

TAX SALE REPORTING LETTER

Tax Sale No. 42

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 25, 2022

Name: NICHOLAS, Verna

Assessment Account No: 03501833

Property: PID 60278884, Spruce Drive, Parkdale

Title: I have carried out title investigations. The title is not land registered. There is evidence that Verna Nicholas is the owner of the subject property. Ronald Nicholas and Verna K. Nicholas acquired title as joint tenants via deed registered in Book 204 at Page 559 filed at the Lunenburg County Land Registration Office. However, Ronald Nicholas appears to be deceased as of 2008 (see obituary) and Verna K. Nicholas (the then surviving joint tenant) appears to be deceased as of 2021. There are no records of any probate documents filed for Verna K. Nicholas at the Lunenburg County Land Registration Office (or otherwise) and without a grant of probate, we do not know who the heirs of Verna K. Nicholas may be. Therefore, title is not marketable. The subject lands do not appear to abut the public highway, and the deed description does not reference the benefit of any access. The description also references the burden of restrictive covenants. We have not searched the title, extent or usage of any such covenants.

Encumbrances: None.

Marital Status: N/A: deceased.

Survey: There are two survey plans on file (P-976 and P-979) at the Lunenburg County Land Registration Office of the subject lot (Lot 34). The plans 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.

Back to Search Results

Map Actions

- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select

Clear Selection

Center Selection

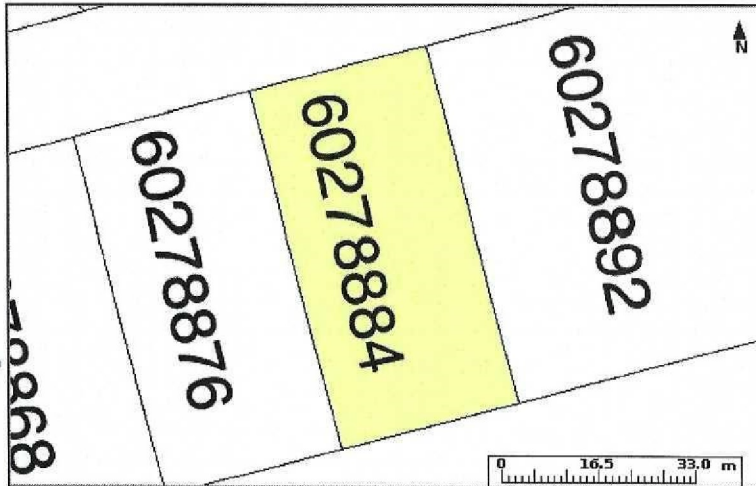
Map Layers

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

Refresh Map

Map Controls

- NS Overview
- Locator Map
- Print Map



Lat: Long: Scale: 801 Go 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: 60278884 Details
 AAN: 03501833
 Value: \$8,000 (2022 RESIDENTIAL TAXABLE)
 Address: SPRUCE DRIVE
 PARKDALE
 LOT 34
 County: LUNENBURG COUNTY
 Owner: VERNA NICHOLAS
 LR: NOT LAND REGISTRATION

