

TAX SALE REPORTING LETTER

Tax Sale No. 129

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 30, 2021

Name: C. Bush

Assessment Account No: 10071471

Property: PID 60451937, Crescent Beach Road, Bush Island

Title: I have carried out title investigations on the subject property. The title is not land registered. The subject lot is Lot #7 (see highlighted and marked as "Cassandra Bush") on a plan of division approved by an Order of the Supreme Court in 1903. There is also a survey plan from 1990 (filed as 7897) that shows the subject lot as being "now or formerly of C. Bush", but there are no conveyances forward from the plan of division (a copy is attached for your reference). Therefore, title likely vests in the heirs of Cassandra Bush. We also have knowledge that Cassandra Bush remarried and was also known as Cassandra Faulkner. Without determining all of her heirs (and their possible interests) the paper title is not marketable. The property does not appear to abut the public highway and likely would have the benefit of the use of and be burdened by the private road known as "Crescent Beach Road".

Encumbrances:

There are no encumbrances registered against the property at the Lunenburg County Land Registration Office.

Marital Status: Unknown

Survey: The plans mentioned above graphically depict the subject lot but are not actual surveys of the subject lot. 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.

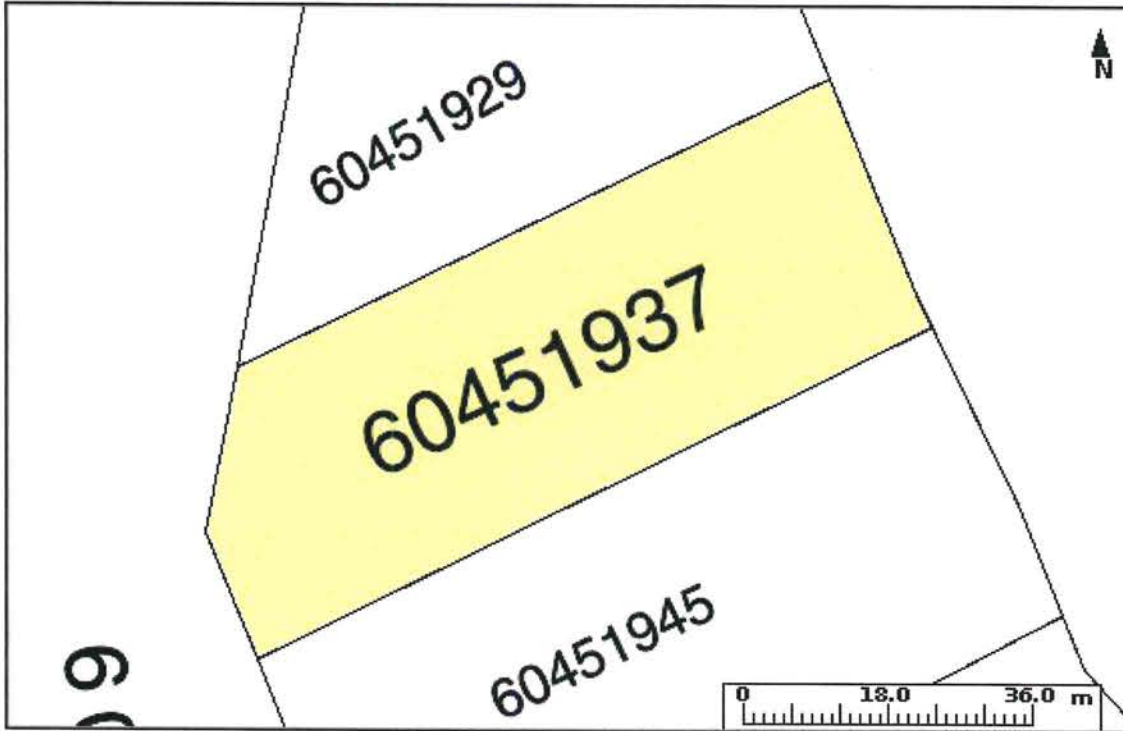


J. C. Reddy

****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.

Property Online Map

Date: **Oct 8, 2021 3:44:09 PM**

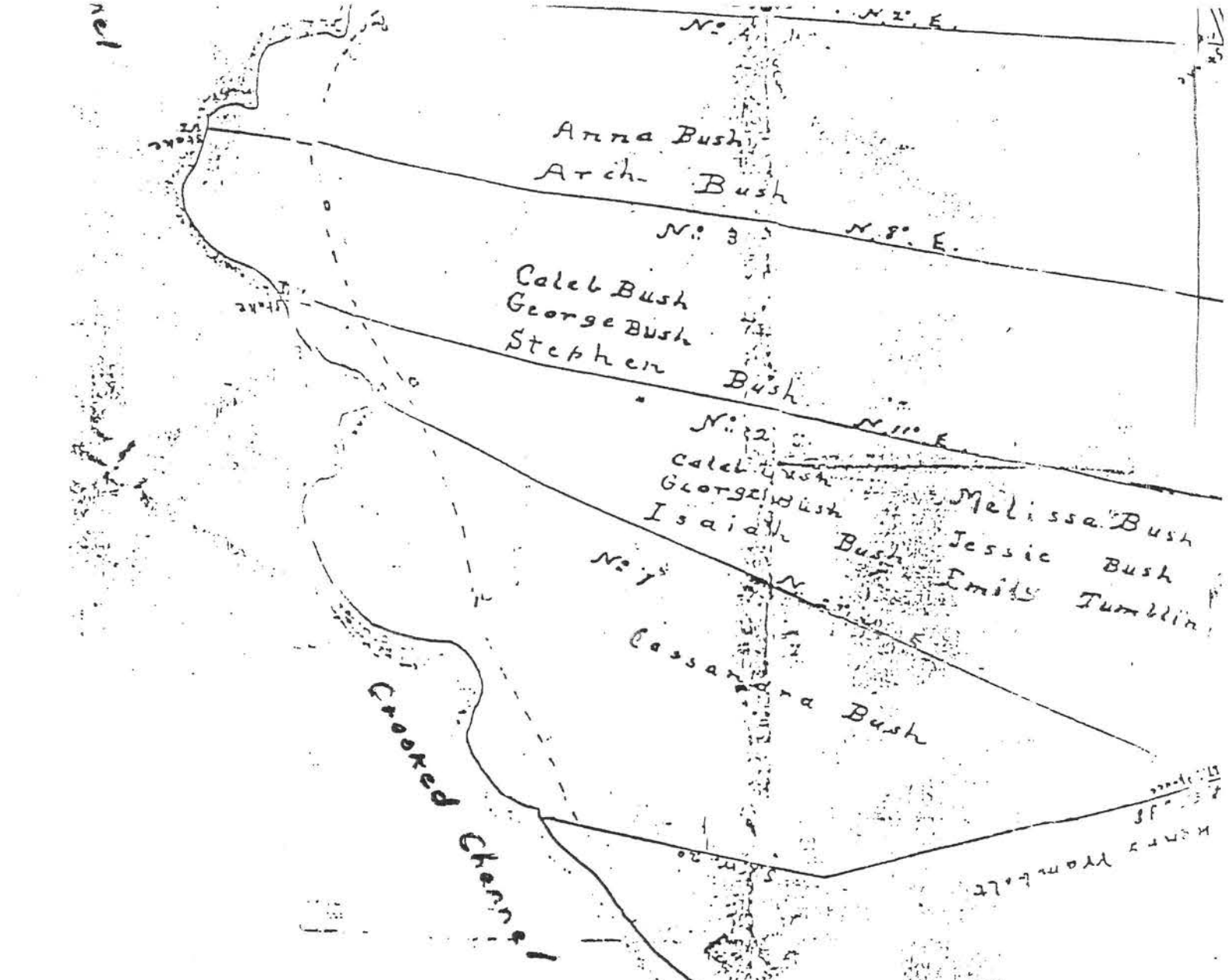


PID: 60451937	Owner: C BUSH	AAN: 10071471
County: LUNENBURG COUNTY	Address: CRESCENT BEACH ROAD BUSH ISLAND	Value: \$81,000 (2021 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION		

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.

