

TAX SALE REPORTING LETTER

Tax Sale No. 70

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 8, 2021

Name: Gerald J. Conrad

Assessment Account No: 05310695

Property: PID 60193281; FishPeddlers Road, Rose Bay, NS

Title: I have carried out title investigations on the subject property. Not land registered. Gerald J. Conrad is the owner of the subject property. Gerald J. Conrad acquired title via a deed in Book 302, Page 226 at the Lunenburg County Land Registration Office. The property appears to abut the public highway and it should be noted that the account appears to contain more than one parcel of land. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown

Survey: There is a Plan of Division filed at Book 70, Page 488 at the Lunenburg County Land Registration Office. As noted above, the account appears to contain more than one lot. Both the deed and description and the Plan of Division do not 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.

No. 63
Recorded 4:00 P.M.
10 th day of Sept., 1981

302/226

THIS WARRANTY DEED made this 8th day of ~~August~~ September 1981, BETWEEN:

ENID A. CONRAD, widow of Titus Eli Conrad, of Lunenburg, in the County of Lunenburg and Province of Nova Scotia,

being the Owner of the lands described in SCHEDULE "A" herein,

hereinafter called the "GRANIOR "

= and =

GERALD JAMES CONRAD, of Hammond's Plains, in the County of Halifax and Province of Nova Scotia,

hereinafter called the "GRANTEE "

WITNESSETH THAT in consideration of ONE DOLLAR and other good and valuable consideration;

THE GRANIOR 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 GRANIOR covenants with the GRANTEE that the GRANTEE shall have quiet enjoyment of the lands, that the GRANIOR 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, that the GRANIOR 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 have hereunto subscribed her signature and affixed her seal the day and year first above written.

SIGNED, SEALED and DELIVERED)
in the presence of)

Gordon L. Conrad)

Enid A. Conrad

ENID A. CONRAD

.....

SCHEDULE "A"

All THAT certain lot, piece or parcel of land in or near Rose Bay, in the County of Lunenburg and Province of Nova Scotia, being more particularly bounded and described as follows:

BOUNDED on the Northwest by lands now or formerly of Samuel Himmelman;

BOUNDED on the Southwest by the base line fo the LaHave Lots, so-called;

BOUNDED on the Southeast by lands now or formerly of Rufus Conrad; and

BOUNDED on the Northeast by the Public Road or lands of Zinck and Winters; the said lands being twenty-seven (27) rods wide on its North-east side.

The lands hereinbefore described are woodland lying generally West from the cross roads at Rose Bay and are and are intended to be the same lands marked Titus Conrad on a Plan of Division dated the 21st day of December, 1912 among Lemuel Conrad, John Conrad, Rufus Conrad, Titus Conrad and James Conrad (the other lot on the aforesaid Plan of Division marked Titus Conrad and shown as 156 feet in width having been previously conveyed by Titus Conrad to Norman Conrad by Deed duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia in Book 107, at Page 177, under No. 306); the aforesaid Plan of Division having been duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia in Book 76, at Page 488, under No. 321.

