

TAX SALE REPORTING LETTER

Tax Sale No. 45

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 26, 2024

Name: Justin Wayne Croft and Wayne Kelly Croft

Assessment Account No: 03332748

Property: PID 60355286 – Bushen Hill Road, West Dublin, NS

Title: I have carried out title investigations on the subject property. The title is NOT land registered. There is evidence that Justin Wayne Croft and Wayne Kelly Croft are the registered interest holders (owners) of the subject property. Justin Wayne Croft and Wayne Kelly Croft acquired title via Deed (as joint tenants) registered as Document No. 111031093 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway and there are no easements/rights-of-way referenced in the deed description, so access is likely problematic. Paper title appears to be marketable, but we have attached our title searchers “Flow Chart” for reference.

Encumbrances: None.

Marital Status: Unknown for both assessed owners.

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 10:54:18**



PID:	60355286	Address:	BUSHEN HILL ROAD WEST DUBLIN	AAN:	03332748
County:	LUNENBURG COUNTY	Owner:	WAYNE KELLY CROFT JUSTIN WAYNE CROFT	Value:	\$1,800.00 (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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Property Details

PID	60355286	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	7 ACRE(S) (ASSESSMENT)	Parcel Access		Manag. Unit	MU1204
Lot		Created	Sep 13, 1994 12:00:00AM	Manner of Tenure	JOINT TENANTS
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG		
Location	County	Primary Location	Source		
<u>BUSHEN HILL ROAD</u> <u>WEST DUBLIN</u>	LUNENBURG COUNTY	Yes	Not Assigned by Municipality		
Comments					
Assessment Account	Value	Tax District	Tax Ward	Tax Sub	
<u>03332748</u>	\$1,800.00 (2024 RESOURCE FOREST)	020	000		
Owner Name	Interest Holder Type	Qualifier	Province	Country	
JUSTIN WAYNE CROFT WAYNE KELLY CROFT	FEE SIMPLE FEE SIMPLE				
Inst Type	Inst No	Year Type	Book/Page	Registration System	Registration Date
Document	<u>111031093</u> View Form View Doc	2017 DEED			Jul 05, 2017
Document	<u>106151716</u> View Form View Doc	2014 DEED			Nov 13, 2014
Document	<u>8761</u> View Doc	1996 DEED	Book 635 Page 267		Dec 03, 1996
Document	<u>11808</u> View Doc	1989 WILL/GRANT OF PROBATE	Book 464 Page 717		Dec 05, 1989
Document	<u>502749412</u> View Doc	1959 UNDETERMINED	Book 124 Page 291		Jan 01, 1959
Inst Type	Inst No	Year Type	Plan Name	Drawer Number	Registration Date
Plan	<u>P4357</u> View Plan	1982 SUBDIVISION & AMALGAMATIONS			Jan 01, 1982
Plan	<u>433</u> View Plan	1952 OTHER			Nov 13, 1952
Plan	<u>369</u> View Plan	1948 OTHER	PORTION OF GRANT NO 7 BETWEEN SEA SHORE AND PUBLIC HIGHWAY		Jul 27, 1948
Inst Type	Inst No	Year Type	Plan Name	Filing Reference	Instrument Date
Non-Registered	<u>265080</u>	2014 NOTICE OF DEATH		VS2013005051	Nov 20, 2014
Parcel Relationships					
Related PID		Type of Relationship			
No Related PIDs Found					

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)].

