

TAX SALE REPORTING LETTER

**Tax Sale No. 106**

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 30, 2021

Name: Himmelman, Esther

Assessment Account No: 10011442

Property: PID 60467560, No. 332 Highway, Bayport

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that the heirs of Esther Himmelman would be the owner of the subject property; however, the title is not marketable. There is an agreement/plan of division on file at the Lunenburg County Land Registration Office at Book 107, Page 359, under Document No. 619 whereby Esther Himmelman takes title to the subject lot [as Mrs. Samuel Himmelman (Esther)], but we have evidence that Esther Himmelman is deceased as of 1928. There is not subsequent conveyance of this particular lot, nor a record of an estate being opened. That said, reference may be had to a deed recorded at Book 127, Page 28, under Document No. 46 as to the "Heirs of Esther Himmelman" alive at that time (1961). A number of those individuals are likely now deceased and as such, there could be a large number of interest holders in this property. As such, the paper title is not marketable. The subject lot does not appear to abut the public highway, and also does not appear to have the benefit of any easement/right of way to the public highway, so access may be problematic as well.

Encumbrances:

None

Marital Status: Deceased

Survey: The aforementioned Plan of Division is on file as Plan 11433 at the Lunenburg County Land Registration Office. However, it does not conform to modern standards. There is no written description for this lot.

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



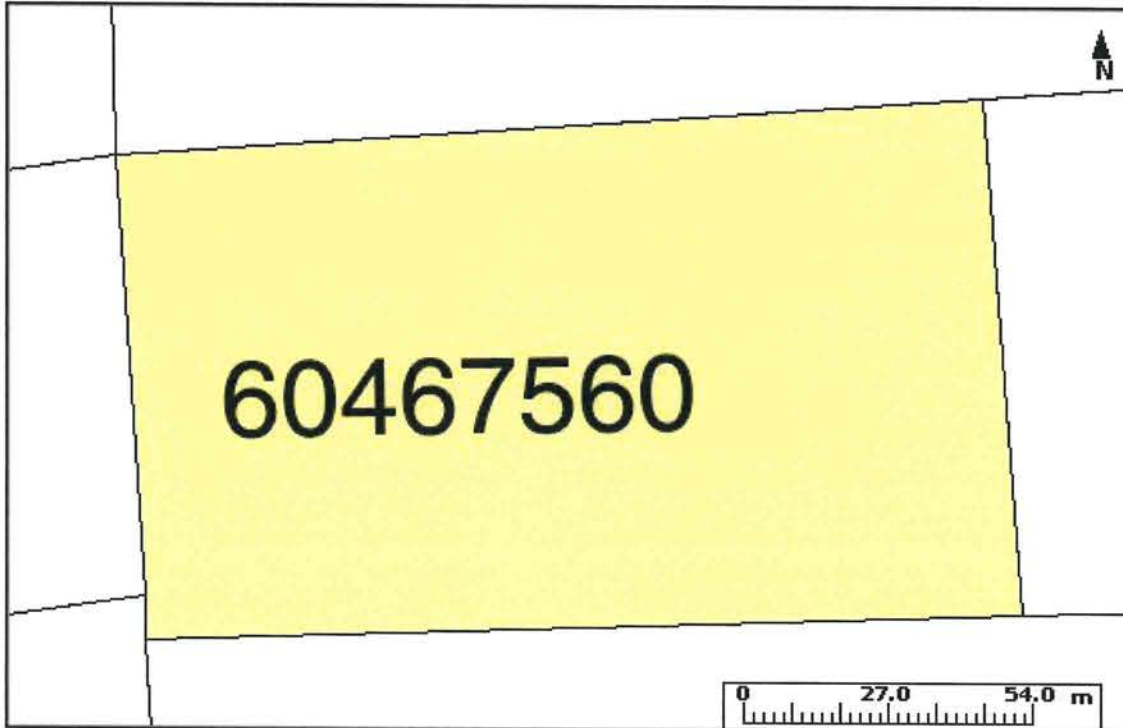
J. C. Reddy

\*\*\*\*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.

