

TAX SALE REPORTING LETTER

Tax Sale No. 78

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 29, 2024

Name: Appollo Venture Capital Ltd. (also known as "Apollo Venture Capital Limited")

Assessment Account No: 05393612

Property: PID 60316965 – Molega Lake Road, Chelsea

Title: I have carried out title investigations on the subject property. The title is not land registered. The current owner, Appollo Venture Capital Ltd. acquired title via Tax Deed (registered as Document No. 119365410 at the Lunenburg County Land Registration Office) in 2021. Previously, there was evidence that the estate of Ruth Evelyn Crouse is the owner of the subject property (see probate documents recorded under Document No. 111319779), of which Timothy Edward Labrador is the personal representative and the sole heir. Ruth Evelyn Crouse acquired title via deed (as a joint tenant) registered in Book 953, Page 105 and recorded at the Lunenburg County Land Registration Office. We believe Edgar Crouse predeceased Ruth Evelyn Crouse, leaving Ruth Evelyn Crouse as the surviving joint tenant. The subject lot does not appear to abut the public highway, and there are no records of any easements/rights of way, so access might be problematic. The subject lot appears to be a remainder lot and if so, the paper title appears marketable, subject to the survey status comments below.

Encumbrances: None

Marital Status: N/A – the owner is a Corporation, properly described as "Apollo Venture Capital Limited". The corporation is active and a Registry of Joint Stock Companies Profile is attached.

Survey: There are no plans on file at the Lunenburg County Land Registration Office, however, Plan 11,823 confirms that Edgar Crouse owned land on the south side of Highway 614 (as per the deed description at Book 953, Page 105). That said, we believe that the subject parcel is the remainder of the second lot in a deed recorded at Book 845, Page 536 (conveyance into Edgar Franklyn Crouse). However, none of the descriptions conform to modern standards, and the remainder parcel has not been described as a separate and distinct lot, so a survey is recommended.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.

