

TAX SALE REPORTING LETTER

Tax Sale No. 1

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 11, 2023

Name: Margaret Elizabeth Moir

Assessment Account No: 00266795

Property: PID 60367810 – NO. 331 Highway, Voglers Cove, Nova Scotia

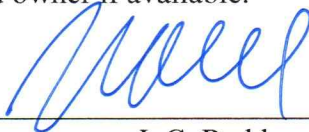
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Margaret Elizabeth Moir is the registered owner of the subject property. Margaret Elizabeth Moir acquired title via Deed recorded in Book 692, Page 356 at the Lunenburg County Land Registration. The subject property appears to abut the public highway. We believe the subject lot is the first lot described in the above noted deed being “two and one-half acres more or less”. The paper title appears marketable.

Encumbrances: None

Marital Status: Unknown

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

PID	60367810	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	2.64 ACRE(S)	Parcel Access		Manag. Unit	MU9932
Lot		Created	Sep 13, 1994 12:00:00AM	Manner of Tenure	NOT APPLICABLE
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG		
Location	NO 331 HIGHWAY VOGLERS COVE	County	LUNENBURG COUNTY	Primary Location	Yes
				Source	Not Assigned by Municipality

Comments
 MAP:0544150064500
 MAP:1044150064500

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
00266795	\$23,700 (2023 RESOURCE TAXABLE)	010	000	
		View All Related PIDs History	Back to Results	Map View

Owner Name	Interest Holder Type	Qualifier	Province	Country
MARGARET E MOIR	FEE SIMPLE			

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	1304 View Doc	1997	DEED	Book 642 Page 356	REGISTRY OF DEEDS	Feb 21, 1997
Document	6737 View Doc	1996	DEED	Book 627 Page 371	REGISTRY OF DEEDS	Sep 18, 1996
Document	862 View Doc	1970	DEED	Book 142 Page 542	REGISTRY OF DEEDS	Jan 01, 1970

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
<i>No Plans Found</i>						

Inst Type	Inst No	Year	Type	Plan Name	Filing Reference	Instrument Date
<i>No Non-Registered Instruments Found</i>						

Parcel Relationships

Related PID	Type of Relationship
<i>No Related PIDs Found</i>	

[View All Related PIDs History](#) [Back to Results](#) [Map View](#)

Non-Land Registration parcels ARE NOT REGISTERED PURSUANT TO THE *Land Registration Act*. As such, ownership and all information in this report is believed to be an accurate reflection of registered documents affecting the parcel of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the parcel of land under consideration. THESE ARE NOT OFFICIAL RECORDS.

