

TAX SALE REPORTING LETTER

Tax Sale No. 96

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 7, 2023

Name: Jordan Paul Roberts

Assessment Account No: 09680055

Property: PID 60637311 – No. 10 Highway, New Germany

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Jordan Paul Roberts is the owner of the subject property. Jordan Paul Roberts acquired title via Deed registered as Document No. 116741423 at the Lunenburg County Land Registration Office. The subject property does appear to abut the public highway. The paper title (as a land registered parcel) appears to be 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.**

Land Registration View

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

PID	60637311	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	28400.0 SQUARE FEET	Parcel Access	PUBLIC	Manag. Unit	MU9935
Lot		Created	Apr 01, 2005 01:11:13PM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Apr 20, 2005 08:19:30AM		

Location	County	Primary Location	Source
NO 10 HIGHWAY NEW GERMANY	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments
MAP:0244550064720

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
09680055	\$12,100 (2023 RESIDENTIAL TAXABLE)	050	000	

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

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
JORDAN PAUL ROBERTS	FEE SIMPLE	10 BLOMIDON TER UNIT 6 WOLFVILLE NS CA B4P 2G9	DEED	2020	116741423 View Form View Doc		Jul 31, 2020	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

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

Textual Qualifications on Title

Qualifications Text

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
No Records Found							

Recorded Interests

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

Parcel Description
PID 60637311

ALL the following lots, pieces or parcels of land situated, lying and being at New Germany, in the County of Lunenburg and the Province of Nova Scotia more particularly bounded and described as follows:

BEGINNING at the West bound of land deeded to Mahlon Barkhouse by William Trethewey;
THENCE fifteen (15) feet along the main road in a Northwesterly direction to a stake and stones;

THENCE three hundred and twenty four (324) feet in a Northeasterly direction to a stake and stones;
 THENCE one hundred and twenty two (122) feet in a Southeasterly direction to a stake and stones;
 THENCE one hundred and sixty one (161) feet in a Southwesterly direction to a stake and stones;
 THENCE one hundred and seventeen (117) feet in a Northwesterly direction to a stake and stones;
 THENCE Southwesterly one hundred and forty (140) feet to the place of beginning, containing one half acre, more or less.
 The subdivision is exempt from the subdivision provisions in the Municipal Government Act.

Non-Enabling Documents

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

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	View Plan 81492234	2005	TRANSPORTATION OR HIGHWAY PLAN	PROV OF NOVA SCOTIA DEPT OF HWYS AND PUBLIC WORKS NEW GERMANY TO JUNCTION LAKE PLEASANT ROAD LUNENBURG CO		Mar 03, 2005

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	135227	2005	AFR BUNDLE	HC483-13-313276675	Apr 25, 2005