---

**Property Online Map**

Date: **Oct 12, 2021 9:48:35 AM**



**PID:** 60467560      **Owner:** ESTHER HIMMELMAN      **AAN:** 10011442  
**County:** LUNENBURG COUNTY      **Address:** NO 332 HIGHWAY      **Value:** \$1,100 (2021 RESOURCE TAXABLE)  
**LR Status:** NOT LAND REGISTRATION      BAYPORT

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**

This page and all contents are copyright © 1999-2003, [Government of Nova Scotia](http://www.gov.ns.ca), all rights reserved.

No. 619, Agrt. & Plan  
of Division between  
Eather Himmelman, James  
Malaner, Daniel Hamboldt  
& Bennett Conrad  
Reg. 9.45 A. M. Jan.  
26th, A. D., 1944.  
On the certified oath  
of a witness.

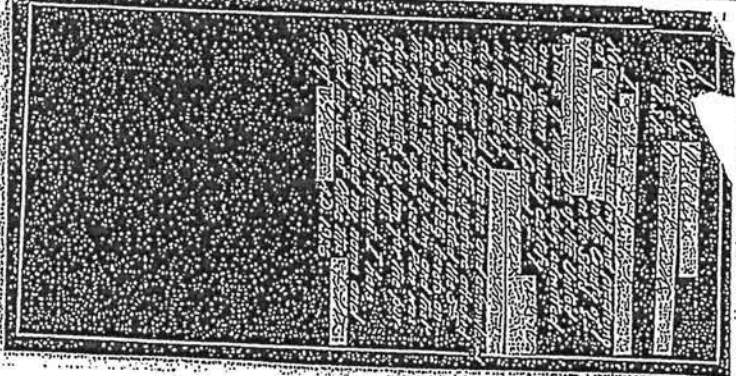
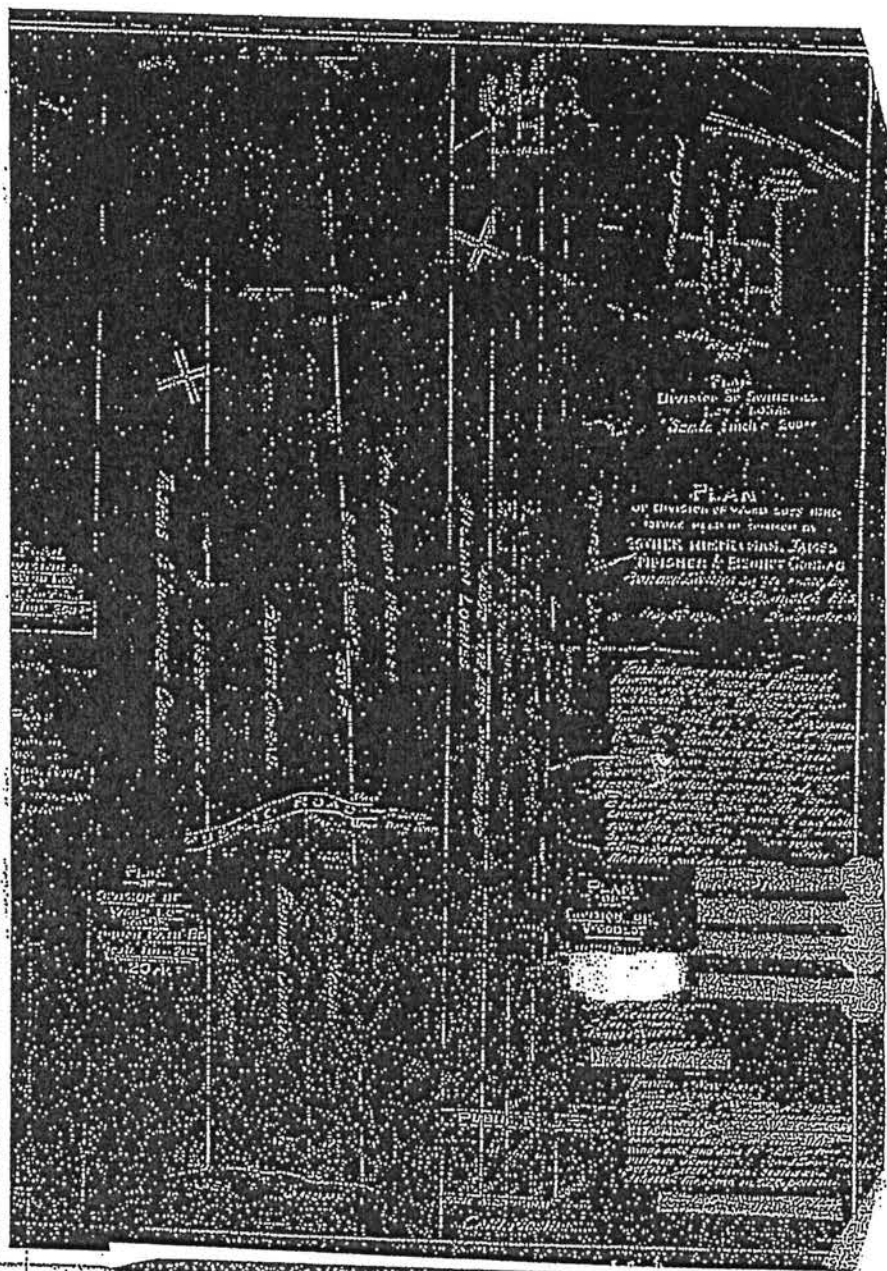
107

