

TAX SALE REPORTING LETTER

Tax Sale No. 69

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 27, 2024

Name: Darlene Lacey Wile

Assessment Account No: 04837614

Property: PID 60303476; 27 County Line Station Road, Middlewood

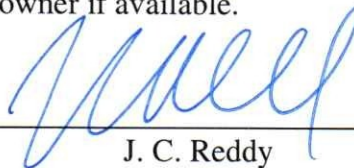
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Darlene Lacey Wile is the registered interest holder (owner) of the subject property. Darlene Lacey Wile acquired title via Deed registered as Document No. 118990184 at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The paper title (as a land registered parcel) appears marketable.

Encumbrances: None.

Marital Status: Unknown

Survey: There no survey plans on file at the Lunenburg County Land Registration Office. The 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.

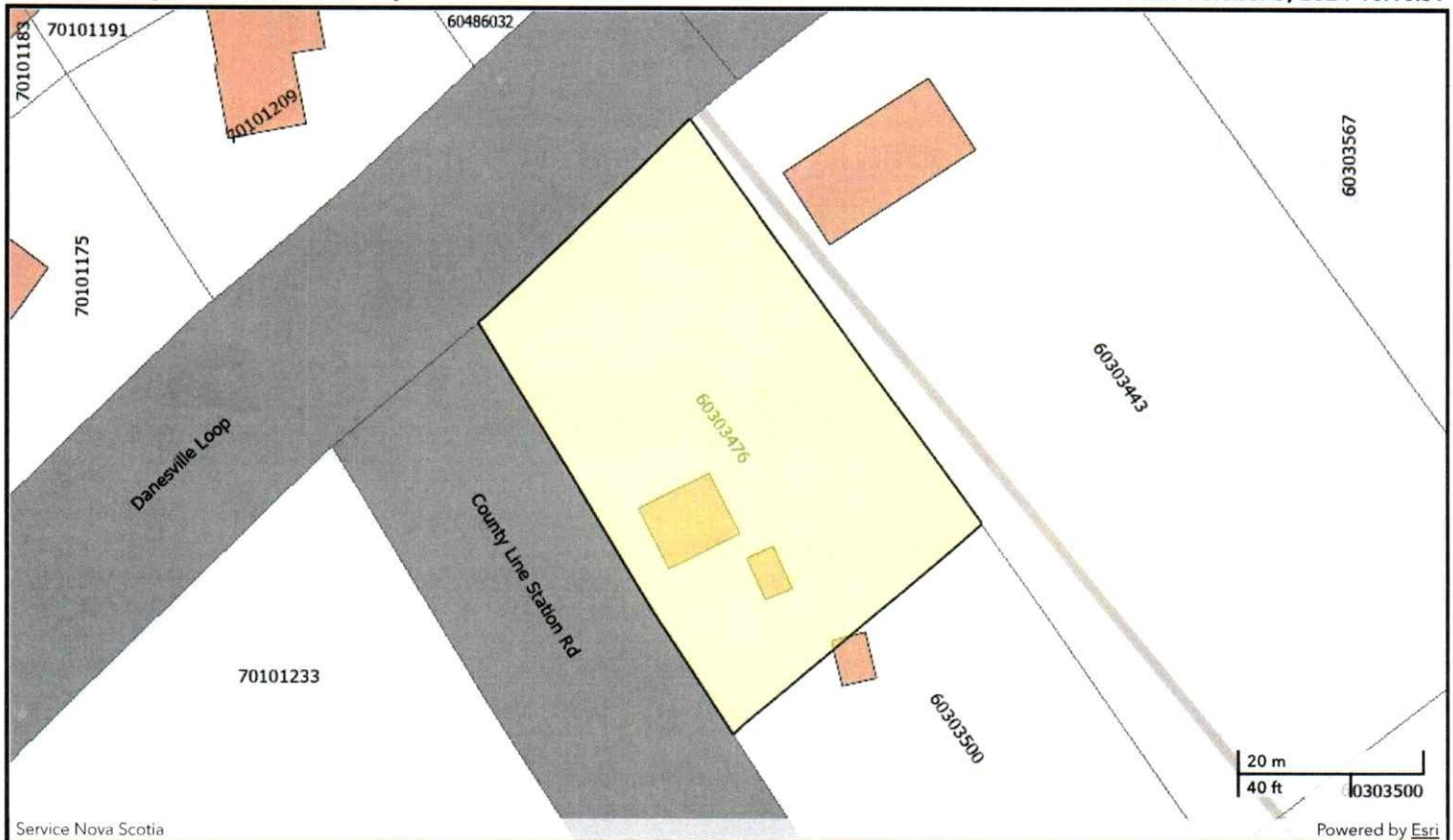


J. C. Reddy

****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 3, 2024 16:16:37**



PID:	60303476	Address:	27 COUNTY LINE STATION ROAD	AAN:	04837614
County:	LUNENBURG COUNTY		MIDDLEWOOD	Value:	\$91,700.00 (2024 RESIDENTIAL TAXABLE)
LR:	LAND REGISTRATION	Owner:	DARLENE LACEY WILE		

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	60303476	Parcel Type	STANDARD PARCEL	Status	ACTIVE			
Area	14400 SQUARE FEET (DEED)	Parcel Access	PUBLIC	Manag. Unit	MU9927			
Lot		Created	Sep 13, 1994 12:00:00AM	Manner of Tenure	NOT APPLICABLE			
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG					
LR Status	LAND REGISTRATION	LR Date	Jul 21, 2021 05:44:56PM					
Location		County	Primary Location	Source				
<u>27 COUNTY LINE STATION ROAD</u> <u>MIDDLEWOOD</u>		LUNENBURG COUNTY	Yes	Not Assigned by Municipality				
Comments								
Assessment Account		Value	Tax District	Tax Ward	Tax Sub			
<u>04837614</u>		\$91,700.00 (2024 RESIDENTIAL TAXABLE)	010	000				
Registered Interests								
Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
DARLENE LACEY WILE	FEE SIMPLE	27 COUNTY LINE STATION ROAD MIDDLEWOOD NS CA B4V 8P2	DEED	2021	<u>118990184</u> View Form View Doc		Jul 23, 2021	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

PID 60303476

