

TAX SALE REPORTING LETTER

Tax Sale No. 46

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 27, 2024

Name: Roger Miller

Assessment Account No: 03339068

Property: PID 60358892 – 5494 Highway 331, Petite Riviere, NS

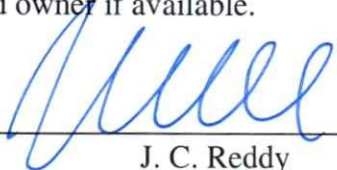
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Roger Miller is the registered interest holder (owner) of the subject property. Roger Miller acquired title via Deed recorded at Book 801 at Page 301 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway. However, the subject property appears to have the benefit of an easement/right-of-way to the public highway (see Document No. 99786478 registered at the Lunenburg County Land Registration Office). We have not searched the title, extent or usage of any such easements/rights-of-way. The paper title (as a land registered parcel) appears marketable.

Encumbrances: None.

Marital Status: Unknown.

Survey: There is a plan on file (Plan 12,128 at the Lunenburg County Land Registration Office). The plan and parcel description generally conform to modern 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.

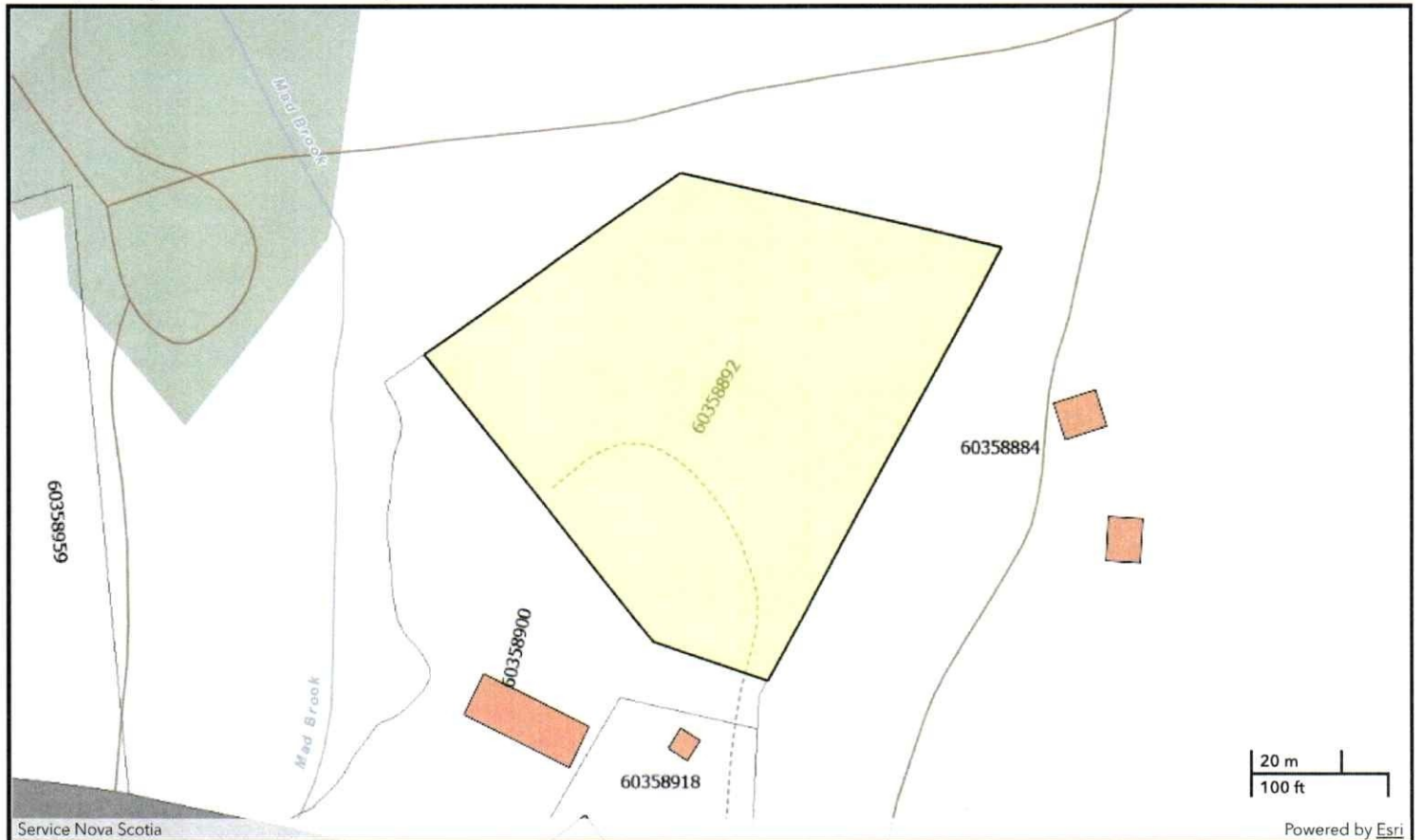


J. C. Reddy

****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 Online Map

Date: **October 9, 2024 14:57:28**



PID: 60358892
County: LUNENBURG COUNTY
LR: LAND REGISTRATION

Address: 5494 HIGHWAY 331
PETITE RIVIÈRE
LOT 8-C-D
Owner: ROGER MILLER

AAN: 03339068
Value: \$60,500.00 (2024)
COMMERCIAL 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.

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Land Registration View

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

PID	60358892	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	1.86 ACRE(S) (PLAN)	Parcel Access	OTHER	Manag. Unit	MU9932
Lot	LOT 8-C-D	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	Dec 02, 2011 05:13:48PM		

Location	County	Primary Location	Source
<u>5494 HIGHWAY 331</u> <u>PETITE RIVIÈRE</u>	LUNENBURG COUNTY	Yes	Assigned by Municipality

Comments
LOC:NORTH OF
MAP:1044200064400

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>03339068</u>	\$60,500.00 (2024 COMMERCIAL TAXABLE)	010	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ROGER MILLER	FEE SIMPLE	72 CENTER STREET BANGOR ME US 04401	DEED	2001	<u>4236</u> View Doc	Book 801 Page 301	Aug 01, 2001	Yes

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
60358900	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2011	<u>99786478</u> View Doc		Dec 21, 2011
60358918	SERVIENT TENEMENT PID	EASEMENT/RIGHT OF WAY	2011	<u>99786478</u> View Doc		Dec 21, 2011
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	EASEMENT/RIGHT OF WAY	2011	<u>99786478</u> View Doc		Dec 21, 2011

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

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

Schedule "A"

All that certain lot, piece or parcel of land situate, lying and being North of Public Highway 331, in Petite Riviere, in the County of Lunenburg and Province of Nova Scotia, and being Lot 8-C-D, containing an area of 80,952 square feet (1.86 acres) more or less, as shown on the Plan of Subdivision dated May 6th, 2002, prepared by Lester W. Berrigan, N.S.L.S.# 409, approved for subdivision, and filed at the Registry of Deeds at Bridgewater, N.S., under number 12,128.