Property Online version 2.0

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Compression: Off



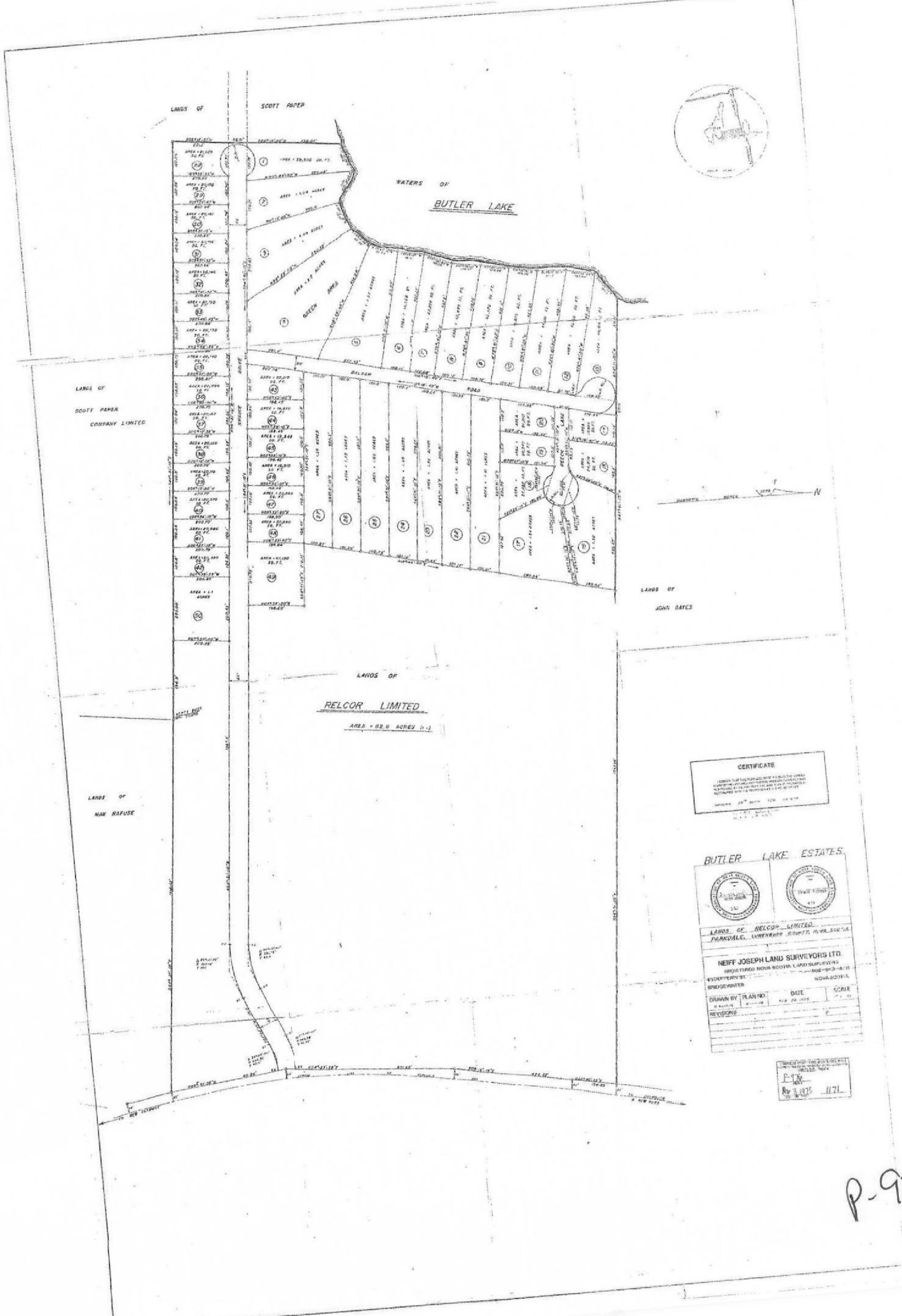
Ronald Nicholas

June 08, 1934 - September 18, 2008

Nicholas, Ronald - Peacefully, at his home surrounded by his family on Thursday, September 18, 2008 at the age of 74 years. Beloved husband of Verna (nee Gibbons) of Trenton. Loving father of Marilyn Nicholas-Dahan of Brampton, Ronald Nicholas & his wife Shelley of Frankford and Marlene Tremblay & her husband Lloyd of Minto, New Brunswick. Dear grandfather of Taylor, Jamie, Raymond, Genevieve, Donnie and Nicholas. Survived by his siblings Stella Stelljes of Toronto, Julia Nicholas and Marilyn King both of Victoria, British Columbia, Robert Nicholas & his wife Ramona of Calgary, Alberta, John Nicholas & his wife Donna and James Nicholas & his wife Karen all of Thunder Bay. Predeceased by his twin brother Donald Nicholas (surviving wife Beatrice) and also his sisters Violet, Ellen and Antoinette. Friends may call at the Weaver Family Funeral Home-East Chapel, 29 Bay Street, Trenton on Wednesday, September 24, 2008 from 10:30 - 11:30 a.m. Legion Service, Branch 110 Trenton at 11:30 a.m. followed by memorial service with Padre Sid Horne officiating. Donations to charity of choice would be appreciated by Ron's family. Online guestbook & condolences at weaverfuneralhomes.com

NICHOLAS, Verna Kathleen (née Gibbons)

