

TAX SALE REPORTING LETTER

Tax Sale No. 65

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 25, 2022

Name: McInnes, Ivan Frederick

Assessment Account No: 04867548

Property: PID 60204906, 613 Veinotte Road, Newburne, NS

Title: I have carried out title investigations. The title is not land registered. There is evidence that Ivan Frederick McInnes is the owner of the subject property. Ivan Frederick McInnes acquired title via deed registered in Book 949, Page 835 filed at the Lunenburg County Land Registration Office or otherwise. However, we are informed that Ivan Frederick MacInnes is deceased (see obituary attached) and there is no record of any grant of probate or administration being filed at the Lunenburg County Land Registration Office (or otherwise). His spouse, at the time of his death, appears to be Susan, but without probate documents being filed, we cannot determine if title is fully marketable. The subject property appears to abut the public highway.

Encumbrances: None.

Marital Status: N/A: deceased.

Survey: There are no survey plans on file at the Lunenburg County Land Registration office. However, 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

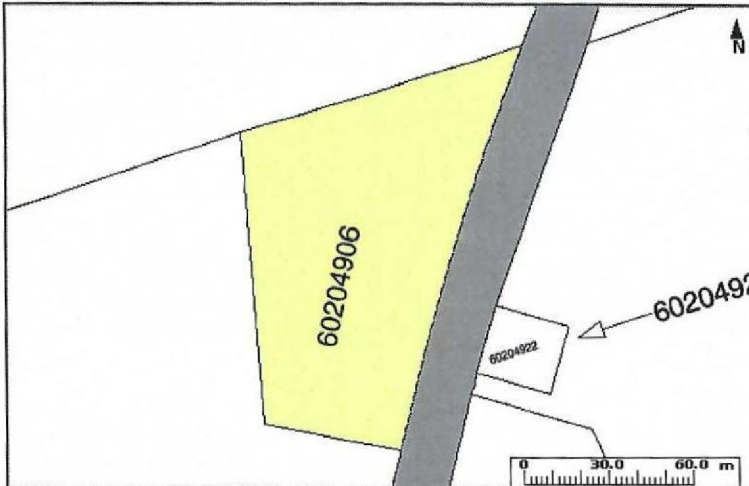
- Point Select
- Pan
- Zoom In
- Zoom Out
- Zoom Box Monument Select
- Clear Selection
- Center Selection

Map Layers

- Properties
- LR Parcel Shading
- Topo
- Monuments
- Place Names
- Refresh Map

Map Controls

- NS Overview
- Locator Map
- Print Map



Lat: 44-37-04N Long: 64-35-06W Scale: 1696 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.

Location:

Search

1 Property found

PID: **60204906** Details
 AAN: **04867548**
 Value: \$115,000 (2022 RESIDENTIAL TAXABLE)
 \$800 (2022 RESOURCE TAXABLE)
 Address: 613 VEINOTTE ROAD
 NEWBURNE
 County: LUNENBURG COUNTY
 Owner: IVAN FREDERICK MCINNIS
 LR: NOT LAND REGISTRATION

Property Online version 2.0

This page and all contents are copyright © 1999-2003, Government of Nova Scotia, all rights reserved.
 If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca
 Please feel free to [Submit Problems](#) you find with the Property Online web site.
 Compression: Off

LUNenburg COUNTY REGISTRY OF DEEDS	75576513	949	835-839
I certify that this document was registered as shown here.	Document #	Book	Pages
Joan Plunkett Registrar	MAY 28 2004		15:08
	MM DD YYYY		Time

949/

835

THIS WARRANTY DEED made this 25 day of May, 2004.

BETWEEN:

MARILYN SELETUS MOORE, of Newburne, in the County of Lunenburg, Province of Nova Scotia;

(hereinafter called the "GRANTOR")

and

IVAN FREDERICK MCINNIS, of Newburne, in the County of Lunenburg, and Province of Nova Scotia;

(hereinafter called the "GRANTEE")

WHEREAS by Deed dated February 12, 1999, Gordon Eldred Wentzell transferred title to the lands described in Schedule "A" annexed hereto, upon his death to his daughter, MARILYN SELETUS MOORE, which Deed is recorded in the Lunenburg County Registry of Deeds, on February 16, 1999 in Book 708 at Pages 302-306.

AND WHEREAS Gordon Eldred Wentzell died on December 26, 2002, as evidenced by a copy his death certificate attached hereto as Schedule "B", leaving Marilyn Seletus Moore as the sole owner of the said lands;

WITNESSETH THAT in consideration of One Dollar (\$1.00) and other good and valuable consideration:

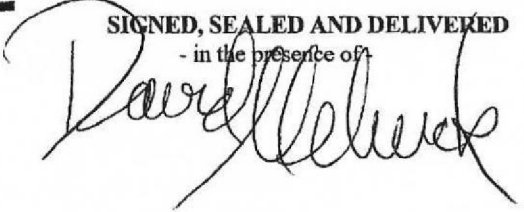
THE GRANTOR hereby conveys to the GRANTEE the lands described in Schedule "A" to this Warranty Deed and hereby consents to this disposition, pursuant to the *Matrimonial Property Act* of Nova Scotia.