Together With a perpetual, free and uninterrupted right-of-way for all purposes, the said right-of-way measuring thirty-three (33') feet in width West from the Eastern most boundary of the lands (mapped as PID 60358918) as conveyed to Michael Williams by Deed registered on March 10th, 2011 as Document No. 97917059 and from the Eastern most boundary of Lot 9-A-B (mapped as PID 60358900), to the South boundary of Lot 8-C-D (mapped as PID 60358892), the aforesaid lots being shown on a Plan registered as No. 12,128 at the Registry of Deeds at Bridgewater, Nova Scotia; the said thirty-three (33') foot wide right-of-way leading Northerly from Public Highway No. 331 to the South boundary of the aforesaid lands designated as Lot 8-C-D (mapped as PID 60358892); the said right-of-way was granted for the benefit of the aforesaid Lot 9-A-B (mapped as PID 60358900) and Lot 8-C-D (mapped as PID 60358892). This right-of-way was granted by Instrument dated Dec. 16th, 2011 and registered on Dec. 21st, 2011 as Doc.# 99786478 at the Land Registration Office for Lunenburg County.

The parcel originates with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office of Lunenburg County as plan or document number 12,128.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	97917737 View Form View Doc	2011	FORM BA NOTICE		REGISTRY OF DEEDS	3/10/2011

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
No Non Enabling Plans Found						

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)].

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STAMPING AREA

BY THE CITY OF LUMBERLAND
SUBDIVISION ENGINEER/REGISTERED SURVEYOR

LONG 2042

FINAL

THIS PLAN IS THE PROPERTY OF BERRIGAN SURVEYS LIMITED. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR ALTERATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BERRIGAN SURVEYS LIMITED IS STRICTLY PROHIBITED.

Gregory S. Berrigan
Surveyor
Date: 12/12/2012

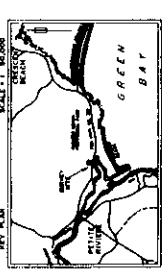
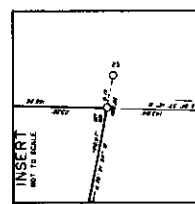
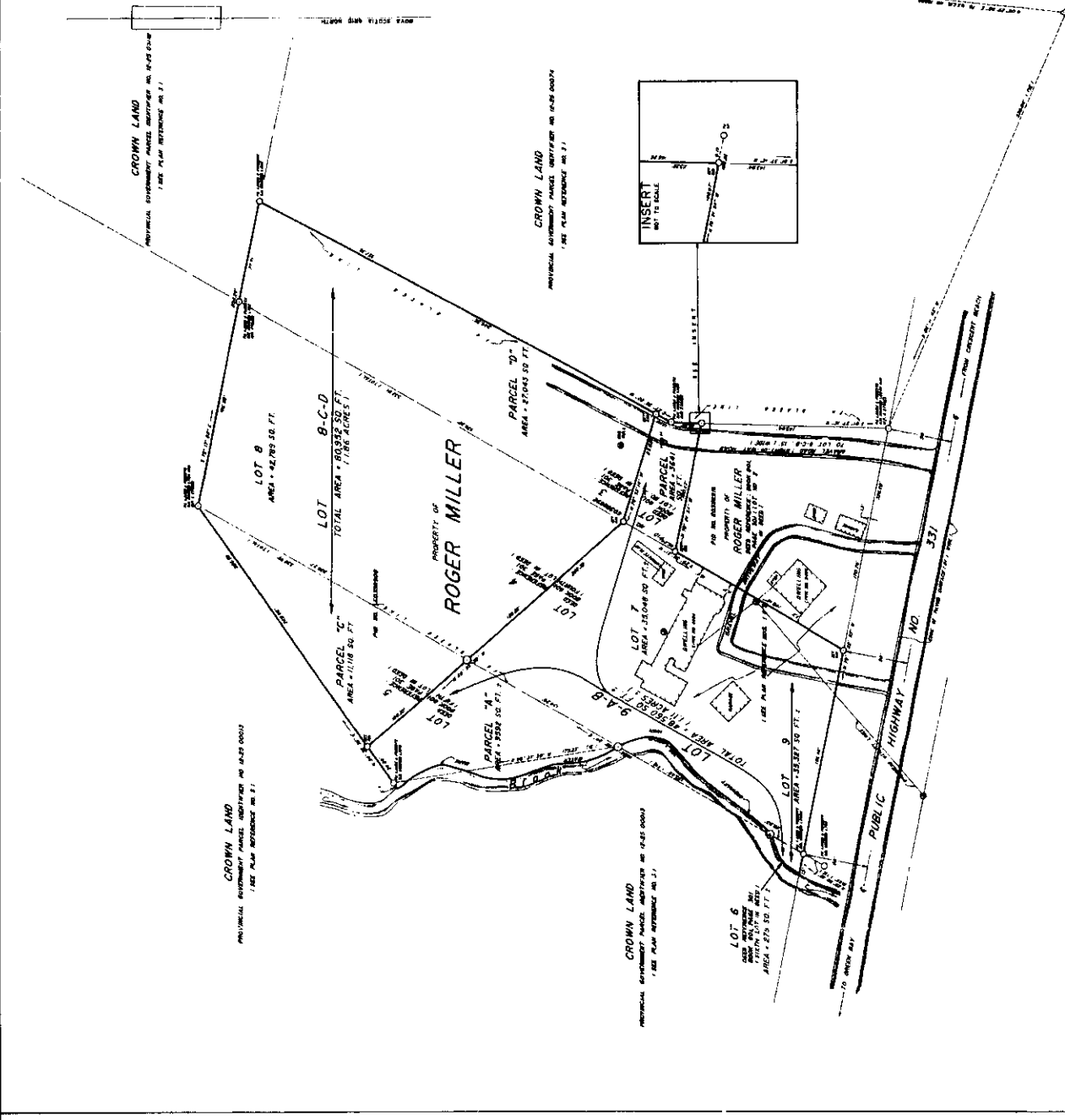
BE B-C-D
The site is located on the east side of Highway 337, north of the intersection with Highway 100. The site is bounded to the north by the property of the City of Lumberland, to the east by the property of the City of Lumberland, to the south by the property of the City of Lumberland, and to the west by the property of the City of Lumberland.