Passed away peacefully at Crown Ridge Nursing Home, Trenton on Monday, April 12, 2021 at the age of 86. Beloved wife of the late Ronald Nicholas for 52 beautiful years. Loving mother of Marilyn Nicholas -Dahan, Ron Robert Nicholas and his wife Shelley and Marlene Nicholas. Proud grandmother of Raymond Dahan, Genevieve Dahan and her spouse Kyle, Taylor Nicholas and his wife Laura, James Nicholas, Nicholas Tremblay and his fiancée Chelsey and Donald Tremblay. Cherished sister of David Gibbons (Arley) and Marlene Gillespie (Mal). Predeceased by her brothers S. Frances "Frankie" Gibbons, Charles "Chuck" Gibbons and her sister Louise Devey. Verna will be truly missed by nieces, nephews, extended family and many friends. Verna will be remembered for her smile at the TD Bank and Scotiabank located both in Trenton. Verna was born and raised in Fort William, Ontario. She was described as athletic in her youth and was an avid water skier. After meeting and marrying Ron, they traveled with the Canadian Forces around the world, including Europe where one of her daughters was born. Verna supported her children all throughout life and was a true fixture for many years at the Trenton Arena for her children's hockey and figure skating. Verna enjoyed golfing, she was a talented seamstress, loved cooking but most of all she truly loved entertaining and spending time with her friends and family. Keeping with Verna's wishes, cremation has taken place. Arrangements are entrusted with Weaver Life Centre - East, 29 Bay St. Trenton. Thank you to all the staff at the Golden Pond Retirement Home, Codrington, The Heart of Hastings Hospice, Madoc and the Crown Ridge Nursing Home for all their care and support. A special thank you to Catherine for her many years of devoted care and all Verna's friends and family for their kind words, love and support throughout every aspect of her life. In lieu of flowers, a donation may be made to CNIB Foundation.



CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED LOTS ARE THE UNDIVIDED SHARES OF THE BUTLER LAKE ESTATES AS SHOWN ON THE PLAN HEREON ACCORDING TO THE RECORDS OF THE DISTRICT OFFICE.
 REGISTERED SURVEYOR
 BRIDGEWATER, N.S.W.

BUTLER LAKE ESTATES

LANDS OF RELCOR LIMITED
 PARKDALE, WESTMOUNT, DISTRICT OF BRIDGEWATER

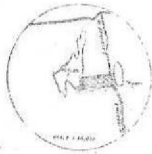
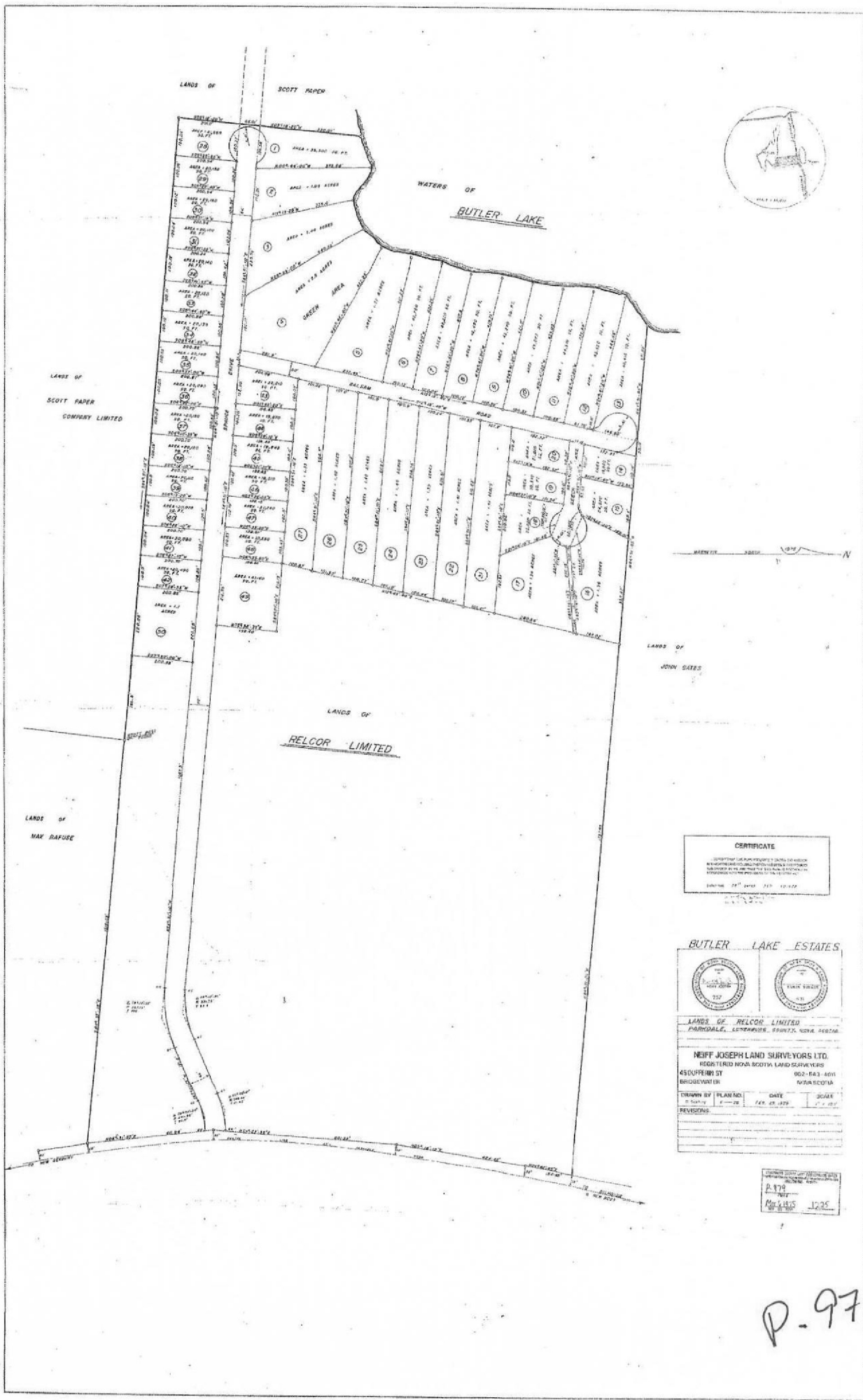
NEFF JOSEPH LAND SURVEYORS LTD.
 REGISTERED SURVEYORS
 BRIDGEWATER, N.S.W.