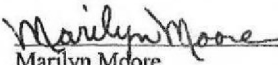
THE GRANTOR covenants with the GRANTEE that the GRANTEE shall have quiet enjoyment of the lands, that the GRANTOR has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, and that the GRANTOR will procure such further assurances as may be reasonably required.

THE RELEASOR hereby consents to the within conveyance and releases any claim that the RELEASOR had, has or may have pursuant to the *Matrimonial Property Act* of Nova Scotia and hereby conveys any and all right, title and interest which the RELEASOR may have with respect to the lands described in Schedule "A".

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 has properly executed under seal and delivered these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED)
 - in the presence of)
)


 Marilyn Moore

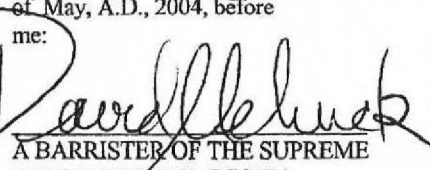
PROVINCE OF NOVA SCOTIA

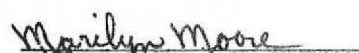
COUNTY OF HALIFAX

AFFIDAVIT OF STATUS

I, Marilyn Moore, make oath and say as follows:

1. **THAT** I am of the full age of nineteen (19) years.
2. **THAT** I am not a non-resident of Canada within the meaning of the *Income Tax Act* (Canada).
3. **THAT** for the purpose of this Affidavit "Spouse" means either of a man or woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other in good faith, that is void and are cohabiting or have cohabited within the preceding year; or
 - (iv) an individual who is party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* (Nova Scotia) but does not include a former domestic partner.
4. **THAT** my father, Gordon Eldred Wentzell, was not a Spouse at the time of his death. He was a widower and did not remarry.
5. **That** this property has never been occupied by any Spouse of mine as a Matrimonial Home. I am not a party to any unregistered domestic partnership declaration;
6. **THAT** I do not have former domestic partners with the rights contemplated by Section 55 of the *Vital Statistics Act* (Nova Scotia).
7. **THAT** the sale of the property described in the following Deed is an exempt supply of property for the purpose of Part IX of the *Excise Tax Act* (Canada) as amended.

SWORN TO at Bedford, in the)
 County of Halifax, Province)
 of Nova Scotia, this 25 day)
 of May, A.D., 2004, before)
 me:)
)
 A BARRISTER OF THE SUPREME)
 COURT OF NOVA SCOTIA)


 Marilyn Moore

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situate, lying and being at Newburne in the County of Lunenburg and Province of Nova Scotia, more particularly bounded and described as follows:

LOT NO. 4 Bounded and described as follows:

BEGINNING at a stake and stones standing on road leading from Newburn to Nine Mile Lake, at the eastern corner of Henry Wentzel's land;

THENCE running Northwestwardly along Benjamin Wentzel's line, eighteen rods to a stake and stones;

THENCE southwardly along said Henry Wentzel's land ten rods to the aforesaid road;

THENCE northeastwardly along said road twenty seven rods to the place of beginning, containing two acres more or less.

BEING AND INTENDED TO BE the lands conveyed in a deed dated August 11, 1934 from Kenneth Wentzell et al, to Gordon Wentzell, said deed being recorded at the Registry of Deeds at Bridgewater, N. S. on August 15, 1934 in Book 101, Page 370, under No. 563.

BEING AND INTENDED TO BE the same lands as were conveyed in a deed dated November 27, 1941 from Kenneth Wentzell et al.

**FUNERAL DIRECTORS
STATEMENT OF DEATH**

Langille's Funeral Home
5267 Main Street, New Germany, Nova Scotia, B0R 1E0
541 - 0747

This is to certify that

Gordon Eldred Wentzell

of Newburne, Lunenburg County, Nova Scotia died at South Shore Regional Hospital, Bridgewater, on 28 December 2002. The funeral arrangements for the above mentioned person was conducted by Langille's Funeral Home with burial in St. Matthew's Lutheran Cemetery Newburne, Lunenburg County, Nova Scotia.

Our Records Show
The Next-of-Kin to be his daughter, :
Marlyn Moore
RR 1,
Barss Corner,
B0R-1A0
644-3470

We Certify that the above is a
True Statement from our Records.
28 December 2002

Langille's Funeral Home

Per 
B.B. Starratt F.D.

Maritime Funeral Homes Limited

In Loving Memory Of
Ivan Frederick McInnis

McInnis, Ivan Frederick - 55, Newburne, Lunenburg County, passed away suddenly in South Shore Regional Hospital, Bridgewater, on November 25, 2008. Born in Halifax, he was a son of the late Joseph and Lillian (Bollivar) McInnis.

Surviving are his wife Susan; Sister Roma McInnis, Halifax; Nephew Angus; Niece Olivia; Aunts, Uncles and Cousins.

There will be no visitation at the Funeral Home. Funeral Service 2:00pm Tuesday in R.A. Corkum Funeral Home, Bridgewater. Burial at a later date in Pleasant Hill Cemetery, Lower Sackville. Memorial Donations may be made to the Heart and Stroke Foundation of Nova Scotia or the Canadian Breast Cancer Society. On-line condolences may be made by visiting www.corkumfuneralhome.ca