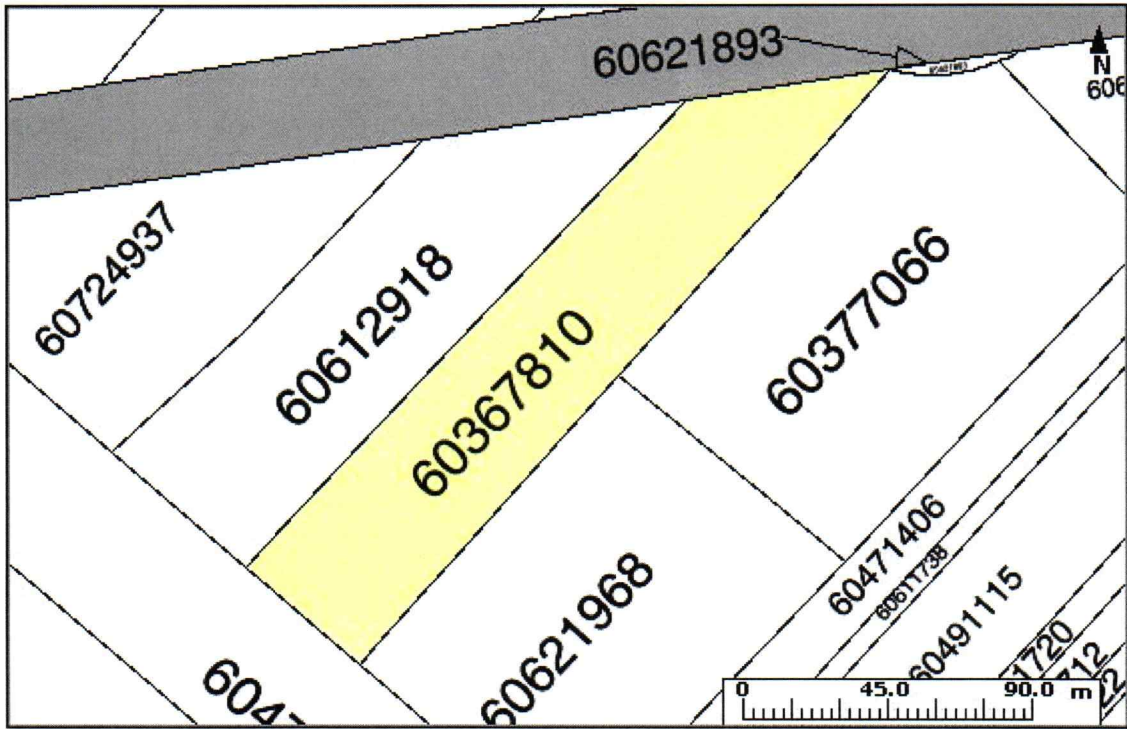
Land Registration parcels ARE REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#) [Owner Problem](#) [General Problem](#) [Municipal Tax Query](#)

Property Online Map

Date: **Oct 13, 2023 9:46:43 AM**



PID: 60367810 **Owner:** MARGARET E MOIR **AAN:** 00266795
County: LUNENBURG COUNTY **Address:** NO 331 HIGHWAY **Value:** \$23,700 (2023 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION VOGLERS COVE

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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00130.1

LUNenburg COUNTY REGISTRY OF DEEDS		
Document #	Book	Pages
1304	642	356-358
I certify that this document was registered as shown here.		
Registrar	MM DD YYYY	Time
<i>[Signature]</i>	02 21 1997	9:58AM

THIS WARRANTY DEED dated this _____ day of _____, A.D., 1996,

BETWEEN: **JAMES MOIR** of Voglers Cove, in the County of Lunenburg and Province of Nova Scotia,

being the owner of the lands described in Schedule "A" herein (hereinafter called the "GRANTOR")

and

MARGARET ELIZABETH MOIR of Calgary, Alberta,

(hereinafter called the "GRANTEE")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor hereby conveys to the Grantee the lands described in Schedule "A" annexed hereto 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 a good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, and that the Grantor will procure such further assurances as may be reasonably required.

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 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:)

[Signature]

[Signature] ●
JAMES MOIR

PROVINCE OF
COUNTY OF

I HEREBY CERTIFY that on this _____ day of _____, A.D., 1996, James Moir, one of the parties thereto, signed, sealed and delivered this Indenture in my presence and I have signed as a witness to same.

"CERTIFICATE OF REGISTRAR

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

[Signature]
Registrar "acting"

[Signature]
A NOTARY PUBLIC

ROGER BLEASDALE
A Commissioner of the
Court of Nova Scotia

CANADA
PROVINCE OF
COUNTY OF

AFFIDAVIT OF STATUS

I, James Moir, of Voglers Cove, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the GRANTOR in the foregoing Warranty Deed and 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 the property herein described has never been used for the purpose of a matrimonial home.

