

TAX SALE REPORTING LETTER

**Tax Sale No. 136**

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 7, 2021

Name: Emeno, William

Assessment Account No: 10085527

Property: PID 60413952 – E. Hebb Lane, Wileville

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that William Emeno acquired title via deed registered in Book 60, Page 762, under Document No. 519 and recorded at the Lunenburg County Land Registration Office. However, we are unsure if this parcel originates from the first or second lot in the description. Furthermore, William Emeno's (as William Emeneau) will purports to give most, if not all of his lands to his sons Frank and Fred (see will references at Book 108, Page 83, under Document No. 130), and then Frank Emeno conveys the parcels described by the first and second description to Lester Hirtle (there is no mention of Fred Emeno's interest, if any to this parcel). Lester Aden Hirtle is now deceased and his will is recorded at Book 783, Page 801, whereby his "six children" are noted as the beneficiaries of his estate, but not named. My opinion is that it is likely that the title vests in the living heirs of the estate of Lester Aden Hirtle, but without knowing who exactly they are, the title is not marketable. The property does not appear to abut the public highway and there is no right of way mentioned in either legal description, so access may be problematic.

Encumbrances:

None

Marital Status: Not applicable - deceased

Survey: There is a survey on file of the subject lot at the Lunenburg County Land Registration Office at Plan 8352 which graphically depicts the parcel, but neither the plan or the description generally conform to modern standards and are subject a survey.

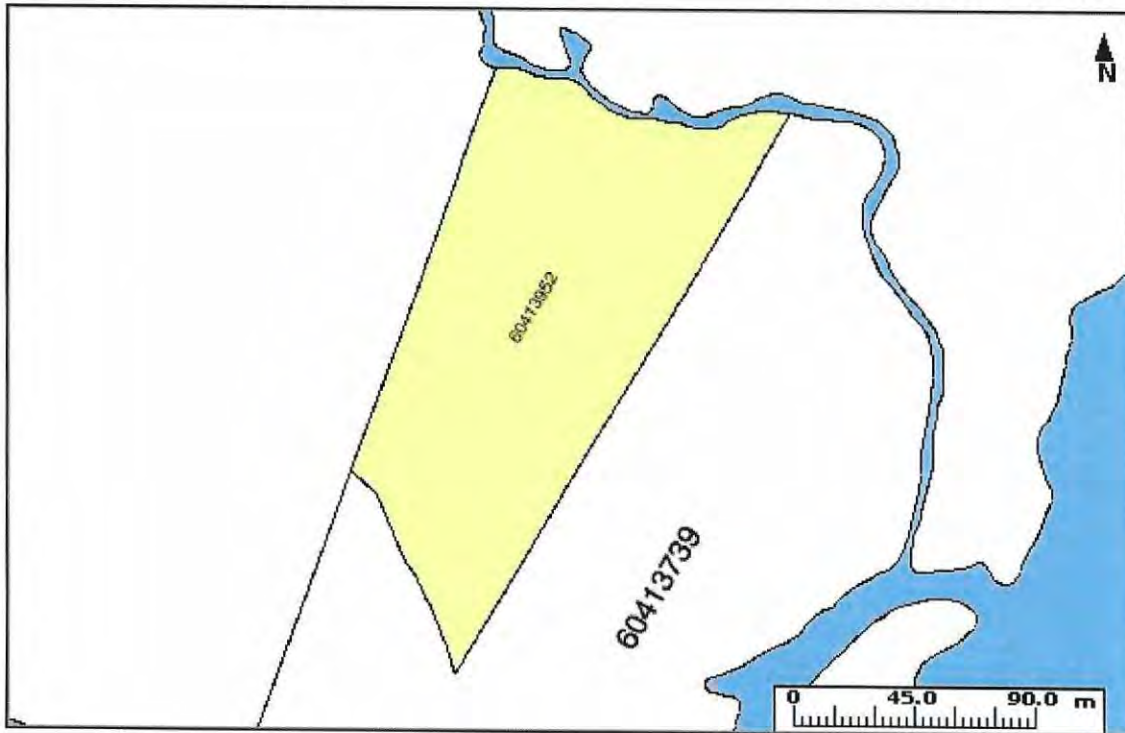
Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.

  
\_\_\_\_\_  
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.