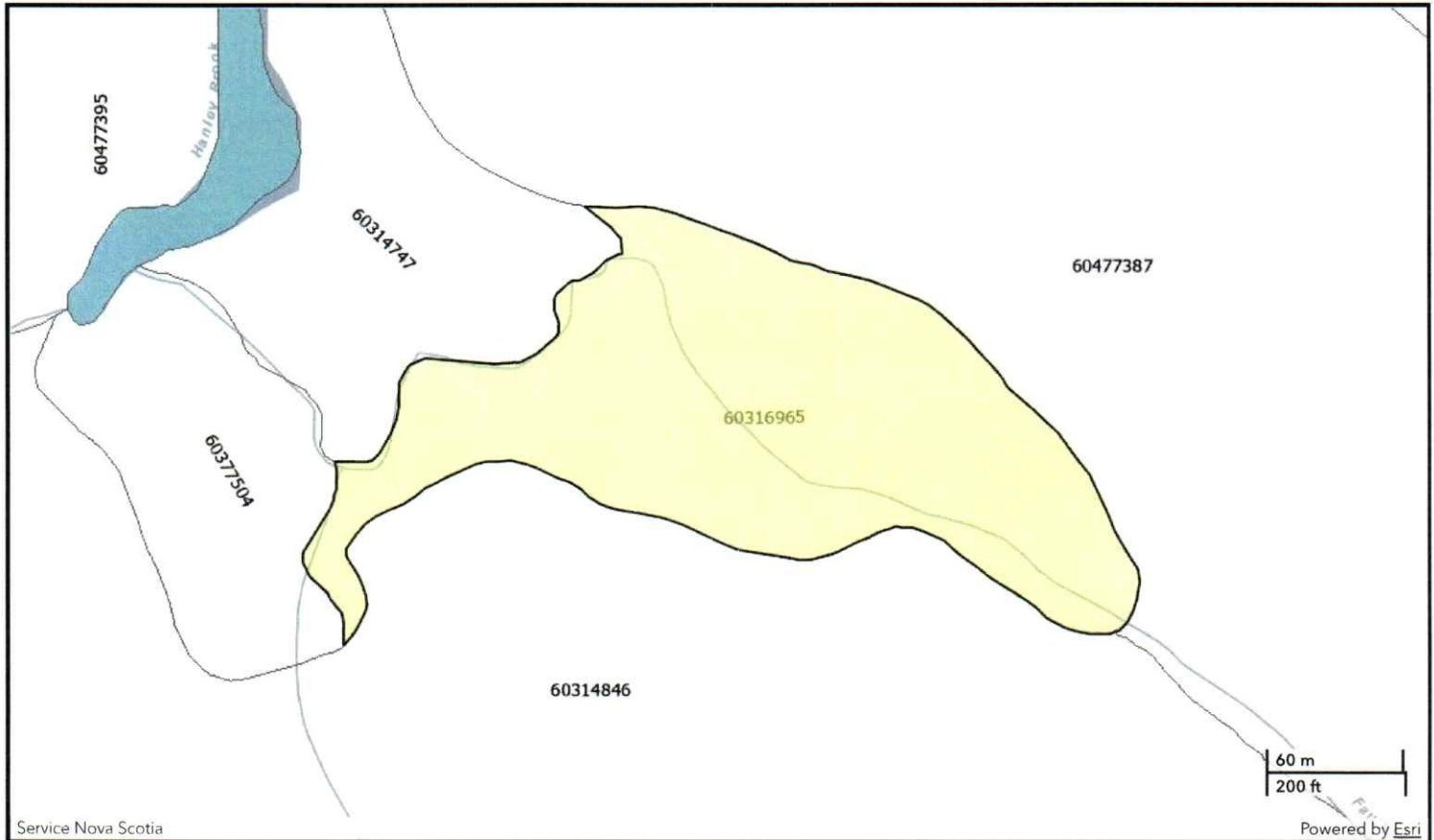


J. C. Reddy

******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 8, 2024 10:23:47**



PID:	60316965	Address:	MOLEGA LAKE ROAD CHELSEA	AAN:	05393612
County:	LUNENBURG COUNTY	Owner:	APPOLLO VENTURE CAPITAL LTD.	Value:	\$600.00 (2024 RESOURCE TAXABLE)
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.

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APOLLO VENTURE CAPITAL LIMITED

[Profile](#) [Relationships](#) [Events \(43\)](#)

Reg. Number

1604172

Reg. Name

APOLLO VENTURE CAPITAL LIMITED

Type

Limited Company

Status

Active

Effective Date

07-Jan-2019

Registered on

19-Nov-1984

Next Annual Return

30-Nov-2024

Addresses

Reg. Address

5675 SPRING GARDEN ROAD, LA 5, HALIFAX, NOVA SCOTIA, B3J 1H1, CANADA

Mailing Address

PO BOX 205, STATION "M", HALIFAX, NOVA SCOTIA, B3J 2M4, CANADA

[Documents \(39\)](#) [Reports \(4\)](#)

Type to filter

Company Annual Renewal Statement (SR471002)

Registered on: 28-Nov-2023, Effective from: 27-Nov-2023

Standard \$12.45

Certified \$12.45

Company Annual Renewal Statement (SR313857)

Registered on: 28-Dec-2022, Effective from: 21-Dec-2022

Standard \$12.45

Certified \$12.45

Company Annual Renewal Statement (SR81694)

Registered on: 08-Jul-2021, Effective from: 08-Jul-2021

Standard \$12.45

APOLLO VENTURE CAPITAL LIMITED

[Profile](#) [Relationships](#) [Events \(43\)](#)

Name: [BILL MONT](#)

Relationship: Director

Effective From: 03-Feb-2012

Name: [BILL MONT](#)

Relationship: Officer(President, Secretary)

Effective From: 03-Feb-2012

Name: [BILL MONT \(2641 NORTHWOOD TERR. - APT. 609, HALIFAX, NOVA SCOTIA, B3K 3S6, CANADA \)](#)