DRAWN BY: JEAN ROO DATE: 1/20/76 SCALE: 1" = 100'

REVISIONS:

REGISTERED SURVEYORS
 BRIDGEWATER, N.S.W.
 No. 31075 1171

P-976



CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT RESPECTING THE REGISTRATION OF LAND SURVEYS.
 REGISTERED SURVEYOR
 BRIDGEWATER, N.S.

BUTLER LAKE ESTATES

LANDS OF RELCOR LIMITED
 PARMOULE, COMPTONVILLE, BRIDGEWATER, NOVA SCOTIA

NEFF JOSEPH LAND SURVEYORS LTD.
 REGISTERED NOVA SCOTIA LAND SURVEYORS
 450 DUFFERIN ST BRIDGEWATER NOVA SCOTIA
 902-843-4611

DRAWN BY	PLANNED	DATE	SCALE
		24th FEB 1978	1" = 100'
REVISIONS			

NOVA SCOTIA
 P. 978
 1225

P-979

No.	117
Recorded	9.00 A.M.
25 day of	March 19 75

BUTLER LAKE ESTATES

Lot Number 34

THIS INDENTURE made this 14th day of MARCH

A.D., 1975

BETWEEN:

RELCOR LIMITED, a body corporate, with head office at Dartmouth, in the County of Halifax, Province of Nova Scotia, hereinafter called the "Grantor"

- and -

RONALD NICHOLAS, of Dartmouth, in the County of Halifax, Province of Nova Scotia, and VERNA K. NICHOLAS, his wife, of the same place, as joint tenants and not as tenants in common;

hereinafter called the "Grantee"

WHEREAS the Grantor is the owner of certain lands and premises described as Butler Lake Estates and whereas the Grantor with a view to maintain the general character of all the lands so subdivided, has agreed to enter into mutual covenants with the purchasers of the said building lots with respect to the description of the buildings hereinafter to be erected upon and the use and occupation of the lands so subdivided and has agreed that it should be a general and indispensable condition of the sale of all or any of the lands so subdivided that the several proprietors thereof for the time being should observe and abide by the several stipulations, restrictions and provisions set forth in Schedule "A" hereto.

WITNESSETH that in consideration of One Dollar of lawful money of Canada and in consideration of the stipulations, restrictions, and provisions set forth in Schedule "A" hereto, and other good and valuable consideration to the Grantor in hand well and truly paid by the Grantee at or before the en sealing and delivery of this Conveyance, the receipt whereof is hereby acknowledged, the Grantor hereby conveys all the lands described in Schedule "B" hereto annexed to the Grantee.

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, and that the Grantor will procure such further assurances as may be reasonably required.

THE GRANTEE takes such lands upon the express understanding that such lands form part of Butler Lake Estates, a planned development being made by the Grantor upon certain of its lands at Butler Lake, Lunenburg County, which development is intended to include areas of land the use of which is restricted to single family detached dwellings and other areas of land which will be conveyed by the Grantor subject to restrictive covenants appropriate for their respective intended use.

