

TAX SALE REPORTING LETTER

Tax Sale No. 7

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 25, 2022

Name: CONRAD, Courtney

Assessment Account No: 00901652

Property: PID 60364817, Flat Hill Road, Broad Cove, NS

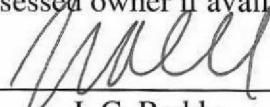
Title: I have carried out title investigations. The title is not land registered. There is evidence that Courtney Conrad is the owner of the subject property. Courtney Conrad acquired title via deed registered in Book 139 at Page 364 filed at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances: None.

Marital Status: Unknown.

Survey: There are no survey plans on file at the Lunenburg County Land Registration office. The description does not conform to modern standards and is subject to survey.

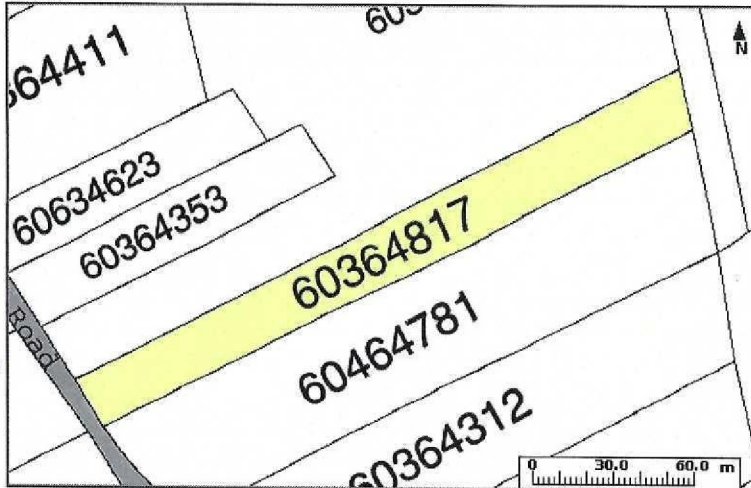
Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



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.**

- ← Back to Search Results
- Map Actions
 - Point Select
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 - Zoom Box Monument Select
 - Clear Selection
 - Center Selection
- Map Layers
 - Properties
 - LR Parcel Shading
 - Topo
 - Monuments
 - Place Names
- Refresh Map



Lat: Long: Scale: 1750 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.

- Map Controls
 - NS Overview
 - Locator Map
 - Print Map

Location:

Search

1 Property found

PID: **60364817** Details
 AAN: **00901652**
 Value: \$10,600 (2022 RESOURCE TAXABLE)
 Address: FLAT HILL ROAD
 BROAD COVE

County: LUNENBURG COUNTY
 Owner: COURTNEY CONRAD

LR: NOT LAND REGISTRATION

Property Online version 2.0

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 Compression: Off

139/369

Haughn or order at THE ROYAL BANK OF CANADA Lunenburg, N.S. the sum of Five Thousand
One Hundred Seventy -----47/100-----dollars as follows: Thirty-seven
-----47/100-----dollars on the 7th day of July 1969, and Eighty-seven---00/100---dollars
on the 7th day of each month thereafter until payment in full, In case any instalment is
not paid on due date, the whole balance then unpaid shall forthwith become due and payable
at the option of the holder of this note.
Schedule "A" (Sgd. PAH) Signed: Patricia A. Haughn
No. TP.....
Signed: Donald Harris Haughn Endorser(s) The undersigned hereby waives presentment,
notice of dishonor, protest and notice of protest of the within note.
Signed: Donald Harris Haughn

No. 559. DEED.
STEADMAN CONRAD ET UX
to
COURTNEY CONRAD
Reg. 10.35 A.M. July 4th,
1969, on the certified
oath of a witness.