BE B-C-D
The site is located on the east side of Highway 337, north of the intersection with Highway 100. The site is bounded to the north by the property of the City of Lumberland, to the east by the property of the City of Lumberland, to the south by the property of the City of Lumberland, and to the west by the property of the City of Lumberland.

IMPORTANT NOTICE
This plan is submitted for the purpose of recording the same in the public records of the County of Lumberland. The plan is subject to the provisions of the Subdivision Act, R.S. 22:51, and the provisions of the Subdivision Regulations, 22:51.1, et seq. The plan is also subject to the provisions of the Subdivision Act, R.S. 22:51, and the provisions of the Subdivision Regulations, 22:51.1, et seq. The plan is also subject to the provisions of the Subdivision Act, R.S. 22:51, and the provisions of the Subdivision Regulations, 22:51.1, et seq.

PARCELS
The parcels shown on this plan are as shown and are not to be construed as a warranty of any kind. The parcels are shown as they exist and are not to be construed as a warranty of any kind. The parcels are shown as they exist and are not to be construed as a warranty of any kind.

Access to the public street is shown, but has been reserved for the use of the City of Lumberland. The City of Lumberland reserves the right to use the public street for its own purposes. The City of Lumberland reserves the right to use the public street for its own purposes. The City of Lumberland reserves the right to use the public street for its own purposes.



- LEGEND**
- 1" = 100'
 - 1" = 200'
 - 1" = 300'
 - 1" = 400'
 - 1" = 500'
 - 1" = 600'
 - 1" = 700'
 - 1" = 800'
 - 1" = 900'
 - 1" = 1000'
 - 1" = 1100'
 - 1" = 1200'
 - 1" = 1300'
 - 1" = 1400'
 - 1" = 1500'
 - 1" = 1600'
 - 1" = 1700'
 - 1" = 1800'
 - 1" = 1900'
 - 1" = 2000'

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA OF THIS SITE IS 100,000 SQ. FT.
3. THE AREA OF THIS SITE IS 100,000 SQ. FT.
4. THE AREA OF THIS SITE IS 100,000 SQ. FT.
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9. THE AREA OF THIS SITE IS 100,000 SQ. FT.
10. THE AREA OF THIS SITE IS 100,000 SQ. FT.

PLAN OF SUBDIVISION

PROPOSED SUBDIVISION OF LOT 1 INTO LOTS 2 AND LOT 3, AND LOT 4 INTO LOTS 5 AND LOT 6, AND LOT 7 INTO LOTS 8, 9, 10, 11, AND PARCELS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

0003845

Field Engineer: Gregory S. Berrigan
Date: 12/12/2012
Surveyor: Gregory S. Berrigan

BERRIGAN SURVEYS LIMITED
INDIA SCOTLAND LAND SURVEYORS
DANIEL L. LEE, L.S., L.S.M.
DANIEL L. LEE, L.S., L.S.M.

STOPPING SIGHT DISTANCE

LOT NO.	STOPPING SIGHT DISTANCE	RIGHT OF WAY	COMMENTS
LOT 6	150 FT	150 FT	
LOT 7	150 FT	150 FT	
LOT 8	150 FT	150 FT	
LOT 9	150 FT	150 FT	
LOT 10	150 FT	150 FT	
LOT 11	150 FT	150 FT	
LOT 12	150 FT	150 FT	
LOT 13	150 FT	150 FT	
LOT 14	150 FT	150 FT	
LOT 15	150 FT	150 FT	
LOT 16	150 FT	150 FT	
LOT 17	150 FT	150 FT	
LOT 18	150 FT	150 FT	
LOT 19	150 FT	150 FT	
LOT 20	150 FT	150 FT	
LOT 21	150 FT	150 FT	
LOT 22	150 FT	150 FT	
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LOT 30	150 FT	150 FT	
LOT 31	150 FT	150 FT	
LOT 32	150 FT	150 FT	
LOT 33	150 FT	150 FT	
LOT 34	150 FT	150 FT	
LOT 35	150 FT	150 FT	
LOT 36	150 FT	150 FT	
LOT 37	150 FT	150 FT	
LOT 38	150 FT	150 FT	
LOT 39	150 FT	150 FT	
LOT 40	150 FT	150 FT	
LOT 41	150 FT	150 FT	
LOT 42	150 FT	150 FT	
LOT 43	150 FT	150 FT	
LOT 44	150 FT	150 FT	
LOT 45	150 FT	150 FT	
LOT 46	150 FT	150 FT	
LOT 47	150 FT	150 FT	
LOT 48	150 FT	150 FT	
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LOT 79	150 FT	150 FT	
LOT 80	150 FT	150 FT	
LOT 81	150 FT	150 FT	
LOT 82	150 FT	150 FT	
LOT 83	150 FT	150 FT	
LOT 84	150 FT	150 FT	
LOT 85	150 FT	150 FT	
LOT 86	150 FT	150 FT	
LOT 87	150 FT	150 FT	
LOT 88	150 FT	150 FT	
LOT 89	150 FT	150 FT	
LOT 90	150 FT	150 FT	
LOT 91	150 FT	150 FT	
LOT 92	150 FT	150 FT	
LOT 93	150 FT	150 FT	
LOT 94	150 FT	150 FT	
LOT 95	150 FT	150 FT	
LOT 96	150 FT	150 FT	
LOT 97	150 FT	150 FT	
LOT 98	150 FT	150 FT	
LOT 99	150 FT	150 FT	
LOT 100	150 FT	150 FT	



004236

801/301

THIS WARRANTY DEED made this 25th day of July, A.D., 2001,

BETWEEN

RONALD A. MOSLEY, D.D., formerly of Petite Riviere, in the County of Lunenburg, Province of Nova Scotia, and now of Conquerall Bank, in the County of Lunenburg, Province of Nova Scotia, and ELOISE C. MOSLEY, his wife, by her duly authorized attorney, Ronald A. Mosley as the Grantor

(hereinafter called the "Grantor")

OF THE FIRST PART

- and -

ROGER MILLER, of Orland, in the State of Maine, United States of America

(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 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 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 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.