No. 620, Deed  
William Weagle  
to  
James Joudrey  
Reg. 10.30 A. M., Jan.  
26th, A. D., 1944.  
On the certificate of  
the Regr. of Deeds

This indenture, made the twenty eighth day of April in the year of our Lord one thousand nine hundred and thirteen, Between William Weagle of Bridgewater in the county of Lunenburg and province of Nova Scotia, Labourer, of the one part, and James Joudrey of the same Town, Labourer, of the other part. Witnesseth that the said William Weagle for and in consideration of the sum of twenty three dollars of lawful money of the Dominion of Canada, to the said William Weagle in hand well and truly paid by the said James Joudrey at or before the enrolling and delivery of These Presents, the receipt whereof is hereby acknowledged, have and each of them hath granted, bargained, sold, aliened, conveyed, 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 James Joudrey, his heirs and assigns, All and singular the following lot of land on the north east side of St. Philips Road in the Town of Bridgewater aforesaid, being a lot to the westward of the house of said William Weagle eighty feet long by twenty feet wide and being part of the land on which the said William Weagle lives and which was conveyed to him by Deed from Mary Glode dated 24th September, 1909 registered 25th September, 1909 in Book 71, page 682 &c, No. 475, 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, remainders 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 William Weagle 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 James Joudrey, his heirs and assigns, to his and their sole use, benefit and behoof forever. And the said William Weagle for himself, and his heirs, executors and administrators doth hereby covenant, promise and agree to and with the said James Joudrey, his heirs and assigns, in manner following, that is to say: That it shall be lawful for the said James Joudrey, his heirs and assigns, from time to time and at all times hereafter, peaceably and quietly, to enter into the said lands and premises, and to have, hold, occupy, possess and enjoy the same without the lawful let, suit, hindrance, eviction, denial or disturbance of, from or by the said William Weagle or any person or persons, whomsoever, lawfully claiming or to claim the same. And also that the said William Weagle has a good, sure, perfect and indefeasible estate of inheritance in fee simple in the said land and premises, and good right, full power and lawful authority to sell and convey the same, in manner and form as they are hereby sold and conveyed and mentioned or intended so to be, and that the same are free from encumbrances. And lastly that the said William Weagle and his heirs, the said land and premises, and every part thereof, unto the said James Joudrey, his heirs and assigns, against the lawful claims of all persons whomsoever, shall and will by these presents Warrant and forever Defend. In witness whereof the said parties to these presents have hereunto set their hands and affixed their seals the day and year first above written. Signed, sealed and delivered in the presence of

(Sgd.) Wm. E. Marshall  
Regr. of Deeds,  
Dis. of Lunenburg

(Sgd.) William X Weagle (S)  
his  
mark



X TOP INTO X

127/98

No. 46. QUIT CLAIM DEED  
HEIRS OF ESTHER HIMMELMAN ET AL  
to  
FRANCES GAUDLEY  
Reg. 11.23 A.M. June 5th, 1961, on  
the certified oath of a Witness.

