet (400'), more or less, to a corner in the said fence (which said corner is located also a distance of One Hundred and Seventy-five Feet (175'), more or less, Northwestwardly from the Northwestern bound of said lands of Curtis Myra);

THENCE Northwestwardly along the fence marking the Northeastern bound of lands of the said Melvin Mosher a distance of One Hundred Fifty Feet (150'), more or less, to another corner in the fence;

SCHEDULE "A"
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THENCE Westwardly along the remains of a fence marking the Northern bound of lands of the said Melvin Mosher a distance of Five Hundred Feet (500'), more or less, to the Eastern corner of a cultivated field;

THENCE continuing along the Northern or Northwestern bound of said lands of Melvin Mosher as the same borders the said cultivated field a distance of Three Hundred Fifty Feet (350'), more or less, to the Northeastern corner of Lot No. 2 shown on a Plan of Survey, made by S. Edgar March, C.E. P.L.S. dated the 24th day of November, 1943, duly recorded in the Office of the Registry of Deeds, Bridgewater, Nova Scotia, on September 6, 1944 with a Deed from Marion Corkum and others to Titus Mosher in Book 108, at Page 86, under Number 135;

THENCE South Thirteen degrees East (S 13° E) along the Southwestern bound of lands formerly of Henry Cook but now of Melvin Mosher a distance of one and Seventy-three one hundredths chains (1.73 ch.), more or less, to lands formerly of Freeman Mosher but now of the said Melvin Mosher;

THENCE South Seventy-four degrees West (S 74° W) along the Northwestern bound of said lands formerly of Freeman Mosher but now of Melvin Mosher a distance of Six Chains (6 ch.), more or less, to ordinary mean high water mark on the shore of Bayport Harbour;

THENCE in a general Northwestwardly direction along the various courses of ordinary mean high water mark to the Southwest corner of a lot of land formerly of Marian Corkum (wife of Warren S. Corkum) and others but now of the said Melvin Mosher and marked "Warren Corkum for estate" on the aforesaid Plan of Survey (the straight line distance between these last two mentioned boundary points being ^{Five} ~~Five~~ ^{Five} ~~Sixty-two~~ 5.05 ch. one hundredths chains (~~32.62 ch.~~);

THENCE North Seventy-seven degrees East (N 77° E) along the Southeast bound of said lands formerly of Marian Corkum and others a distance of Four Chains (4 ch.) to the Southeast corner of the said lot of land formerly of Marian Corkum and others;

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SCHEDULE "A"
PAGE 3

THENCE in a general Northwestwardly direction along the Northeastern bound of said lot of land formerly of Marian Corkum and others a distance of Three Hundred and Sixty-five Feet (365'), more or less, to the Southeast corner of a lot of land formerly of Henry Cook but now of the said Melvin Mosher; (The last five bounds are in accordance with the aforesaid Plan of Survey with courses shown of the Magnet of 1943)

THENCE continuing Northwestwardly along the Northeastern bound of said lot formerly of Henry Cook a distance of One Hundred and Fifty Feet (150'), more or less, to the Northeast corner of said lot of land formerly of Henry Cook but now of the said Melvin Mosher;

THENCE Southwestwardly along the Northwestern bound of said lot of land formerly of Henry Cook a distance of Seventy Feet (70'), more or less, to the Easterly corner of pasture lands formerly of Alfred Mosher but now of Melvin Mosher;

THENCE Northwardly along the Eastern bound of said pasture lands formerly of Alfred Mosher but now of the said Melvin Mosher a distance of One Hundred Sixty Feet (160'), more or less, to a corner bound;

THENCE Westwardly along the Northern bound of said pasture lands formerly of Alfred Mosher a distance of Ninety Feet (90'), more or less, to a corner bound;

THENCE Northwardly along the Eastern bound of said pasture lands formerly of Alfred Mosher a distance of Two Hundred Feet (200'), more or less, to a corner bound;

THENCE Northeastwardly along a fence marking the Southeasterly bound of lands of the said Melvin Mosher a distance of Nine Hundred Feet (900'), more or less, to the Southwestern sideline of the Public Highway;

THENCE continuing on the same course across the Public Highway and to ordinary mean high water mark on the shore of Mosher's Cove, so-called;

THENCE along ordinary mean high water mark of Mosher's Cove, aforesaid, in a general Southeastwardly direction to the head of the said cove and around the head of the cove, so-called, to Mosher's Head, so-called;

THENCE continuing along ordinary mean high water mark, aforesaid, in a general Northwardly direction along the various courses of the shore of Mosher's Head, so-called, to the "Beach Area", so-called;

THENCE across the "Beach Area", so-called, to the shore of Lunenburg Bay and along ordinary mean high water mark of Lunenburg Bay in a general Southeastwardly direction along the various courses of the shore of Mosher's Head, so-called, to the place of beginning;

RESERVING THEREFROM HOWEVER the following:

- (1) The Public Highway as the same now exists along the shore.
- (2) All those parts or ^{portions} of the said lands and premises hereinbefore described, or interests therein, conveyed to the said Edmund R. Saunders by the following conveyances:

(a) Deed from Carl Corkum and wife to Edmund R. Saunders dated May 3, 1963, duly recorded in the Office of the Registry of Deeds, Bridgewater, N. S. on November 5, 1974, in Book 199, at Page 702, under Number 177.

(b) Deed from Eli Mosher to Edmund R. Saunders dated May 17, 1963, duly recorded in the Office of the Registry of Deeds, aforesaid, on September 10, 1963, in Book 130, Page 26, under Number 40.