LUNENBURG COUNTY REGISTRY OF DEEDS		4236	801	301-314
I certify that this document was registered as shown here.		Document #	Book	Pages
Joan Plunkett Registrar		AUG 01 2001		3:27 PM
		MM DD YYYY		Time

R.M.

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

Signed, Sealed and Delivered
in the presence of

)
)
)
)
)
)
)
)
)
)

Ronald A. Mosley D.D.

RONALD A. MOSLEY, D.D.



Mary McInerney

Witness

Eloise C. Mosley D.D.

ELOISE C. MOSLEY, by her duly authorized
Attorney, Ronald A. Mosley



**PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG**

ON THIS 25th day of July, A.D., 2001, before me, the subscriber personally came and appeared, *Mary McInerney*, a subscribing witness to the foregoing Indenture who, having been by me duly sworn, made oath and said that RONALD A. MOSLEY, D.D. and ELOISE C. MOSLEY, by her duly authorized Attorney, *Ronald A. Mosley* one of the parties to the foregoing Indenture, signed, sealed and delivered the same in her presence.

Judith D. Croft

A Registrar/Commissioner of the
Supreme Court of Nova Scotia

**Judith D. Croft
A Commissioner of the
Supreme Court of Nova Scotia**

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT OF STATUS

I, Ronald A. Mosley, D.D, of Conquerall Bank, in the County of Lunenburg, Province of Nova Scotia, make oath and say as follows:

1. I am one of the Grantors in the foregoing Indenture and am the attorney for my Spouse, Eloise C. Mosley.
2. I, together with my spouse Eloise C. Mosley, am nineteen years of age or older and we are resident in Canada under the *Income Tax Act* (Canada) and that at the time of the execution by my spouse of the Power of Attorney appointing me as her attorney, and dated March 2, 1998, she was 19 years of age or older.
3. That for the purpose of this affidavit,
 - a. "spouse" means either of 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; and
 - b. "domestic partner" means an individual who is a party to a registered domestic-partner declaration made in accordance with s.53 of the *Vital Statistics Act* (Nova Scotia) but does not include an individual who becomes a former domestic partner pursuant to s.55(1) of that Act.
4. I am the spouse of Eloise C. Mosley; neither of us has any other spouse or domestic partner nor, with respect to the within property,
 - a. any former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act*, or
 - b. any former spouse with rights under the *Matrimonial Property Act* (Nova Scotia).

SWORN TO at Bridgewater)
in the County of Lunenburg)
Province of Nova Scotia)
this 31st day of July)
2001, before me,)

Judith D. Croft)
A Commissioner of the Supreme Court of)
Nova Scotia)

Judith D. Croft
Commissioner of the
Supreme Court of Nova Scotia

Judith D. Croft
A Commissioner of the
Supreme Court of Nova Scotia

Ronald A. Mosley D.D.
RONALD A. MOSLEY, D.D.,

SCHEDULE 'A'

DEED DESCRIPTION

Nova Scotia Grid Meridian

PROPERTY OF
RONALD A. MOSLEY & ELOISE C. MOSLEY

ALL and singular that certain parcel or tract of land situated, lying and being at Petite Riviere in the County of Lunenburg, Province of Nova Scotia and being designated property of Ronald A. Mosley and Eloise C. Mosley on plan of survey #M-34 prepared by Lester W. Berrigan, Nova Scotia Land Surveyor #409, dated the 3rd day of January, 1986 which said lot may be more particularly described as follows:

BEGINNING at a point marked by a survey marker set on the Northwestern sideline (33' from the centre line thereof) of public highway #562 which said point marks the most Eastern corner of property of Kirk Ltd. and the most Southern corner of the herein described lot.

THENCE from said point so located North Fifty-eight degrees Forty-five minutes Thirty-two seconds West ($N58^{\circ}45'32''W$) along property of Kirk Ltd. Forty-six hundred Forty-five decimal Ninety-two feet (4,645.92') to a survey marker.

THENCE North Fifty-four degrees Thirty-one minutes Fifteen seconds East ($N54^{\circ}31'15''E$) along property of Owen Ramey One hundred Eighty-one decimal Zero Three feet (181.03') to a post and stones.

THENCE North Thirty-two degrees Four minutes Fifty-seven seconds East ($N32^{\circ}57'04''E$) along property of Owen Ramey Two hundred Eighteen decimal Forty feet (218.40') to a survey marker.

THENCE South Fifty-nine degrees Twenty-four minutes Forty-six seconds East ($S59^{\circ}24'46''E$) along property of Mabel Kaulback Forty-five hundred Twenty-four feet (4,524') to a survey marker set on the Northwestern sideline of public highway #562.

THENCE South Twenty-five degrees One minute Forty-two seconds West ($S25^{\circ}01'42''W$) along the Northwestern sideline of public highway #562 Four hundred Thirty-eight decimal Eighty-four feet (438.84') to a survey marker marking the place of beginning.

The herein described lot of land contains an area of Forty-three decimal Zero Two (43.02) acres more or less.

D.M. mm

-2-

Being and intended to be the same property as described in a deed to Ronald A. Mosley and Eloise C. Mosley recorded at the Registry of Deeds, Bridgewater, Nova Scotia in Book 184 at Page 9 under #4.

SUBJECT to the exceptions and qualifications mentioned in Section 16 of the *Quieting Titles Act* (Nova Scotia) and saving and excepting from the above described lands any and all watercourses as defined in the *Environment Act*, R.S.N.S., 1994-1995, c.1.