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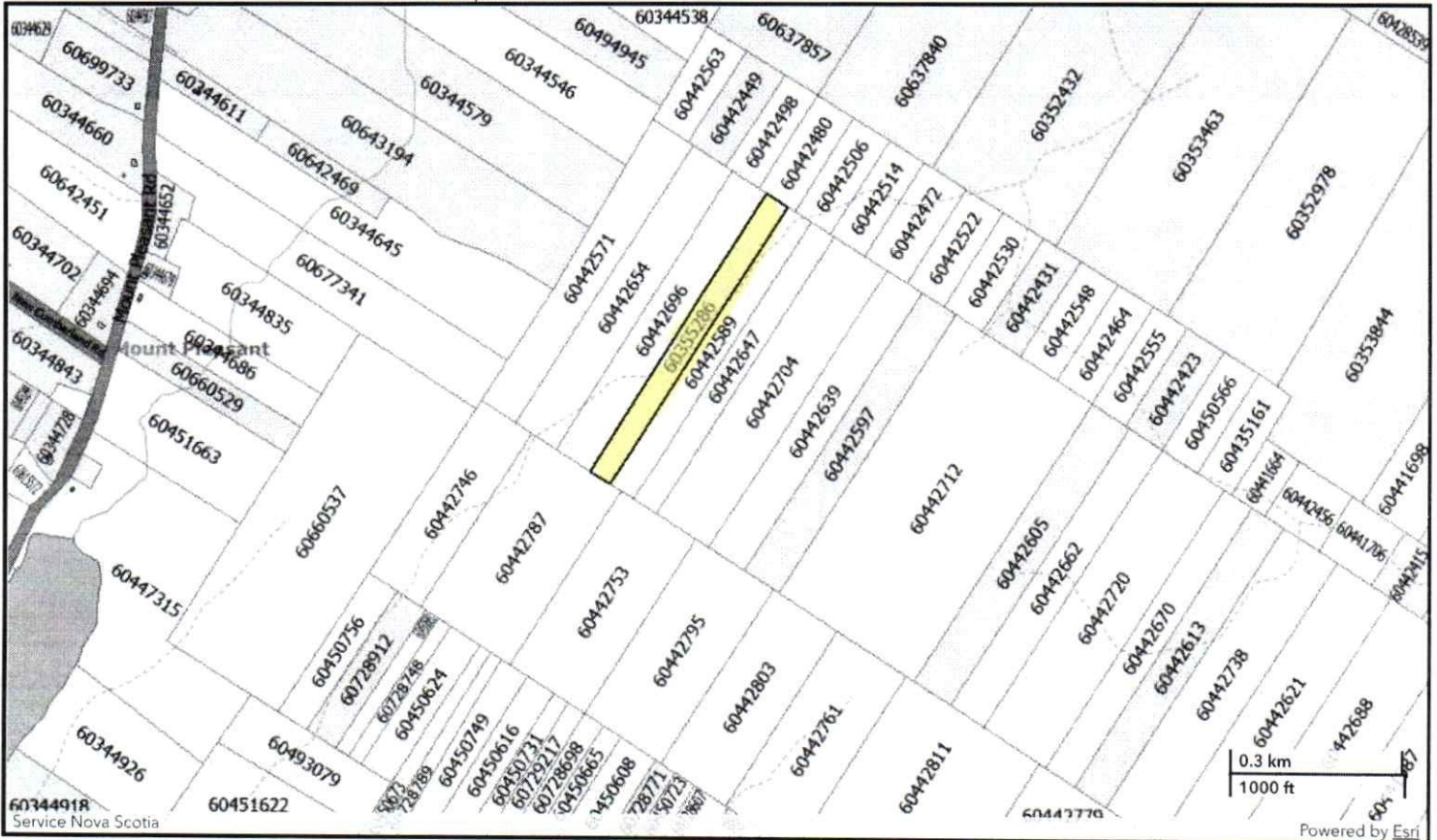
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Property Online Map

Date: September 25, 2024 15:57:33



PID: 6035286 Details
County: LUNENBURG COUNTY
LR: NOT LAND REGISTRATION

Address: BUSHEN HILL ROAD
WEST DUBLIN
Owner: WAYNE KELLY CROFT
JUSTIN WAYNE CROFT

AAN: 03332748
Value: \$1,800.00 (2024 RESOURCE FOREST)

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.

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111031093

THIS WARRANTY DEED made this 27th day of June, 2017.

July 5/17.

