

TAX SALE REPORTING LETTER

Tax Sale No. 71

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 7, 2023

Name: Everett C. Janes and Anna Janes

Assessment Account No: 08149577

Property: PID 60193570 – No. 332 Highway, Rose Bay

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Everett C. Janes and Anna Janes are the registered interest holders (owners) of the subject property. Everett C. Janes and Anna Janes acquired title (as joint tenants) via Deed recorded in Book 437, Page 1002 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway but the parcel register references the benefit of an Easement/Right-of-Way to the public highway (see agreement at Book 453, Page 438 at the Lunenburg County Land Registration Office as well as an Easement/Right-of-Way along the “old shore road” in the aforementioned deed). We have not searched the title, extent, or usage of any such Easement/Right-of-Way. The paper title (as a land registered parcel) appears marketable.

Encumbrances: None.

Marital Status: Everett C. Janes and Anna Janes were spouses of each other in 1988. Spousal status currently unknown.

Survey: Plan 7229 (as Lot W.M.-1), filed at the Lunenburg County Land Registration Office. Plan and description generally conform to modern standards.

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.

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	60193570	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	2.01 ACRE(S)	Parcel Access	PRIVATE (BY GRANT)	Manag. Unit	MU1206
Lot	LOT WM-1	Created	Sep 13, 1994 12:00:00AM	Manner of Tenure	JOINT TENANTS
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG		
LR Status	LAND REGISTRATION	LR Date	Apr 10, 2018 03:42:23PM		
Location	NO 332 HIGHWAY ROSE BAY	County	LUNENBURG COUNTY	Primary Location	Yes
				Source	Not Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
08149577	\$128,700 (2023 RESIDENTIAL TAXABLE)	090	000	

Back to Results	Details View	Parcel Archive View	Map View
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Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
EVERETT C JANES	FEE SIMPLE	12444 NUMBER 3 HWY RHODES CORNER NS CA B4V 5N1	DEED	1988	11256 View Doc	Book 437 Page 1002	Nov 04, 1988	No
ANNA JANES	FEE SIMPLE	12444 NUMBER 3 HWY RHODES CORNER NS CA B4V 5N1	DEED	1988	11256 View Doc	Book 437 Page 1002	Nov 04, 1988	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
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No Records Found

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	1988	11256 View Doc	Book 437 Page 1002	Nov 04, 1988
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	1989	6370 View Doc	Book 453 Page 428	Jul 11, 1989
60193554	SERVIENT TENEMENT PID	DEED	1988	11256 View Doc	Book 437 Page 1002	Nov 04, 1988
60467065	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	1989	6370 View Doc	Book 453 Page 428	Jul 11, 1989

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
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No Records Found

Textual Qualifications on Title

Qualifications Text

THE OWNERS OF PID 60193554 DO NOT ACCEPT THE VALIDITY OF THE OLD SHORE ROAD RIGHT-OF-WAY ACROSS THEIR PROPERTY. THE BURDEN IS NOT REFLECTED IN THE PARCEL REGISTER OF PID 60193554.

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
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No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
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No Records Found

Parcel Description

Schedule A

Parcel Description: PID 193570

Place Name: Rose Bay

Municipality/ County: Lunenburg County

Designation of Parcel on Plan: Lot W. M. -1

Title of Plan: Plan of Subdivision showing Lot W. M. -1, Property of Winnie Mossman, at Rose Bay, Lunenburg County, Nova Scotia, under conveyance to Everett Janes and Anna Janes.

Registration County: Lunenburg County

Registration Number of Plan: 7229

TOGETHER WITH A RIGHT-OF-WAY along the old shore road, leading from Highway 332 to the lands herein, being the remains of the public road along the shore, as described in the Statutory Declaration of Winnie Mossman, declared on Nov. 3, 1988, and included in a deed from Winnie Mossman to Everett C. Janes and Anna Janes dated Nov. 3, 1988, and registered on Nov. 4, 1988, at the Bridgewater Registry of Deeds Office, in Book 437 at Page 1002, as Document number 11,256.