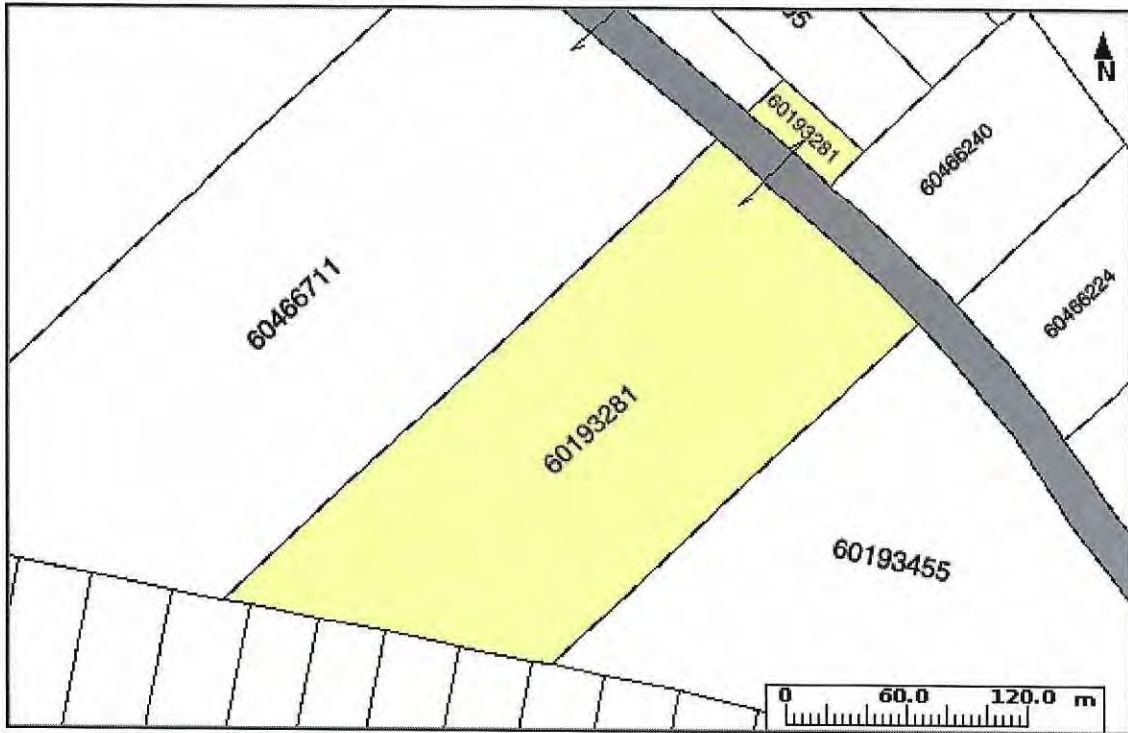
BEING AND INTENDED TO BE that half set off to Titus Conrad of the wood lot devised one-half to Titus Conrad and one-half to Rufus Conrad under the Last Will and Testament of Solomon Conrad dated the 14th day of February, 1912 and duly admitted to Probate at the Court of Probate at Lunenburg, Nova Scotia on the 5th day of November, 1912.

BEING AND INTENDED TO BE all the lands owned by Titus Conrad at the time of his decease.

E. A. G.
B. L. C.

Property Online Map

Date: **Oct 13, 2021 9:14:29 AM**



PID: 60193281	Owner: GERALD J CONRAD	AAN: 05310695
County: LUNENBURG COUNTY	Address: FISHPEDDLERS ROAD	Value: \$3,500 (2021 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION	ROSE BAY	
PID: 60193281	Owner: GERALD J CONRAD	AAN: 05310695
County: LUNENBURG COUNTY	Address: FISHPEDDLERS ROAD	Value: \$3,500 (2021 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION	ROSE BAY	

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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Administrators and assigns that he the said Jacob Weagle his heirs, Executors, administrators or assigns shall and well well and truly pay unto the said Joseph Dimock Jepperson his heirs, Executors, administrators or assigns the said full sum of two hundred dollars of lawful money aforesaid and interest for the same at the days and times after the rate and in the manner mentioned in the foregoing proviso and that after breach of the foregoing proviso, it shall be lawful for the said Joseph Dimock Jepperson his heirs and assigns peaceably and quietly to enter into, hold and enjoy the said granted land and premises without hindrance or disturbance of, from or by any person or persons lawfully claiming the same or any part thereof, and also that the said Jacob Weagle has a good sure, perfect and undoubted estate of inheritance in fee simple in the said land and premises and good right, full power and lawful authority to grant and convey the same in manner and form aforesaid, according to the true intent and meaning hereof, and also that the said Jacob Weagle and his heirs the land and premises unto the said Joseph Dimock Jepperson his heirs and assigns against the lawful claims and demands of all persons shall and well by these presents warrant and forever defend.