Being and intended to be the lands described in that Certificate of Title dated January 27, 2000 recorded at the Registry of Deeds for the County of Lunenburg on January 28, 2000 in Book 742 at Page 519.

R.H.
MM

SCHEDULE "A"LOT 1:

ALL and singular that certain parcel or tract of land and premises situate, lying and being at Risser's Beach, in the District of Petite Riviere, County of Lunenburg, Province of Nova Scotia, Canada, which can be more particularly described as follows:

BEGINNING at a point marked by an iron bolt with an aluminum identification cap driven into the ground on the South-eastern boundary line of property of Her Majesty The Queen vested in the Department of Lands & Forests of Nova Scotia which said point marks the Northeastern corner of property formerly of Erna Richards and now of Jeffrey E. Cook and Joyce J. Cook and the Southwestern corner of Lot "B" hereby under description as by reference to a Plan of Survey hereinafter named will more fully appear; THENCE from said point so located North Twenty-nine degrees Fifty-five minutes Twenty-four seconds East (N 29° 55' 24" E) (Astronomic Meridian) along said property of Her Majesty The Queen Seventy-nine and Seventy-five one hundredths feet (79.75') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground; THENCE North Eighty-two degrees Four minutes Twelve seconds East (N 82° 04' 12" E) along property of Everett Reiser One Hundred Eleven and Forty-eight one hundredths feet (111.48') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground; THENCE South Twenty-seven degrees Fifty-nine minutes Thirty-eight seconds West (S 27° 59' 38" W) along other property of Her Majesty The Queen vested in the Department of Lands & Forests of Nova Scotia One Hundred Seventeen and Seventy-six one hundredths feet (117.76') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground; THENCE North Seventy-eight degrees Twenty-three minutes Forty-two seconds West (N 78° 23' 42" W) along said property of Jeffrey E. Cook and Joyce J. Cook Ninety-seven and four one hundredths feet (97.04') more or less, to the point marking the place of beginning.

The herein described lot of land contains an approximate area of Eight Thousand Nine Hundred Eighty-four square feet (8,984 sq. ft.) and is shown as Lot "B" on a Plan of Survey showing properties of Wilson Richards and Irma Richards at Risser's Beach, in the District

mm 12/11

SCHEDULE "A" CONTINUED

of Petite Riviere, Lunenburg Co., N.S. dated at Bridgewater, N.S. the 30th day of May, A.D., 1977, by Errol B. Hebb & Associates and approved by Errol B. Hebb, Nova Scotia Land Surveyor No. 7, with revision dated the 19th day of January, A.D., 1979.

Approval of said Plan was granted by the Development Officer for the Municipality of the District of Lunenburg on the 2nd day of February, A.D., 1979, and a copy of said Plan was filed in the Registry of Deeds at Bridgewater, N.S. on the 9th day of February, A.D., 1979, under No. P-2688.

The above described lot is part of property described in a Deed from Dorothy Gear et al to Everett Arthur Rieser dated the 11th day of May, A.D., 1972, recorded in the Registry of Deeds at Bridgewater, N.S. on the 28th day of September, A.D., 1972, in Book 163 at Page 345 under Number 102.

BEING AND INTENDED TO BE the same lands as conveyed by Everett Reiser to Jeffrey E. Cook and Joyce J. Cook by deed dated March 9, 1979, recorded at the Registry of Deeds Office at Bridgewater, N.S., on March 12th, 1979 in Book 265 at Page 704 under No. 200.

LOT 2

ALL and singular that certain parcel or tract of land and premises situate, lying and being at Rissers Beach, in the District of Petite Riviere, in the County of Lunenburg and Province of Nova Scotia, Canada, which can be more particularly described as follows:

BEGINNING at a point marked by an iron bolt with an aluminum identification cap driven into the ground on the Northeastern sideline (50' from the centre of the paved surface) of Public Highway No. 331 leading from Petite Riviere Bridge to LaHave which said point marks the Southeastern corner of property of Rev. Ronald A. Mosley et ux and the Southwestern corner of the lot hereby under description as by reference to a Plan of Survey hereinafter named will more fully appear: THENCE from said point so located North Twenty-nine degrees Thirty-nine minutes Forty-five seconds East (N 29° 39' 45" E) (Astro-

Edm. mmm

SCHEDULE "A" CONTINUED

PAGE 3

nomic Meridian) along said property of Rev. Ronald A. Mosley et ux
 One Hundred Forty-eight and fifteen one hundredths feet (148.15')
 more or less, to a point marked by an iron pipe driven into the
 ground; THENCE South Seventy-eight degrees Twenty-three minutes
 Thirty-two seconds East (S 78° 23' 32" E) along property of Irma
 Richards One Hundred and Five one hundredths feet (100.05') more
 or less, to a point marked by an iron pipe driven into the ground;
 THENCE South One degree Thirty-six minutes Thirty-nine seconds
 West (S 01° 36' 39"W) along property of Her Majesty the Queen One
 Hundred Forty-two and Eighty-seven one hundredths feet (142.87')
 more or less, to a point marked by an iron bolt with an aluminum
 identification cap driven into the ground on the Northeastern
 sideline of the aforesaid Public Highway; THENCE North Seventy-
 eight degrees Twenty-nine minutes Thirty-nine seconds West (N 78°
 29' 39" W) along the Northeastern sideline of said Public Highway
 One Hundred Seventy and Seventy-four one hundredths feet (170.74')
 more or less, to the point marking the place of beginning.

The herein described lot of land contains an approximate
 area of Nineteen Thousand and Fifty-six square feet (19,056 sq. ft.)
 and is shown on a Plan of Survey showing properties of Wilson
 Richards and Irma Richards at Rissers Beach, in the District of
 Petite Riviere, Lunenburg Co., N. S. dated at Bridgewater, N.S. the
 30th day of May, A. D. 1977, by Errol B. Hebb & Associates and
 approved by Errol B. Hebb, Nova Scotia Land Surveyor No. 7.
 SUBJECT HOWEVER to a right-of-way and Easement to Nova Scotia Power
 Corporation for a pole line and overhead electric wires which
 cross the hereinbefore described lot of land as shown on the afore-
 said Plan of Survey.