(c) Deed from Malcolm Corkum and wife to Edmund R. Saunders dated May 7, 1971, duly recorded in the Office of the Registry of Deeds, aforesaid, on November 28, 1974, in Book 200, at Page 680, under Number 185.

(d) Deed from Paulina Spindler to Edmund R. Saunders dated May 5, 1967 duly recorded in the Office of the Registry of Deeds, aforesaid, on November 5, 1974, in Book 199, at Page 711, under Number 179.

- (3) The lands and premises conveyed by William Mosher Sr. and wife Elizabeth Catharina to Gabriel Culp by Deed dated November 13, 1896, duly recorded in the Office of the Registry of Deeds, aforesaid, on May 6, 1897, in Book 54, at Page 178, under Number 86 and therein described as follows:

SCHEDULE "A"
PAGE 5

"A certain piece, parcel or lot of land situate at Mosers Cove, Feltzen South, County of Lunenburg and in the Province of Nova Scotia, and bounded and described and set off as follows, that is to say: On the East side by the road leading to Mosers Head; on the North side by a line now staked off with stake drove in from the road leading to Mosers Head to the shore at said Mosers Cove and a mark in the board fence; thence along the shore at Mosers Cove in a South and West course to the road on Southwest side of said piece of land being the road leading from Mosers Cove to the road leading to Mosers Head, said last mentioned road is used in common by Moser and others. Also a right to use the road leading to Mosers Head so far as the described lot of land run containing in said piece or parcel of land about half an acre, more or less, said William Mosers however reserves a road below high water mark to travel past and repeat when required."

NOTE: This lot is presently owned or occupied partly by Malcolm

Corkum and partly by Curtis Myra.

SECOND LOT:

THAT part of Lot. No. 1 outlined in Green as shown on the Plan of Survey made by S. Edgar March C.E. P.L.S. dated November, 24th, 1943, duly recorded in the Office of the Registry of Deeds, at Bridgewater, Nova Scotia, with a Deed from Marian Corkum and others to Titus Mosher in Book 108, at Page 86, under Number 135 and which can be more particularly described as follows:

BEGINNING at a point at or near the Southern sideline of the Public Highway at or near the Northwestern corner of a lot of land marked on the aforesaid Plan of Survey "Warren Corkum for Estate" now owned or occupied by Fred Wolff;

THENCE South Twenty-eight degrees Thirty minutes East (S 28° 30' E) along the Western bound of said lands of Fred Wolff Seven and Fifty one hundredths chains (7.50 ch.) to a fence marking the Northern bound of lands formerly of Freeman Mosher but now of Melvin Mosher;

THENCE South Fifty-nine degrees Thirty minutes West (S 59° 30' W) along the said Northern bound of lands of Melvin Mosher a distance of Five and Fifty-seven one hundredths chains (5.57 ch.) to or near the shore of Bayport Harbour;

THENCE Northwardly to a line running North Four degrees Thirty minutes East (N 4° 30' E) as shown on the aforesaid Plan of Survey and along the said line being the Eastern bound of lands formerly of Freeman

SCHEDULE "A"
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Mosher but now of Melvin Mosher, a distance of Nine Chains and Fourteen Links (9 ch. 14 lks.) to a line running North Seventy-five degrees Forty-five minutes East (N 75° 45' E) as shown on the aforesaid Plan of Survey;

THENCE North Seventy-five degrees Forty-five minutes East (N 75° 45' E) a distance of Seventy-five Links to the place of beginning; SUBJECT

HOWEVER to that certain Right-of-Way or Road along the or near the western bound of said lands now owned by Fred Wolff and extending from lands formerly of Henry Cook but now of Melvin Mosher to the Road leading to the home of the said Melvin Mosher, which said Right-of-Way or Road has existed on the ground and used by the said Melvin Mosher and his predecessors in title for many years.

THIRD LOT:

Those two certain lots, pieces or parcels of land and premises situate on Raspberry Island, so-called, which can be more particularly bounded and described as follows:

(a) BEGINNING at the point on the Southern end of the Island, so-called, where the Northeastern corner of the causeway, so-called, intercepts ordinary mean high water mark;

THENCE in a general Northwardly direction along the various courses of ordinary mean high water mark a distance of Two Hundred and Forty Feet (240'), more or less, to the Southeastern corner of a lot of land formerly of David Mosher but now owned partly by Her Majesty The Queen in the right of the Province of Nova Scotia for Public Highway and partly by Fred Wolff;

THENCE Southwestwardly along the Southern bound of said lands formerly of David Mosher a distance of Two Hundred Feet (200'), more or less, to ordinary mean high water mark on the shore of Bayport Harbour, so-called;

THENCE along the various courses of ordinary mean high water mark in Southwardly and Eastwardly directions to the causeway, so-called, aforesaid, and from thence to the place of beginning;

RESERVING THEREFROM HOWEVER that portion of the said lot conveyed by William Moser Jr. and wife, Esther, to His Majesty King Edward VII by Deed dated May 31, 1906, duly recorded in the Office of the Registry of Deeds, Bridgewater, Nova Scotia, on June 30, 1906, in Book 66, at Page 763, under Number 423, and therein described as follows:

SCHEDULE "A"
PAGE 7

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

BEGINNING at a point where the line between the properties owned by David Moser and William Moser meets the line of high water mark thence by said line between the properties of David Moser and William Moser in a Westerly direction 16 feet 5 inches to a point; thence North 180° East 79 feet; thence North 176° East 71 feet; thence North 180° East 87 feet, more or less, to the line of high water mark; thence by the line of high water mark to place of beginning, containing in all 4,600 square feet, more or less, being Lot Number 6 according to a Plan filed in the Registry of Deeds for the County of Lunenburg on the 31st day of May, A.D., 1906."

