

TAX SALE REPORTING LETTER

**Tax Sale No. 86**

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 14, 2023

Name: Everett C. Janes and Anna E. Janes

Assessment Account No: 09320695

09320695

Property: PID 60495033 – No. 332 Highway, Rose Bay

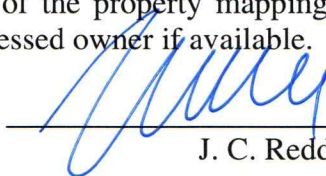
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Everett C. Janes and Anna E. Janes are the registered interest holders (owners) of the subject property. Everett C. Janes and Anna E. Janes acquired title via Deed recorded in Book 840, Page 23 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway, but the deed description references the benefit and burden of an Easement/Right-of-Way over the "Old Shore Road". We have not searched the title, extent, or usage of any such Easement/Rights-of-Way. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Everett C. Janes and Anna E. Janes appear to be spouses of each other.

Survey: None on file at the Lunenburg County Land Registration Office, but there are several survey plans (Document No. 106488464 is attached for reference) which graphically depict the subject property, but are not legal surveys of the subject property. The deed description does not conform to modern survey 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.

**Property Details**

PID	<b>60495033</b>	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	9900.0 SQUARE FEET	Parcel Access		Manag. Unit	MU1206
Lot		Created	Apr 25, 2001 12:00:00AM		
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	JOINT TENANTS

Location	County	Primary Location	Source
NO 332 HIGHWAY ROSE BAY	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments  
 EAST OF ROAD  
 MAP:1044300064200

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<b>09320695</b>	\$1,200 (2023 RESIDENTIAL TAXABLE)	090	000	

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

Owner Name	Interest Holder Type	Qualifier	Province	Country
EVERETT C JANES ANNA E JANES	FEE SIMPLE FEE SIMPLE			

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<b>2887</b>  View Doc	2002	DEED	Book 840 Page 23	REGISTRY OF DEEDS	May 15, 2002

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
<b>60467057</b>	PARENT PARCEL NUMBER

[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 version 2.0**

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Compression: Off

Form 28

Purpose: to record a non-enabling documents in a parcel register

For Office Use

Registration district: COUNTY OF LUNENBURG
Submitter's user number: 2195
Submitter's name: MUNICIPALITY OF THE DISTRICT OF LUNENBURG

The attached plan/document relates to the following parcels registered under the Land Registration Act

Table with 2 columns: P ID, and handwritten values: 60590775, 60193554

LUNENBURG COUNTY LAND REGISTRATION OFFICE
Certify that this plan was registered or recorded as shown here
Joan Plunkett, Registrar
10648346A
Plan #
JAN 15 2015
MM DD YYYY
8:44
Time

Municipal file number or land registration file number: W114074

This form is submitted to record the following non-enabling instrument in the above-noted parcel register(s) (select one):

- plan
boundary line agreement
instrument of subdivision
statutory declaration regarding de facto consolidation
condominium declaration
initial condominium bylaws
condominium plan
repeal of subdivision
termination of condominium
other (specify)

And in the matter of registered owner (insert name)

Angela Miriam Shewchuk & Steven William Shewchuk

Note: An amending Parcel Description Certification Application may be required.

Dated at Bridgewater, in the County of Lunenburg, Province of Nova Scotia,

January 13, 2015

Signature of Norma Schiefer
Signature of Municipal Official

Name: Norma Schiefer
Address: 210 Aberdeen Rd.
Bridgewater, NS B4V 4G8
Phone: 902-541-1334
Emails: nschiefer@modl.ca
Fax: 902-527-1135

840/ 23

LUNenburg COUNTY REGISTRY OF DEEDS			2887	840	23 - 25
I certify that this document was registered as shown here.			Document #	Book	Pages
Joan Plunkett Registrar			MAY 15	2002	3:27pm
			MM	DD	YYY
			Time		

THIS WARRANTY DEED made this 14 day of May, A.D., 2002.

002887

BETWEEN:

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

(hereinafter called the "GRANTOR")

- and -

**EVERETT C. JANES** and **ANNA E. JANES**, husband and wife, both of Rhodes Corner, in the County of Lunenburg and Province of Nova Scotia, as **JOINT TENANTS** and not as tenants-in-common,

(hereinafter called the "GRANTEES")

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

THE GRANTOR hereby conveys to the Grantees, Everett C. Janes and Anna E. Janes, 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 Grantees that the Grantees shall have quiet enjoyment of the lands, that the Grantor has good title, in fee simple, to the lands described in Schedule "A" 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.

