

TAX SALE REPORTING LETTER

Tax Sale No. 36

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 23, 2024

Name: Patricia L. Fisher

Assessment Account No: 02095238

Property: PID 6028506 – 5514 Highway 10, New Germany

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Patricia L. Fisher is the registered interest holder (owner) of the subject property. Patricia L. Fisher acquired title via Deed recorded at Book 619, Page 413 at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The paper title appears marketable.

Encumbrances: None.

Marital Status: Unknown.

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.

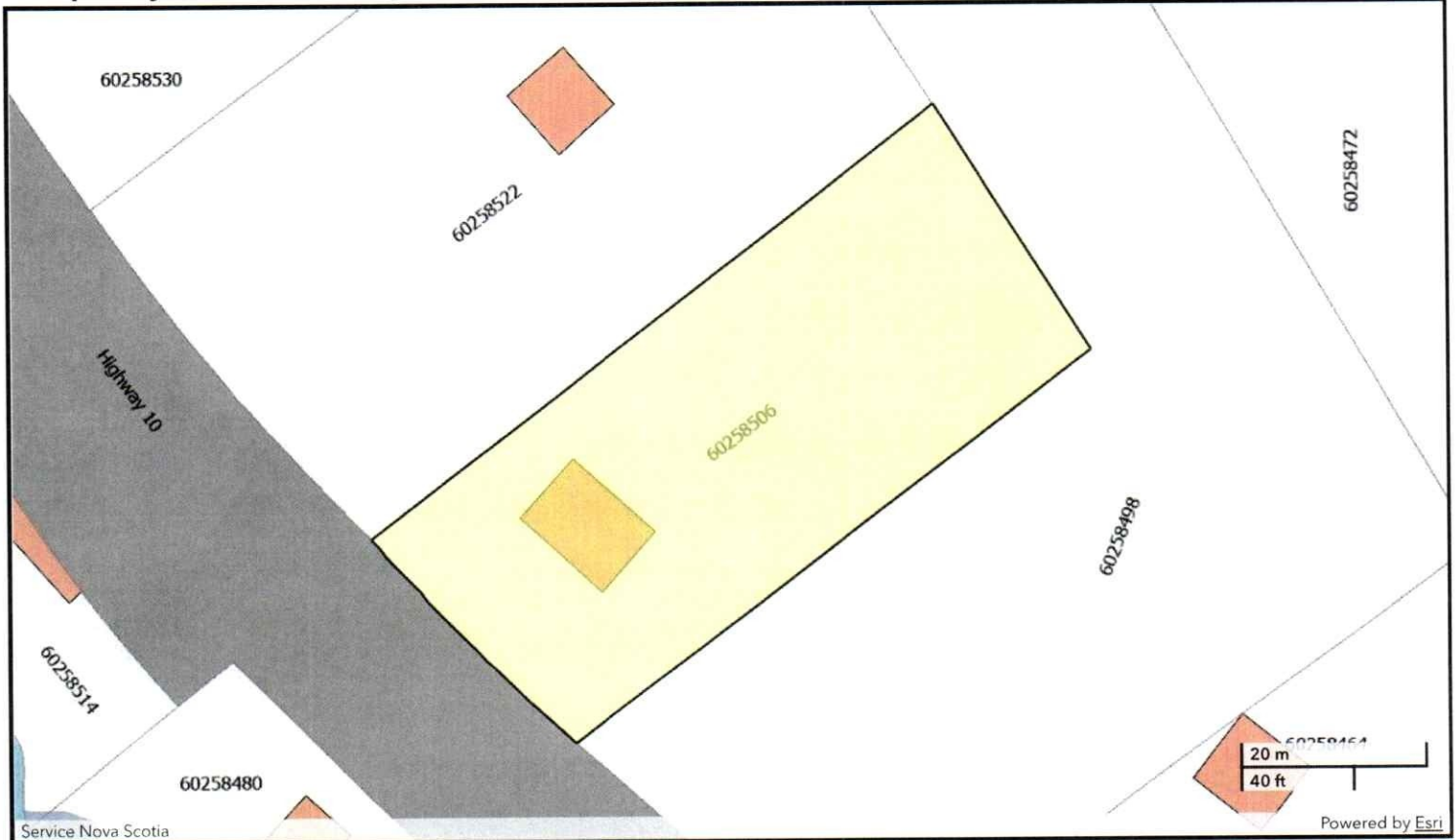


J. C. Reddy

******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 9, 2024 14:54:44**



PID: 60258506
County: LUNENBURG COUNTY
LR: LAND REGISTRATION

Address: 5514 HIGHWAY 10
NEW GERMANY
Owner: PATRICIA L FISHER

AAN: 02095238
Value: \$83,500.00 (2024 RESIDENTIAL TAXABLE)

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

This page and all contents are copyright © 1999-2024, [Government of Nova Scotia](#), all rights reserved.

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

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



Land Registration View

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

PID	60258506	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	21527 SQUARE FEET (GIS CALCULATION)	Parcel Access	PUBLIC	Manag. Unit	MU9935			
Lot		Created	Sep 13, 1994 12:00:00AM					
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	NOT APPLICABLE			
LR Status	LAND REGISTRATION	LR Date	Mar 15, 2010 12:13:01PM					
Location		County	Primary Location	Source				
5514 HIGHWAY 10 NEW GERMANY		LUNENBURG COUNTY	Yes	Assigned by Municipality				
Comments								
MAP:0244550064720								
Assessment Account	Value	Tax District	Tax Ward	Tax Sub				
02095238	\$83,500.00 (2024 RESIDENTIAL TAXABLE)	050	000					
Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
PATRICIA L FISHER	FEE SIMPLE	RURAL ROUTE 3 NEW GERMANY NS CA BOR 1E0	DEED	1996	4574 View Doc	Book 619 Page 413	Jul 02, 1996	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								
No Records Found								
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

ALL THAT CERTAIN lot, piece or parcel 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 point 33 feet from the centre of the main public highway leading from New Germany to Springfield by the New Germany Lake on the Southerly side of a private driveway;