TOGETHER WITH A 50 FOOT RIGHT-OF-WAY as conveyed in a Grant of Right-of-Way from Lynn L. Conrad and Jennie L. Conrad to Everett C. Janes and Anna Janes, dated June 27, 1989, and registered on July 11, 1989, at the Registry of Deeds Office for Lunenburg County, in Book 453 at Pages 428-433 as Document number 6370.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: LUNENBURG COUNTY

Registration Year: 1988

Plan or Document Number: 7229

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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No Non Enabling Plans Found

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
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No AFR Bundles Found

Parcel Relationships

Related PID
60467057

Type of Relationship
PARENT PARCEL NUMBER

[Back to Results](#) [Details View](#) [Parcel Archive View](#) [Map View](#)

This parcel IS 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](#) [General Problem](#) [Municipal Tax Query](#)

Property Online version 2.0

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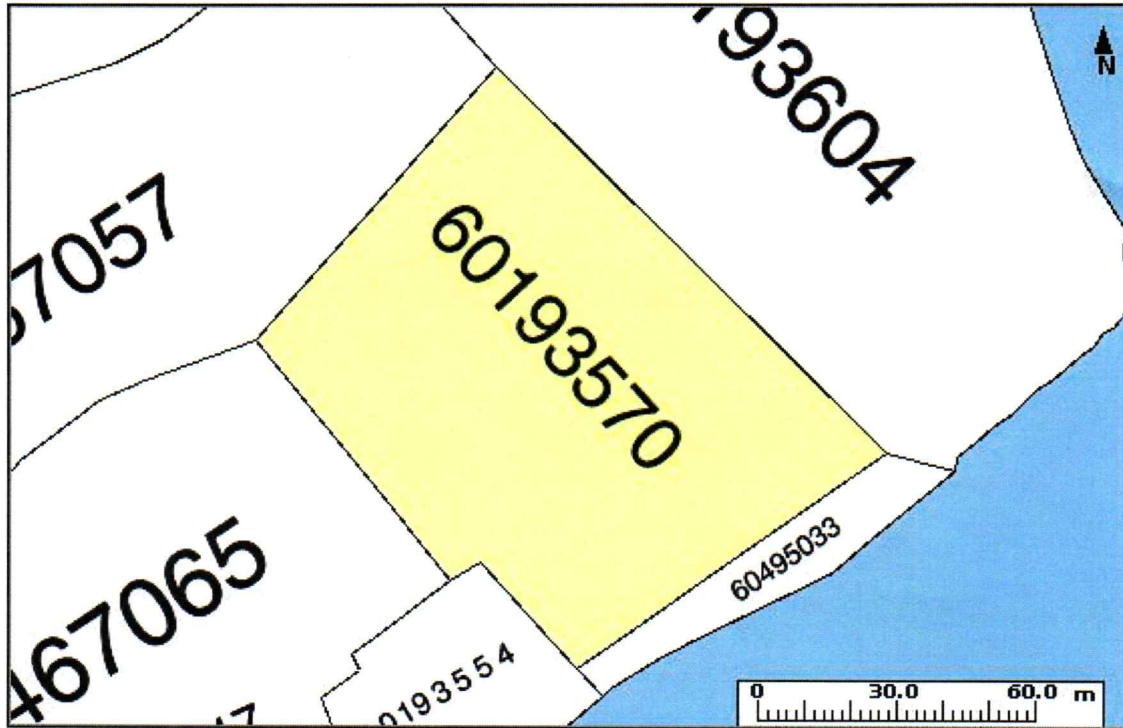
If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca

Please feel free to [Submit Problems](#) you find with the Property Online web site.

Compression: Off

Property Online Map

Date: **Oct 11, 2023 7:50:24 PM**



PID: 60193570	Owner: EVERETT C JANES	AAN: 08149577
County: LUNENBURG COUNTY	ANNA JANES	Value: \$128,700 (2023 RESIDENTIAL TAXABLE)
LR Status: LAND REGISTRATION	Address: NO 332 HIGHWAY	
	ROSE BAY	

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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011256

THIS WARRANTY DEED made this 2nd day of November
A. D. 1988

BETWEEN:

WINNIE MOSSMAN of Rose Bay,
in the County of Lunenburg and
Province of Nova Scotia;

