

TAX SALE REPORTING LETTER

Tax Sale No. 83

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 23, 2022

Name: Keller, Werner

Assessment Account No: 08188556

Property: PID 60293511, Mines 2 Road, Hebb's Cross, NS

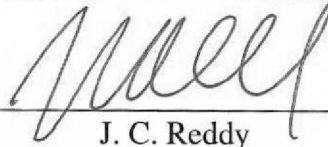
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Werner Keller is the registered interest holder (owner) of the subject property. Werner Keller acquired title via deed registered as document number 93235977 at the Lunenburg County Land Registration Office. The subject property does not abut the public highway. The subject property does not appear to abut the public highway, but the parcel register references the benefit of a right-of-way which appears to reach 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 survey of the subject property on file at the Lunenburg Land Registration Office (as Plan 9168) (the subject lot is Lot D.R.-1). The plan and parcel 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

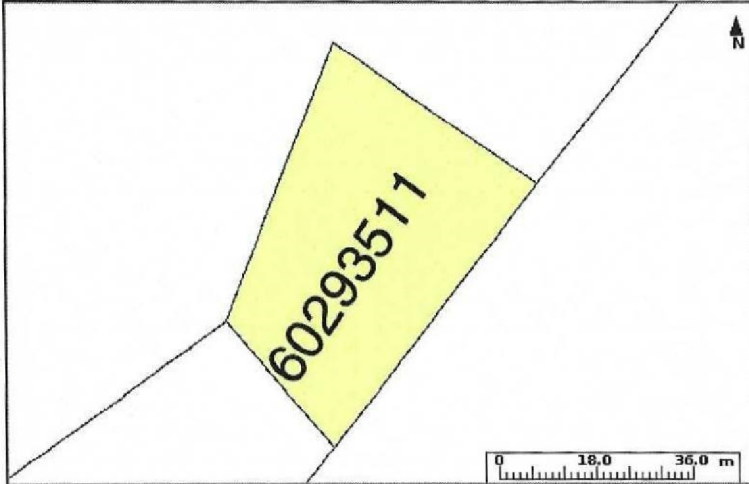
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box
- Monument Select
- Clear Selection
- Center Selection

Map Layers

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

Map Controls

- NS Overview
- Locator Map
- Print Map



Lat: 44-19-10N Long: 64-35-24W Scale: 884 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: **60293511** Details
 AAN: **08188556**
 Value: \$13,500 (2022 RESIDENTIAL TAXABLE)
 Address: MINES 2 ROAD
 HEBBS CROSS
 LOT DR-1
 County: LUNENBURG COUNTY
 Owner: WERNER KELLER
 LR: LAND REGISTRATION

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 Compression: Off



Land Registration View

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

PID	60293511	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	22982.0 SQUARE FEET	Parcel Access	PRIVATE (BY GRANT)	Mailing Unit	MU9933
Lot	LOT DR-1	Created	Sep 13, 1994 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Member of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Apr 21, 2009 03:50:07PM		

Location	County	Primary Location	Source
MINES 2 ROAD HEBBS CROSS	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments
LOC:EAST OF ROAD
MAP:1044300064500

Assessment Account	Value	Tax District	Tax Ward	Tax Base
08188556	\$13,500 (2022 RESIDENTIAL TAXABLE)	030	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
WERNER KELLER	FEE SIMPLE	691 MINES #2 ROAD HEBBS CROSS NS CA B4V 0Y2	DEED	2009	93235977 View Form View Doc		Apr 27, 2009	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
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	1992	9530 View Doc	Book 535 Page 145	Dec 04, 1992
60293495	SERVIENT TENEMENT PID	DEED	1992	9530 View Doc	Book 535 Page 145	Dec 04, 1992

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

Parcel Description: PID 60293511

Place Name: Hebbs Cross

Municipality/ County: Lunenburg County

Designation of Parcel on Plan: Lot D.R. - 1

This is a Plan of Subdivision showing Lot D.K. - 1, property of Donald James Rodenhiser & Carol Abbott Rodenhiser under conveyance to Burland H. Wamboldt at Mill Lake, District of Hebbs Cross, Lunenburg County, Nova Scotia.

Registration County: Lunenburg County

Registration Number of Plan: 9168

TOGETHER WITH A RIGHT-OF-WAY, as described in a deed dated December 2, 1992, from Donald James Rodenhiser and Carol Abbott Rodenhiser to Burland H. Wamboldt, which deed was recorded at the Registry of Deeds in Bridgewater on December 4, 1992, in Book 535 at Pages 145 to 149 as Document number 9530, and therein described as follows:

TOGETHER WITH a free and unobstructed right of way Fifty feet in width to be used in common with the Grantor herein and other persons entitled to use said right of way extending from the Northeastern sideline of public highway 629 to the Northwestern sideline of the herein described lot as by reference to plan of survey hereinbefore named will more fully appear.