Parcel Relationships

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

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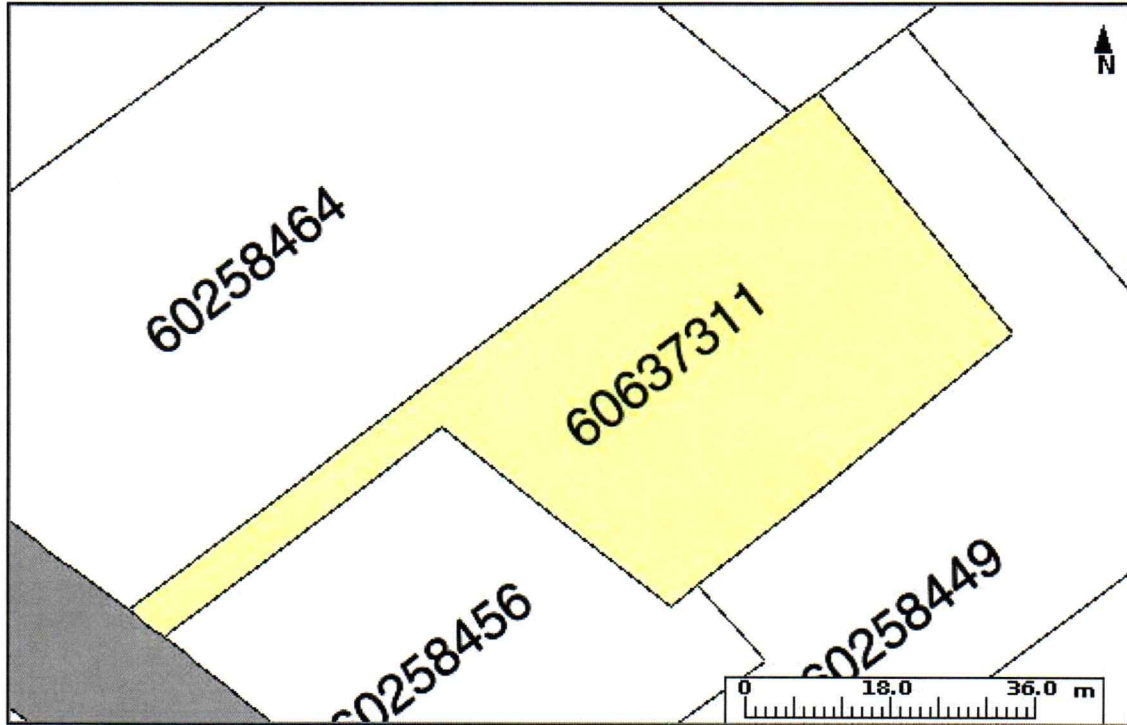
If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca

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

Compression: Off

Property Online Map

Date: Oct 11, 2023 12:08:33 PM



PID: 60637311 **Owner:** JORDAN PAUL ROBERTS **AAN:** 09680055
County: LUNENBURG COUNTY **Address:** NO 10 HIGHWAY **Value:** \$12,100 (2023 RESIDENTIAL TAXABLE)
LR Status: LAND REGISTRATION NEW GERMANY

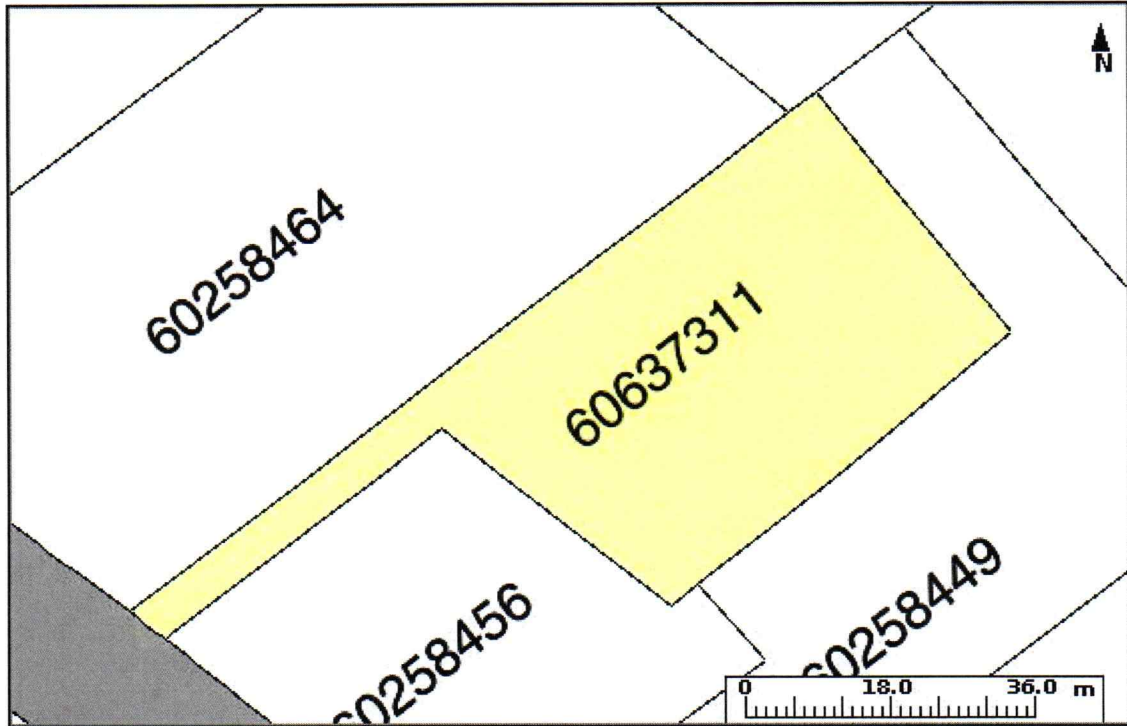
The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate 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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Property Online Map