Being the Owner of lands described in
Schedule "A" herein

Hereinafter called the "GRANTOR"
and

EVERETT C. JANES and ANNA JANES,
his wife, both of Rhodes Corner,
in the County of Lunenburg and
Province of Nova Scotia, taking
title as Joint Tenants and not
as Tenants in Common;

Hereinafter called the "GRANTEE"

and

BERLIN MANSFIELD MOSSMAN of Rose Bay aforesaid;

being the spouse of the grantor who holds
not title to the said lands

(hereinafter called the "RELEASOR")

WITNESSETH that in consideration of One Dollar
and other good and valuable consideration;

THE GRANTOR hereby conveys to the Grantee as
Joint Tenants and not as Tenants in Common 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 grantors have hereunto set their hands and affixed their seals.

SIGNED, SEALED AND DELIVERED
in the presence of:

Debra A. Zwicker

) *Winnie Mossman*
) WINNIE MOSSMAN

) *Berlin Mansfield Mossman*
) BERLIN MANSFIELD MOSSMAN

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG SS

ON THIS *3rd* day of November, A. D. 1988, before me the subscriber, personally came and appeared

Debra A. Zwicker
a subscribing witness to the foregoing indenture, who, having been by me duly sworn, made oath and said that Winnie Mossman and Berlin Mansfield Mossman, two of the parties thereto, signed, sealed and delivered the same in h_{er} presence.

Borden L. Conrad
A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA

BORDEN L. CONRAD
A BARRISTER OF THE SUPREME COURT
OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG
CANADA

WE, WINNIE MOSSMAN AND BERLIN MANSFIELD MOSSMAN of
Rose Bay, in the County of Lunenburg and Province of Nova
Scotia, make oath and say as follows:

1. THAT we are the grantor and releasor in the foregoing deed and are of the full age of nineteen (19) years.
2. THAT we are now and intend to be at the date of signing residents 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 we are cohabitating or have cohabited within the preceding year.
4. THAT we are the spouses of each other, and we have no other spouse as defined herein.

SWORN TO at Bridgewater, in)
 the County of Lunenburg and)
 Province of Nova Scotia, this)
3rd day of November, A. D.)
 1988, before me,)
Borden L. Conrad)
 A COMMISSIONER OF THE)
 SUPREME COURT OF NOVA SCOTIA)

Winnie Mossman
 WINNIE MOSSMAN

Berlin Mansfield Mossman
 BERLIN MANSFIELD MOSSMAN

BORDEN L. CONRAD
 A BARRISTER OF THE SUPREME COURT
 OF NOVA SCOTIA

SCHEDULE "A"

DEED DESCRIPTION

Nova Scotia Grid Meridian

LOT W.M.-1

PROPERTY OF
WINNIE MOSSMAN
UNDER CONVEYANCE TO
EVERETT JANES & ANNA JANES

ALL and singular that certain parcel or tract of land situate, lying and being at Rose Bay in the County of Lunenburg, Province of Nova Scotia and being designated Lot W.M.-1 on a Plan of Sub-division showing Lot W.M.-1 property of Winnie Mossman at Rose Bay, Lunenburg County, Nova Scotia under conveyance to Everett Janes and Anna Janes dated the 11th day of October, 1988, prepared by Lester W. Berrigan, Nova Scotia Land Surveyor #409, filed at the Registry of Deeds under # 7229, which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker which said point marks the most Western corner of the herein described lot and is located at a bearing of North Forty-five degrees Fifty-three minutes Eighteen seconds East ($N 45^{\circ}53'18'' E$) for a distance of Twenty-one hundred Sixty-two decimal Zero Two feet ($2,162.02'$) more or less from Nova Scotia Coordinate Monument #16757.

THENCE from said point so located North Forty degrees Twenty-seven minutes Twenty-seven seconds East ($N 40^{\circ}27'27'' E$) along remaining property of Winnie Mossman Two hundred Fifty decimal Twenty-six feet ($250.26'$) more or less to a survey marker.

THENCE South Forty-six degrees Twenty-eight minutes Forty-three seconds East ($S 46^{\circ}28'43'' E$) along remaining property of Winnie Mossman Three hundred Seventy-seven decimal Eighty-six feet ($377.86'$) more or less to a survey marker set on the Northwestern sideline of the old Shore Road, so called.