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 herein has hereunto set her hand and affixed her seal the day and year first above written.

SIGNED, SEALED AND DELIVERED )  
in the presence of )


*Nancy J. Rees*

*Winnie Mossman*  
Winnie Mossman

2.

PROVINCE OF NOVA SCOTIA  
COUNTY OF LUNENBURG

I HEREBY CERTIFY that on the 14 day of may, A.D., 2002, Winnie Mossman, one of the parties hereto, signed, sealed and delivered the same in my presence.

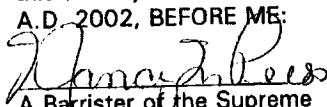
  
A BARRISTER OF THE SUPREME COURT  
OF NOVA SCOTIA  
**N. M. PEERS**  
A Barrister of the Supreme Court of Nova Scotia

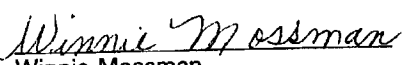
AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA  
COUNTY OF LUNENBURG

I, Winnie Mossman, of Rose Bay, Lunenburg County, Nova Scotia, MAKE OATH AND SWEAR THAT:

1. I acknowledge that I executed the foregoing instrument under seal on the date of this affidavit.
2. This acknowledgement is made pursuant to s.31(a) of the *Registry Act*, R.S.N.S. 1989, c.392, for the purpose of registering this instrument.
3. The deponent is nineteen (19) years of age or older and is a resident of Canada under the *Income Tax Act* (Canada).
4. (a) For the purpose of this Affidavit "spouse" means either of a man and woman, who:
  - i. are married to each other;
  - ii. are married to each other by a marriage that is voidable and has not been voided 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.
- (b) For the purpose of this affidavit "spouse" includes an individual who is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. The deponent is not a spouse and, with respect to the within property, the deponent has no
  - .1 former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act*, or,
  - .2 any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at Bridgewater, )  
in the County of Lunenburg, )  
Province of Nova Scotia, )  
this 14 day of may )  
A.D. 2002, BEFORE ME: )  
  
A Barrister of the Supreme )  
Court of Nova Scotia )  
**N. M. PEERS**  
A Barrister of the Supreme )  
Court of Nova Scotia )

  
Winnie Mossman

3.

## SCHEDULE "A"

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

Beginning at a point marked by a wooden stake set on the high water mark of the waters of Rose Bay; said point also marking the south east corner of lands now or formerly of William B. Fullerton and Judith A. Lake;

Thence running North seventy-four degrees fifty-seven minutes eighteen seconds West (N 74°57'18" W) along property of said Fullerton and Lake forty-eight point thirty-five feet (48.35') more or less to a point marked by a survey marker set at the eastern corner of lands of Everett Janes and Anna Janes;

Thence in a southwesterly direction along 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 southern corner of lands of Everett Janes and Anna Janes; a tie line between the last two mentioned survey markers being South fifty-four degrees thirty minutes forty-nine seconds West (S 54°30'49" W) for a distance of two hundred fifty-two point thirty-four feet (252.34');

Thence running South forty-four degrees zero five minutes fifty-nine seconds East (S 44°05'59" E) to the high water mark of Rose Bay; said line being an extension of the western line of lands of Everett Janes and Anna Janes;

Thence running in a northeasterly direction following the various courses of the ordinary high water mark of Rose Bay to the place of beginning.

TOGETHER WITH and SUBJECT TO the right-of-way in common with others over the old Shore Road, so called, and running through the same.

The herein described lot of land is part of the property described in a deed from the heirs-at-law of Reuben Zink 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 bequeathed to Florence Edith 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. Said Florence Edith Wentzell having passed away in 1966.