THIS INDENTURE made this day of September, in the year of Our Lord One Thousand Nine Hundred and Fifty-eight. BETWEEN: CLARA MOSSMAN of Big Bras d'Or, in the County of Victoria, Province of Nova Scotia, married woman, wife of Milledge Mossman of the same place and the said MILLEDGE MOSSMAN; EVA M. MACKINLAY of Greenfield in the State of Massachusetts, United States of America, married woman, wife of Reginald MacKinlay of the same place, and the said REGINALD MACKINLAY; LYDIA MCGRATH of South Yarmouth, Cape Cod, in the State of Massachusetts, United States of America, married woman, wife of Lawrence McGrath of the same place, and the said LAWRENCE MCGRATH; CARRIE BARRUS of Needham, in the State of Massachusetts, United States of America, married woman, wife of Robert Barrus of the same place, and the said ROBERT BARRUS; FRANCES GAUDLEY of Rose Bay, in the County of Lunenburg, Province of Nova Scotia, Widow, hereinafter called the "Grantee" of the Other Part. WHEREAS Esther Himmelman late of Rose Bay, in the County of Lunenburg, Province of Nova Scotia, died intestate in or about the year (A.D. 1928) leaving her surviving as sole Heirs-at-Law and Next-of-Kin her husband, Samuel Himmelman, and the following children, namely: Frances (now Mrs Frances Gaudley), Eva (now Mrs Eva M. MacKinlay), Lydia (now Mrs Lydia McGrath), Carrie (now Mrs Carrie Barrus), Clara (now Mrs Clara Mossman), Benjamin Himmelman and Albert Himmelman; AND WHEREAS the said Benjamin Himmelman is now deceased leaving him surviving as sole Heirs-at-Law and Next-of-Kin the said Margaret Himmelman, his widow, and the said Doris Margaret Mossman, his daughter; AND WHEREAS the said Grantee has requested the execution of These Presents by the said Grantors and the said Grantors have agreed to execute the same. NOW THIS INDENTURE WITNESSETH that the said Grantors in pursuance of the said Agreements and for and in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada to the said Grantors in hand well and truly paid by the said Grantee at or before the onsealing and delivery of These Presents, the receipt whereof is hereby acknowledged, have and each of them hath remised, released and forever quit claim to and by These Presents do and each of them doth remise, release and forever quit claim unto the said Grantee, her Heirs and Assigns, all those certain lots, pieces and parcels of land situate, lying and being at or near Rose Bay, in the County of Lunenburg, Province of Nova Scotia, and bounded and described as follows: That certain lot, piece or parcel of land and marshes known as Conrad's Island; Also that certain lot, piece or parcel of land on the point, so-called, and marked with the name "Esther Himmelman" on Plan of Division dated February 5th, 1926, and made by S. Edgar March, in the Division of Wood Lot on Point as shown on the said Plan recorded in the office of the Registry of Deeds at Bridgewater, N.S. under date of January 26th, 1944, in Book 107 at Page 359 under Number 6192. Also that certain lot, piece or parcel of land sometimes called the "nubble" lying between the last mentioned lot of land on the point, so-called, and said Conrad's Island, and all the land between the Crossroads, so-called, at Rose Bay, at land now or formerly of Edward Conrad and lying below the Public Road leading from said Crossroads to Kingsburg. The said lands and premises being a portion of the lands and premises conveyed, or intended to be conveyed, by Frederick Conrad to Jeffery Conrad and David Conrad by Deed bearing date the 1st day of December, A.D., 1892, duly recorded in the office of the Registry of Deeds at Bridgewater, N.S. in Book 36 at Page 138 under Number 108. Together with all and singular the buildings, easements, ways, waters, water courses, water lots, 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 right, title, interest, claim, property and demand both at law and in equity of the said Grantors, and of the said Esther Himmelman at the time of her decease of, in, to or out of the same or any part thereof. TO HAVE AND TO HOLD the said lands and premises, with the signs, to her and their sole use, benefit and behoof forever. IN WITNESS WHEREOF the said parties to These Presents have hereunto set their Hands and affixed their Seals the day and year first above written.