BEING AND INTENDED TO BE part of the lands described
 in the deed from W. Wilson Richards and Linda M. Richards to
 Geoffrey E. Cook and Joyce J. Cook dated August 26, 1978, recorded
 at the Registry of Deeds office at Bridgewater, Nova Scotia on
 August 29, 1978, in Book 258 at Page 428 under No. 122.

Rm. mm

SCHEDULE "A" CONTINUED

PAGE 4

LOT 3

ALL and singular that certain parcel or tract of land and premises situate, lying and being at Rissers Beach, in the District of Petite Riviere, in the County of Lunenburg and Province of Nova Scotia, Canada, which can be more particularly described as follows:

BEGINNING at a point marked by an iron pipe driven into the ground on the Western boundary line of property of Her Majesty the Queen which said point marks the Northeastern corner of property of Wilson Richards and the Southwestern angle of the lot hereby under description as by reference to a Plan of Survey hereinafter named will more fully appear; THENCE from said point so located North One degree Thirty-six minutes Thirty-nine seconds East (N 01° 36' 39" E) (Astronomic Meridian) along said property of Her Majesty the Queen Thirty-four and Thirty-six one hundredths feet (34.36') more or less, to a point marked by an iron bolt with an aluminum identification cap driven in to the ground; THENCE North Twenty-eight degrees One Minute Twenty-Five seconds East (N 28° 01' 25" E) along said property of Her Majesty the Queen Seven Hundred Four and Twenty-nine one hundredths feet (704.29') more or less, to a point marked by an iron pipe driven into the ground; THENCE North Seventy-eight degrees Twenty-three minutes Forty-two seconds West (N 78° 23' 42" W) along said property of Her Majesty the Queen Ninety-seven and Four one hundredths feet (97.04') more or less, to a point marked by an iron pipe driven into the ground; THENCE South Twenty-four degrees Fifty-three minutes Fifty seconds West (S 24° 53' 50" W) along said property of Her Majesty the Queen Three Hundred Forty-one and Fifty-eight one hundredths feet (341.58') more or less, to a point marked by an iron bolt with an aluminum identification cap driven into the ground; THENCE South Twenty-nine degrees Thirty-nine minutes Forty-five seconds West (S 29° 39' 45" W) along property of Rev. Ronald Mosley et ux Three Hundred Eighty-five and Forty-six one hundredths feet (385.46') more or less, to a point marked by an

Dh. mm

SCHEDULE "A" CONTINUED

PAGE 5

iron pipe driven into the ground; THENCE South Seventy-eight degrees Twenty-three minutes Thirty-two seconds East (S 78° 23' 32" E) along said property of Wilson Richards One Hundred and Five one hundredths feet (100.05') more or less, to the point marking the place of beginning.

The herein described lot of land contains an approximate area of One and Thirty-five one hundredths acres (1.35 acs.) and is shown on a plan of Survey showing properties of Wilson Richards and Irma Richards at Rissers Beach, in the District of Petite Riviere, Lunenburg Co., N. S. dated at Bridgewater, N. S. the 30th day of May, A. D. 1977, by Errol B. Hebb & Associates and approved by Errol B. Hebb, Nova Scotia Land Surveyor No. 7.

The above described lots represents property devised and bequeathed to Wilson Richards under the Last Will and Testament of Edith Josephine Taylor dated the 2nd day of November, A. D. 1976, said Will having been probated on the 28th day of March, A. D. 1977, and recorded in the Registry of Deeds at Bridgewater, N. S. on the 4th day of April, A. D. 1977, in Book 234, at Page 831 under No. 270.

BEING AND INTENDED TO BE part of the lands described in the deed from W. Wilson Richards and Linda M. Richards to Geoffrey E. Cook and Joyce J. Cook dated August 26, 1978, recorded at the Registry of Deeds office at Bridgewater, Nova Scotia on August 29, 1978, in Book 258 at Page 428 under No. 122.

SAVING, EXCEPTING AND RESERVING THEREFROM all that certain lot, piece or parcel of land conveyed by Geoffrey E. Cook and Joyce^{J.} Cook to Her Majesty the Queen (Department of Lands & Forests) by deed dated October 26, 1979, recorded at the Registry of Deeds office at Bridgewater, Nova Scotia, on October 26, 1979, in Book 275 at Page 431 under No. 121, therein described as follows:

ALL that certain lot, piece, parcel or tract of land situate, lying and being at Rissers Beach, in the County of Lunenburg, Province of Nova Scotia, shown on Field Plot P-084/79 signed

R.M. mm

SCHEDULE "A" CONTINUED

PAGE 6

by George W. Swanburg, N.S.L.S. on the 28th day of September, A.D., 1979, a copy of said plan marked Schedule "B" being attached hereto and forming part of this Indenture, which lot is more particularly bounded and described as follows:

BEGINNING at Survey Marker L-851 situate at the intersection of the southern boundary of lands retained by the Grantors herein with a western boundary of Crown land, which point is distant 138.67 feet on an astronomic bearing of S 28° 01' 25" W from Survey Marker L-707;

THENCE S 87° 13' 33" W a distance of 94.90 feet along a southern boundary of lands retained by the Grantors herein to Survey Marker L-850 situate on an eastern boundary of other Crown land;

THENCE S 24 06' 20" W a distance of 73.99 feet along an eastern boundary of said Crown land to Survey Marker L-849;

THENCE N 87° 13' 33" E a distance of 89.01 feet along a northern boundary of other lands retained by the Grantors herein to Survey Marker L-852;

THENCE N 28° 01' 25" E a distance of 76.84 feet along a western boundary of Crown land to the place of beginning.

THIS lot contains 0.14 of an acre more or less.

ALL bearings are astronomic.

BEING AND INTENDED TO BE a portion of those lands conveyed to Geoffrey E. Cook and Joyce J. Cook, the Grantors herein, from W. Wilson Richards and Linda M. Richards, his wife, by Deed dated the 26th day of August, A.D., 1978, and recorded in the Registry of Deeds Office at Bridgewater, on the 29th day of August, A.D., 1978, in Book 258 at Page 428.