*W.M.*

STAMPING AREA

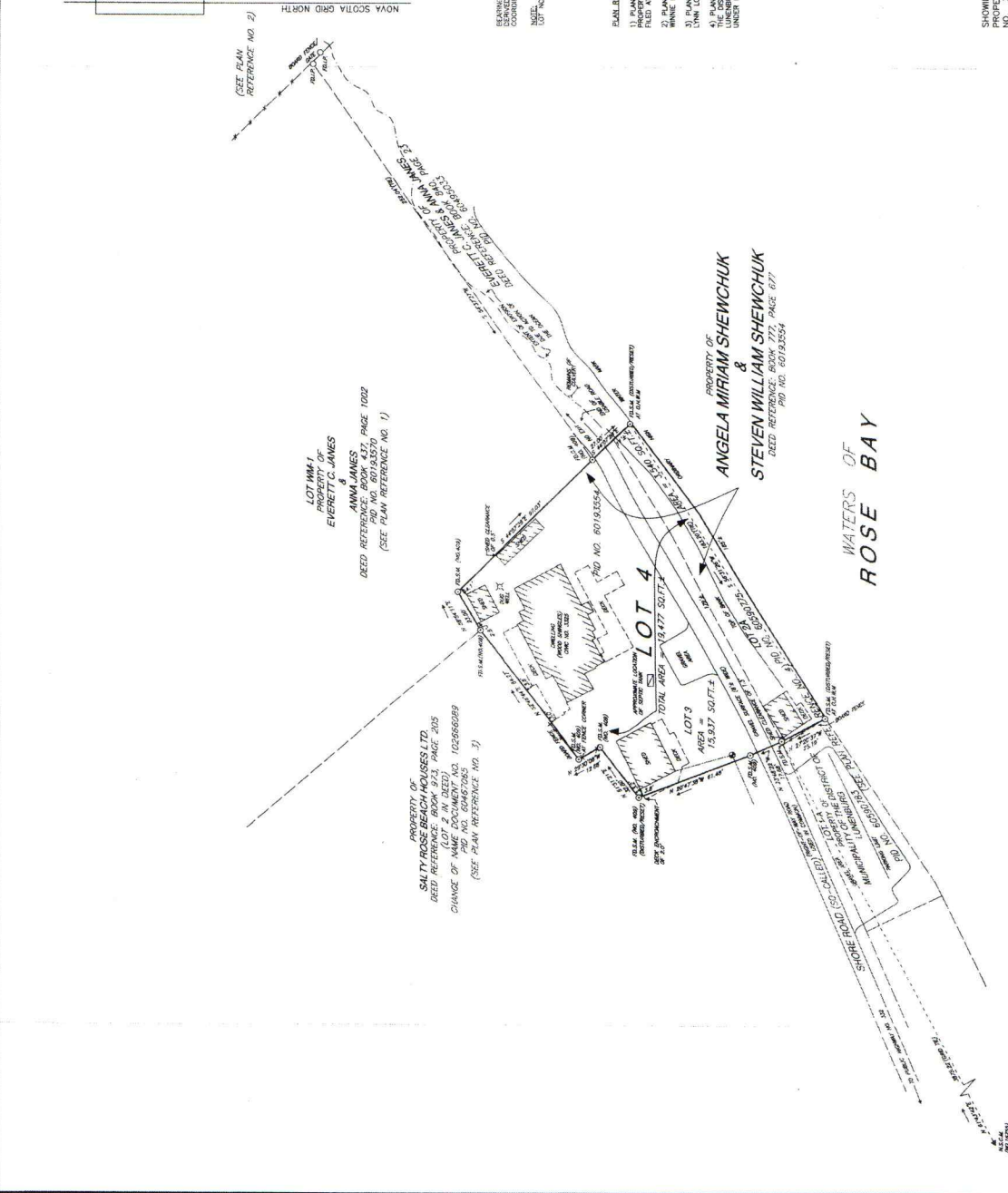


THIS PLAN IS THE PROPERTY OF THE REGISTRAR FOR  
 LUNenburg COUNTY, NOVA SCOTIA.  
 BOOK NO. 1061882/64  
 DEED REFERENCE NO. 102685089  
 DATE: January 13, 2015

PUBLIC REGISTER  
 THE PLAN IS REGISTERED AND MAINTAINED BY THE  
 DEPARTMENT OF TRANSPORTATION.  
 ROUTE # 33.2

ACCESS TO THE PUBLIC HIGHWAY AS SHOWN, THIS DEED  
 DOES NOT CONSTITUTE AN AGREEMENT TO MAINTAIN  
 OR IMPROVE THE HIGHWAY OR TO PROVIDE A  
 MAINTENANCE CONTRACT, AND ANY OBLIGATIONS WHICH MAY BE  
 INCURRED BY THE REGISTERED PARTY SHALL BE THE  
 RESPONSIBILITY OF THE REGISTERED PARTY.