BETWEEN:

WAYNE KELLY CROFT of Mill Village, County of Queens and Province of Nova Scotia

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

(Hereinafter called the "**GRANTOR**")

-AND-

WAYNE KELLY CROFT of Mill Village, County of Queens and Province of Nova Scotia and **JUSTIN WAYNE CROFT** in the Province of Newfoundland as Joint Tenants and not as Tenants in Common

(Hereinafter called the "**GRANTEES**")

WITNESSETH that in consideration of One Dollar (\$1.00) and other good and valuable consideration;

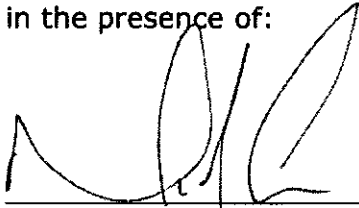
The **GRANTOR** hereby conveys to the **GRANTEES** the lands described in Schedule "A" to this Warranty Deed and hereby consents to this disposition, pursuant to the *Matrimonial Property Act* of Nova Scotia;

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 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.

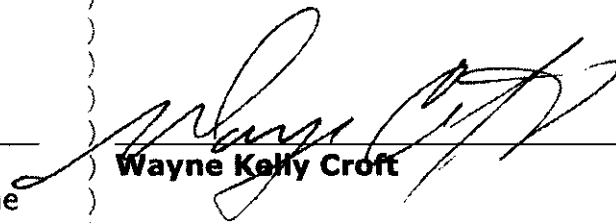
IN THIS DEED the singular includes the plural, the masculine includes the feminine and vice versa with the intent that this Deed shall be read with any changes to number and gender that are appropriate in context.

IN WITNESS WHEREOF the **GRANTOR** has hereunto set his hands and seal this 27th day of June, A.D. 2017:

SIGNED, SEALED AND DELIVERED
in the presence of:

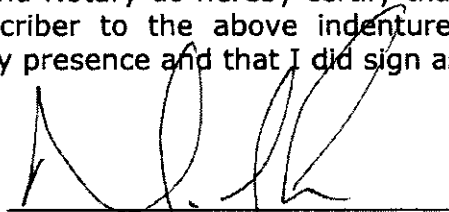


W. Nicholas Lenco
A Barrister, Solicitor of the Supreme
Court of Nova Scotia



Wayne Kelly Croft

I, **W. Nicholas Lenco**, Barrister, Solicitor and Notary do hereby certify that on the 27th day of June, 2017, the subscriber to the above indenture, identified by me, did sign the indenture in my presence and that I did sign as a witness to his signature.



W. Nicholas Lenco

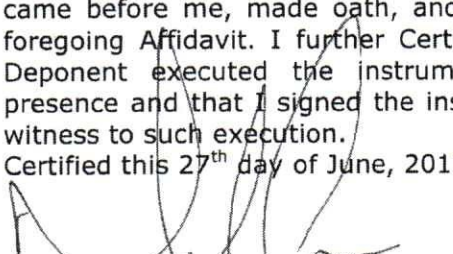
CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF QUEENS

AFFIDAVIT OF STATUS

I, **Wayne Kelly Croft**, make oath and swear as follows:

1. **THAT** I acknowledge that I have executed the foregoing Instrument under seal on the date of this Affidavit;
2. **THAT** I am nineteen years of age or older and I am a resident of Canada under the *Income Tax Act* (Canada);
3. **THAT** this acknowledgement is made pursuant to s. 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392 or s. 79(1)(a) of the *Land Registration Act* as the case may be.
4. **THAT** for the purpose of this Affidavit:
 - a. "spouse" means either 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 cohabiting or have cohabited within the preceding year.
 - iv. is a party to a registered domestic-partner declaration made in accordance with section 53 of the *Vital Statistic Act* but does not include a former domestic partner.
 - b. "matrimonial home" means a dwelling and real property occupied by a person and that person's spouse as their family residence and in which either of them or both of them have a property interest other than a leasehold interest.
5. **THAT** I am the Grantor and I am not a spouse. The property mentioned in the foregoing indenture is not a matrimonial home. I have no other spouse or former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act*, or any former spouse with rights under the *Matrimonial Property Act*. I consent to this Affidavit.

I CERTIFY that on this date the Deponent)
came before me, made oath, and swore the)
foregoing Affidavit. I further Certify that the)
Deponent executed the instrument in my)
presence and that I signed the instrument as)
witness to such execution.)
Certified this 27th day of June, 2017)



W. Nicholas Lenco
A Barrister of the Supreme Court
of Nova Scotia



Wayne Kelly Croft

PID 60442639.