In Witness Whereof the parties to these Presents have hereunto set their hands &

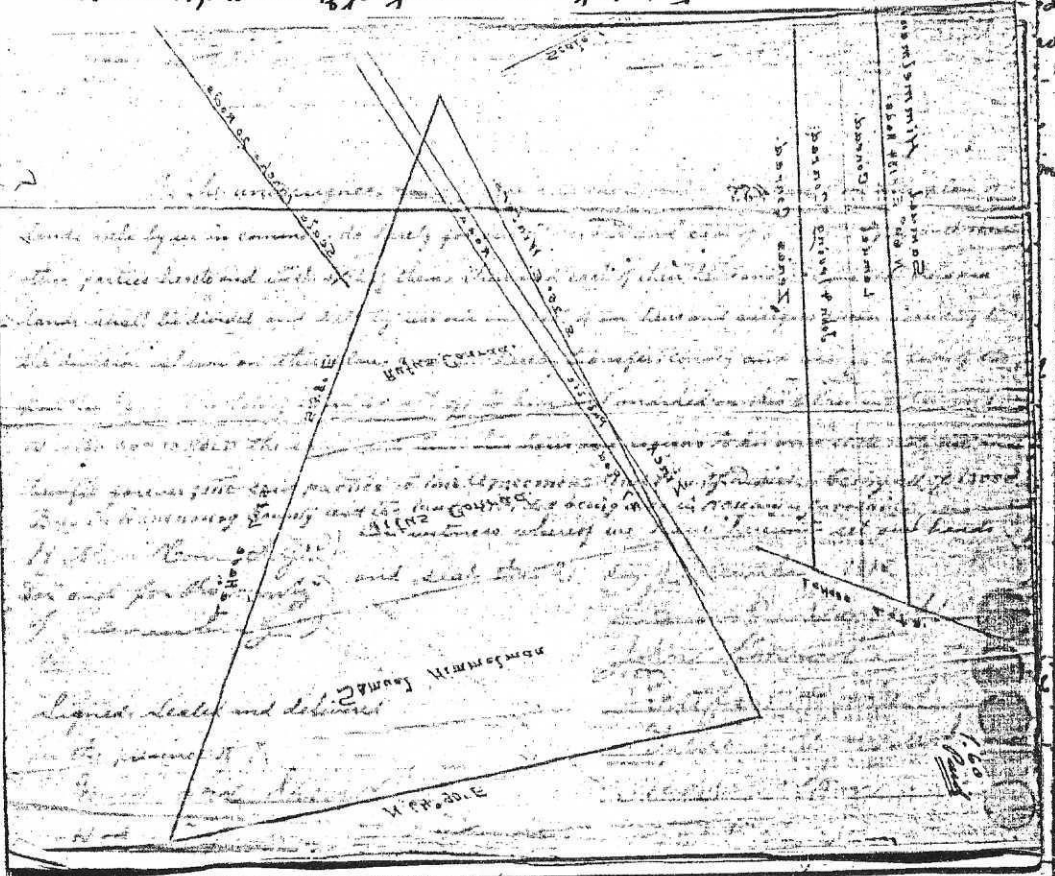
Seals the day and year first above written.