Date: **Oct 11, 2023 12:08:33 PM**



PID: 60637311 **Owner:** JORDAN PAUL ROBERTS **AAN:** 09680055
County: LUNENBURG COUNTY **Address:** NO 10 HIGHWAY **Value:** \$12,100 (2023 RESIDENTIAL TAXABLE)
LR Status: LAND REGISTRATION NEW GERMANY

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

This page and all contents are copyright © 1999-2003, [Government of Nova Scotia](http://www.gov.ns.ca), all rights reserved.

THIS WARRANTY DEED made as of the 16th day of July, A.D., 2020,

116741423
July 31/20.

BETWEEN:

STEPHEN HINDON O'LEARY of Parkdale, in the County of Lunenburg, Province of Nova Scotia,

(hereinafter called the "Grantor")

OF THE FIRST PART

- and -

JORDAN PAUL ROBERTS of New Germany, in the County of Lunenburg, Province of Nova Scotia,

(hereinafter called the "Grantee")

OF THE SECOND PART

WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party:


THE GRANTOR hereby conveys to the Grantee the lands described in Schedule "A" to this Warranty Deed and, pursuant to the *Matrimonial Property Act* of Nova Scotia, consents to this conveyance.

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 and that the Grantor will procure such further assurances as may be reasonably required.


IN THIS WARRANTY DEED words in the singular include the plural and words in the plural include the singular and words importing masculine gender include the feminine and neuter genders with the intent that this Warranty Deed shall be read with all appropriate changes of number and gender required of the context.

IN WITNESS WHEREOF, the Grantor has duly executed these presents on the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of



Witness



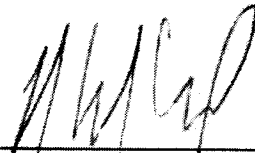
Stephen Hindon O'Leary



CERTIFICATE OF EXECUTION

**CANADA
PROVINCE OF NOVA SCOTIA**

I certify on this 16th day of July, A.D., 2020, **Stephen Hindon O'Leary**, one of the parties to the foregoing Indenture, signed, sealed and delivered the foregoing Indenture in my presence and I have signed as a witness to such execution.

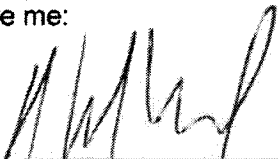


A Barrister of the Supreme Court of
Nova Scotia,
K. Michael Tweel

AFFIDAVIT OF STATUS & EXECUTION

I, **Stephen Hindon O'Leary**, make oath/affirm and state that:

1. I am the Grantor in the foregoing instrument and am nineteen (19) years of age or older.
2. I acknowledge that I executed the foregoing instrument on the date of this affidavit and this acknowledgment is made for the purpose of registering such instrument pursuant to s. 31(a) of the *Registry Act* (Nova Scotia) or s.79(1)(a) of the *Land Registration Act* (Nova Scotia), as the case may be.
3. I am now and intend to be at the date of closing a resident of Canada under the *Income Tax Act* (Canada).
4. For the purpose of this Affidavit, "spouse" means:
 - (a) two persons 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.
 - (b) an individual who is a party to a registered domestic partner declaration made in accordance with section 53 of the *Vital Statistics Act* (Nova Scotia) but does not include a former domestic partner.
5. As of the date of this Affidavit, I am not a spouse as defined herein and with respect to the within property I do not have: (a) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act* (Nova Scotia); or (b) any former spouse with rights under the *Matrimonial Property Act* (Nova Scotia).