SIGNED, SEALED AND DELIVERED  
in the presence of  
(Sgd.) Francis J. Donahue  
(Sgd.) Merton A. Bobo

(Sgd.) Lydia M. McGrath (S)  
(Sgd.) Lawrence G. McGrath (S)  
(Sgd.) Carrie E. Barrus (S)  
(Sgd.) Robert J. Barrus (S)  
(Sgd.) Eva M. MacKinlay (S)  
(Sgd.) Reginald H. MacKinlay (S)  
..... (S)  
..... (S)  
..... (S)  
..... (S)

PROVINCE OF NOVA SCOTIA COUNTY OF LUNENBURG SS. ) On this day of September, A.D., 1958, 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 Doris Margaret Mossman, Manson Mossman and Margaret Loretta Himmelman three of the parties thereto signed, sealed and delivered the same in h presence.

UNITED STATES OF AMERICA STATE OF MASSACHUSETTS COUNTY OF NORFOLK ) On this 1st day of September, OCTOBER A. D., 1958, before me, the subscriber, personally came and appeared CARRIE & ROBERT BARRUS a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Carrie Barrus and Robert Barrus two of the parties thereto signed, sealed and delivered the same in his presence. (Sgd.) Francis J. Donahue (Notary Seal.)

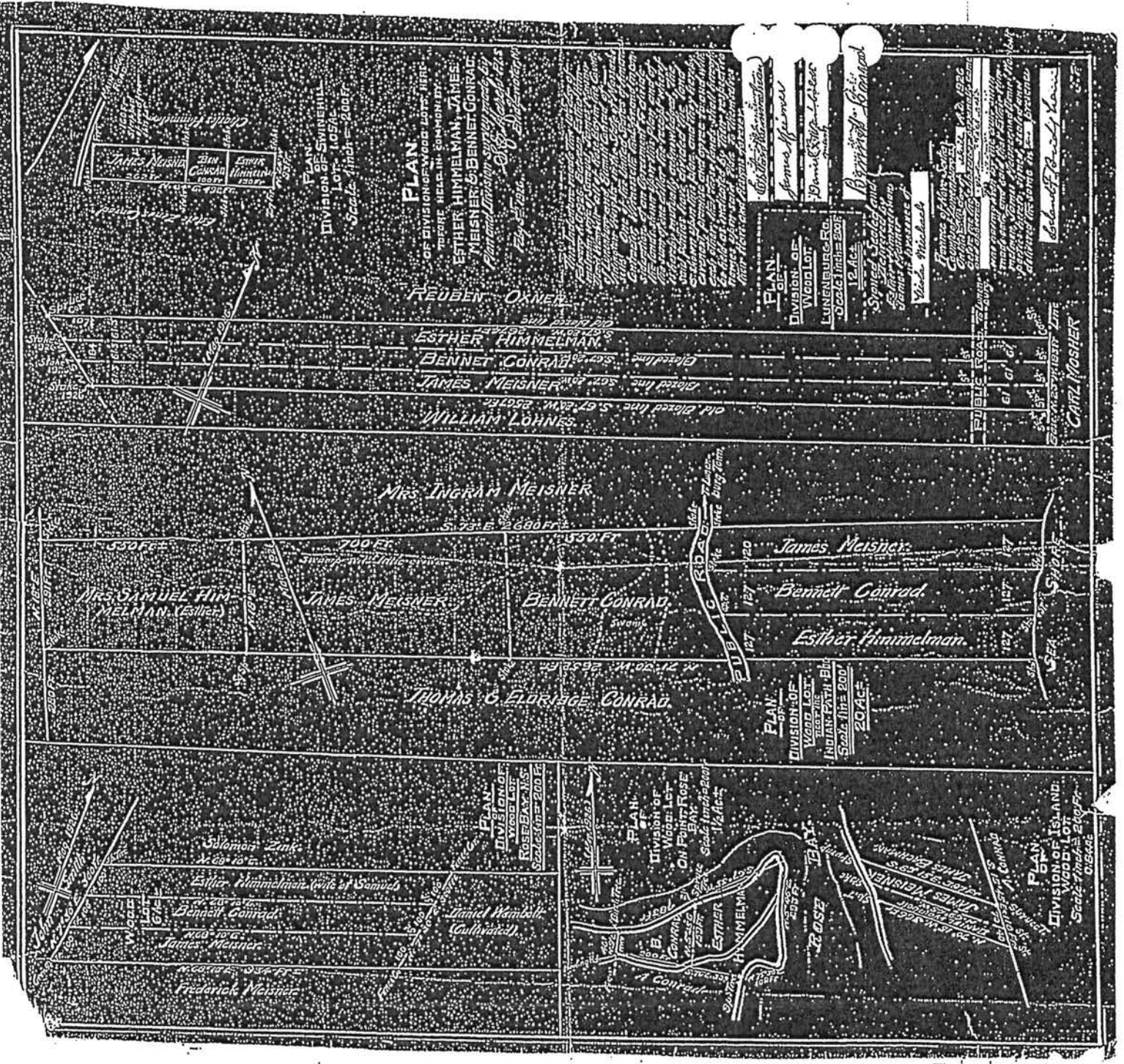
UNITED STATES OF AMERICA STATE OF MASSACHUSETTS COUNTY OF ) On this 10th day of September, October A. D., 1958, before me, the subscriber, personally came and appeared Merton A. Bobo a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Eva M. MacKinlay and Reginald MacKinlay two of the parties thereto signed, sealed and delivered the same in h presence. (Sgd.) Merton A. Bobo (Notary Seal.)