(b) BEGINNING at ordinary mean high water mark on the shore of Mosher's Cove, so-called, at the Northeast corner of a lot of land formerly owned or occupied by Henry Cook as shown on a Plan of Survey of Public Works-Canada- of lands acquired for approach to Public Wharf, (which said Plan of Survey is duly recorded in the Office of the Registry of Deeds, Bridgewater, Nova Scotia, as Plan Number 226, under date May 31, 1906);

THENCE Westwardly along the Northern bound of said lot of land formerly owned or occupied by Henry Cook (now owned by the said Edmund R. Saunders) a distance of Two Hundred Feet (200'), more or less, to ordinary mean high water mark on the shore of Bayport Harbour;

THENCE Northwardly along the various courses of ordinary mean high water mark a distance of One and one one-hundredth chains (1.01 ch.) to the Southwest corner of a lot of land formerly owned or occupied by Marian Corkum and others but now owned or occupied by Ernest Levy;

THENCE Eastwardly along the Southern bound of said lands of Ernest Levy a distance of Two Hundred Feet (200'), more or less, to ordinary mean high water mark on the shore of Mosher's Cove, aforesaid;

THENCE Southwardly along the various courses of ordinary mean high water mark a distance of Ninety-two one-hundredth chains (0.92 ch.) to the place of beginning.

SUBJECT HOWEVER to a certain conveyance by Henry Lohnes and wife to His Majesty King Edward VII. DATED May 30, 1906, duly recorded in the Office of the Registry of Deeds, Bridgewater, Nova Scotia, on June 30, 1906,

SCHEDULE "A"
PAGE 8

in Book 66, at Page 755, under Number 420.

FOURTH LOT:

ALL the right, title, interest and share of Titus Mosher, deceased, late of Feltzen South, aforesaid, who died intestate on or about the 6th day of February, A.D., 1958, at the time of his death, in and to the "Beach Area", so-called, extending in a general Northwestwardly direction from the Northwestern most tip of Mosher's Head, so-called, and approximately as outlined in Green on the aerial photograph tracing, a copy of which is hereto annexed. P.D. 6046126

For reference to the description of the "First Lot", "Second Lot", and "Third Lot" see the aerial photograph tracing annexed hereto as outlined in red. ^{behind}

The lands and premises hereby intended to be conveyed are those lands or interest in lands which were owned or occupied by Titus Mosher at the time of his death on or about the 6th day of February, A.D., 1958, and assessed to the Estate of the said Titus Mosher at Feltzen South, aforesaid, on the 12th day of October, A.D., 1962, being the date of the Tax Sale, aforesaid.

Schedule "A"

ALL that certain lot, piece or parcel of land situate, lying and being at or near Crouse's Settlement, in the County of Lunenburg, aforesaid, and bounded and described as follows:

BEGINNING at a stake and stones at the Southwest corner of a lot of land conveyed by William Rhuland to Herbert Rhuland by Deed bearing date the 22nd. day of May, A.D., 1912, which said Deed is duly recorded in the Office of the Registry of Deeds at Bridgewater, N.S. in Book 75 at Page 639 under Number 423;

THENCE in a Northerly direction along the Western bound of said lot of land conveyed by William Rhuland to Herbert Rhuland to a blazed tree;

THENCE in an Easterly direction along a blazed line running approximately parallel to the Southern bound of said lands, which said blazed line divides the said lands conveyed by William Rhuland to Herbert Rhuland approximately in half, to a blazed tree standing on the Eastern bound of said land;

THENCE in a Southerly direction along the Eastern bound of said lands conveyed by William Rhuland to Herbert Rhuland to the Southern bound of said lands;

THENCE in a Westerly direction along the Southern bound of said lands to the point of beginning, containing Three and one-half acres, more or less, and being the Southern half of said lands conveyed by William Rhuland to Herbert Rhuland, as agreed upon and divided by the said Garnet Rhuland and John Rhuland;

Being the same lands and premises as conveyed by Garnet Rhuland and others to the said George Harold Murray Cross by Deedbearing date the 14th. day of January, A.D., 1956, which said Deed has not yet been recorded.

SCHEDULE "A"

FIRST ~~All~~ the lands and premises conveyed by William Haughan and wife to Stuart Nowe by deed dated the 25th day of January, 1936, recorded at the Registry of Deeds, Bridgewater, N.S. in Book 102, at Page 249 under No. 360, and therein described as follows:

ALL and singular that certain lot piece or parcel of land situate, lying and being at First South aforesaid and more particularly bounded and described as follows: On the North, or front, by the road running east and west, and meeting the road leading from Lunenburg, past John Allen's and the road leading from Lunenburg past David Lohnes'. On the East by property formerly in the possession of Joseph Jennings and now of Richard Jennings. On the South by the Sea Shore, and on the West by Property formerly of John Allen, now of Thomas Zinck, containing twelve acres, more or less and being or intended to be the same property on which the said parties of the first part reside, saving and excepting therefrom a portion thereof on the Northwest corner thereof now owned by Harris Haughn.