MGA Compliance Statement: The parcel complies with the subdivision provisions of Part IX of the Municipal Government Act.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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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	Registration Date
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No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
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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](#)

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APPROVED
 9/16/82
 LESTER W. BERNOIA
 COUNTY CLERK

THIS PLAN IS SUBJECT TO THE RECORDS OF THE
 COUNTY CLERK'S OFFICE AND THE RECORDS OF THE
 COUNTY ENGINEER'S OFFICE. THE COUNTY CLERK'S
 OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF
 THIS PLAN. THE COUNTY ENGINEER'S OFFICE IS
 RESPONSIBLE FOR THE ACCURACY OF THE
 RECORDS OF THE COUNTY ENGINEER'S OFFICE.

DATE: 9/16/82
 TIME: 10:00 AM
 PROJECT: 200-1



9/16
 NOV 9 1982
 005521

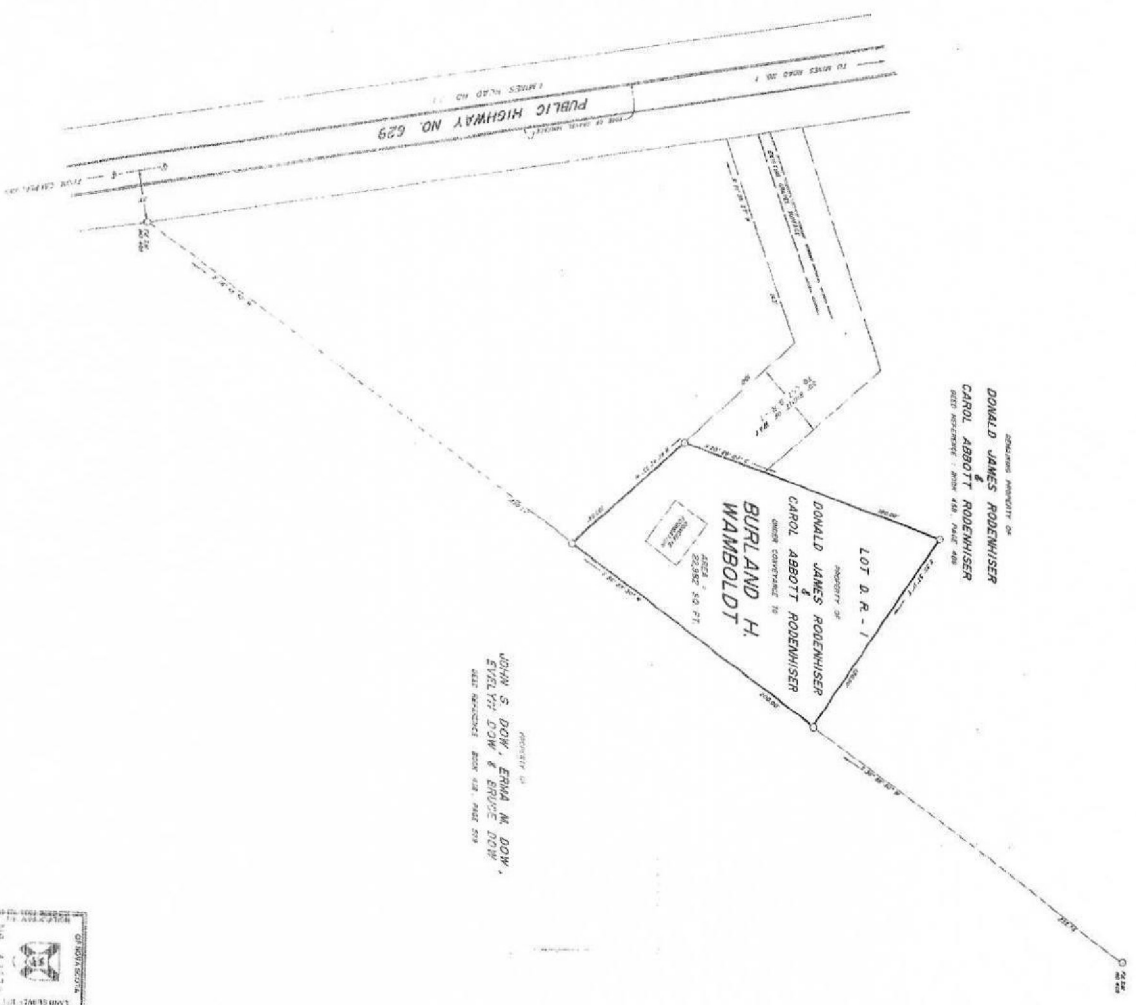
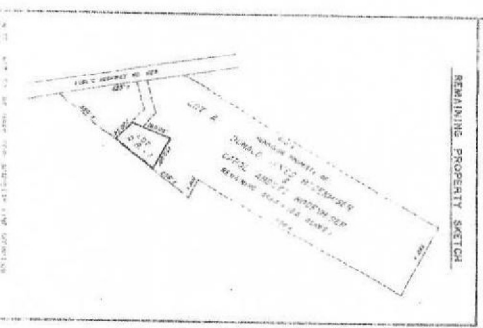
NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES.
 DIMENSIONS SHOWN IN PARENTHESES ARE APPROXIMATE.