THENCE Southwesterly along the several and varying course of the Northwestern sideline of the old Shore Road, so called, Two hundred Fifty-three feet ($253'$) more or less to a survey marker marking the most Eastern corner of property of Russell Zinck, tie lines between the last two mentioned survey markers described as South Fifty-four degrees Thirty minutes Forty-nine seconds West ($S 54^{\circ}30'49'' W$) for a distance of Two hundred Fifty-two decimal Thirty-four feet ($252.34'$).

THENCE North Forty-four degrees Eight minutes Forty-eight seconds West ($N 44^{\circ}08'48'' W$) along property of Russell Zinck Ninety-seven decimal Zero Six feet ($97.06'$) more or less to a survey marker.

W.M.
W.A.Z.

THENCE South Fifty-eight degrees Thirty-four minutes Fifty-six seconds West (S 58°34'56" W) along property of Russell Zinck Twenty-three decimal Fifty-five feet (23.55') more or less to a survey marker.

THENCE North Forty degrees Twenty-one minutes Fourteen seconds West (N 40°21'14" W) along property of Lynn Conrad One hundred Sixty decimal Sixteen feet (160.16') more or less to a survey marker.

THENCE North Forty-six degrees Fifty-nine minutes Fifty-eight seconds West (N 46°59'58" W) along property of Lynn Conrad and along property of Winnie Mossman Fifty-four decimal Zero Three feet (54.03') more or less to a survey marker marking the place of beginning.

The herein described lot of land contains an approximate area of Two decimal Zero One One (2.011) acres more or less.

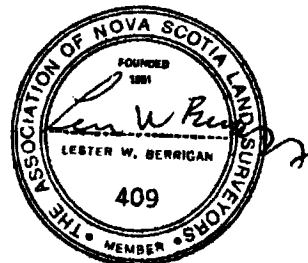
Together with a free and unobstructed right of way Fifty feet (50') in width extending from the Eastern sideline of Public Highway #332 to the most Western corner of the herein described lot as by reference to Plan of Survey hereinbefore named will more fully appear.

The herein described lot of land is part of the property described in a deed from the heirs at law of Ruben Zinck to Obediah Wentzell dated the 12th day of December, 1918, recorded at the Registry of Deeds, Bridgewater, Nova Scotia the 28th day of April, 1919 in Book 84 at Page 746 under #437 and is part of the property devised and bequeath to Florence Edyth Wentzell and after her death to Winnie Mossman by the Last Will and Testament of Obediah Charles Wentzell, recorded at the Registry of Deeds, Bridgewater, Nova Scotia the 16th day of August, 1974 in Book 195 at Page 733 under #214. Probate of said Will was granted on the 14th day of August, 1974.

Survey, Plan and Deed Description
by: Lester W. Berrigan

*W.M.
B.M. D.A.Z.*

Lester W. Berrigan
LESTER W. BERRIGAN



PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG SS)

STATUTORY DECLARATION

I, WINNIE MOSSMAN, of Rose Bay, in the County of Lunenburg and Province of Nova Scotia, do solemnly declare:

1. THAT I am 60 years of age.
2. THAT I am the owner of a parcel of land in the process of being conveyed to Everett C. Janes and Anna Janes and that I am the owner of additional lands to the northwest and northeast of the property being conveyed to Everett C. Janes and Anna Janes.
3. THAT I have seen the plan of the property being conveyed to Everett C. Janes and Anna Janes which plan is dated October 11, 1988 and prepared by Lester W. Berrigan and that in addition to the 2.011 acres that I am conveying to Mr. and Mrs. Janes, I am also conveying a 50' right-of-way over other lands of mine to Mr. and Mrs. Janes.
4. THAT marked on the above-referred to plan is an old shore road which leads from Public Highway 332 to the lands being conveyed to Everett C. Janes and Anna Janes and continuing to other property of mine and that this shore road has been in actual, continuous, exclusive, open and peaceable possession for the benefit of myself and before that for the benefit of my mother and father, Obediah Wentzell and Florence Wentzell and that there has never been any dispute with myself and my mother and father over the use of this property or the shore road; in fact the road shown on the said Plan is the remains of the public road along the shore, which, further on, has been washed away.