PROVINCE OF NOVA SCOTIA COUNTY OF ) On this day of September, A. D., 1958, 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 Clara Mossman and Milledge Mossman, two of the parties thereto signed, sealed and delivered the same in h presence.

COMMONWEALTH OF MASSACHUSETTS Barnstable, ss Barnstable (Hyannis), On this 27th day of September, A. D., 1958, before me, the subscriber, personally came and appeared Lydia McGrath and Lawrence McGrath a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Lydia McGrath and Lawrence MacGrath two of the parties thereto signed, sealed and delivered the same in his presence. (Sgd.) Charles H. McGrath (Notary Seal.)  
My commission expires June 27, 1964  
Charles H. McGrath,  
Notary Public

No. 47. RELEASE OF MORTGAGE  
THE CANADA LIFE ASSURANCE  
COMPANY  
to  
WILLIAM J. SHAFFNER  
Reg. 1.30 P.M. June 5th,  
1961, on the certified oath  
of a Witness.

TO ALL TO WHOM THESE PRESENTS SHALL COME THE CANADA LIFE ASSURANCE COMPANY SEND GREETING: (Sgd.) JGB WHEREAS in and by a certain Indenture of Mortgage bearing date the 19th day of May, June (Sgd.) FMI A. D., 1956, and duly recorded in the Registry of Deeds at Bridgewater, N. S., on June 19th, A. D., 1956, in book 121, page 112, and made between William J. Shaffner et ux of the one part, and The Canada Life Assurance Company of the other part, the said William J. Shaffner et ux did, subject to a proviso for the redemption thereof in the said Indenture contained, convey and confirm to the said The Canada Life Assurance Company, its successors and assigns certain lands and premises situated at Bridgewater, N. S., and in said Indenture more fully described to secure the repayment of the sum of Five Thousand Eight Hundred Dollars (\$5,800.00) of lawful money of Canada with interest

