

TAX SALE REPORTING LETTER

Tax Sale No. 57

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 25, 2022

Name: Snyder, Allen and Snyder, Gail

Assessment Account No: 04362829

Property: PID 60254927, Osborne Road, Pinehurst

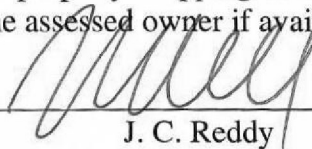
Title: I have carried out title investigations. The title is not land registered. There is evidence that Allen Snyder and Gail Snyder are the owners of the subject property. Allen Snyder and Gail Snyder acquired title as joint tenants via deed registered in Book 643 at Page 902 filed at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway (although the deed description does not reference a public road/highway as a boundary). The paper title appears to be marketable.

Encumbrances: None.

Marital Status: Allen Snyder and Gail Snyder were spouses of each other in 1997.

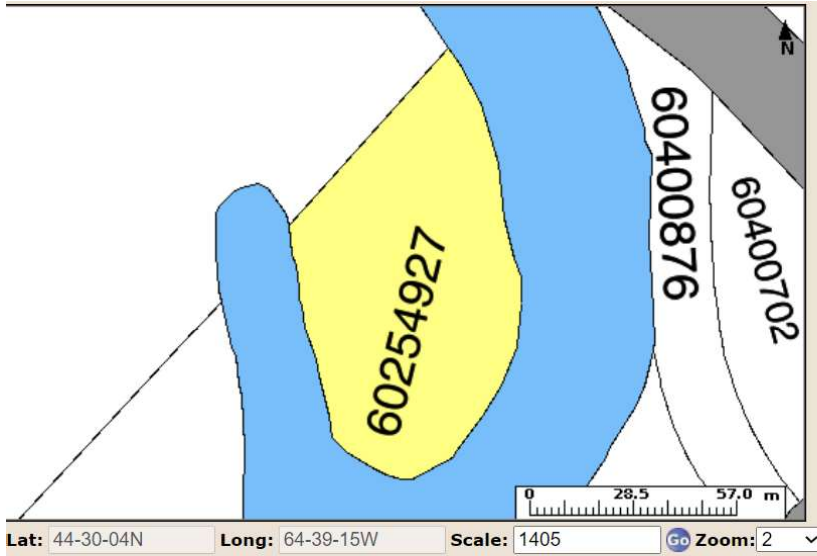
Survey: There are no survey plans on file at the Lunenburg County Land Registration Office. The deed description does not conform to modern standards and is subject to survey.

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.



Lat: 44-30-04N Long: 64-39-15W Scale: 1405 Go Zoom: 2

1 Property found

PID: **60254927** Details
AAN: **04362829**
Value: \$2,500 (2023 RESOURCE TAXABLE)
Address: OSBORNE ROAD
PINEHURST

County: LUNENBURG COUNTY
Owner: ALLEN SNYDER
GAIL SNYDER

LR: 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.

001743

LUNenburg COUNTY REGISTRY OF DEEDS	1743	643	902-905
I certify that this document was registered as shown here.	Document #	Book	Page
<i>J. Plunkett</i> Registrar	03 12 1997	9:52 AM	
	MM DD YYYY	Time	

Acting
THIS QUIT CLAIM DEED dated this 10th day of March, A.D., 1997,

BETWEEN: JAMES SNYDER of New Minas, in the County of Kings and Province of Nova Scotia,

being the owner of the said lands
(hereinafter called the "GRANTOR")

and

ALLEN SNYDER and GAIL SNYDER, husband and wife, both of Watford, in the County of Lunenburg and Province of Nova Scotia, as Joint Tenants and Not as Tenants-in-Common,

(hereinafter called the "GRANTEE")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor releases to the Grantee as Joint Tenants and Not as Tenants-in-Common the lands described in Schedule "A" annexed hereto and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

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 QUIT CLAIM DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Quit Claim Deed shall be read with all appropriate changes of number and gender.

IN WITNESS WHEREOF the 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:)

Florence E. Outhouse
A Barriester / Commissioner of the
Supreme Court of Nova Scotia)

James Snyder

JAMES SNYDER)

FLORENCE E. OUTHOUSE
A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA

"CERTIFICATE OF REGISTRAR

I hereby certify that no dead transfer tax has been paid on this deed by virtue of claimed exemption.

Jean Plunkett

Registrar "Acting"

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I HEREBY CERTIFY that on this 11th day of March, A.D., 1997,
James Snyder, one of the parties thereto, signed, sealed and delivered the
above Indenture in my presence and I have signed as a witness to same.

Florence E. Outhouse

A Barrister/Commissioner of the
Supreme Court of Nova Scotia

FLORENCE E. OUTHOUSE
A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA

CANADA
 PROVINCE OF NOVA SCOTIA
 COUNTY OF LUNENBURG SS

AFFIDAVIT OF STATUS

I, James Snyder, of New Minas, in the County of Kings and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Grantor in the foregoing Quit Claim Deed and I am of the full age of nineteen (19) years.
2. THAT I am now, and intend to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this our Affidavit, "spouse" means either of a man or a 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.
4. THAT as of this date hereof I am not a spouse.

SEVERALLY SWORN TO at *Kentville*
 in the County of *Kings* and Province)
 of Nova Scotia this *11th* day of March,)
 A.D., 1997, before me,)

Florence E. Outhouse.....)
 A ~~Barrister~~ Commissioner of the)
 Supreme Court of Nova Scotia)

James Snyder

 JAMES SNYDER

FLORENCE E. OUTHOUSE
 A COMMISSIONER OF THE SUPREME
 COURT OF NOVA SCOTIA

SCHEDULE "A"

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

The triangular intervale lot bounded as follows:

ON the South side by property formerly occupied by Earl Feener;

ON the West by property formerly occupied by Earl Feener to a point on the LaHave River; and

ON the Northeast by the LaHave River.

BEING AND INTENDED TO BE the Fourth Lot as described in a Deed from Dorothy Marie Clattenburg to Eileen Madelyn Snyder et con Obedia Duffus, which Deed is recorded in the Lunenburg County Registry of Deeds in Book 129 at Page 528 on the 10th day of July, A.D., 1963.



Berrigan Surveys Limited
Nova Scotia Land Surveyors
PO Box 418, Bridgewater, Nova Scotia, Canada, B4V 2X6

Tel: 902-543-5695
Fax: 902-543-7447

Email: berrigan@istar.ca
Web: www.berrigansurveys.ca

Peter A. Berrigan, P. Eng., NSLS, QP-1
Lester W. Berrigan, QP-2, Consultant

December 20, 2022

Memo

Re: Tax Posting - 57 - 2022, Allen & Gail Snyder, Osborne Road, Pinehurst

Joanne,

The above property was posted based solely on property mapping.

Any purchaser should be advised the lot appears to be primary wetland and is subject to flood.

When posted on December 20, 2022 (via canoe) there was approximately 6 inches of water over portions of the lot.

Lester
for Lester

LWB/jem
encl.