ALL that certain lot, piece and parcel of land situate, lying and being in Danesville in the County of Lunenburg, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at the intersection of the southern boundary of Highway No. 3 in Danesville and the eastern boundary of County Line Road;
 THENCE in an easterly direction along the southern boundary of Highway No. 3 eighty feet (80') more or less to a stake marking the northwest corner of lands of David Hatt and Jane Elizabeth Hatt;

THENCE in a southerly direction along the western boundary of said Hatt land one hundred eighty feet (180') more or less to a stake;

THENCE in a westerly direction along the northern boundary of other lands of the Grantors herein eighty feet (80') more or less to the eastern sideline of the County Line Road;

THENCE in a northerly direction along the eastern boundary of said County Line Road one hundred eighty feet (180') more or less to the place of beginning.

*** Municipal Government Act, Part IX Compliance ***

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

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
-----------	---------	------	------	-----------	---------------	-------------------

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)].

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.

118990184
July 23/21

THIS TRUSTEES DEED made this 21 day of July, 2021.

BETWEEN:

ROSE MARY ROBAR of New Germany, in the County of Lunenburg,
Province of Nova Scotia, being the Personal Representative of the Estate of
Isabel Bertha Weagle, deceased,

(hereinafter called the 'Grantor')

OF THE FIRST PART

-and-

DARLENE LACEY WILE, of Middlewood, in the County of Lunenburg and
Province of Nova Scotia,

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS Isabel Bertha Weagle, late of Middlewood, in the County of Lunenburg,
Province of Nova Scotia, died on the 25th day of January, 2021; possessed of the lands and
premises described in Schedule "A" hereto annexed, leaving a Last Will and Testament
duly admitted to Probate at Bridgewater, Nova Scotia, a copy of which is recorded at the
Registry of Deeds for the County of Lunenburg on the 5th day of July, 2021, as Document
No. 118875096.