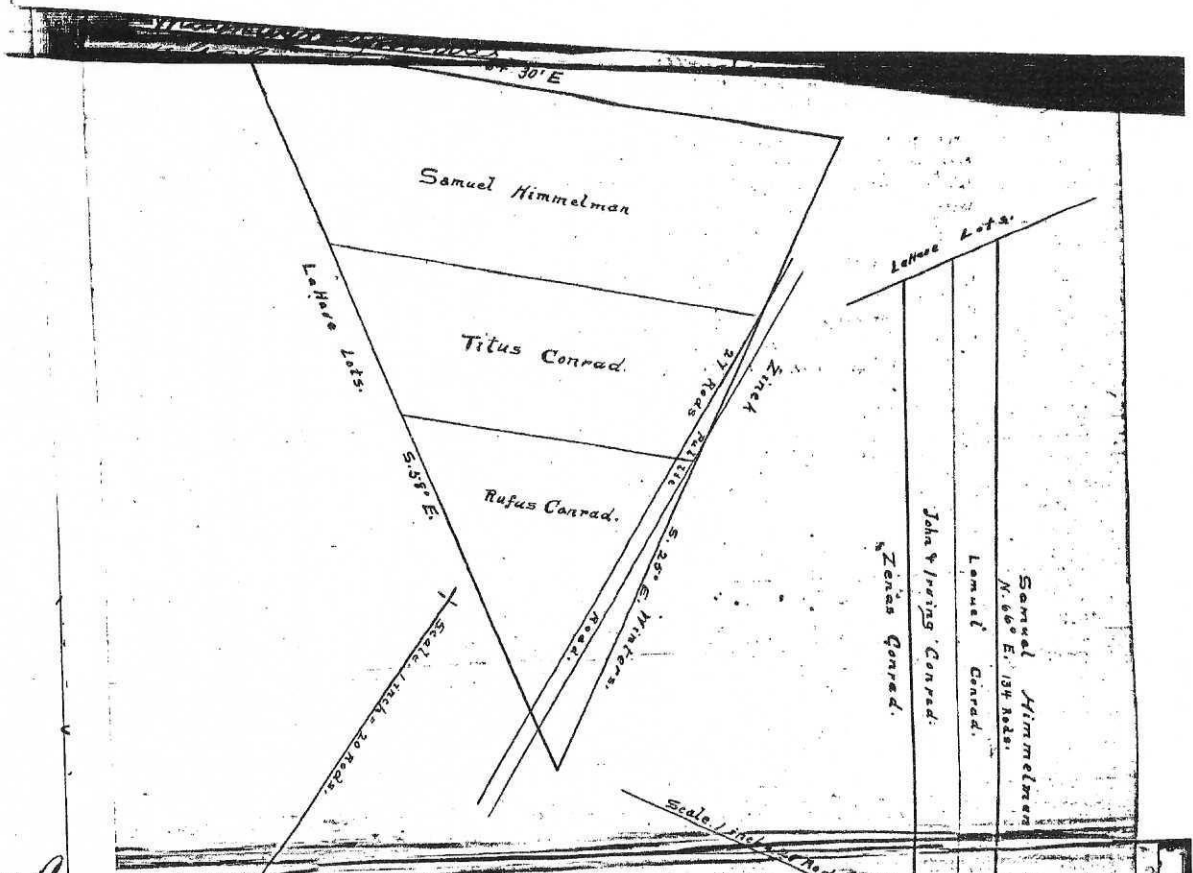
Signed, Sealed & Delivered in the presence of
 Wm. E. Marshall Regr. of Deeds Des. of Liburg. } Jacob Weagle

(45)