THIS INDENTURE made the third day of July in the year of Our Lord
One Thousand Nine Hundred and Sixty Nine BETWEEN Steadman Conrad
of Broad Cove, in the County of Lunenburg and Province of Nova
Scotia, and Frances Pauline, his wife, hereinafter called the
Grantors of the One Part, and Courtney Conrad of Broad Cove,
County and Province aforesaid, hereinafter called the Grantee of the
Other Part, WITNESSETH That the said Grantors for and in consider
ation of the sum of One Dollar of lawful money of the Dominion of
Canada, to the said Grantors in hand well and truly paid by the said Grantee at or before
the ensembling and delivery of THESE PRESENTS, the receipt whereof is hereby acknowledged,
has and by these Presents hath granted, bargained, sold, aliened, enfeoffed, released,
remised, conveyed and confirmed, and by These Presents do and by these Presents doth grant,
bargain, sell, alien, enfeoff, release, remise, convey and confirm unto the said Grantee, his
Heirs and Assigns, ALL the right, title and interest in that certain lot, piece or parcel
of land situate, lying and being at Broad Cove, in the County of Lunenburg and bounded and
described as follows; Bounded on North side by land of Benjamin Borgal, 760 feet; on the
East side by land of Angus Herman, 73 feet; on the South side by land of Eldon Conrad, 760
feet; and on the West side by the Flat Hill road; The said lot being formerly owned by the
late Israel Conrad and transferred by his heirs to Steadman Conrad by Deed registered at
Bridgewater in Book No. 104, Page 501 under No. 697, 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, remainder 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 Grantors 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 Grantee his Heirs and Assigns to his and their sole use,
benefit and behoof forever. And the said Grantors for themselves and their Heirs, Executors
and Administrators hereby covenant, promise and agree to and with the said Grantee his Heirs
and Assigns, in manner following, that is to say: That it shall be lawful for the said
Grantee, his Heirs and Assigns, from time to time, and at all times hereafter, peaceably
and quietly, to enter into said Land 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 Grantors or any person or persons whatsoever, lawfully claiming or to
claim the same. And also that the said Grantors have 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 Grantors and their Heirs, the said Land and Premises
and every part thereof, unto the said Grantee and 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 above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF
(Sgd.) Gordon E. Romkey
PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG SS)

(Sgd.) Steadman R. Conrad (S)
(Sgd.) Frances Pauline Conrad (S)

BE IT REMEMBERED that on this third day of July A.D., 1969, before
me, the subscriber personally came and appeared Frances Pauline
wife of Steadman Conrad mentioned in the foregoing Indenture, who, having been by me examined
separate and apart from her said husband, did declare and acknowledge that the said Indenture
is her free act and deed, and that she executed the same freely and voluntarily, without
fear, threat or compulsion of, from or by her said husband, and for a full release of all her
claims to the lands and premises mentioned therein

(Sgd.) Charles W. Publicover
Commissioner

PROVINCE OF NOVA SCOTIA) On this 4th day of July A.D., 1969 before me, the subscriber, per-
COUNTY OF LUNENBURG SS) sonally came and appeared Gordon E. Romkey a subscribing witness to
the foregoing Indenture, who, having been by me duly sworn, made oath and said that
Steadman Conrad and Pauline Frances Conrad, his wife the parties thereto, signed, sealed and
delivered the same in his presence.

(Sgd.) Charles W. Publicover
Commissioner

No. 560. DEED.
HEIRS OF CARMON REINHARDT
to
HAZEL ISABELLE SMITH ET AL
Reg. 1.45 P.M. July 4th, 1969
on the certified oath of a
witness.

THIS INDENTURE made this 21st day of October, A.D., 1966 BETWEEN
HATTIE MAE WOLFE, of Halifax, in the County of Halifax, wife of
Stanley Wolfe, formerly widow of Carmon Reinhardt, LETOILE
EVELYN MACKINNON, of Fairview, in the County of Halifax, and
GARTH MARSHALL REINHARDT, of Halifax, aforesaid, unmarried,
hereinafter called the "GRANTORS" of the One Part -and-
HAZEL ISABELLE SMITH, of Broad Cove, in the County of Lunenburg
and Province of Nova Scotia, as life tenant and CARL M. SMITH
her son, of Broad Cove, aforesaid, as remainder owner, hereinafter called the "GRANTEES"
of the Other Part WHEREAS the late Carmon Reinhardt died intestate leaving as his only heirs-
at-law his widow above named and his two children Garth Reinhardt and Letoile Evelyn MacKinnon
WITNESSETH that in consideration of One Dollar of lawful money of Canada, and other good
and valuable consideration to the Grantors in hand well and truly paid by the Grantees, at or
before the ensembling and delivery of THESE PRESENTS, the receipt whereof is hereby acknow-
ledged, the Grantors hereby convey the lands described in the Schedule marked "A" hereto
annexed unto the Grantees, Hazel Isabelle Smith for and during her lifetime and Carl M.
Smith as owner of the remainder interest. SCHEDULE "A" ALL that certain lot, piece or
parcel of land situate, lying and being at Broad Cove in the County of Lunenburg and Province
of Nova Scotia being the pasture lot which was devised by the Will of Eliza Reinhardt to
Carmon Reinhardt dated March 24, 1928 and probated November 13, 1928 and therein bounded and
described as follows; "the pasture lot situate on the east side of Broad Cove aforesaid
and bounded on the west by the Public road and leading to the shore from the main post road
on the North by Samuel Teals land and lands of the late Edmund Conrad northeasterly by Smiths
Heirs and eastwardly by land of the late James Bohner, Jonas Conrad and others." THE
GRANTORS covenant with the Grantees that the Grantees shall have quiet enjoyment of the lands,