Property Online version 2.0

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HENRY TUMBLIN

NOW OR FORMERLY
PROPERTY OF
MURDOCK BUSH

PROPERTY OF
CATHY BUSH

NOW OR FORMERLY
PROPERTY OF
JOSEPH RICHARDS

PROPERTY OF
GEORGE BUSH

CEMETERY

MAGNETIC NORTH 1983

P-5121

JAN 18 1984
433

Surveyor's Certificate

I, ROBERT L. HUNT, Nova 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 Nova Scotia Land Surveyors Act and the regulations made thereunder.

Dated this 29th day of DECEMBER, 1983.

NSLS

— LEGEND —

- BOUNDARY LINE
- ADJOINING BOUNDARY
- TRAVERSE LINE
- S.M. - (SURVEY MARKER) IRON BOLT WITH ALUMINUM CAP
- I.B. - IRON BOLT
- I.P. - IRON PIPE
- P. & S. - POST AND STONES
- N.S.C.M. - NOVA SCOTIA CONTROL MONUMENT



— NOTES —

1. THIS SURVEY WAS CARRIED OUT DURING THE PERIOD OF DEC 29th TO 1983.
2. ALL BEARINGS ARE MAGNETIC.
3. ALL BEARINGS & DISTANCES ARE UNADJUSTED.



R. L. HUNT
SURVEY ASSOCIATES LTD.

PO BOX 119, LIVERPOOL, QUEENS COUNTY
NOVA SCOTIA, B0T 1K0 TEL 354-5182



PLAN OF SURVEY SHOWING PROPERTY
UNDER CONVEYANCE TO

DARRELL & FRANCES HUTCHINSON

LOCATION BUSH ISLAND, LUN. CO., NOVA SCOTIA

SCALE 1" = 50'

DATE DEC. 28 / 1983

PLOTTED BY W. M. W.

DRAWN BY W. M. WENTZELL

R. L. Hunt, N.S.L.S., # 193
SURVEYED BY

PLAN NO.