ALSO all and singular that piece or parcel of wood land ☒ situate lying and being at Centre Range in the County and Province aforesaid, and bounded and described as follows: Northeastwardly by lands formerly of Rafus Meisner, now of Harris Haughn; Southeastwardly by lands formerly of Jacob Haughn, now of William Zinck, Southwestwardly by lands formerly of Hugo Crossman now of Anthony Lohnes, Ephriam Conrad and Bennett Lohnes; and Northwestwardly by the Mill Brook so-called, containing eighteen acres more or less.

SECOND - ALL the lands and premises conveyed by Thomas E. Zinck and wife to Stuart Nowe by deed dated the 10th day of September 1938, recorded at the Registry of Deeds at Bridgewater, N.S., in Book 104 at Page 281 under No. 394, and therein described as

- Page Two -

follows:

ALL that certain lot, piece or parcel of land situate, lying and being in First South, aforesaid, and bounded and described as follows: On the East by lands of Stuart Nowe, on the South by First South Harbour, on the West by lands of Thomas Zinck and on the North by lands of Thomas Zinck, containing one acre more or less, and being part of the same property as conveyed by deed dated November 5th, 1928, Lavina Lohnes, sole administratrix of the estate of Albert E. Lohnes to Thomas E. Lohnes, and recorded in the Office of the Registry of Deeds at Bridgewater, N.S., on December 12th, A.D., 1928, in Book 98 at Page 63 under No. 102.

THIRD - ALL the lands and premises conveyed by Morton Nowe and wife to Stewart (Stuart) Nowe by deed dated the 11th day of July, 1937, recorded at the Registry of Deeds, Bridgewater, N.S. in Book 103 at Page 251 under No. 359, and therein described as follows:

ALL that certain wood lot, or piece of land, situate at First South in the County of Lunenburg, and bounded as follows: Northwardly by the Cossman Lot, so-called, now of Ephriam Conrad, Eastwardly by lands of Henry Conrad of John Andrew, Southerly by lands formerly of Zenas Nowe, now of Edwin Langille, known as the Cossman Lot, and Westwardly by lands of William Wentzell; containing eight acres more or less, being part of the property said Edwin Lohnes received as the legates of his late father Leonard Lohnes.

SAVING AND EXCEPTING from the first lot described in the "FIRST" description the following:

ALL that lot of land situate in the District of First South, in the County of Lunenburg, in the Province of Nova Scotia, and shown on a plan of survey (49-801) dated July 10, 1980, prepared by A. & E. Turner and Associates, and being more particularly bounded and described as follows:

- Page Three -

BEGINNING at a survey marker (an iron bar with an aluminum cap) set on the east limits of Public Highway Number 332 leading from Lunenburg to Riverport, said survey marker being at the most northerly corner of the Roland Strowbridge property and located thirty-three feet (33') from the centre of the travelled portion of the Public Highway and being further located north fifteen degrees twenty-six minutes twenty-five seconds east ($N 15^{\circ}26'25"E$) twenty-five decimal thirty-one feet (25.31') from Nova Scotia Control Monument Number 16786;

THENCE in a Northerly direction and a northeasterly direction following along the east limits of Highway Number 332 and the old Lunenburg Highway Number 2 having Authority Number 430 to a survey marker set at the northeast corner of the herein described lot and being thirty-three feet (33') from the center of the travelled portion of the old Lunenburg Highway, a tie line between the last two mentioned survey markers being north forty-two degrees zero seven minutes twenty-five seconds east ($N 42^{\circ}07'25"E$) one Hundred decimal zero one feet (100.01');

THENCE south forty-eight degrees seventeen minutes thirty seconds east ($S 48^{\circ}17'30"E$) along the lands of Evelyn and Shirley Nowe two hundred decimal eighty-eight feet (200.88') to a survey marker set at the southeast corner of the herein described lot;

THENCE south forty-two degrees zero seven minutes thirty-five seconds west ($S 42^{\circ}07'35"W$) along the lands of Evelyn and Shirley Nowe one hundred decimal zero one feet (100.01') to a survey marker set at the southwest corner of the herein described lot;

THENCE north forty-eight degrees eighteen minutes zero six seconds west ($N 48^{\circ}18'06"W$) along the lands of Roland Strowbridge two hundred decimal seventy-seven feet (200.77') to the PLACE OF BEGINNING.

The above described lot contains an area of 20,260 square feet more or less and is a piece or portion of the lands conveyed by a deed from William Haughn and wife to Stuart Nowe dated January 5, 1936, and recorded at the Registry of Deeds Office, Bridgewater,

- Page Four -

in Book 102, page 249 under number 360.

Also being a piece or portion of the first lot described in a deed from Evalyn Nowe as guardian of Gerald Nowe to Shirley Bernice Nowe dated May 30, 1980, and recorded at the Registry of Deeds Office, Bridgewater, on June 13, 1980, in Book 283, Page 570, under Number 167.

Plan No. 49-801 prepared by A. & E. Turner & Associates is filed at the Registry of Deeds Office, Bridgewater, N.S. under Number P-3500.

Schedule "A" continued

BEING AND INTENDED to be all those lands and premises and any and all interest(s) in any lands and premises wheresoever situate currently owned by the Grantor, Edmund Saunders.