THENCE in a north easterly direction along the south easterly side of the said private driveway a distance of 14 rods, more or less, to a point marked by an iron stake;

THENCE in a north westerly direction a distance of 6 rods, more or less, to the nearest corner of the lands of Eugene Baker;

THENCE in a southwesterly direction a distance of 14 rods, more or less, along the line of the property of the said Eugene Baker a distance of 14 rods more or less, to a point 33 feet from the centre of the said highway;

THENCE in a south easterly direction a distance of 6 rods, more or less, along the edge of the road allowance fore the said highway to the place of BEGINNING.

The parcel complies with the subdivision provisions of Part IX of the Municipal Government Act.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
-----------	---------	------	------	-----------	---------------------	-------------------

No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	81492234 View Plan	2005	TRANSPORTATION OR HIGHWAY PLAN	PROV OF NOVA SCOTIA DEPT OF HWYS AND PUBLIC WORKS NEW GERMANY TO JUNCTION LAKE PLEASANT ROAD LUNENBURG CO		3/3/2005

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
-----------	---------	------	------	------------------	-----------------

No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
-------------	----------------------

No Related PIDs Found

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)].

Property Online Version 1.0

This page and all contents are copyright © 1999-2024, Government of Nova Scotia, all rights reserved.
 If you have comments regarding our site please direct them to: propertyonline@novascotia.ca
 Please feel free to [Submit Problems](#) you find with the Property Online web site.

THIS WARRANTY DEED made this 11 day of June 1996;

BETWEEN:

AVCO FINANCIAL SERVICES REALTY LIMITED,
a body corporate, with Head Office at
London, Ontario, and a Branch Office at
Bridgewater, Nova Scotia;

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

[Hereinafter called the "GRANTOR"]

AND

PATRICIA L. FISHER of New Germany,
in the County of Lunenburg and Province
of Nova Scotia;

[Hereinafter called the "GRANTEE"]

WITNESSETH THAT in consideration of One Dollar [\$1.00]
and other good and valuable consideration;

THE GRANTOR hereby conveys to the GRANTEE 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.