WITNESSETH THAT in consideration of One Dollar (\$1.00) of lawful money of
Canada and other good and valuable consideration;

THE GRANTOR hereby conveys to the Grantee the lands described in Schedule
"A" to this Trustee's Deed (the "lands").

AND as Personal Representative of the Estate of Isabel Bertha Weagle aforesaid, do
hereby covenant with the said Grantee, her heirs, administrators and assigns, in manner
and form following: that the said Grantor as Personal Representative aforesaid, has not
done nor suffered anything to be done whereby said lands and premises herein conveyed,
are, can or may be encumbered or impeached in title or estate and that no other covenant or
warranty of title of any kind whatsoever on behalf of the Grantor as Personal
Representative, is to be implied by any of the words used herein.

IN THIS TRUSTEE'S DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Trustee's Deed shall be read with all appropriate changes of number and gender.

IN WITNESS WHEREOF, the Grantor has properly executed this Indenture the day and year first above written.

**SIGNED, SEALED AND
DELIVERED**
in the presence of

Bm

Witness

Rose Mary Robar
ROSE MARY ROBAR

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

I HEREBY CERTIFY that on this 21 day of July, 2021, ROSE MARY ROBAR, as the Personal Representative of the Estate of Isabel Bertha Weagle, one of the parties of the foregoing Indenture, signed, sealed and delivered the same in my presence and I have signed as a witness to such execution.

Bm

BLAIR K. MCILWAIN
A Barrister of the Supreme
Court of Nova Scotia

AFFIDAVIT OF STATUS

I, ROSE MARY ROBAR, of New Germany, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. That I am the Grantor in the foregoing Indenture and I am the full age of nineteen (19) years.
2. That Isabel Bertha Weagle (the "Testator") was at the time of her death, a resident of Canada within the meaning of the *Income Tax Act* (Canada).
3. I acknowledge that I executed the foregoing instrument under seal on the date of this affidavit. This acknowledgment is made pursuant to s. 31 of the *Registry Act*, R.S.N.S. 19898, c. 392 or s. 79 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 annulled by a declaration of nullity;
 - (c) 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; or
 - (d) have made a registered domestic partner declaration in accordance with Section 53 of the *Vital Statistics Act*.
5. That, as of her date of death the Testator was not a spouse; and, with respect to the within property, she had no former spouse or domestic partner with rights thereto.
6. That the lands described in the within Indenture have never been occupied as a dwelling by myself, as the Personal Representative of the Estate of the Testator and I do not have the right to occupy the dwelling as a matrimonial home under the Last Will and Testament.

SWORN before me at the Town of Bridgewater, in the County of Lunenburg, Province of Nova Scotia, this 2nd day of July, 2021.



BLAIR K. MCILWAIN
A Barrister or Solicitor of the
Supreme Court of Nova Scotia.


ROSE MARY ROBAR

SCHEDULE "A"

PID 60303476

ALL that certain lot, piece and parcel of land situate, lying and being in Danesville in the County of Lunenburg, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at the intersection of the southern boundary of Highway No. 3 in Danesville and the eastern boundary of County Line Road;

THENCE in an easterly direction along the southern boundary of Highway No. 3 eighty feet (80') more or less to a stake marking the northwest corner of lands of David Hatt and Jane Elizabeth Hatt;

THENCE in a southerly direction along the western boundary of said Hatt land one hundred eighty feet (180') more or less to a stake;

THENCE in a westerly direction along the northern boundary of other lands of the Grantors herein eighty feet (80') more or less to the eastern sideline of the County Line Road;

THENCE in a northerly direction along the eastern boundary of said County Line Road one hundred eighty feet (180') more or less to the place of beginning.

*** Municipal Government Act, Part IX Compliance ***

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.