SCHEDULE "A"

FIRST

ALL AND SINGULAR that certain lot of lands and premises conveyed by Effie Rebecca Ernst to Keith Lorraine Ernst by Deed dated the 18th day of July, A.D. 1972, duly recorded at the Office of the Registry of Deeds, Bridgewater, Nova Scotia, in Book 160, at Page 378, under Number 119, and therein described as follows:

"ALL THAT LAND at Mader's Cove in the County of Lunenburg and Province of Nova Scotia, being Lot Number 2 and Lot Number 4 described in a conveyance from Edmund Deal to Sidney Ernst dated the 14th of December, 1932, and recorded at Bridgewater on the 20th of December, 1932, in Book 100 at Page 523 under Number 825, those lots being described in that conveyance as follows:

Lot 2 - Bounded on the South by lands of Murray Mader, on the East and North by lands of Titus Ernst and (crossing the R & S W. R) by lands of Daniel Slaunwhite on the West. }

Lot 4 - A wood lot bounded by the railroad on the East by lands of George and William Mader on the North, by lands of Daniel Slaunwhite on the West and on the South by lands formerly of Hibbert Mader deceased."

SECOND

ALL AND SINGULAR that certain lot of lands and premises conveyed by Robie St. Clair Langille to Keith L. Ernst and Florence Theresa Ernst by Deed dated the 2nd day of February, A.D. 1977, duly recorded at the Office of the Registry of Deeds, Bridgewater, Nova Scotia, in Book 233, at Page 32, under Number 9, and therein described as follows:

"ALL that certain piece, parcel or lot of land situate, lying and being at Blockhouse, in the County of Lunenburg and Province of Nova Scotia and more particularly bounded and described as follows:- BEGINNING at the boundary line of the old Halifax road, so called, and a pin or marker and land of the Grantor and running in a Southwardly direction along land of the Grantor for a distance of One Hundred and Fifty (150') Feet to land of Donald Hirtle and a pin or marker;

THENCE running in an Eastwardly direction along land of Donald Hirtle for a distance of One Hundred and Fifty (150') Feet to land of the Grantor and a pin or marker;

THENCE running in a Northwardly direction along land of the Grantor for a distance of One Hundred and Fifty (150') Feet to the boundary line of the old Halifax road so called, and a pin or marker;

TRENCHE RUNNING in a Westwardly direction along the old Halifax road so called, for a distance of One Hundred and Fifty (150') Feet to the place of beginning.

AND being part of the same land as conveyed to Robie St. Clair Langille by Wilbert Ernst by Deed dated the ninth day of May, A.D. 1975, and recorded in the Office of the Registry of Deeds at Bridgewater, Nova Scotia, on the twenty-fifth day of July, A.D. 1975 in Book 210, at Page 921, under Number 234."

Schedule “A”

PID 60191871

Dated the 29th day of April, 2010.

Edmund Saunders

Grantor

- and -

Joanne Hughes

Grantee

WARRANTY DEED

R. JAMES FILLITER

COADY FILLITER

Barristers and Solicitors

208, 5880 Spring Garden Road

Halifax, Nova Scotia

B3H 1Y1

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- ☐ Print Map

Lat: Long: Scale: Zoom:

Location:

1 Property found

PID: **60487659** Details

AAN: **10401331**

Value: **\$84,500 (2020 RESOURCE TAXABLE)**

Address: **CORNWALL ROAD
MIDDLE NEW CORNWALL**

County: **LUNenburg COUNTY**

Owner: **JOANNE HUGHES**

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.

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TAX SALE REPORTING LETTER

Tax Sale No. 249

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 4, 2020

Name: Worthing, Russell Allison

Assessment Account No: 10523354

Property: PID 60456761 – No. 332 Highway, Middle LaHave

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Russell Allison Worthing is the registered interest holder (owner) of the subject property. Russell Allison Worthing acquired title via deed registered under Document No. 102614519 at the Lunenburg County Land Registration Office. The property does not appear to abut the public highway. The parcel registry does not reference the benefit of an easement/right of way to the highway, but the historical description (see deed) does. We have not searched the title, extent, or usage of any historical easement/right of way. The paper title appears to be marketable.

Encumbrances:

1. There is a mortgage in favour of Canadian Imperial Bank of Commerce in the face amount of \$194,800.00 and recorded at the Lunenburg County Land Registration Office under Document No. 103170644.

Marital Status: Unknown

Survey: There are no plans on file at the Lunenburg County Land Registration Office. The deed description appears to acknowledge the existence of a survey plan and generally conforms to modern survey 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.

102614519

Mar 8/13

THIS QUIT CLAIM DEED made this 8th day of March, 2013.

BETWEEN:

VILMA PUNAY WORTHING of Bridgewater, in the County of Lunenburg and Province of Nova Scotia,

being the owner of an interest in the lands described in Schedule "A" herein (hereinafter called the "**GRANTOR**")

- and -

RUSSELL ALLISON WORTHING of Middle LaHave, in the County of Lunenburg and Province of Nova Scotia,

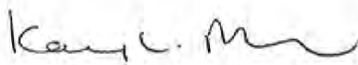
(hereinafter called the "**GRANTEE**")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor hereby releases and quits claim to the Grantee all the interest of the Grantor in the lands described in Schedule "A" annexed hereto, and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

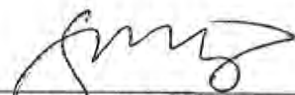
IN THIS QUIT CLAIM DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Quit Claim Deed shall be read with all appropriate changes of number and gender.