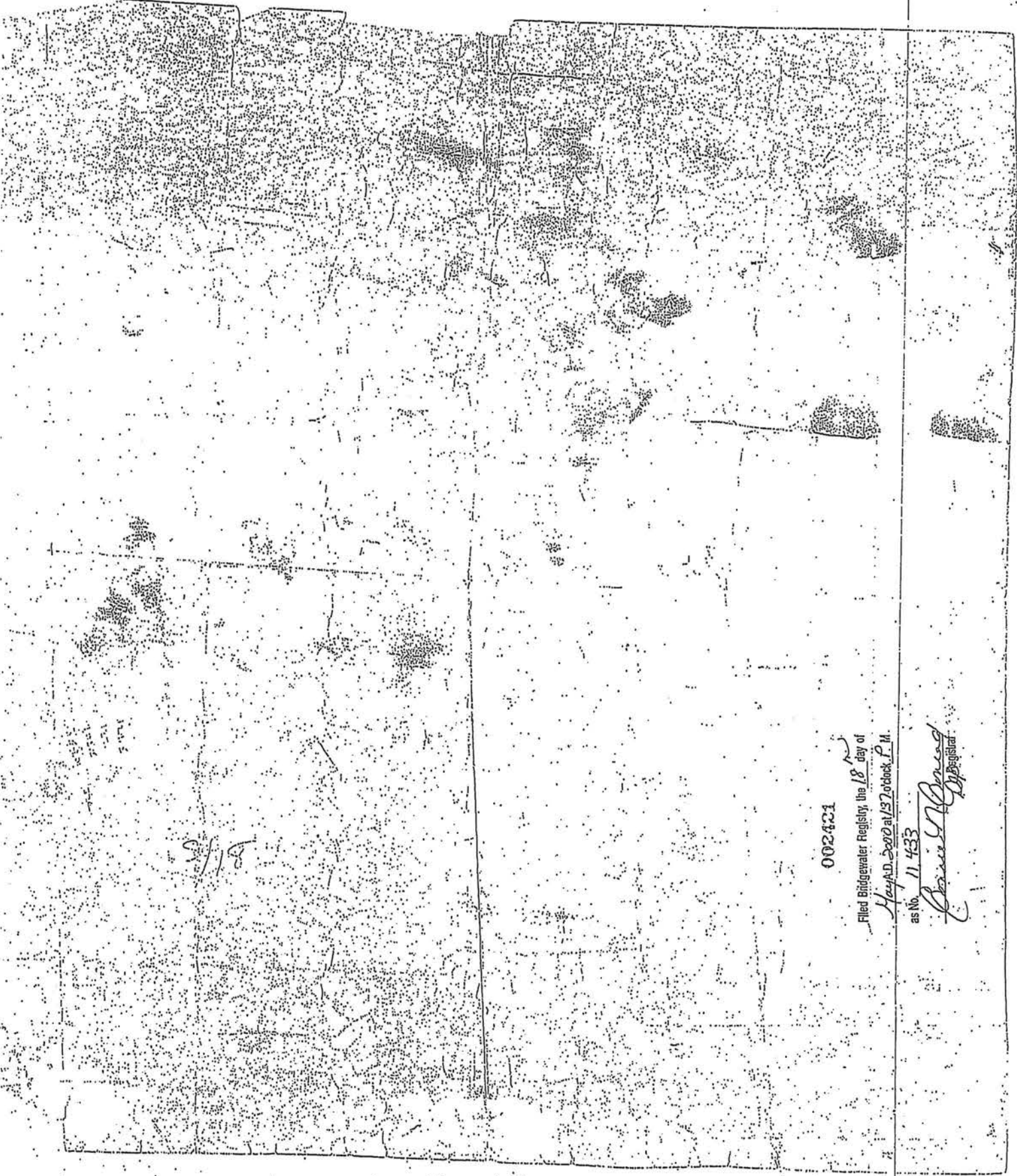


#11433

County of Middlesex  
State of Massachusetts  
U.S.A.

I Deborah F. Bridgman  
Notary Public, residing and practicing  
at Waltham in the County of  
Middlesex in the State of  
Massachusetts am one of the United  
States of America duly admitted  
and sworn hereby certify  
that Bennett Conrad of Waltham  
in the County of Middlesex  
in the State of Massachusetts  
duly appeared before me and acknowledged  
under oath that the signature attached  
to the plan at Division dated the 5<sup>th</sup>  
day of February A.D. 1926 hereto an-  
nexed was signed by him and that  
the Agreement upon said Plan was  
duly executed by him for the pur-  
poses therein set out.  
In testimony whereof I have  
hereunto subscribed my name and  
affixed my seal of Office this 9th  
day of April A.D. 1926





8/18

002421

Filed Bridgewater Registry, the 18 day of

May A.D. 2020 at 1370'clock P.M.

as No. 11 433

*James N. [Signature]*  
Registrar