## Property Online Map

Date: Oct 7, 2021 4:18:09 PM



PID: 60413952

Owner: WILLIAM EMENO AAN: 10085527

County: LUNENBURG COUNTY

Address: E HEBB LANE  
WILEVILLE

Value: \$1,200 (2021 RESOURCE FOREST)

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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60/762

Province of Nova Scotia

County of Pictou ss. } On this 19th day of August A.D. 1902 before me the undersigned personally came and appeared John John of Pictou Nova Scotia the subscribing witness to the foregoing release who made oath that Francis J. John the party named in the above Partial Release of Mortgage duly executed the same in his presence.

W. B. Jones Notary Public and Barrister of the Supreme Court of Nova Scotia

No 519. Deed.  
James Ammie Hale wife  
Wm to Emms  
Registered Sept 5th 1902 A.D.  
at 12 o'clock noon on the  
stipulated oath of witnesses

This Indenture made the twenty second day of August in the year of our Lord one thousand nine hundred and two between James Ammie Hale of Andrew of Haliville in the county of Lornalung and Province of Nova Scotia farmer and Emrice B. Hale his wife of the one part and William Emms of Garland in the County of Kings and Province aforesaid farmer of the other part Witnesseth that the said James Ammie Hale and Emrice B. Hale for and in consideration of the sum of eleven hundred dollars of Lawful money of Canada to the said James Ammie Hale in hand well and truly paid by the said William Emms at or before the sealing and delivery of these Presents the receipt whereof is truly 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 convey release remise convey and confirm unto the said William Emms and his heirs and assigns. All the following lots pieces and parcels of land situate lying and being in the Township of New Dublin in the said county of Lornalung - that is to say - First: All that certain lot of land situate in Haliville near Bridgewater bounded and described as follows: (Bounded on the south west by the Pleasant River road on the north east by free party owned or occupied by David Halbur westwardly by land of Adolphus Hale, southwardly by land of the Old Hale estate containing within the fence enclosing said lot one hundred acres more or less and being the homestead farm whereon the said James Ammie Hale resides. (Second) Also the one half of all that certain meadow containing twenty five acres more or less situate at La Hare on the western side of the Pleasant River road between Fancy line and the two Brooks (the Big Marsh Brook and Sandy Brook) (Third) Also another piece or parcel of land situate on the eastern side of the Lapland Road near Mill beginning at the west side of the Mill Brook near the Mill Bridge thence along the said Lapland road to Gunchere Brook thence along the Brook to the little Marsh Lake thence along the side of said Lake to Stony Brook thence down said Brook until it meets Kibbi line thence along Kibbi line to the land of Ambrose Escrinhaner thence along said Escrinhaner line to the Lake thence along said Lake to the Gut thence across said Gut up the Brook to the place of beginning containing one thousand acres more or less of which the one fifth of the one half undivided is truly conveyed

containing one hundred acres in said share more or less. Together with all the ways, water courses, belonging to the said several lots of land which said several lots are the same lots conveyed to said James Ammie Hale by deed from his father Andrew Hale of Andrew dated 27<sup>th</sup> day of July 1853 and duly registered on the 29<sup>th</sup> day of February 1854 in Book 37 page 381 etc on 264 and the same lots as included in a deed from Henry Hale, Judith Hale and Abel Hale and wife dated the 5<sup>th</sup> day of January A.D. 1861 and registered 21<sup>st</sup> January 1861 in Book 17 page 307 m 296 and in the uninterrupted possession of said Andrew Hale and James Ammie Hale his son since the date of said deed to Andrew Hale, and the buildings, hereditaments, tenements and appurtenances to the same belonging and the reversions, remainders, rents, issues and profits thereof and all the estate right title interest property claim and demand of the said James Ammie Hale and Emmie B. Hale of in or to the same. To have and to hold the said above granted and described land and premises with the appurtenances unto and to the use of the said William Emms and his heirs and assigns forever. And the said James Ammie Hale for himself and his heirs, executors and administrators doth hereby covenant with the said William Emms and his heirs and assigns: that he the said James Ammie Hale has a good sure perfect and indefeasible estate of inheritance in fee simple in the said land and premises and has also good right full power and absolute 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 William Emms and his heirs and assigns shall and may at all times hereafter peacefully and quietly hold and enjoy the said lands and premises with the appurtenances without hindrance or disturbance of form or by the said James Ammie Hale and Emmie B. Hale or any person or persons whatsoever lawfully claiming the same or any part thereof. And also that the said James Ammie Hale and his heirs the said land and premises unto the said William Emms and his heirs and assigns against the lawful claims and demands of all persons shall and will by their present warrant and form remain.

