

TAX SALE REPORTING LETTER

Tax Sale No. 8

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 4, 2024

Name: Calvin L. Snyder Limited

Assessment Account No: 00597449

Property: PID 60259447 – No. 10 Highway, Meisners Section

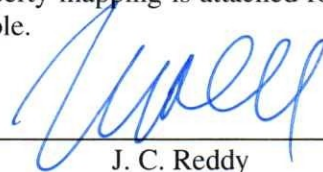
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Calvin L. Snyder Limited is owner of the subject property. Calvin L. Snyder Limited acquired title via Deed recorded at Book 138, Page 145 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway but does appear to abut the former CNR right-of-way, so access could be problematic. Otherwise, paper title appears marketable.

Encumbrances: None.

Marital Status: N/A – owner is a corporation. The Corporation appears to be active. A Nova Scotia Registry of Joint Stock Companies Profile is attached.

Survey: There are no survey plans on file of the subject property. Parcel description does not conform to modern standards and is subject to modern 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.

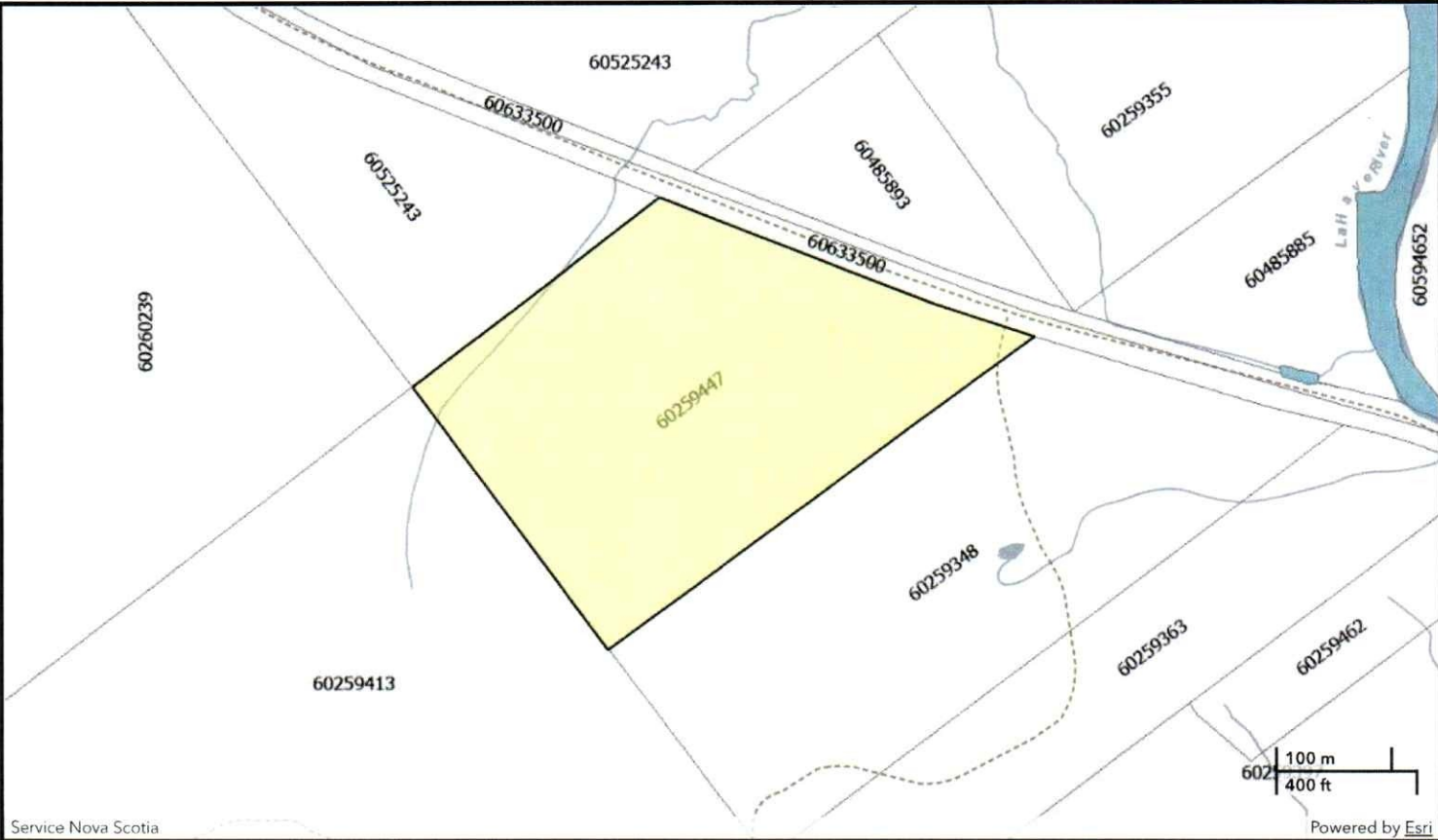


J. C. Reddy

******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 Online Map

Date: **October 7, 2024 13:59:47**



PID:	60259447	Address:	NO 10 HIGHWAY MEISNERS SECTION	AAN:	00597449
County:	LUNENBURG COUNTY	Owner:	CALVIN SNYDER LTD	Value:	\$5,100.00 (2024 RESOURCE FOREST)
LR:	NOT LAND REGISTRATION				

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 1.0

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

Property Details

PID	60259447	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	24.66 ACRE(S) (GIS CALCULATION)	Parcel Access		Manag. Unit	MU9935
Lot		Created	Sep 13, 1994 12:00:00AM		
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	NOT APPLICABLE
Location		County	Primary Location	Source	
NO 10 HIGHWAY MEISNERS SECTION		LUNENBURG COUNTY	Yes	Not Assigned by Municipality	
Comments					
LOC:WEST OF MAP:1044550064700					
Assessment Account	Value	Tax District	Tax Ward	Tax Sub	
00597449	\$5,100.00 (2024 RESOURCE FOREST)	080	000		
Owner Name	Interest Holder Type	Qualifier	Province	Country	
CALVIN SNYDER LTD	FEE SIMPLE				
Inst Type	Inst No	Year	Type	Book/Page	Registration System