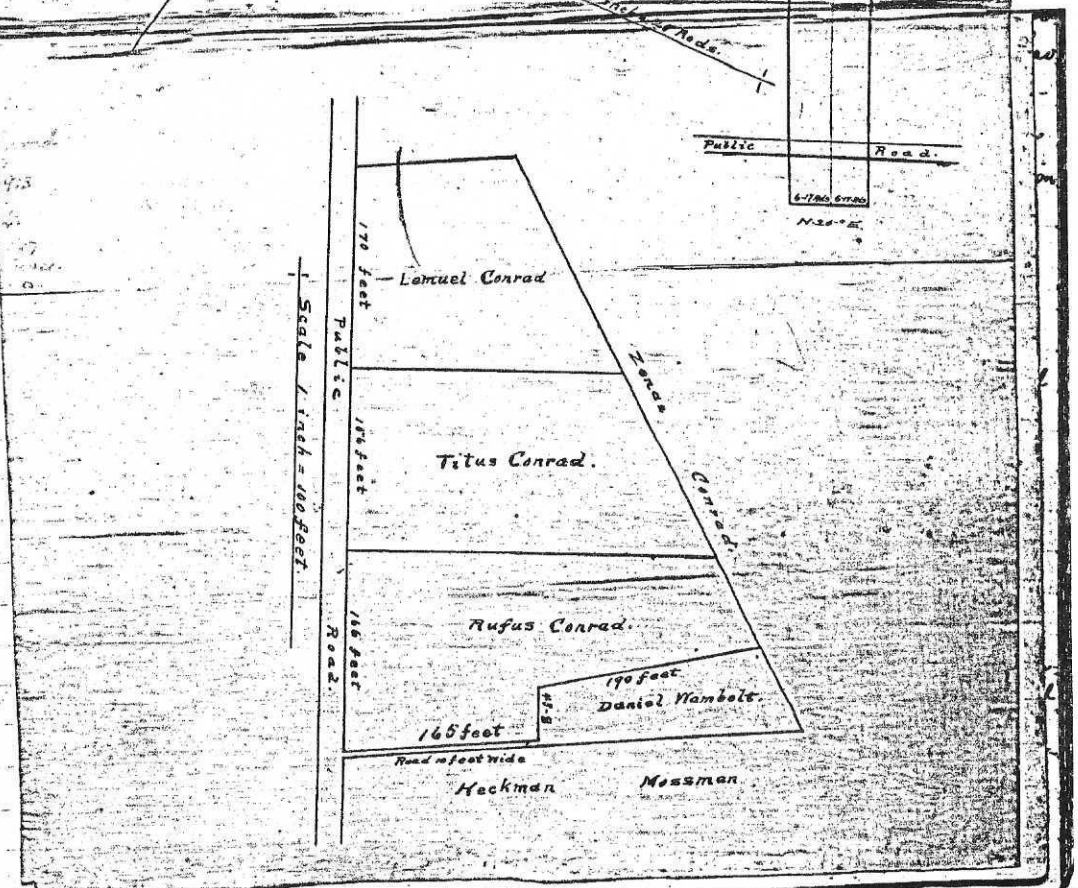
Province of Nova Scotia Be it Remembered that on this 14th day of December A.D. Lunenburg 80. 1912 before me the subscriber personally came and appeared Jacob Weagle a party to the foregoing Indenture who signed, sealed and delivered the same in my presence Strong a witness thereto to which I certify
 Wm. E. Marshall Regr. of Deeds Des. of Liburg.

No. 3221 Plan Regd.
 Between Lemuel J.
 Phipps, Intus & Inm
 Registered Geomant & Cad
 at Lunenburg Nov. 1912
 before a Justice of the Peace





No. 321 Range
 Between Samuel, J.
 Rufus, Titus & John
 Registered January 22nd
 at 9 o'clock am. on the
 estate of a Justice of the



Administrators and assigns that be the said Jacob Weagle his heirs, Executors, admors

SURVEY and PLAN of LAND at ROSEBAY.

by C. H. Starnatt, Prov. Surveyor, Dec-1912

We the undersigned, having agreed to the division as shown on this plan of lands held by us in common, do hereby for ourselves, our and each of our heirs agree with the other parties hereto and with each of them, their and each of their heirs and assigns that the said lands shall be divided and held by us, our and each of our heirs and assigns forever according to the division shown on this plan, and we hereby transfer, convey and assign to each of the parties hereto the lots of land so set off to him and marked on this plan with his name TO HAVE AND TO HOLD the same unto him, his heirs and assigns to his and their sole use and benefit forever; the said parties to this Agreement and this Division being all of Rose Bay in Lunenburg County and the lands divided being also in Rose Bay aforesaid.

In witness whereof we have hereunto set our hands and seals this 21 day of December 1912

H. H. W. Conrad
 Titus Conrad
 Rufus Conrad
 Daniel Mambolt

Signed, sealed and delivered
 in the presence of
 Maynard Spindler

Titus Conrad
 Rufus Conrad
 Daniel Mambolt

No. 321 Plan
 Between Samuel
 Rufus, Titus & Dan
 Registered
 at 9 o'clock am. on the
 11th day of Dec. 1912
 before the
 Justice of the Peace