In witness whereof the said parties hereto have hereunto set their hands and seals signed sealed and delivered in the presence of Margaret Marshall

James Ammie Hale (S)  
Emmie B. Hale (S)

Province of Nova Scotia

County of Lunenburg ss. Be it remembered that on this 22<sup>nd</sup> day of August A.D. 1902 before me the undersigned personally came and appeared Emmie B. Hale wife of James Ammie Hale mentioned in the foregoing instrument who having been examined separately and apart from her said husband did declare and acknowledge that she executed the said instrument as and for her act and deed without fear threat or compulsion of form or by her said husband and for a full release of all her claims to the land therein described.

William E. Marshall  
Notary Public and Barrister of the Supreme Court of Nova Scotia

Province of Nova Scotia

County of Lunenburg ss. On this 22<sup>nd</sup> day of August A.D. 1902 before me the undersigned personally

came and appeared Margaret Marshall the undersigned witness to the foregoing Indenture who having been by me duly sworn made oath and said that James Amos Hale and Emma B. Hale his wife the parties thereto signed sealed and delivered the same in his presence. Wm E. Marshall

Registrar of Deeds for Municipality of Cornwall.

This Indenture made the twenty second day of August in the year of our Lord one thousand nine hundred and two between William Emens of Garland in the county of Kings in the Province of Nova Scotia farmer and Mary M. Emens his wife of the one part and William H. Owen of Bridgewater in the county of Cornwall Barrister at law of the other part witnesseth that the said

William Emens and Mary M. Emens for and in consideration of the sum of Four hundred and twenty dollars of lawful money of Canada to the said William Emens in hand well and truly paid by the said William H. Owen at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged have granted bargained sold aliened enjoyed released conveyed and confirmed and by these presents do grant bargain sell alien enjuy release convey and assign unto the said William H. Owen his heirs and assigns. All the following lots pieces and parcels of land situate lying and being in the Township of New Dublin in the county of Cornwall that is to say First all that certain lot of land situate in Hileville near Bridgewater bounded and described as follows. Bounded on the southwest by the Pleasant River road on the north east by property owned or occupied by David Walker westwardly by land of Adolphus Hale southwardly by land of the Abel Hale estate containing within the same enclosing said lot one hundred acres more or less and being the homestead farm whereon James Amos Hale now resides. Second Also the one half of all that certain meadow containing twenty five acres more or less situate at de Non on the western side of the Pleasant River road between Fancy Lane and the two Brothers the Big March brook and Sandy brook third. Also another piece or parcel of land situate on the eastern side of the Lapland road near Mill beginning at the west side of the Mill brook near the Mill bridge thence along the said Lapland road to Quichers brook thence along the brook to the little marsh lake thence along the side of said lake to Stony brook thence down said brook until it meets Webb's line thence along Webb's line to the land of or formerly of Ambrose Esinham thence along said Esinham's line to the lake thence along said lake to the Gutte thence across said Gutte up the brook to the place of beginning containing one thousand acres more or less of which the one fifth of the one half undivided is hereby conveyed, containing one hundred acres in each share more or less. Together with all the ways water and watercourses to the said several lots of land belonging and which said several lots of land

No 520. Mortgage.  
William Emens  
Wm H. Owen  
Registered Sept 5th 1912 A.D.  
at 12 o'clock noon on the  
witnessed oath of witness

Registered a Mortgage of this  
Mortgage on the 6th day of July  
1905 in Book 65 page 168 169 & 170  
Wm E. Marshall  
Registrar

No. 128, Will of Lockard A. Stewart of Italy Cross } This is the last will and testament of me, Lockard A. Stewart of Italy Cross in the county of Lunenburg and province of Nova Scotia, Carpenter, Reg. 1 P. M., Sept. 6th, A. D., 1944. } made this 24th day of December in the year of our Lord one thousand nine hundred and forty-one. I revoke all former wills or other testamentary dispositions by me at any time heretofore made and appoint my wife, Lottie Stewart to be the sole Executrix of this my will. I direct my said executrix to pay all my just debts, funeral and testamentary expenses. I give, devise and bequeath all the property of which I may die possessed both real and personal and wheresoever situate to my wife Lottie Stewart. In witness whereof I have hereunto set my hand the day and year first above written.