IN WITNESS WHEREOF the 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



)
)
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VILMA PUNAY WORTHING



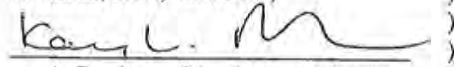
CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT OF MATRIMONIAL STATUS

I, Vilma Punay Worthing, of Bridgewater, in the County of Lunenburg and Province of Nova Scotia, oath and say as follows:

1. **THAT** I am the Grantor in the foregoing Quit Claim Deed and I am of the full age of nineteen (19) years.
2. **THAT** I am now, and intend to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada).
3. **THAT** for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) 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.
 - (iv) is a party to a registered domestic-partner declaration made in accordance with Section 53 of the Vital Statistics Act (Nova Scotia) but does not include a former domestic partner.
4. **THAT** Russell Allison Worthing is my spouse and I have no other spouse as defined herein and I am not a party to a registered or unregistered domestic partnership declaration. That I am executing this deed in furtherance of a Separation Agreement bearing the same date hereof.
5. **THAT** I do not have a former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act (Nova Scotia).

SEVERALLY SWORN to at Bridgewater)
in the County of Lunenburg and)
Province of Nova Scotia this 8th day)
of March, 2013, before me,)


A Barrister of the Supreme Court)
of Nova Scotia)

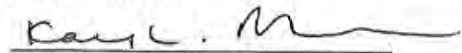
BRENT H. SILVER

KAY L. RHODENIZER


VILMA PUNAY WORTHING

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I hereby certify that on this 8th day of March, 2013, Vilma Punay Worthing, one of the parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered the said Indenture in my presence and I have signed as a witness to such execution.


A Barrister of the Supreme Court
of Nova Scotia

BRENT H. SILVER

KAY L. RHODENIZER

SCHEDULE "A"

DEED DESCRIPTION

Nova Scotia Grid Meridian

PROPERTY OF
RUSSELL A. WORTHING & GRETA J. WORTHING

ALL and singular that certain parcel or tract of land situated, lying and being at Middle Lallave in the County of Lunenburg, Province of Nova Scotia and being designated property of Russell A. Worthing and Greta J. Worthing on plan of survey #W-73 prepared by Lester W. Barrigan, Nova Scotia Land Surveyor #409 dated the 13th day of September, 1989 which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the division line with the 30-acre lot so called which said point marks the most Southern corner of the herein described lot and the most Western corner of property of Charles E. Walters.

THENCE from said point so located North Fifty-five degrees Ten minutes Fourteen seconds West ($N55^{\circ}10'14''W$) along the 30-acre lot so called Two hundred Sixty-three decimal Fourteen feet ($263.14'$) more or less to a survey marker.

THENCE Northwesterly along the several and varying courses of an old blazed line marking the Southeastern sideline of property of Allan R. Smith to a survey marker set at the beginning of a large swamp, boundary lines between the last two mentioned survey markers described as North Forty-eight degrees Fifty-nine minutes Sixteen seconds East ($N48^{\circ}59'16''E$) for a distance of Six hundred Fifty-two decimal Zero Nine feet ($652.09'$) more or less; North Forty-six degrees Eleven minutes Twenty-two seconds East ($N46^{\circ}11'22''E$) for a distance of Eighty-four decimal Zero Seven feet ($84.07'$) more or less; North Forty-four degrees Fifty-one minutes Sixteen seconds East ($N44^{\circ}51'16''E$) for a distance of One hundred Sixty-four decimal Thirty-nine feet ($164.39'$) more or less; North Forty-nine degrees Twenty-two minutes Ten seconds East ($N49^{\circ}22'10''E$) for a distance of One hundred Eighty-six decimal Twenty-nine feet ($186.29'$) more or less; North Forty-nine degrees Forty-nine minutes Forty-six seconds East ($N49^{\circ}49'46''E$) for a distance of Two hundred Two decimal Eighty-four feet ($202.04'$) more or less;

North Forty-seven degrees Eight minutes Fifty-two seconds East (N47°08'52"E) for a distance of One hundred Twenty-four decimal Seventy-one feet (124.71') more or less; North Forty-six degrees Twenty-five minutes Forty seconds East (N46°25'40"E) for a distance of Two hundred Thirty-one decimal Thirty-eight feet (231.38') more or less; North Forty-six degrees Twenty-one minutes Four seconds East (N46°21'04"E) for a distance of One hundred Sixty-two decimal Sixty-one feet (162.61') more or less; North Fifty-one degrees Twenty-three minutes Sixteen seconds East (N51°23'16"E) for a distance of One hundred Eighty-two decimal Seventy-five feet (182.75') more or less; North Forty-seven degrees Twenty-three minutes Sixteen seconds East (N47°23'16"E) for a distance of One hundred Fifty decimal Forty-four feet (150.44') more or less; North Forty-six degrees Twenty-nine minutes Twenty-eight seconds East (N46°29'28"E) for a distance of One hundred Twenty-eight decimal Forty-six feet (128.46') more or less; North Forty-five degrees Twenty-two minutes Thirty-four seconds East (N45°22'34"E) for a distance of Two hundred Five decimal Seventy-six feet (205.76') more or less; North Fifty-one degrees Seven minutes Twenty-eight seconds East (N51°07'28"E) for a distance of Two hundred Twenty-eight decimal Eighty-seven feet (228.87') more or less; North Forty-eight degrees Fifty-six minutes Ten seconds East (N48°56'10"E) for a distance of Two hundred Seventy-four decimal Thirty-four feet (274.34') more or less; North Forty-six degrees Forty-eight minutes Twenty-two seconds East (N46°48'22"E) for a distance of One hundred Seventy-four decimal Thirty-seven feet (174.37') more or less and North Forty-eight degrees Twenty-one minutes Twenty-two seconds East (N48°21'22"E) for a distance of Three hundred Fifty decimal Zero Five feet (350.05') more or less.