Document	218 View Doc	1968	DEED	Book 138 Page 145	
					Registration Date
					Jan 01, 1968
Inst Type	Inst No	Year	Type	Plan Name	Drawer Number
				No Plans Found	
Inst Type	Inst No	Year	Type	Plan Name	Filing Reference
				No Non-Registered Plans Found	
Parcel Relationships					
Related PID	Type of Relationship				
	No Related PIDs Found				
<p><i>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.</i></p> <p><i>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)).</i></p> <p><i>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)).</i></p>					

CALVIN L. SNYDER LIMITED

Profile Relationships Events (31)

Reg. Number
1019394

Reg. Name
CALVIN L. SNYDER LIMITED

Type
Limited Company

Status	Effective Date
Active	19-Aug-2024

Registered on
09-Dec-1960

Next Annual Return
31-Dec-2024

Addresses

Reg. Address
1774 BARSS CORNER ROAD, BARSS CORNER, NOVA SCOTIA, B0R 1A0, CANADA

Mailing Address
1774 BARSS CORNER ROAD, BARSS CORNER, NOVA SCOTIA, B0R 1A0, CANADA

Documents (38) Reports (4)

Type to filter

Company Reinstatement (SR609493)

Registered on: 20-Aug-2024, Effective from: 19-Aug-2024

Standard \$12.45

Certified \$12.45

Company Change of Recognized Agent (SR609496)

Registered on: 20-Aug-2024, Effective from: 19-Aug-2024

Standard \$12.45

Certified \$12.45

Company Annual Renewal Statement (SR324229)

Registered on: 17-Jan-2023, Effective from: 17-Jan-2023

Standard \$12.45

Certified \$12.45

Company Annual Renewal Statement (SR204406)

Registered on: 04-Apr-2022, Effective from: 04-Apr-2022

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML5847861)

Registered on: 10-Jan-2021, Effective from: 10-Jan-2021

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML5627087)

Registered on: 29-Dec-2019, Effective from: 29-Dec-2019

Standard \$12.45

Certified \$12.45

Appoint an Agent: Appointment of Agent (ML5403118)

Registered on: 28-Dec-2018, Effective from: 28-Dec-2018

Standard \$12.45

Certified \$12.45

Address Change: Notice of Registered Office (ML5403116)

Registered on: 28-Dec-2018, Effective from: 28-Dec-2018

Standard \$12.45

Certified \$12.45

Change of Directors: Notice of Officers and Directors (ML4687136)