C-107

PROPERTY
UNDER CONVEYAN

DONALD ROBERT W
TO
DARRELL & FRANCES

AREA 6.2 ACRES =

NOW OR FORMERLY
PROPERTY OF
MURDOCK BUSH

PROPERTY OF
CATHY BUSH

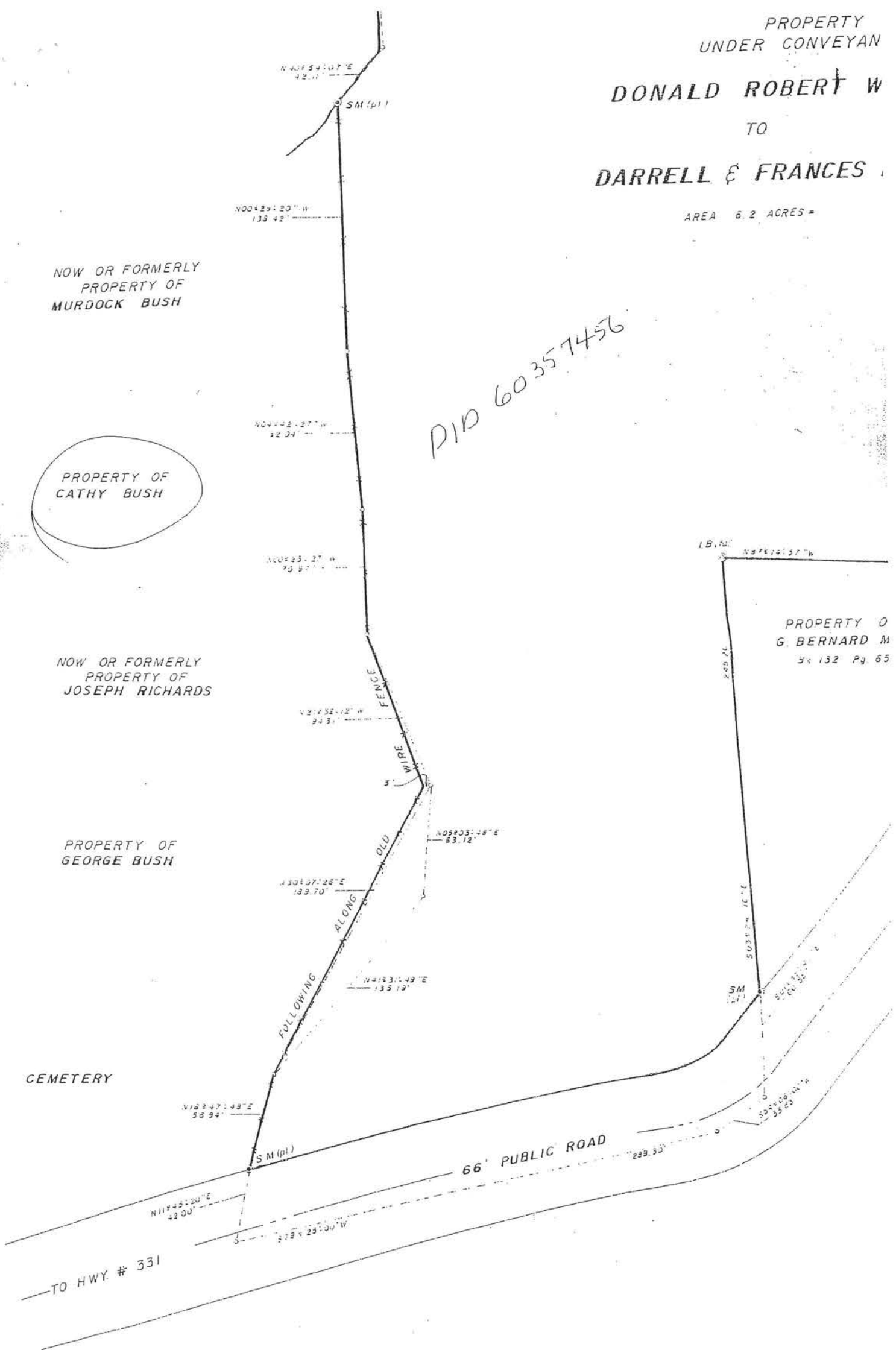
NOW OR FORMERLY
PROPERTY OF
JOSEPH RICHARDS

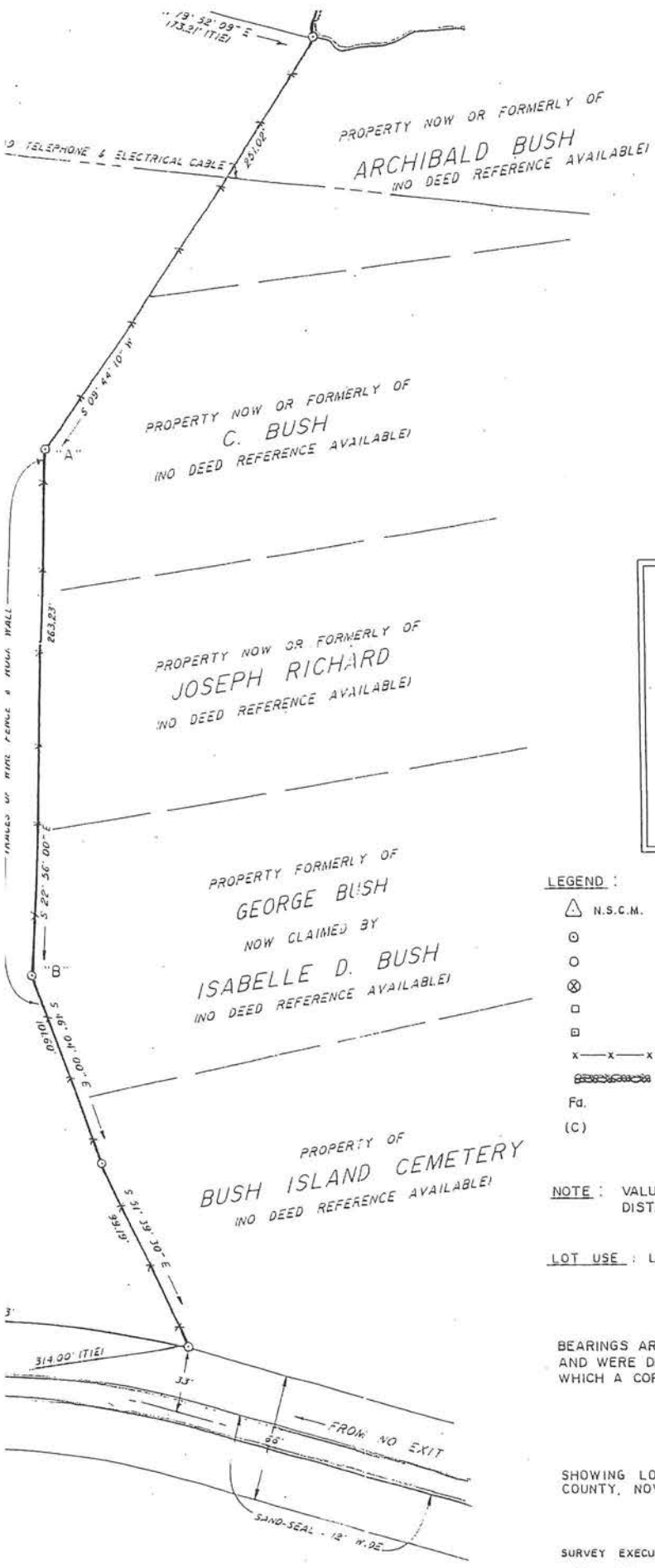
PROPERTY OF
GEORGE BUSH

CEMETERY

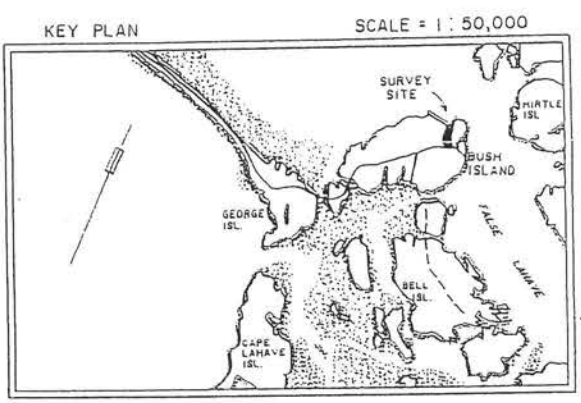
PROPERTY OF
G. BERNARD M
3x 132 Pg. 65

DID 60357456





NOVA SCOTIA



- LEGEND :**
- △ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
 - SURVEY MARKER
 - IRON BOLT
 - ⊗ "X" CUT IN ROCK
 - WOODEN POST
 - ⊠ TRAVERSE HUB
 - x—x—x WIRE FENCE
 - ▬▬▬▬▬▬ STONE WALL
 - Fd. FOUND
 - (C) CALCULATED

NOTE : VALUES SHOWN - NOT ADJUSTED.
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES.

LOT USE : LAND AROUND EXISTING DWELLING

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3° M.T.M., C.M. 64° 30' W. AND WERE DERIVED FROM SOLAR OBSERVATIONS TAKEN ON LINE "A" - "B", TO WHICH A CORRECTION OF 0° 05' 30" HAS BEEN APPLIED.

PLAN OF SUB-DIVISION

SHOWING LOT B. B. - I, PROPERTY OF BASIL CLYDE BUSH AT BUSH ISLAND, LUNENBURG COUNTY, NOVA SCOTIA.

SURVEY EXECUTED :
APRIL 23, 1990
PLAN DRAWN BY :
L.W. BERRIGAN & J.N. RUSSELL
SCALE :
1" = 60'
DATE OF PLAN :
APRIL 25, 1990
PLAN NO. :
B - 85

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 and plan were made in accordance with the Nova Scotia Land Surveyors Act and the regulations made thereunder.
Dated this 25th day of APRIL 1990.
Lester W. Berrigan N.S.L.S. # 409