THENCE continuing North Forty-eight degrees Twenty-one minutes Twenty-two seconds East (N48°21'22"E) across a large swamp Six hundred Seventy feet (670') more or less to a point on the base

THENCE Southeasterly along the base line so called along property of owners unknown an estimated distance of Two hundred Sixty-two feet (262') more or less to a point marking the most Eastern corner of the herein described lot.

THENCE South Forty-eight degrees Eleven minutes Forty seconds West (S 48° 11' 40" W) along property of Charles E. Walters passing through said swamp Seven hundred Eighteen feet (718') more or less to a point marked by a survey marker.

THENCE continuing South Forty-eight degrees Eleven minutes Forty seconds West (S 48° 11' 40" W) along property of Charles E. Walters Thirty-four hundred Forty-one decimal Forty-one feet (3,441.41) more or less to a survey marker marking the place of beginning.

The herein described lot of land contains by estimation Twenty-two (22) acres.

Together with a free and unobstructed right of way to be used in common with others having a similar right of way over the base line road so called leading from the Public Highway commonly called the Grimm Road authority No. 404 and extending to and along the Southwestern side of the herein described lot as by reference to Plan of Survey hereinbefore named will more fully appear. Also subject however, to any right of way which may exist over the base line road crossing the herein described lot as by reference to plan of survey hereinbefore named will more fully appear.

Together with all other easements appurtenant to the herein described lot of land. (For further reference see Agreement and Plan among Catherine Richard, Simeon Richard and others dated the 29th day of July, 1865 and filed at the Registry of Deeds, Bridgewater, Nova Scotia under Plan No. 69.)

Being and intended to be the second lot as described in a deed from Greta J. Worthing to Greta J. Worthing and Russell A. Worthing dated the 1st day of March, 1909, recorded at the Registry of Deeds, Bridgewater, Nova Scotia the 2nd day of March, 1909 in Book 444 at Page 877.



#103170644
May 31/13
9963-2007/05

Russell Allison WORTHING

Schedule A
Property

60184710, 60456761

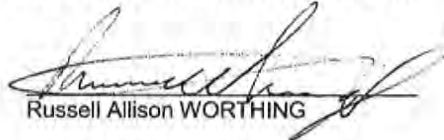
CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

DECLARATION OF SPOUSAL STATUS

I, Russell Allison WORTHING of 5176 Middle Lahave NS herein state that:

1. I am nineteen years of age or older and am resident of Canada under the *Income Tax Act* (Canada).
2. (a) For the purpose of this declaration, "spouse" means either of a man and woman who:
 - i. are married to each other,
 - ii. are married to each other by a marriage that is voidable and has not been voided by a declaration of nullity, or
 - iii. 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.
- (b) For the purpose of this declaration "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
3. As of the date hereof I, Russell Allison WORTHING am a spouse, and my spouse is Vilma Punay Worthing, who has released her interest in the property described in Schedule A, by Quit Claim Deed dated the 8th day of March 2013 . And I have no other:
 - (1) former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (2) former spouse with rights under the *Matrimonial Property Act*.

Dated: May 1, 2013


Russell Allison WORTHING



Search Provincial Map Bulletin Board Help



Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	60456761	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	22.0 ACRE(S)	Parcel Access	NO ACCESS	Manag. Unit	MU1205
Lot		Created	Mar 26, 1986 12:00:00AM	Manner of Tenure	NOT APPLICABLE
PCCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNenburg		
LR Status	LAND REGISTRATION	LR Date	May 31, 2013 09:50:12AM		

Location	County	Primary Location	Source
NO 352 HIGHWAY MIDDLE LANAIVE	LUNenburg COUNTY	Yes	Not Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
10523354	\$3,860 (2020 RESOURCE TAXABLE)	626	600	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
RUSSELL ALLISON WORTHING	FEE SIMPLE	5176 NUMBER 332 HWY MIDDLE LANAIVE NS CA B4V 3J3	DEED	2013	102614510 View Form View Doc		Mar 06, 2013	Yes

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found							

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
CANADIAN IMPERIAL BANK OF COMMERCE	MORTGAGEE	POST OFFICE BOX 199 BRIDGEWATER NS CA B4V 2W8	MORTGAGE	2013	103170844 View Form View Doc		May 31, 2013

Parcel Description

ALL AND SINGULAR that certain parcel or tract of land situated lying and being at Middle Lalanve, County of Lunenburg, Province of Nova Scotia and being designated property of Russell A. Worthing and Greta J. Worthing on plan of survey W73 prepared by Lester W. Berrington, Nova Scotia Land Surveyor #09 dated the 13th day of September, 1989 which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the division line with the 30 acre lot so called which said point marks the most Southern corner of the herein described lot and the most Western corner of property of Charles E. Walters,

THENCE from said point so located North 55 degrees 10 minutes 14 seconds West along the 30 acre lot so called 263.14 feet more or less to a survey marker;