AND I MAKE THIS SOLELM DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of The Canada Evidence Act.

DECLARED BEFORE ME at Bridgewater)
in the County of Lunenburg and)
Province of Nova Scotia, this 3rd)
day of November, A. D.)
1988)

Borden L. Conrad
A COMMISSIONER OF THE SUPREME)
COURT OF NOVA SCOTIA)

Winnie Mossman
WINNIE MOSSMAN

BORDEN L. CONRAD
A BARRISTER OF THE SUPREME COURT
OF NOVA SCOTIA

Province of Nova Scotia
County of Lunenburg

011256

I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Bridgewater, in the County of Lunenburg, N.S. at 1:20 o'clock P. M., on Friday the 4th day of November, A. D. 1988 in Book Number H37 at Pages 1002-1007

Registrar of Deeds for the Registration District
of the County of Lunenburg

453/428

006370

428

NOTE: SEE PLAN FILED UNDER NUMBER 7536

THIS INDENTURE made this 27th day of June A.D., 1989.

BETWEEN:

LYNN L. CONRAD and JENNIE L. CONRAD, both of Rose Bay, in the County of Lunenburg and Province of Nova Scotia; (hereinafter called the "Party of the First Part")

- and -

EVERETT C. JANES and ANNA JANES, his spouse, both of Rhodes Corner, in the County of Lunenburg and Province of Nova Scotia; (hereinafter called the "Party of the Second Part")

- and -

ELEANOR CONRAD of Rose Bay, in the County of Lunenburg and Province of Nova Scotia, spouse of Lynn L. Conrad; (hereinafter called the "Releasor")

WHEREAS:

1. The party of the first part is the owner of certain lands and premises at Rose Bay, in the County of Lunenburg, Nova Scotia shown as property formerly of Lorraine Conrad, now of Lynn Conrad on a Plan of Survey done by Lester W. Berrigan dated the 11th day of October, 1988 and filed at Bridgewater Registry of Deeds Office in Bridgewater, in the County of Lunenburg and Province of Nova Scotia;
2. The party of the second part is the owner of certain lands and premises conveyed to them by Winnie Mossman by deed dated the 3rd day of November, 1988 and recorded in Bridgewater Registry of Deeds Office in Book 437 at Page 1002.
3. The parties hereto wish to arrange for the relocation of the right-of-way referred to in the said Deed from Winnie Mossman, to the property of the party of the first part;

Now this Indenture witnesseth that in consideration of the sum of One Dollar (\$1.00) paid by the party of the second part

Province of Nova Scotia
County of Lunenburg
I hereby certify that the within Instrument was recorded in the Registry of Deeds Office at Bridgewater in the County of Lunenburg, N.S., at 9:50 o'clock A. M., on the 11th day of July A.D., 1989 in Book No. 453 at pages 428 - 433 as Document Number 6370

Peggy Venette D.
Registrar of Deeds for the Registration District of Lunenburg County

to the party of the first part, receipt of which is hereby acknowledged, the party of the first part, the owner of the lands shown on the said Plan of Survey of Lester W. Berrigan dated 11 October, 1988 as "property formerly of Lorraine Conrad, now Lynn Conrad" grants to the party of the second part, their heirs, executors, administrators and assigns, the owners from time to time of the property shown as "Lot WM1, property of Winnie Mossman under conveyance to Everett Janes and Anna Janes" on the said Plan of Survey of Lester W. Berrigan dated 11 October, 1988 (the "Plan") and described in the Deed dated November 3, 1988 and recorded in Bridgewater Registry of Deeds Office in Book 437 at Page 1002, a free and uninterrupted right-of-way for use at all times and for all purposes in common with the party of the first part and any person now or hereafter having a similar right over the lands of the party of the first part, at Rose Bay, in the County of Lunenburg and Province of Nova Scotia shown on said Plan, and further consents to this easement pursuant to the Matrimonial Property Act of Nova Scotia. The party of the first part covenants with the party of the second part that they shall have quiet enjoyment of the easement in common with the party of the first part, their heirs, executors, administrators and assigns, and any other person now or hereinafter having a similar right, that the party of the first part has a good title in fee simple to the lands and the right to grant the easement herein granted, that the lands are free from encumbrances, and that the party of the first part will procure such further assurance as may reasonably be required.