Signed, Published and Declared by the above named Lockard A. Stewart as and for his last will and testament in the presence of us both present at the same time who at his request and in his presence and in the presence of one another have hereunto subscribed our names as witnesses.

(Sgd.) Mildred A. Baker  
(Sgd.) Emma Baker  
I, Ralph C. Sterne, Registrar of Probate in and for the county of Lunenburg, hereby certify that the foregoing is a true copy of the last will and testament of Lockard A. Stewart late of Italy Cross in the said county, carpenter, deceased and that probate of the said will was granted on the 14th day of July, A. D. 1944.  
(Sgd.) Ralph C. Sterne, Registrar of Probate.

No. 129, Will of John Thomas Spindler of Riverport } This is the last will and testament of me, John Thomas Spindler of Riverport in the county of Lunenburg in the province of Nova Scotia, Master Mariner, hereby revoking all former wills and testamentary dispositions by me at any time heretofore made and declaring this only to be my last will and testament. I nominate and appoint Nina Druseilla Wagner to be sole Executrix of this my last will and testament. I direct my said Executrix to pay all my just debts, funeral and testamentary expenses as soon as conveniently may be after my decease. I give and bequeath all of my personal property to my said Executrix, Nina Druseilla Wagner. I give, devise and bequeath all of my real estate, wheresoever situate unto my said Executrix, Nina Druseilla Wagner, for her sole use during the period of her natural life, and after her death, the remainder to my beloved nephew, Alfred Spindler. All the rest, residue and remainder of my estate, both real and personal, of whatsoever kind or description and wheresoever situate, I give, devise and bequeath unto my said Executrix, Nina Druseilla Wagner. In witness whereof I have hereunto set my hand this 20th day of January, A. D. 1944.

Signed, published and declared by the above named Testator, John Thomas Spindler, as and for his last will and testament in the presence of us both, present at the same time, who in his presence and at his request have subscribed our names as witnesses.

(Sgd.) B. M. Hartling  
(Sgd.) V. L. Pearson  
I, Ralph C. Sterne, Registrar of Probate in and for the county of Lunenburg, hereby certify that on the other side of this sheet is a true copy of the last will and testament of John Thomas Spindler late of Riverport in the said county, and that probate of the said will was granted on the 4th day of August, A. D. 1944.  
(Sgd.) Ralph C. Sterne, Registrar

No. 130, Will of William Emeneau of Wileville } This is the last will and testament of me, William Emeneau of Wileville in the county of Lunenburg, Farmer, I hereby revoking all former wills and testamentary dispositions at any time made by me. The date of this will is August 1st, A. D. 1944. I hereby nominate and appoint my wife Carrie Elizabeth Emeneau to be the sole executrix of this my will. I hereby give and devise the house and farm which is now occupied by my son Frank to my son Frank, his heirs and assigns subject to a payment of one hundred dollars to my son Fred which I hereby make a charge upon said house and farm which is at Wileville aforesaid. I hereby give and devise the threshing mill and land it sits on to my said son Frank his heirs and assigns. I hereby give and devise the front wood lot to my son Fred. I hereby give, devise and bequeath all the rest and residue of my estate including money, bonds real and personal property of every nature and kind to my wife Carrie Elizabeth Emeneau. In witness whereof I have hereunto set my hand.

Signed, published and declared by the above named testator as and for his last will and testament, in the presence of us both present at the same time and who at his request and in his presence, and the presence of each other have hereunto subscribed our names as witnesses. The testator signed with a mark.

(Sgd.) J. S. Simonson  
(Sgd.) C. R. Coughlan  
I, Ralph C. Sterne, Registrar of Probate in and for the county of Lunenburg, hereby certify that the foregoing is a true copy of the last will and testament of William Emeneau late of Wileville in the said county, farmer, deceased, and that probate of the said will was granted on the 8th day of August, A. D. 1944.  
(Sgd.) Ralph C. Sterne, Registrar of Probate

No. 131, Will of James Levi Nowe of Conquerall Mills } Last Will and Testament of James Levi Nowe I, James Levi Nowe, being of sound mind and in full possession of my faculties do hereby make my last will and testament on this Tuesday Aug. 7th 1934. I hereby will and bequeath all my property real and personal and all money in Banks to my beloved sister in law Jennie Emiline Cross wife of John Nowe, and to this will I hereby sign my name in presence of witnesses. I also appoint my brother John Nowe as executor.