1897
MAY 30 1990
004908



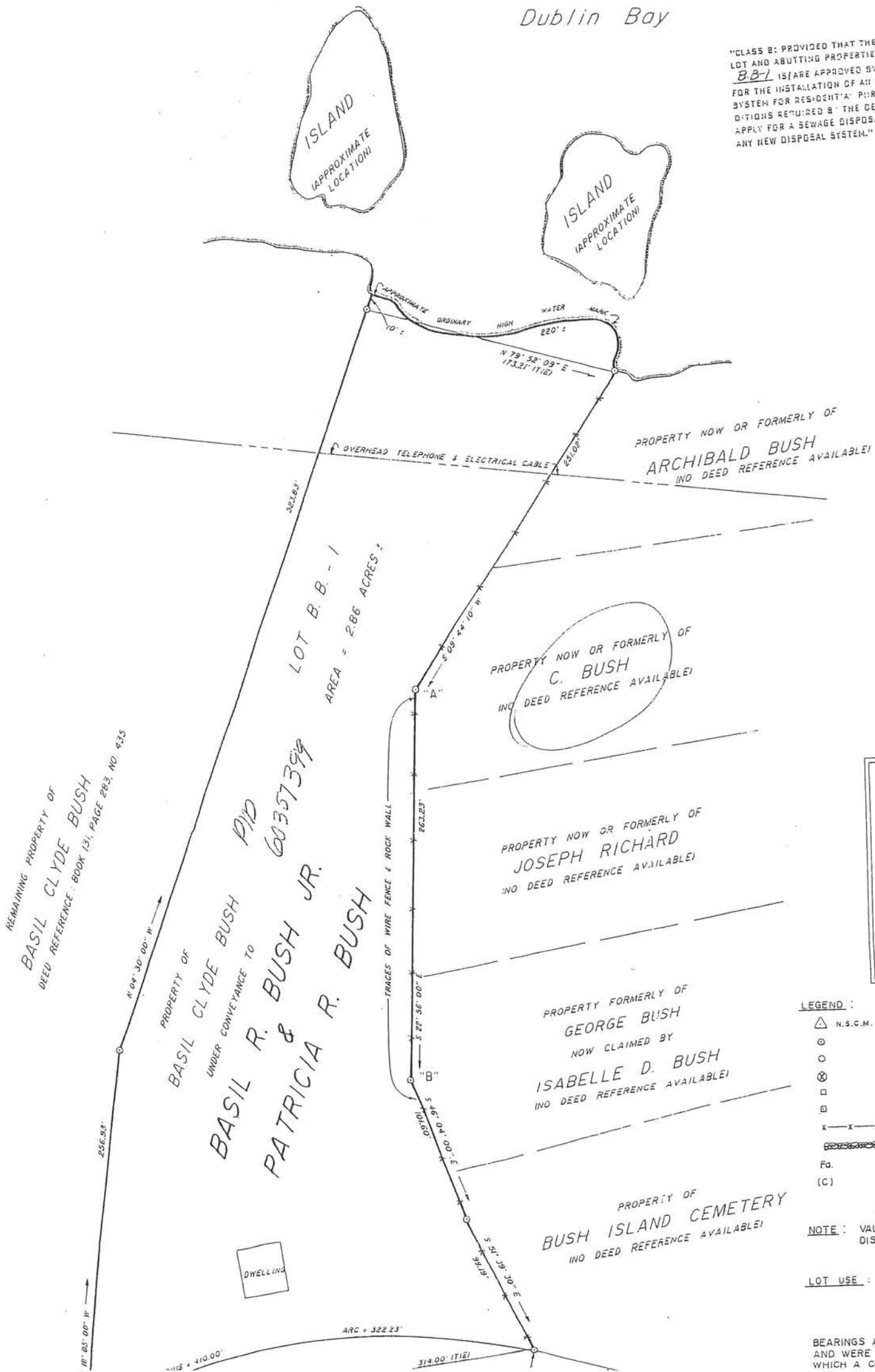
LESTER W. BERRIGAN
NOVA SCOTIA LAND SURVEYOR NO. 409
OAKHILL, LUN. CO., NOVA SCOTIA



Waters . Of

Dublin Bay

"CLASS B: PROVIDED THAT THE PHYS LOT AND ABUTTING PROPERTIES ODE B.B-1 IS ARE APPROVED BY THE C FOR THE INSTALLATION OF AN ON-SIT SYSTEM FOR RESIDENTIAL PURPOSES DITIONS REQUIRED BY THE DEPARTM APPLY FOR A SEWAGE DISPOSAL PER ANY NEW DISPOSAL SYSTEM."



- LEGEND :
- △ N.S.C.M.
 -
 -
 - ⊗
 -
 -
 - x-x-x
 -
 - Fa.
 - (C)

NOTE : VALUES SH DISTANCES

LOT USE : LAND :

BEARINGS ARE OF AND WERE DERIVED WHICH A CORRECTI