

TAX SALE REPORTING LETTER

Tax Sale No. 52

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 5, 2023

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 does not appear to abut the public highway. The only access appears to be via the LaHave River (as a “navigable waterway”). 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.**

Property Details

PID	60254927	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	1.2 ACRE(S)	Parcel Access		Manag. Unit	MU9935
Lot		Created	Sep 13, 1994 12:00:00AM	Manner of Tenure	JOINT TENANTS
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG		
Location	OSBORNE ROAD PINEHURST	County	LUNENBURG COUNTY	Primary Location	Yes
				Source	Not Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
04362829	\$2,500 (2023 RESOURCE TAXABLE)	050	000	
		View All Related PIDs History	Back to Results	Map View

Owner Name	Interest Holder Type	Qualifier	Province	Country
ALLEN SNYDER GAIL SNYDER	FEE SIMPLE FEE SIMPLE			

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	1743 View Doc	1997	DEED	Book 643 Page 902	REGISTRY OF DEEDS	Mar 12, 1997
Document	1 View Doc	1981	DEED	Book 306 Page 821	REGISTRY OF DEEDS	Jan 01, 1981
Document	797 View Doc	1963	DEED	Book 129 Page 528	REGISTRY OF DEEDS	Jan 01, 1963
Document	796 View Doc	1963	DEED	Book 129 Page 527	REGISTRY OF DEEDS	Jan 01, 1963
Document	502744267 View Doc	1952	DEED	Book 116 Page 305	REGISTRY OF DEEDS	Jan 01, 1952

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
Non-Registered	501364434	1993	NS CROWN LANDS RE NS LANDS & FORESTS		12 25 00017	Jan 01, 1993

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)].

Back to Search Results

Map Actions

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

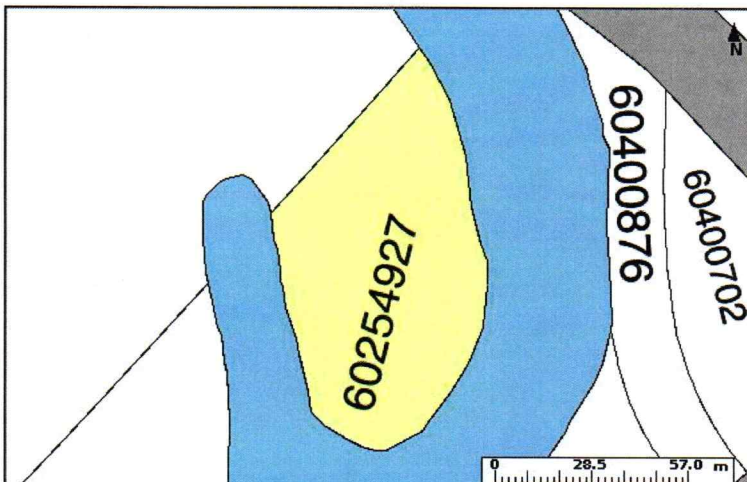
Map Layers

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

Refresh Map

Map Controls

- NS Overview
- Locator Map
- Print Map



Lat: 44-30-01N Long: 64-39-06W Scale: 1405 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: 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

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

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
			MM	DD	YYYY
			9:52 AM		
			Time		

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:)

James Snyder

JAMES SNYDER

Florence E. Outhouse

A ~~Barri~~ Commissioner of the
Supreme Court of Nova Scotia)

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 *King* 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:

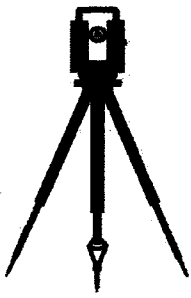
The triangular intervale lot bounded as follows:

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 14, 2023

Memo

Re: Tax Posting - 52 - 2023, Allen & Gail Snyder, Osborne Road, Pinehurst

Lisa,

The above property was posted based solely on property mapping.

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

The property was posted on December 14, 2023 via canoe across the LaHave River.

A handwritten signature in black ink, appearing to read "Lester W. Berrigan". The signature is written in a cursive, flowing style.

for Lester W. Berrigan
Consultant, QP

LWB/jem