THENCE Northeasterly along the several and varying courses of an old blazed line marking the Southeastern sideline of property of Allan R. Smith to a survey marker set at the beginning of a large swamp, boundary lines between the last two mentioned survey markers described North 46 degrees 59 minutes 16 seconds East for a distance of 652.09 feet more or less, North 46 degrees 11 minutes 22 seconds East for a distance of 84.07 feet more or less, North 44 degrees 51 minutes 16 seconds East for a distance of 164.39 feet more or less, North 49 degrees 22 minutes 10 seconds East for a distance of 186.29 feet more or less, North 49 degrees 49 minutes 46 seconds East for a distance of 202.84 feet more or less, North 47 degrees 04 minutes 52 seconds East for a distance of 124.71 feet more or less, North 46 degrees 25 minutes 40 seconds East for a distance of 231.36 feet more or less, North 46 degrees 21 minutes 04 seconds East for a distance of 162.61 feet more or less, North 51 degrees 23 minutes 16 seconds East for a distance of 182.75 feet more or less, North 47 degrees 23 minutes 36 seconds East for a distance of 150.44 feet more or less, North 46 degrees 29 minutes 28 seconds East for a distance of 128.46 feet more or less, North 45 degrees 22 minutes 34 seconds East for a distance of 205.76 feet more or less, North 51 degrees 7 minutes 28 seconds East for a distance of 228.07 feet more or less, North 48 degrees 56 minutes 10 seconds East for a distance of 274.34 feet more or less, North 46 degrees 46 minutes 22 seconds East for a distance of 174.37 feet more or less, North 48 degrees 21 minutes 22 seconds East for a distance of 350.05 feet more or less,

THENCE continuing North 46 degrees 21 minutes 22 seconds East across a large swamp 670 feet more or less to a point on the base line,

THENCE Southeasterly along the base line so called along property of owners, unknown an estimated distance of 262 feet more or less to a point marking the most Eastern corner of the herein described lot,

THENCE South 48 degrees 11 minutes 40 seconds West along property of Charles E. Walters passing through said swamp 718 feet more or less to a point marked by a survey marker,

THENCE continuing South 48 degrees 11 minutes 40 seconds West along property of Charles Walters 3441.41 feet more or less to a survey marker marking the place of beginning.

The herein described lot of land contains by estimation 22 acres.

BEING AND INTENDED to be the second lot as described in a Deed from Greta J. Worthing to Greta J. Worthing and Russell A. Worthing dated the 1st day of March, 1989, recorded at the Registry of Deeds, Bridgewater, Nova Scotia the 2nd day of March, 1989 in Book 444 at Page 877.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel originates with an instrument (registration details below) and the subdivision is validated by Section 291 of the Municipal Government Act

Registration District: LUNenburg COUNTY
Registration Year: 1946
Book: 110 Page: 273 Document Number: 435

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
No Non Enabling Documents Found						

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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No Non Enabling Plans Found

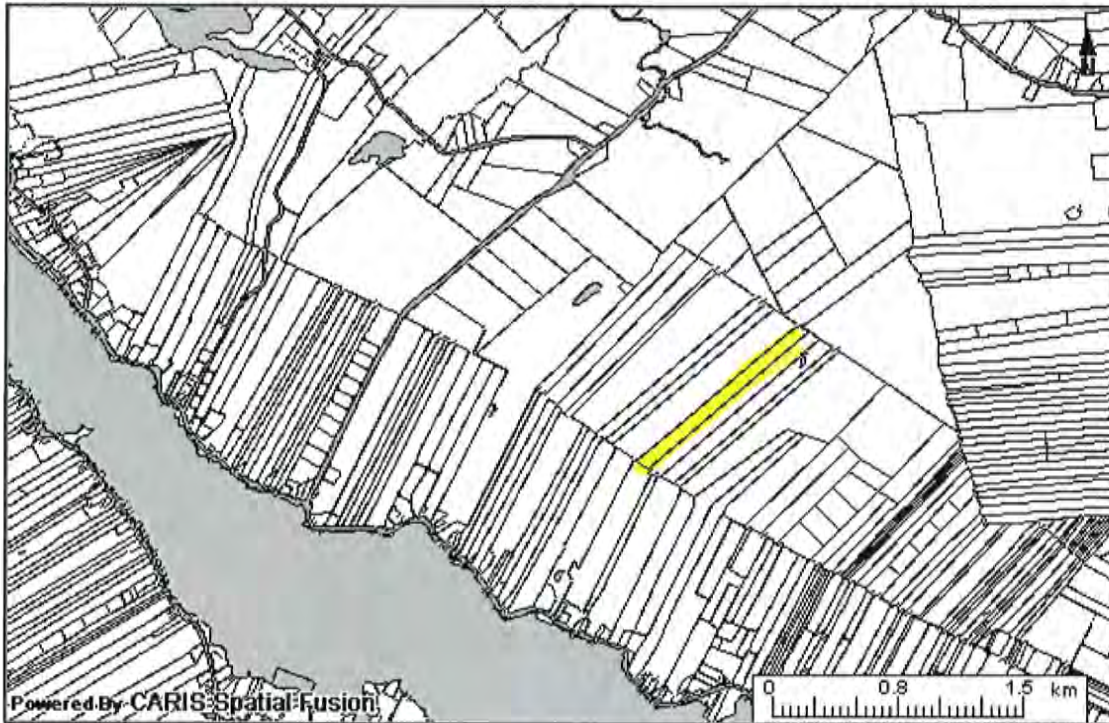
AFR Bundles					
Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					
Parcel Relationships					
Related PID	Type of Relationship				
No Related PIDs Found					

This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests (*Land Registration Act* subsection 20(1)).

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel (*Land Registration Act* subsection 21(1)).



Property Online Map

Date: **Sep 4, 2020 11:40:44 AM**

PID:	60456761	Owner:	RUSSELL ALLISON WORTHING	AAN:	10523354
County:	LUNENBURG COUNTY	Address:	NO 332 HIGHWAY MIDDLE LAHAVE	Value:	\$3,800 (2020 RESOURCE TAXABLE)
LR Status:	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 2.0

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