SWORN/AFFIRMED TO)
at Halifax, in the County of Halifax.)
Province of Nova Scotia,)
this 16 day of July, 2020,)
before me:)
)
_____)
A Barrister of the Supreme Court of)
Nova Scotia, K. Michael Tweel)



Stephen Hindon O'Leary

Schedule "A"

PID 60258456

ALL that certain piece, parcel or lot of land situate, lying and being at New Germany, in the County of Lunenburg and Province of Nova Scotia bounded and described as follows:

BEGINNING at a Maple tree standing on the Eastern margin of the main road leading to Bridgewater, and a few rods North of the Penny hill;

THENCE Westerly up and along the main road one hundred and fifty eight (158) feet to a stake and stones standing on the margin of the said road;

THENCE Northeasterly one hundred and thirty seven (137) feet to a stake and stones;

THENCE one hundred and sixty two (162) feet in a Southeasterly direction to a stake and stones;

THENCE a straight course one hundred and thirty seven (137) feet to the place of beginning, containing one half acre more or less.

The subdivision is exempt from the subdivision provisions in the Municipal Government Act.

PID 60637311

ALL the following lots, pieces or parcels of land situated, lying and being at New Germany, in the County of Lunenburg and the Province of Nova Scotia more particularly bounded and described as follows:

BEGINNING at the West bound of land deeded to Mahlon Barkhouse by William Trethewey;

THENCE fifteen (15) feet along the main road in a Northwesterly direction to a stake and stones;

THENCE three hundred and twenty four (324) feet in a Northeasterly direction to a stake and stones;

THENCE one hundred and twenty two (122) feet in a Southeasterly direction to a stake and stones;

THENCE one hundred and sixty one (161) feet in a Southwesterly direction to a stake and stones;

THENCE one hundred and seventeen (117) feet in a Northwesterly direction to a stake and stones;

THENCE Southwesterly one hundred and forty (140) feet to the place of beginning, containing one half acre, more or less.

The subdivision is exempt from the subdivision provisions in the Municipal Government Act.

DATED: July 16th, 2020

STEPHEN HINDON O'LEARY
(herein called the "Grantor")
OF THE FIRST PART

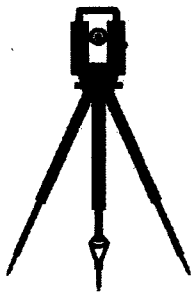
- and -

JORDAN PAUL ROBERTS
(herein called the "Grantee")
OF THE SECOND PART

WARRANTY DEED

Prepared by:
K Michael Tweel
Suite 305 5670 Spring Garden Road
Halifax, Nova Scotia, B3J 1H6

Return to:



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 12, 2023

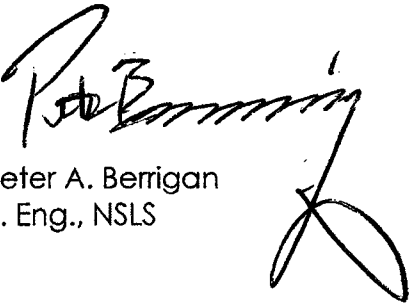
Att: Lisa Fiander
Property Tax Administrator
Municipality of the District of Lunenburg
10 Allee Champlain Drive
Cookville, NS
B4V 9E4

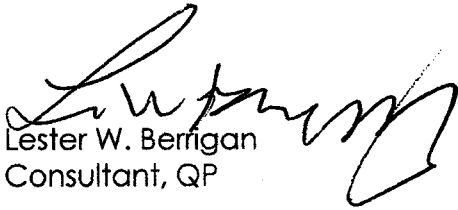
Re: Tax Posting - 96 - 2023, Jordan Roberts, Hwy 10, New Germany

Lisa,

It appears this lot has significant wetland and at least two drains with water running through at time of the tax posting.

Any proposed purchaser should be advised to undertake a survey of the lot as it appears deed measurement do not match occupation from adjacent lot owners.


Peter A. Berrigan
P. Eng., NSLS


Lester W. Berrigan
Consultant, QP

PAB/LWB/jem