The Grantor, Geoffrey E. Cook, has sometimes been referred to as Jeoffrey E. Cook.

SAVING AND EXCEPTING therefrom Parcels A and B as more particularly described in that Deed dated November 1, 1988 made by Her Majesty the Queen in the Right of Province of Nova Scotia in favour of Ronald A Mosley, D.D. and Eloise C. Mosley recorded at the Registry of Deeds for the County of Lunenburg on February 15, 1989 in Book 443 at Page 1017.

R.H. MM

ALL and singular that certain lot, piece or parcel of land situate, lying and being on the Eastern side of Route No. 31 at Petite Riviere, in the County of Lunenburg and Province of Nova Scotia, bounded and described as follows:

BEGINNING at an iron bolt set on the Eastern limits of Route No. 31 (33 feet from the centre line thereof) and being the North Western corner of lands of Edith Taylor and the Southwestern corner of the lands under description; thence N 51° 33' E along lands of Edith Taylor 166.04 feet more or less to an iron bolt; thence N 51° 33' E along lands of Irma Richards 385.46 feet more or less to an iron bolt; thence N 56° 30' W along lands of the Grantor 156.32 feet more or less to an iron bolt; thence S 51° 33' W along lands of the Grantor 551.50 feet more or less to an iron bolt; ~~set on the Eastern limits of Route No. 31;~~ thence S 56° 30' E along the Eastern limits of Route No. 31 156.32 feet more or less to the place of beginning.

The lands herein described contain an area of approximately 81,500 square feet and is shown as lands of Carl F. Richards under conveyance to Reverend Ronald A. Mosley and Eloise Chapin Mosley on the attached plan of survey made by Neiff Joseph N.S.L.S. No. 257, dated August 12, 1969. (Magnetic Meridian 1965).

AND BEING THE SAME LANDS as described in a Deed dated the 30th day of August, 1969 from Carl F. Richards to Reverend Ronald A. Mosley and Eloise Chapin Mosley, his wife and recorded at the Registry of Deeds at Bridgewater, N.S. on the 23rd day of September, 1969 in Book 140 at Page 459 under Number 694.

SAVING AND EXCEPTING THEREFROM Parcel C as more particularly described in that Deed dated November 1, 1988 made by Her Majesty the Queen in the Right of Province of Nova Scotia in favour of Ronald A Mosley, D.D. and Eloise C. Mosley recorded at the Registry of Deeds for the County of Lunenburg on February 15, 1989 in Book 443 at Page 1017.

R.M.
M.M.

SCHEDULE "A"

ALL those certain lots, pieces, parcels or tracts of land situate, lying and being at Petite Riviere, in the County of Lunenburg, Province of Nova Scotia, being parcels "D" and "E" shown outlined in green on a Plan of Survey (Field Plot P-111/88) marked Schedule "B" attached hereto and forming part of this Indenture, said Parcels "D" and "E" being more particularly bounded and described as follows:

PARCEL D

BEGINNING at a S.M. No. L704 set on a corner on the eastern boundary of lands reconveyed to the Crown under Crown Document No. 1913 and on the northwestern corner of lands of Ronald A. Mosley and Eloise C. Mosley;

THENCE S 29° 35' 52" W distant 377.73' along the western boundary of said lands of Ronald A. Mosley and Eloise C. Mosley to the O.H.W.M. of Small Brook;

DESCRIPTION CHECKED BY: *[Signature]*
 THENCE northerly distant 195±' along the said O.H.W.M. of Small Brook to a S.M. No. L1016;

THENCE N 54° 32' 57" E distant 256.93' to the Place of Beginning.

The above described Parcel "D" containing 0.47 acres.

BEING AND INTENDED TO BE a portion of the lands reconveyed to the Crown under Crown Document No. 1913.

PARCEL "E"

BEGINNING at a S. M. No. L703X set on the northern boundary of Highway No. 331 at the southeastern corner of lands reconveyed to the Crown under Crown Document No. 1913. Said S. M. L703X also being S 84° 12' 31" E distant 1017.76' from N.S.C.M. No. 16320;

THENCE N 78° 24' 06" W distant 14.29' to the O.H.W.M. of Small Brook;

THENCE northerly distant 24'± along the said O.H.W.M. of Small Brook to the western boundary of lands of Ronald A. Mosley and Eloise C. Mosley;

THENCE S 29° 35' 52" W distant 30.00' along the said western boundary of lands of Ronald A. Mosley and Eloise C. Mosley to the Place of Beginning.

R.M. mm

1019

The above described Parcel "E" containing 218 sq. ft.,
more or less.

BEING AND INTENDED TO BE a portion of the lands reconveyed
to the Crown under Crown Document No. 1913.

The above described bearings for parcels "D" and "E" are
grid based on the Nova Scotia 3° Transverse Mercator Projection,
Zone 5, Central Meridian 64° 30' west longitude.

R.V.
MM

Form 24

Purpose: to change the registered interest, benefits or burdens

(Instrument code: 450)

(If change(s) requested relate(s) to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

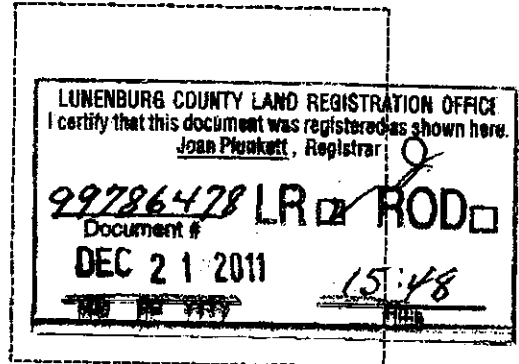
(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register)

For Office Use

Registration district: Lunenburg County

Submitter's user number: 3965

Submitter's name: Borden L. Conrad/Conrad & Feindel



In the matter of Parcel Identification Number (PID)

PID	60358892
PID	

(Expand box for additional PIDs, maximum 9 PIDs per form)

The following additional forms are being submitted simultaneously with this form and relate to the attached document (check appropriate boxes, if applicable):

- Form 24(s)
- Form 8A(s)

Additional information *(check appropriate boxes, if applicable):*

- This Form 24 creates or is part of a subdivision or consolidation.
- This Form 24 is a municipal or provincial street or road transfer.
- This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.
- This Form 24 is adding a benefit or burden where the corresponding benefit/burden in the "flip-side" parcel is already identified in the LR parcel register and no further forms are required.