IN THIS WARRANTY DEED the singular includes the plural
and the masculine includes the feminine, with the intent that this
Warranty Deed may be read with all appropriate changes of number
and gender.

IN WITNESS WHEREOF the Grantor has hereunto set their
hand and affixed their corporate seal the day and year first above
written.

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF:)


ELIZABETH THOM DUNN



AVCO FINANCIAL SERVICES REALTY LIMITED)

LORI DECAIRE)

MARGARET BUCHANAN)



PROVINCE OF ONTARIO
COUNTY OF MIDDLESEX

I, LORI DECAIRE, of London, in
the County of Middlesex and Province of Ontario, make
oath and say as follows:

1. THAT I am the Authorized Signatory of Avco Financial Services Realty Limited and as such have a personal knowledge of the matters herein deposed to.
2. THAT for the purposes of this my affidavit, "matrimonial home" means the dwelling and real property occupied by a person and that person's spouse as their family residence.
3. THAT the lands described in the within Indenture are not occupied as a dwelling by any shareholder of the Company.

SWORN TO at London, in the }
County of Middlesex, and }
Province of Ontario, this }
11 day of June }
A. D. 1996, before me, }

E. T. Dunn }
A NOTARY PUBLIC IN AND FOR }
THE PROVINCE OF ONTARIO }
ELIZABETH THOM DUNN }

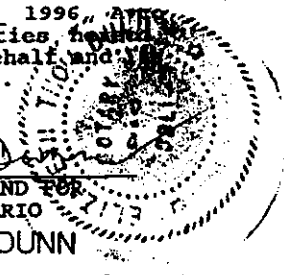
Lori Decaire
LORI DECAIRE



PROVINCE OF ONTARIO
COUNTY OF MIDDLESEX

I CERTIFY that on the 11 day of June 1996, Avco
Financial Services Realty Limited, one of the parties hereto,
caused the same to be signed in its name and on its behalf and
corporate seal to be thereunto affixed in my presence.

E. T. Dunn
A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF ONTARIO
ELIZABETH THOM DUNN



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 12:46 o'clock P. M., on the 23
day of July A.D. 1996 in
Book No. 619 at pages 413 - 415
as Document Number 4574

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

"CERTIFICATE OF REGISTRAR

I hereby certify that no deed transfer tax
has been paid on this deed by virtue of
claimed exemption.

Jean Plunkett
Registrar
Deputy

ALL that certain lot, piece or parcel 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 point Thirty-three (33) feet from the centre of the main public highway leading from New Germany to Springfield by the New Germany Lake on the Southerly side of a private driveway;

THENCE in a North Easterly direction along the South Easterly side of the said private driveway a distance of Fourteen (14) rods, more or less, to a point marked by an iron stake;

THENCE in a North Westerly direction a distance of Six (6) rods, more or less, to the nearest corner of the lands of Eugene Baker;

THENCE in a SouthWesterly direction a distance of Fourteen (14) rods, more or less, along the line of the property of the said Eugene Baker a distance of Fourteen (14) rods, more or less, to a point Thirty-three (33) feet from the centre of the said highway;

THENCE in a South Easterly direction a distance of Six (6) rods, more or less, along the edge of the road allowance for the said highway to the place of beginning it being the intention of Theodore G. Lohnes and Nora Catherine Lohnes that the back line of the lands hereby under conveyance shall be a projection of the back line of that portion of the lands of Eugene Baker which lies adjacent to the lands hereby conveyed.

BEING AND INTENDED to be the same property conveyed by Derek Andrew Pettis and Albertine Marie Pettis by deed dated February 17, 1989 and recorded at the Office of the Registrar of Deeds at Bridgewater, N. S., on February 21, 1989 in Book 444, Page 225, under No. 1522.

BEING AND INTENDED TO BE the same property conveyed by Derek Andrew Pettis and Albertine Marie Pettis to Avco Financial Services Realty Limited by deed dated May 29, 1996, 1996 and recorded at the Office of the Registrar of Deeds at Bridgewater, N. S., on June 10, 1996, 1996, in Book 617, Page 92, under No. 3893.