The location of the right-of-way is to be as outlined in red on Schedule "A" attached hereto, being a right-of-way fifty feet in width from public highway number 332 in a generally Eastwardly and Northeastwardly direction to Lot WM1 as shown on the Plan, and being immediately adjacent to the Northerly sideline of the property of the party of the first part as shown on the Plan.

And the party of the third part consents to the within right-of-way and releases any rights that the party of the third part may have pursuant to the Matrimonial Property Act of Nova Scotia to the extent necessary to give effect to the within grant of easement.

This indenture shall enure to the benefit of and be binding upon the parties and their respective heirs, executors, administrators and assigns, and shall run with the lands of the parties hereto.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of -

[Handwritten signature]

[Handwritten signature]

Lynn L. Conrad
LYNN L. CONRAD

Jennie L. Conrad
JENNIE L. CONRAD

Everett C. Janes
EVERETT C. JANES

Anna Janes
ANNA JANES

Eleanor Conrad
ELEANOR CONRAD

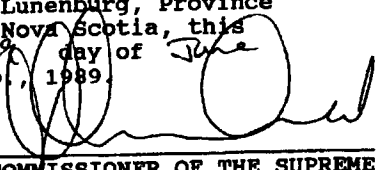
AFFIDAVIT OF SPOUSAL STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

We, LYNN L. CONRAD and ELEANOR CONRAD, both of Rose Bay, in the County of Lunenburg, and Province of Nova Scotia make oath and say as follows:

1. THAT We are the Grantor and Releasor in the foregoing Right-of-way Agreement and are of the full age of nineteen (19) years.
2. THAT We are now, and intend to be at the date of closing residents of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purposes 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 cohabitating or have cohabited within the preceding year.
4. THAT we are the spouses of each other and we have no other spouse as defined herein.

Rhodes (SWORN TO (SEVERALLY) at
Lunenburg, in the County
of Lunenburg, Province
of Nova Scotia, this
29 day of June
A.D., 1989.



A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA
DAVID K. MASON

Lynn L. Conrad
LYNN L. CONRAD

Eleanor M. Conrad
ELEANOR CONRAD

AFFIDAVIT OF SPOUSAL STATUS

CANADA
 PROVINCE OF NOVA SCOTIA
 COUNTY OF LUNENBURG

I, JENNIE L. CONRAD of Rose Bay, in the County of Lunenburg and Province of Nova Scotia make oath and says as follows:

1. THAT I am the Grantor in the foregoing Right-of-Way Agreement 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 purposes of this my 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 cohabitating or have cohabited within the preceding year.
4. THAT I am not a spouse as defined herein.

SWORN TO at Phillips Corner
 Lunenburg, in the County
 of Lunenburg, Province
 of Nova Scotia, this
29 day of June
 A.D. 1989.

DAVID K. MAIDEN
 A COMMISSIONER OF THE SUPREME
 COURT OF NOVA SCOTIA

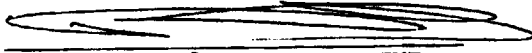
Jennie L. Conrad.
 JENNIE L. CONRAD

AFFIDAVIT OF EXECUTION

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNENBURG

ON this 30 day of June, 1989 before me, the subscriber personally came and appeared DAVID K. MACDONALD a subscribing witness to the foregoing indenture, who having been by me duly sworn, made oath and said that LYNN L. CONARD and JENNIE L. CONRAD, two of the parties thereto, signed, sealed and delivered the same in his presence.



A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA

PATRICK A. BURKE
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNENBURG

ON this 30 day of June, 1989 before me, the subscriber personally came and appeared DAVID K. MACDONALD a subscribing witness to the foregoing indenture, who having been by me duly sworn, made oath and said that EVERETT C. JANES and ANNA JANES, two of the parties thereto, signed, sealed and delivered the same in his presence.



A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA

PATRICK A. BURKE
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNENBURG

ON this day of , 1989 before me, the subscriber personally came and appeared , a subscribing witness to the foregoing indenture, who having been by me duly sworn, made oath and said that one of the parties thereto, signed, sealed and delivered the same in his presence.