Power of attorney *(Note: completion of this section is mandatory)*

- The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
 - recorded in the attorney roll
 - recorded in the parcel register
 - incorporated in the document

OR

- No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register(s), as set out below.

The registered interests and related information are to be changed as follows: N/A

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) if applicable</i>	
Mailing address of interest holder to be added (if applicable)	
Manner of tenure to be removed (if applicable)	
Manner of tenure to be added (if applicable)	
Description of mixture of tenants in common and joint tenancy (if applicable)	
Access type to be removed (if applicable)	
Access type to be added (if applicable)	
Percentage or share of interest held (for use with tenant in common interests)	
Non-resident (to qualified solicitor's information and belief) (Yes/No?)	
Reference to related instrument in parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law and no document is attached) Instrument code: 443	

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*): N/A

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*: N/A

Instrument type	
Interest holder name and type to be added	
Interest holder mailing address	
Judgment Roll reference	

The following benefits are to be added and/or removed in the parcel register(s):
 (Note: An amending PDCA is required if the changes being made to the benefit section are not currently reflected in the description in the parcel register).

Instrument type	408 - Easement/ROW
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	Together with an Easement/Right of Way — Easement/Right of Way Holder Benefit 6.20.
Mailing address of interest holder to be added (if applicable)	N/A
Servient tenement parcel(s) (list all affected PIDs):	60358918 60358900
Reference to related instrument in names-based roll/parcel register (if applicable)	N/A
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	N/A

The following burdens are to be added and/or removed in the parcel register(s): N/A
 (Note: An amending PDCA is required if the changes being made to the burden section are not currently reflected in the description in the parcel register).

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	
Mailing address of interest holder to be added (if applicable)	
Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

The following recorded interests are to be added and/or removed in the parcel register: N/A

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	
Mailing address of interest holder to be added (if applicable)	
Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

The textual qualifications are to be changed as follows: N/A

Textual qualification on title to be removed (insert any existing textual description being changed, added to or altered in any way)	
Textual qualification on title to be added (insert replacement textual qualification)	

Reason for change to textual qualification (for use only when no document is attached) Instrument code: 838	
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The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed: N/A

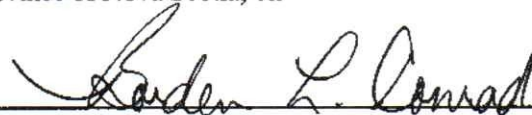
Name and mailing address of occupier to be removed	
Name and mailing address of occupier to be added	

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register(s) as instructed on this form.

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

December 21, 2011.



Signature of authorized lawyer

Name: Borden L. Conrad, Q.C.

Address: 70 Dufferin Street, Bridgewater,
Nova Scotia, B4V 2G3

Phone: (902) 543-4655

E-mail: blconradfeindel@eastlink.ca

Fax: (902) 543-6853

This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

THIS GRANT OF EASEMENT made this 16th day of December, A.D., 2011.

BETWEEN:

ROGER MILLER, of Orland, in the State of Maine, one of the United States of America, hereinafter called "GRANTOR"

- and -

ROGER MILLER, of Orland, in the State of Maine, one of the United States of America; hereinafter called "GRANTEE"

WHEREAS the grantor Roger Miller reserved a right-of-way over that property mapped as PID 60358918 on his conveyance thereof for the benefit of other properties still now owned by the said Roger Miller being those mapped as PID 60358900 and PID 60358892;

WITNESSETH THAT for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration:

NOW the Grantor hereby grants to Roger Miller a perpetual, free and uninterrupted right-of-way for all purposes, the said right-of-way measuring thirty-three (33') feet in width West from the Eastern most boundary of the lands (mapped as PID 60358918) as conveyed to Michael Williams by Deed registered on March 10th, 2011 as Document No. 97917059 and from the Eastern most boundary of Lot 9-A-B (mapped as PID 60358900), to the South boundary of Lot 8-C-D (mapped as PID 60358892), the aforesaid lots being shown on a Plan registered as No. 12,128 at the Registry of Deeds at Bridgewater, Nova Scotia; the said thirty-three (33') foot wide right-of-way leading Northerly from Public Highway No. 331 to the South boundary of the aforesaid lands designated as Lot 8-C-D (mapped as PID 60358892); the said right-of-way is hereby granted for the benefit of the aforesaid Lot 9-A-B (mapped as PID 60358900) and Lot 8-C-D (mapped as PID 60358892);

THIS AGREEMENT shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the Grantor has hereunto signed and sealed these presents on the day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of)


ROGER MILLER

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, Thomas House, a Notary Public in and for the Penobscot County practicing at 100 Main St, do hereby certify that on this 16th day of December, A.D., 2011, at 100 Main St, ROGER MILLER, one of the parties hereto 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.

IN TESTIMONY WHEREOF, I have hereto subscribed my name and affixed my seal of office at 100 Main St, this 16th day of December, A.D., 2011.

Thomas House
A NOTARY PUBLIC in and for the State of Maine

STATE OF MAINE
COUNTY OF

I, ROGER MILLER, of Bangor, in the State of Maine, one of the United States of America, make oath and say as follows:

1. THAT I am the Grantor in the foregoing Indenture and am of the full age of nineteen (19) years;
2. THAT I am not now, and do not intend to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada);
3. THAT I acknowledge that I executed the foregoing instrument under seal on the date of this Affidavit and 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 for the purpose of registering the instrument;
4. THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (a) are married to each other;
 - (b) are married to each other by a marriage that is voidable and has not been voided by a judgment of nullity;
 - (c) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabited within the preceding year; or
 - (d) 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. THAT I am not a spouse and I have no domestic partner or former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act.

SWORN to at Bangor,
in the County of Penobscot and
State of Maine, one of the United
States of America, this
16 day of December,
A.D., 2011:

Thomas House
A NOTARY PUBLIC in and for the
State of Maine

ROGER MILLER