SWORN TO at
 in the County of Halifax and Province)
 of Nova Scotia this 17th day of)
January A.D., ~~1996~~, before me,)
1997)

Roger Bleasdale

A NOTARY PUBLIC

James Moir

 JAMES MOIR

ROGER BLEASDALE
 A Commissioner of the Supreme
 Court of Nova Scotia

SCHEDULE "A"

ALL of a certain piece or parcel of land situ-
 lying and being at the eastern side of Vogler's Cove in the County of Lunenburg and
 bounded and described as follows - that is to say: This said lot of land would be
 same lot of land formerly owned by the late Jacob Conrad and called the Hill Lot,
 and bounded to the north by the road leading by Vogler's Cove to Broad Cove, on the
 East side by lands of Spencer Mason and Lindsay Dagley; on the west side by lands
 of the late Albert Conrad and extending in a southerly direction to where the cross
 fence now is. This said lot of land would be partly improved and part unimproved
 and containing about two and one half acres more or less. / AND ALSO: ALL the herein
 mentioned tracts or lots of land lying, being and situate at East Vogler's Cove, in
 the said County of Lunenburg, and described as follows:- FIRST: ALL that homestead
 lot situated on the east side of Vogler's Cove, and bounded by public road on the
 north and leads to the shore. THENCE on the east by land of Lee Conrad; THENCE on
 the south by woodland owned by Alfred Conrad, and THENCE on the west side of Ester
 Conrad and Alonzo Conrad land. SECOND LOT situate on the Lake Hill and described as
 Lot No. 6, on the plan of division dated 31st day of December, A. D., 1875. Bounded
 on the southwest by Farrish Conrad land, THENCE on the northwest by lands of the
 heirs of the late Jacob Conrad, THENCE on the northeast by land of the heirs of the
 late Casper Conrad and containing about one and a quarter acres. THIRD LOT BEING
 a wood lot situated on the eastern side of Lake Hill and marked on the said plan
 as Lot No. 2, and bounded on the northeast by land of Farrish Conrad, on the south-
 east by lands of the heirs of the late Casper Conrad, and on the Northwest by
 land of the late John Conrad and containing three rods and twenty-four poles. Being
 the same lots of land as conveyed to Lee J. Conrad by Julia A. Conrad by Deed dated
 December 14, A. D. 1921, recorded at the Office of the Registrar of Deeds at Bridge-
 water, in the County of Lunenburg, N. S. in Book 93 at Page 480. ALSO ALL my right
 title and interest in a certain piece or parcel of unimproved land, being lying and
 situated on the east Vogler's Cove in the said County of Lunenburg and bounded and
 described as follows:- On the north or front of the said lot by the public high-
 way; THENCE on the west side by the homestead lot of Jason Conrad; THENCE on the
 south or back by a swamp, or by land of Ester Conrad; THENCE on the eastern side by
 land of Edward Conrad, and leading North and south from said public highway. Said
 lot containing about three acres of land more or less. It is further understood
 that this lot is not to cross the swamp on the back. Being the same lot of land
 as conveyed to Lee J. Conrad by Ester Conrad by Quit Claim Deed dated September
 21st, A. D. 1918, and recorded in the Office of the Registrar of Deeds, Bridgewater
 in the County of Lunenburg, N. S. in Book 85 at Page 731. ALSO all or any other
 land owned by Lee J. Conrad at or in Vogler's Cove or any other place in the
 Province of Nova Scotia. ALL the above described lands and premises having been
 conveyed to the said Travalian Conrad by the said Lee J. Conrad et ux by deed dated
 March 15, 1945, and recorded at the Registry of Deeds, at Bridgewater in the County
 of Lunenburg, N. S. in Book 108, Page 529 Under No. 859. Being the same lands
 conveyed by Mamie Ellen Conrad to the said Cecil Travalian Conrad by deed dated
 the 1st day of February, 1960, and recorded in the Registry of Deeds at Bridgewater,
 N. S. in Book 125 at Page 276. Also being the same land conveyed by Cecil Travalian
 Conrad to Travalian Conrad by deed dated the 23rd day of July A. D., 1970, and
 recorded at the Registry of Deeds, at Bridgewater, Nova Scotia, on the 26th day of
 August, A. D., 1970, in Book 142, at page 406, under No. 641. |