Registered on: 06-Oct-2015, Effective from: 06-Oct-2015

Standard \$12.45

Certified \$12.45

Appoint an Agent: Appointment of Agent (ML4687132)

Registered on: 06-Oct-2015, Effective from: 06-Oct-2015

Standard \$12.45

Certified \$12.45

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CALVIN L. SNYDER LIMITED

[Profile](#) [Relationships](#) [Events \(31\)](#)

Name: SUE MURPHY

Relationship: Director

Effective From: 19-Aug-2024

Name: SCOTT WAGNER

Relationship: Director

Effective From: 19-Aug-2024

Name: SUE MURPHY

Relationship: Officer(President)

Effective From: 19-Aug-2024

Name: SCOTT WAGNER

Relationship: Officer(Secretary)

Effective From: 19-Aug-2024

Name: SUE MURPHY (131 BONSAI DR. HAMMONDS PLAINS, NOVA SCOTIA, B4B 0M5, CANADA)

Relationship: Recognized Agent

Effective From: 19-Aug-2024

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[Documents \(38\)](#) [Reports \(4\)](#)

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Number 365. Being the same piece and parcel of land which was conveyed by Reginald M. Tipert, Executor and Trustee of and under the Last Will and Testament of Isaac S. Tipert, to Maxwell Tipert by Deed dated the 30th day of September, A. D., 1958, which said Deed is recorded at the Office of Registry of Deeds at Bridgewater, N. S., in Book 123, at Page 535, under No. 770. THE GRANTORS covenant with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the said Grantors have a good title in fee simple to the lands and the right to convey them as hereby conveyed, that they are free from encumbrances and that the said Grantors will procure such further assurances as may be reasonably required. IN WITNESS WHEREOF, the Grantors hereto have hereunto set their Hands and affixed their Seals the day and year first above written.

SIGNED, SEALED AND DELIVERED } (Sgd.) Maxwell I Tipert (S)
in the presence of } (Sgd.) Gladys R Tipert (S)
(Sgd.) David F. Walker

PROVINCE OF NOVA SCOTIA } ON THIS 20th day of March, A. D., 1968, before me, the sub-COUNTY OF LUNENBURG SS } scriber personally came and appeared , a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Maxwell I. Tipert and Gladys R. Tipert, two of the parties thereto, signed, sealed and delivered the same in h presence. (Sgd.) D.F.W.

A Commissioner of the Supreme Court of Nova Scotia.
PROVINCE OF NOVA SCOTIA } I CERTIFY that on this 20th day of March A. D., 1968, Maxwell COUNTY OF LUNENBURG SS } I. Tipert and Gladys R. Tipert of th parties mentioned in the foregoing and annexed Indenture, signed and executed the said Indenture in my presence and I have signed as a witness to such execution.

(Sgd.) David F. Walker DAVID F. WALKER
A Commissioner of the Supreme Court of Nova Scotia.

oOo

NO. 218. DEED.
DALTON S. MAILMAN ET UX
TO
CALVIN L. SNYDER, LTD.
Reg. 10:31 A.M. April 16th
1968 on the certified oath
of a witness.

THIS INDENTURE made this 27th day of March, A. D., 1968
BETWEEN: DALTON S. MAILMAN of Branch LaHave, in the County of Lunenburg, Province of Nova Scotia, and MARJORIE P. MAILMAN, his wife, of the same place, hereinafter called the "GRANTORS" of the One Part -and- CALVIN L. SNYDER, LTD., a body corporate, having its head office and chief place of business at Upper Branch, in the County of Lunenburg, Province of Nova Scotia, hereinafter called the "GRANTEE" of the Other Part.