LOT 4  
 THIS PLAN IS THE PROPERTY OF THE REGISTRAR FOR  
 LUNenburg COUNTY, NOVA SCOTIA.  
 BOOK NO. 1061882/64  
 DEED REFERENCE NO. 102685089  
 DATE: January 13, 2015



- LEGEND:
- NEW SCOTIA CO-ORDINATE MONUMENT
  - IRON NAIL
  - IRON BOLT/IRON PIPE
  - "X" CUT IN ROCK
  - WOODEN POST
  - TRIMMED HUB
  - STONE WALL
  - FOUND
  - CALCULATED POINT
  - ROCK PILE
  - LANDS DEALT WITH
  - OTHER LANDS
  - OVERHEAD UTILITY LINES
  - UTILITY
  - END OF CURVAURE
  - POINT OF CURVAURE
  - MONUMENTAL
  - ORIGINARY HIGH WATER MARK
  - NOT ADJUSTED
  - INFERENTIAL GROUND DRAINAGES

BLANKS ARE OF THE NEW SCOTIA GRID SYSTEM, 30 METRE, 1982 AND WERE  
 COORDINATE MONUMENT NO. 187333.

NOTE:  
 LOT NOS. 3 & 4 COINCIDE WITH THIS PLAN.

PLAN REFERENCES:  
 1) PLAN OF SUBDIVISION NO. 4-27, BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING LOT 1W-1,  
 LOT 2, LOT 3 AND LOT 4, TO BE CREATED BY THE PARTITIONING OF THE  
 PROPERTY OF ANGELA MIRIAM SHEVCHUK & STEVEN WILLIAM SHEVCHUK, CMC,  
 NO. 3325 SHORE ROAD, ROSE BAY, LUNenburg COUNTY, NOVA SCOTIA, DATED OCTOBER 11, 1988,  
 FILED AT THE REGISTRY OF DEEDS UNDER NO. 70333.  
 2) PLAN OF SURVEY NO. M-84, BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING PROPERTY OF  
 WAINIE MOSSMAN, ROSE BAY, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 23, 1984.  
 3) PLAN OF SURVEY NO. C-134, BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING PROPERTY OF  
 LINDA LORRINE CONNOR, ROSE BAY, LUNenburg COUNTY, NOVA SCOTIA, DATED SEPTEMBER 2, 1983.  
 4) PLAN OF SURVEY NO. M-84, BY LESTER W. BERRIGAN, N.S.L.S. NO. 409, SHOWING PROPERTY OF  
 WAINIE MOSSMAN, ROSE BAY, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 23, 1984.  
 THE DISTRICT OF LUNenburg AND PROPERTY OF OR CLAIMED BY STEVEN W. SHEVCHUK, IDENTICAL TO  
 UNDER NO. 13420, NOVA SCOTIA, DATED FEBRUARY 26, 1989, FILED AT THE REGISTRY OF DEEDS  
 UNDER NO. 13420.

LUNenburg COUNTY LAND REGISTRATION OFFICE  
 1061882/64  
 JAN 13 2015  
 1061882/64  
 1061882/64  
 1061882/64

PLAN OF SUBDIVISION  
 SHOWING CONSOLIDATION OF LOT 2-A AND LOT 3, TO CREATE RESULTING LOT 4,  
 PROPERTY OF ANGELA MIRIAM SHEVCHUK & STEVEN WILLIAM SHEVCHUK, CMC,  
 NO. 3325 SHORE ROAD, ROSE BAY, LUNenburg COUNTY, NOVA SCOTIA.

I, Peter A. Berrigan, Certified Land Surveyor,  
 have certified that this survey represented by this plan  
 was prepared by me or under my direct supervision and  
 that I am a duly Licensed Land Surveyor under the  
 Nova Scotia Land Surveyors Act and that this plan  
 complies with the provisions of the said Act.  
 Date: 10th day of OCTOBER, 2014  
 Peter A. Berrigan  
 N.S.L.S. #420



STOPPING SIGHT DISTANCE	LEFT		RIGHT		COMMENTS
	DRIVEWAY FROM LOT	DRIVEWAY TO LOT	DRIVEWAY FROM LOT	DRIVEWAY TO LOT	
LOT NO. 4					

# 106488464