A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA

PROPERTY OF
WINNIE MOSSMAN
DEED REFERENCE: BOOK 84, PAGE 746, NO. 437
WILL REFERENCE: BOOK 154, PAGE 723, NO. 214

PROPERTY FORMERLY OF
LORRAINE CONRAD
NOW
LYNN CONRAD
NO DEED REFERENCE AVAILABLE

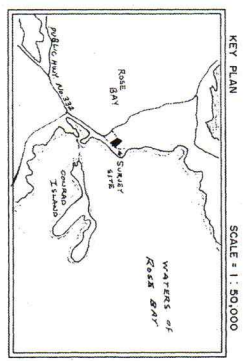
PROPERTY OF
WINNIE MOSSMAN
DEED REFERENCE: BOOK 84, PAGE 746, NO. 437
WILL REFERENCE: BOOK 154, PAGE 723, NO. 214

PROPERTY OF
RUSSELL ZINCK

LOT W.M.M. - 1
PROPERTY OF
WINNIE MOSSMAN
UNDER CONVEYANCE TO
ANNA JAMES
EVERETT JAMES

WATERS OF
ROSE BAY

NOVA SCOTIA GRID NORTH



- LEGEND:
- △ M.S.C.H. NOVA SCOTIA CO-ORDINATE MONUMENT
 - SURVEY MARKER
 - IRON BOLT
 - ⊙ "X" CUT IN ROCK
 - ⊞ WOODEN POST
 - ⊞ TRVERSE HUB
 - ⊞ WIRE FENCE
 - ⊞ STONE WALL
 - ⊞ FOUND
 - (C) CALCULATED

NOTE: VALUES SHOWN - NOT ADJUSTED.
DISTANCES SHOWN - HORIZONTAL GROUND DISTANCES.

PLAN REFERENCE: SEE PLAN OF DIVISION BY E.H. SLOLON, DEP. SURVEYOR, DATED MARCH, 1985.

BEARINGS ARE OF THE NOVA SCOTIA GRID SYSTEM, 3° M.T.M., C.M. 64° 30' W. AND WERE DERIVED FROM OBSERVATIONS TAKEN ON NOVA SCOTIA CO-ORDINATE MONUMENTS NO. 18157 & 18759.

PLAN OF SUB-DIVISION

SHOWING LOT W.M.M. - 1, PROPERTY OF WINNIE MOSSMAN, AT ROSE BAY, LUNenburg COUNTY, NOVA SCOTIA, UNDER CONVEYANCE TO EVERETT JAMES & ANNA JAMES

SURVEY EXECUTED: AUGUST 1, SEPTEMBER 29, 1988
PLAN DRAWN BY: K.F. FOGARTY & J.M. RUSSELL
SCALE: 1" = 500'
DATE OF PLAN: OCTOBER 11, 1988
PLAN NO.: 1-27

Surveyor's Certificate
I, Lester W. Berrigan, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision, and that the Nova Scotia Land Surveyors Act and the regulations made thereunder.
Dated this 31st day of OCTOBER, 1988.
Lester W. Berrigan, N.S.L.S. # 409

LUNenburg COUNTY
DISTRICT PLANNING COMMISSION
SUBDIVISION APPLICATION NUMBER
138206
APPROVED
Koussikou
REGULATORY OFFICER
DATE 27 Oct 1988

NOTICE: I HEREBY CERTIFY THAT THE ORIGINAL EDITION OF THE LUNenburg COUNTY DISTRICT PLANNING COMMISSION'S SUBDIVISION APPLICATION NUMBER 138206, IS IN THE POSSESSION OF THE DEPARTMENT OF HEALTH FOR THE DISTRICT OF ACQUITTE, STANFORD DISPENSARY, 9 STEWART STREET, STANFORD, NOVA SCOTIA. I HEREBY CERTIFY THAT THE ORIGINAL EDITION OF THE SUBDIVISION PLAN IS IN THE POSSESSION OF THE DISTRICT PLANNING COMMISSION, 1000 BAY STREET, LUNenburg COUNTY, NOVA SCOTIA.

LESTER W. BERRIGAN
NOVA SCOTIA LAND SURVEYOR NO. 409
OAKHILL, LUN. CO., NOVA SCOTIA



OCT 20 1988
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