SCHEDULE "A"

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

On the Southwest by lands of Lemuel Bushen;

On the Northeast by land known as the One Hundred acre lot line;

On the Northwest by land formerly owned by Mrs. James Publicover now owned by Emerson Meisner; and

On the Southeast by land formerly owned by Daniel Wolfe and now owned by John Remby.

The said described land being that parcel of land deeded from Edwin and Alice O'Brien to Bernard Conrod by Deed dated March 7th, 1927, and recorded at the Registry of Deeds, Bridgewater, N.S., October 31, 1927 in Book 97 at Page 308 under No. 429.

Later the said described lot or parcel of land being conveyed by Deed from Bernard Conrod and Lelia Conrod, his wife to Arthur Wamback, dated the 7th June, 1947.

Being the same lot described in a Deed from Arthur Wamback and his wife Marguerite Wamback dated the 8th December, 1954, to Manson Harvard Corkum.

The said Manson Harvard Corkum died on or about the 1st day of November, 1974, intestate.

Being the First Lot described in a Deed from the heirs of Manson Harvard Corkum to Clara Anna Corkum dated the 30th day of November, 1974, recorded at the said Registry of Deeds in Book 201 at Page 293.

lus - P10 60355286

SCHEDULE "A"

ALL those lands as set out in a Deed dated the 30th day of March, A.D., 1929, recorded at the Registry of Deeds, Bridgewater, Nova Scotia, the 12th day of May, A.D., 1959 in Book 124 at Page 291 from Joseph Frank and Annie Frank, his wife, to Clarence Mosher, said land being set out in the said Deed as follows:

"ALL that certain piece or parcel of land situate, lying and being in West Dublin, County and Province aforesaid, bounded and described as follows: Northwesterly by property of Charles Sperry; Northeast by division line known as North West line of Four Hundred Acre property; South East by undivided property of John Sperry, Edward Sperry and Caleb Sperry; and South West by the Haughn and Bushen line; the same being part of Lot No. 4 division of Plan of what is known as "the hundred Acre Property" said Plan dated March 16th, 1836, and said part to contain eight rods (8) of the Twenty (20) rods mentioned in above Plan."

Reference should be made to the Will of Clarence Henry Donald Mosher, Probated the 4th day of December, A.D., 1989, and recorded at the said Registry of Deeds on the 5th day of December, A.D., 1989, in Book 464 at Page 717, whereby the said Clarence Henry Donald Mosher bequeathed all of his real property to the Grantor herein Robert Henry Mosher.

DATED the 27th day of June, 2017

BETWEEN:

WAYNE KELLY CROFT

GRANTOR

AND

**WAYNE KELLY CROFT and
JUSTIN WAYNE CROFT**

GRANTEES

WARRANTY DEED

**W. NICHOLAS LENCO
BARRISTER, SOLICITOR & NOTARY
374 MAIN STREET
PO BOX 2159
LIVERPOOL, NS B0T 1K0**

Joseph Frank - Annie Frank



Deed. 1929 (rec. 1959)
124/291

Clarence Mosher



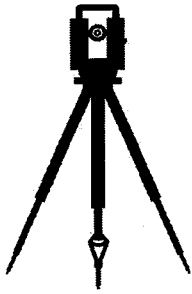
Will 1989
464/717

Robert Henry Mosher.



W.D. 1996
635/267.

Wayne K. Croft - Isabel M. Croft as J.T.
1221↑



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 11, 2024

Memo

Re: Tax Posting - 45 - 2024, Wayne Croff & Justin Croff, Bushen Hill Road, West Dublin

Lisa,

Location and PID changed since 2023 Tax Posting.

Posted based on property mapping.

No evidence at site for lot.

We recommend boundary survey for any purchaser of this property.

If you should have any questions, do not hesitate to contact me.

A handwritten signature in black ink, appearing to read "Peter A. Berrigan". The signature is stylized and includes a large, sweeping flourish that extends downwards and to the right, ending in a sharp point.

Peter

PAB/jem