Signed Witnesses  
(Sgd.) Levi Nowe  
(Sgd.) Rev. D. W. McDonald  
(Sgd.) Helen E. McDonald  
(Sgd.) Amy Seaboyer  
I, Ralph C. Sterne, Registrar of Probate in and for the county of Lunenburg, hereby certify that the foregoing is a true copy of the last will and testament of James Levi Nowe, late of Conquerall Mills, in the said county, farmer, deceased, and that Probate of the said Will was granted on the 22nd day of August, A. D. 1944.  
(Sgd.) Ralph C. Sterne, Registrar of Probate

LUNENBURG COUNTY REGISTRY OF DEEDS			1391	783	801-802
I certify that this document was registered as shown here.			Document #	Book	Pages
Joan Plunkett Registrar			MAR 21 2001		10:49 AM
			MM DD YYYY		Time

"A"  


THIS IS THE LAST WILL AND TESTAMENT of me, LESTER ADEN HIRTLE of Wileville, in the County of Lunenburg and Province of Nova Scotia.

FIRST: I HEREBY REVOKE all wills and testamentary dispositions of every nature or kind whatsoever by me heretofore made.

SECOND: I DIRECT my Executor hereinafter named to pay as soon as may be conveniently possible after my decease all my just debts, funeral and testamentary expenses.

THIRD: I NOMINATE AND APPOINT my son, PATRICK EUGENE HIRTLE, as the Executor and Trustee of this my Last Will and Testament.

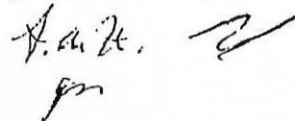
FOURTH: I GIVE AND BEQUEATH the sum of Thirty Thousand Dollars [\$30,000.00] to each of my following children: DAVID HIRTLE, PATRICK HIRTLE, BRIAN HIRTLE and BRENDA CAPPT.

FIFTH: I GIVE AND BEQUEATH to my daughter, MARTHA HOGANSON, the sum of Twenty Thousand Dollars [\$20,000.00].

SIXTH: I HAVE a life insurance policy with Canada Post that is payable to my daughter, BRENDA CAPPT, and it was my intention that the monies payable to her are to be used for my funeral and gravestone expenses, and I so request her to use the money for that purpose. Any surplus money over and above the funeral and gravestone expenses may be kept by my daughter, Brenda. Should my daughter, Brenda, refuse to pay for these expenses out of the insurance, then the bequest to her for Thirty Thousand Dollars [\$30,000.00] is to be reduced accordingly.

SEVENTH: I GIVE, DEVISE AND BEQUEATH all the rest and residue of of my estate to my six children, equally, share and share alike.

EIGHTH: SHOULD any child of mine predecease me, his or



her share is to be distributed to his or her children, equally, share and share alike.

NINTH: I AUTHORIZE my Trustee to make payments for any person under the age of nineteen [19] to a parent or guardian of such person, or to anyone to whom my Trustee in his discretion deems it advisable to make such payments whose receipt shall be a sufficient discharge to my said Trustee.

IN TESTIMONY WHEREOF I have hereunto set my hand this 22<sup>nd</sup> day of OCTOBER, 1998.

SIGNED, PUBLISHED AND DECLARED ]  
by the above-named Testator, ]  
as and for his Last Will and ]  
Testament, in the presence of ]  
us, both present at the same ]  
time, who, at his request, in ]  
his presence and in the ]  
presence of each other have ]  
hereunto subscribed our names ]  
as witnesses. ]

[Signature]  
WITNESS

[Signature]  
ADDRESS

[Signature]  
WITNESS

[Signature]  
ADDRESS

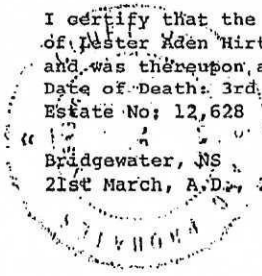
[Signature]  
LESTER ADEN HIRTLE

IN THE COURT OF PROBATE  
COUNTY OF LUNENBURG SS

OFFICE OF REGISTRY

I certify that the foregoing is a true and correct copy of the Original Will of Lester Aden Hirtle therein named deceased, which said Will was duly proved and was thereupon, admitted to Probate on the 21st day of March, A.D., 2001.  
Date of Death: 3rd day of March, A.D., 2001

Estate No: 12,628  
Bridgewater, NS  
21st March, A.D., 2001



[Signature]  
Registrar of Probate