Part. WITNESSETH that in consideration of the sum of One Dollar of lawful money of Canada. The Grantors hereby convey to the Grantee the lands described in the Schedule marked "A" hereto annexed. SCHEDULE "A" ALL that certain piece or parcel of land situate, lying and being in New Germany, in the County of Lunenburg, Province of Nova Scotia, and more particularly bounded and described as follows: BEGINNING at a stake on the Western side of the Halifax south western Railway on the corner of lands owned by James Robar; thence along the said land until it comes to lands owned by Edward Zwicker and Sons, seventy-five rods to a stake and birch tree; thence at right angles in a Northwestwardly direction fifty-five rods to a stake and stones; thence at a right angle in a Northeasterly direction seventy-five rods to the Halifax south western Railway lands; thence along the said Halifax South Western Railway fifty-five rods to the place of beginning. Being the same piece and parcel of land as was conveyed by Daniel Morton to Isaac S. Tipert by Deed dated the 31st day of January, 1924, which said Deed is recorded at the Registry of Deeds Office at Bridgewater, N. S., in Book 94 at Page 699 under No. 365. The herein described lot of land being the same piece and parcel of land which was conveyed by Reginald M. Tipert, Executor and Trustee of and under the Last Will and Testament of Isaac S. Tipert, to Maxwell Tipert by Deed dated the 30th day of September, A. D., 1958, which said Deed is recorded at the Office of Registry of Deeds at Bridgewater, N. S., in Book 123, at page 535, under No. 770; and subsequently having been conveyed from Maxwell I. Tipert and Gladys R. Tipert to Dalton S. Mailman on the 20th day of March, A. D., 1968, and duly recorded at the Registry of Deeds at Bridgewater, N. S., on the day of , A. D., 1968, in Book , at Page under No. . THE GRANTORS covenant with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the said Grantors have a good title in fee simple to the lands and the right to convey them as hereby conveyed, that they are free from encumbrances and that the said Grantors will procure such further assurances as may be reasonably required. IN WITNESS WHEREOF the said Parties to These Presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED } (Sgd.) Dalton S. Mailman (S)
IN THE PRESENCE OF } DALTON S. MAILMAN
(Sgd.) Mrs. Russell Slauenwhite } (Sgd.) Marjorie P. Mailman (S)
MARJORIE P. MAILMAN

PROVINCE OF NOVA SCOTIA } ON THIS 27th day of March, A. D. 1968, before me, the sub-COUNTY OF LUNENBURG, SS } scriber personally came and appeared Mrs. Russell Slauenwhite, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that DALTON S. MAILMAN and MARJORIE P. MAILMAN, two of the parties thereto, signed, sealed and delivered the same in her presence.

(Sgd.) Walton Wm. Cook
A Commissioner of the Supreme Court of Nova Scotia.
WALTON WM. COOK A BARRISTER OF THE SUPREME COURT OF NOVA SCOTIA.

oOo

NO. 219. DEED.
HEIRS OF MILIDEAN KEDDY ET AL
TO
RONALD STRUM.
Reg. 11:30 A. M. April 16th
1968 on the certified oath
of a witness.

THIS INDENTURE made this 6th day of July, A. D., 1967
BETWEEN: BURRELL KEDDY of Clearland, in the County of Lunenburg, Province of Nova Scotia, widower, and CARROLL KEDDY, of Clearland, in the County of Lunenburg, Province of Nova Scotia, widower, hereinafter called the "GRANTORS" of the One Part -and- RONALD STRUM of Mader's Cove, in the County of Lunenburg, Province of Nova Scotia, hereinafter called the "GRANTEE" of the Other Part. WHEREAS

Baden Keddy, late of Clearland, in the County of Lunenburg, died intestate, leaving him surviving, his mother, Milidean Keddy; AND WHEREAS Milidean Keddy, widow of James Keddy, late of Clearland, in the County of Lunenburg, leaving her surviving, the Grantors, Burrell Keddy and Carroll Keddy, being all her heirs-at-law. WITNESSETH that in consideration of the sum of One Dollar of lawful money of Canada. The Grantors hereby convey to the Grantee the lands described in the Schedule marked "A" hereto annexed. SCHEDULE "A" ALL that certain piece, parcel or lot of wood-land, situate at Clearland in the County of Lunenburg at or near what is known as the Bollivar Hill and bounded as follows: On the East by the main post road leading to Woodstock; on the South by land of Fred Sellers, on the West by Long Lake, on the North by land of David Slauenwhite; and Containing eight acres, more or less. The herein described lot of land being the same property as conveyed by Jennes C. Hanson to Burrell Keddy and Baden Keddy by Deed dated the 31st day of January, A. D., 1922 and duly recorded in the Office of the Registry of Deeds at Bridgewater, N. S. on the 12th day of June, A. D., 1967, in Book 135 at Page 642 under No. 819. THE GRANTORS covenant with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the said Grantors have a good title in fee simple to the lands and the right to convey them as here-