OWNER: DONALD JAMES RODENHISER
 DONALD JAMES RODENHISER
 1234 5678 91011

PLANNED BY: DONALD JAMES RODENHISER
 DONALD JAMES RODENHISER
 1234 5678 91011

REVISIONS:
 1. CORRECTED THE AREA OF THE PROPERTY TO 25,382 SQ. FT.
 2. CORRECTED THE PERMITS TO 25,382 SQ. FT.
 3. CORRECTED THE PERMITS TO 25,382 SQ. FT.

APPROVED BY: LESTER W. BERNOIA
 LESTER W. BERNOIA
 1234 5678 91011



#9168

93235977

Apr. 27/09

THIS WARRANTY DEED made this 27th day of April, A.D., 2009.

BETWEEN:

TIMOTHY A. REID, of Bridgewater, in the County of Lunenburg, Province of Nova Scotia, being the owner of the lands described in Schedule "A" herein;

(hereinafter called the "GRANTOR")

OF THE ONE PART

- and -

WERNER KELLER, of the locality of Hebb's Cross, in the County of Lunenburg, Province of Nova Scotia;

(hereinafter called the "GRANTEE")

OF THE OTHER PART

WITNESSETH THAT in consideration of One Dollar (\$1.00) of lawful money of Canada 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 the lands are free from encumbrances, and that the GRANTOR will procure such further assurances as may be reasonably required.

THIS WARRANTY DEED shall be read with all the appropriate changes of number and gender.

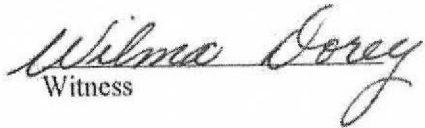
IN WITNESS WHEREOF the Grantor has duly signed and sealed these presents on the day and year first above written.

SIGNED, SEALED & DELIVERED
in the presence of

)
)
)
)
)
)


TIMOTHY A. REID




Witness

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

ON THIS 27th day of April, A.D., 2009, before me, the subscriber personally came and appeared Wilma F. Dorey, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Timothy A. Reid, one of the parties thereto, signed sealed and delivered the same in her presence.

Sharon Dorey
A Commissioner of the Supreme
Court of Nova Scotia
Sharon M. Dorey
a Commissioner of the Supreme
Court of Nova Scotia

GRANTOR'S AFFIDAVIT

I, Timothy A. Reid, of Bridgewater, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. That I am the Deponent in the enclosed Deed and am nineteen years of age or older.
2. That I am now and intend to be at the date of closing, resident in Canada under the *Income Tax Act* (Canada).
3. For the purpose of this Affidavit "spouse" means an individual who:
 - (a) is married to another individual;
 - (b) is married to another individual by marriage that is voidable and has not been voided by a declaration of nullity;
 - (c) has gone through a form of marriage with an individual, in good faith, that is void and they are cohabiting or have cohabited within the preceding year; or
 - (d) is a party to a registered domestic-partner declaration made in accordance with section 53 of the *Vital Statistics Act*, R.S.N.S. 1989, c. 494, as amended, but does not include an individual who becomes a former domestic partner pursuant to subsection 55(1) of the *Act*.
4. The Deponent is not a spouse and has no former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act*.
5. I acknowledge that I executed the foregoing instrument under seal on the date of this affidavit. 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.

SWORN TO at Bridgewater,)
in the County of Lunenburg,)
Province of Nova Scotia, this)
27th, day of April, 2009,)
before me:)
)
)

T.A. Reid
Timothy A. Reid

Sharon Dorey
A COMMISSIONER OF THE
SUPREME COURT OF NOVA
SCOTIA
Sharon M. Dorey
a Commissioner of the Supreme
Court of Nova Scotia

SCHEDULE "A"

PARCEL DESCRIPTION REPORT

2009-04-27 10:31:29

PID: 60293511
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2009-04-16 14:37:06

Parcel Description: PID 60293511

Place Name: Hebbs Cross

Municipality/ County: Lunenburg County

Designation of Parcel on Plan: Lot D.R. - 1

Title of Plan: Plan of Subdivision showing Lot D.R. - 1, property of Donald James Rodenhiser & Carol Abbott Rodenhiser under conveyance to Burland H. Wamboldt at Milipsigate Lake, District of Hebbs Cross, Lunenburg County, Nova Scotia.

Registration County: Lunenburg County

Registration Number of Plan: 9168

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MGA Compliance Statement: The parcel complies with the subdivision provisions of Part IX of the Municipal Government Act.

External Comments:

JAVL

DATED: April 27th, 2009

TIMOTHY A. REID

- to -

WERNER KELLER

WARRANTY DEED

TIMOTHY A. REID
BARRISTER AND SOLICITOR
176 ABERDEEN ROAD
BRIDGEWATER, NOVA SCOTIA
B4V 2S9

Telephone (902)543-1303
Facsimile (902)543-3243