AND THE GRANTEE COVENANTS with the Grantor and with the owner or owners from time to time of all other lots in Butler Lake Estates aforesaid, which the Grantor may have heretofore or may hereafter convey subject to stipulations, restrictions, and provisions substantially similar to those herein referred to, to the intent that the burden of this covenant may be annexed to and devolve with each lot so shown or conveyed and every part thereof, other than the lot hereby conveyed, that he, the said Grantee, will observe the stipulations, restrictions and provisions set out in Schedule "A" hereto annexed; provided however that neither the Grantee nor his representative shall be liable for any breach of such stipulations, restrictions and provisions committed upon any part of the lands hereby conveyed after he or they have parted with all interest in the lands or such part thereof.

THIS CONVEYANCE shall be read with all changes of number and gender necessary.

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

SIGNED, SEALED AND DELIVERED
- in the presence of -

(Corporate Seal)
RELCOR LIMITED

Linda J. Rhoda
As to Relcor Limited

Per: [Signature]

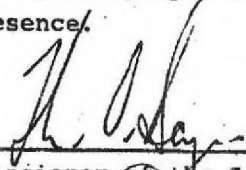
John LeBlanc
As to the Grantees

Ronald Nicholas
RONALD NICHOLAS

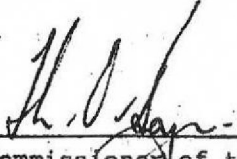
Verna K. Nicholas
VERNA K. NICHOLAS

PROVINCE OF NOVA SCOTIA
 COUNTY OF HALIFAX SS

ON THIS 14th day of March, A.D., 1975,
 before me, the subscriber personally came and appeared
 Linda S. Rhuda, a subscribing witness to the foregoing In-
 denture, who having been by me duly sworn, made oath and said
 that RELCOR LIMITED, one of the parties thereto, caused the same
 to be executed in its name and in its behalf and at the same
 time caused its corporate seal to be thereto affixed by
 Bruce McDow, its President, its proper officer duly
 authorized in that behalf in her presence.


 A Commissioner of the Supreme
 Court of Nova Scotia
 THOMAS O. BOYNE
 A Barrister of the Supreme
 Court of Nova Scotia

ON THIS 21st day of March, A.D., 1975,
 before me, the subscriber personally came and appeared
 John de Blaine, a subscribing witness to the foregoing In-
 denture, who having been by me duly sworn, made oath and said
 that RONALD NICHOLAS & VERNA K. NICHOLAS^{TWO} of the parties thereto,
 signed, sealed and delivered the same in his presence.


 A Commissioner of the Supreme
 Court of Nova Scotia

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

SCHEDULE "A"

RELCOR LIMITED

Butler Lake Estates

Subject to the following stipulations, restrictions and provisions:

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.

- 2 -

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) will 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. When more than 50% of the lots have been sold in this development the Purchaser agrees to become a member of a lot owners' association which association will take title in fee simple to the roads subject to the usual restrictions and which association will then be responsible for maintenance and upkeep of the aforesaid roads and for collecting the annual fees for such road upkeep and maintenance.

8. In the event that the Purchaser (or the Grantee) assigns or conveys the lands herein described, the Vendor or Grantee shall require the Purchaser of the lands to execute covenants and all restrictions equivalent to the covenants contained herein.

SCHEDULE "B"

Lot Number 34

Butler Lake Estates

ALL that certain lot of land situate, lying and being at Butler Lake, in the County of Lunenburg, Province of Nova Scotia, being lot number 34 of Butler Lake Estates as shown on a plan drawn up by Neiff Joseph Land Surveyors Limited, dated the 28th day of February, 1975, which said lot may be more particularly described as follows:

BEGINNING at a point on the southern boundary of Spruce Drive at the northeast corner of lot number 33;

THENCE south zero five degrees forty-five minutes forty seconds west ($S05^{\circ}45'40''W$) for a distance of two hundred point eight six feet (200.86') to the southern boundary of lands of Relcor Limited;

THENCE south eighty-four degrees fifty-one minutes ten seconds east ($S84^{\circ}51'10''E$) for a distance of one hundred point one zero feet (100.10') to the southwest corner of lot number 35;

THENCE north zero five degrees forty-eight minutes fifty-five seconds east ($N05^{\circ}48'55''E$) for a distance of two hundred point eight six feet (200.86') to the southern boundary of Spruce Drive;

THENCE north eighty-four degrees fifty-one minutes ten seconds west ($N84^{\circ}51'10''W$) along the southern boundary of Spruce Drive for a distance of one hundred point three five feet (100.35') to the place of beginning.