Relationship: Recognized Agent

Effective From: 03-Feb-2012

Name: [3096652 - BEER DOGS SALES](#)

Relationship: Business Name

Effective From: 22-Dec-2004

Name: [3317755 - BEER DOGS AND BEER TAILS SALES](#)

Relationship: Business Name

Effective From: 29-May-2018

Items per page 5 1 - 5 of 7 < >

[Documents \(39\)](#) [Reports \(4\)](#)

Type to filter

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Certified \$12.45

Company Annual Renewal Statement (SR81694)

Registered on: 08-Jul-2021, Effective from: 08-Jul-2021

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML5614597)

Registered on: 03-Dec-2019, Effective from: 03-Dec-2019

Standard \$12.45

Certified \$12.45

Reinstated: Annual Statement (ML5222568)

Registered on: 29-Mar-2018, Effective from: 29-Mar-2018

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML5222569)

Registered on: 29-Mar-2018, Effective from: 29-Mar-2018

Standard \$12.45

Certified \$12.45

Reinstated: Annual Statement (ML4955612)

Registered on: 16-Jan-2017, Effective from: 16-Jan-2017

Standard \$12.45

Certified \$12.45

Annual Statement Filed: Annual Statement (ML4719371)

Registered on: 30-Nov-2015, Effective from: 30-Nov-2015

Standard \$12.45

Certified \$12.45

Reinstated: Annual Statement (ML4549274)

Registered on: 23-Jan-2015, Effective from: 23-Jan-2015

Standard \$12.45

Certified \$12.45

Reinstated: Annual Statement (ML4363510)

Registered on: 07-Feb-2014, Effective from: 07-Feb-2014

Standard \$12.45

Certified \$12.45



Property Details

PID	60316965	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	7.56 ACRE(S) (GIS CALCULATION)	Parcel Access		Manag. Unit	MU9930
Lot		Created	Sep 13, 1994 12:00:00AM		
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	NOT APPLICABLE

Location	County	Primary Location	Source
<u>MOLEGA LAKE ROAD</u> <u>CHELSEA</u>	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>05393612</u>	\$600.00 (2024 RESOURCE TAXABLE)	040	000	

Owner Name	Interest Holder Type	Qualifier	Province	Country
APPOLLO VENTURE CAPITAL LTD.	FEE SIMPLE			

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<u>119365410</u> View Form View Doc	2021	DEED UNDER POWER OF SALE			Sep 28, 2021
Document	<u>118342295</u> View Form View Doc	2021	NOTICE OF TAX SALE			Apr 06, 2021
Document	<u>111319779</u> View Doc	2017	WILL/GRANT OF PROBATE			Aug 29, 2017
Document	<u>75664293</u> View Doc	2004	DEED	Book 953 Page 105		Jun 11, 2004
Document	<u>3748</u> View Doc	2002	DEED	Book 845 Page 536		Jun 25, 2002
Document	<u>1573</u> View Doc	1996	DEED	Book 609 Page 42		Mar 13, 1996
Document	<u>2449</u> View Doc	1982	DEED	Book 310 Page 368		Jan 01, 1982

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
<i>No Plans Found</i>						

Inst Type	Inst No	Year	Type	Plan Name	Filing Reference	Instrument Date
Non-Registered	<u>237797</u>	2010	NOTICE OF DEATH		VS2006002041	May 13, 2010
Non-Registered	<u>225938</u>	2008	NOTICE OF DEATH			Oct 17, 2008

Parcel Relationships

Related PID	Type of Relationship
<i>No Related PIDs Found</i>	

Non-Land Registration parcels ARE NOT REGISTERED PURSUANT TO THE Land Registration Act. As such, ownership and all information in this report is believed to be an accurate reflection of registered documents affecting the parcel of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the parcel of land under consideration. THESE ARE NOT OFFICIAL RECORDS.

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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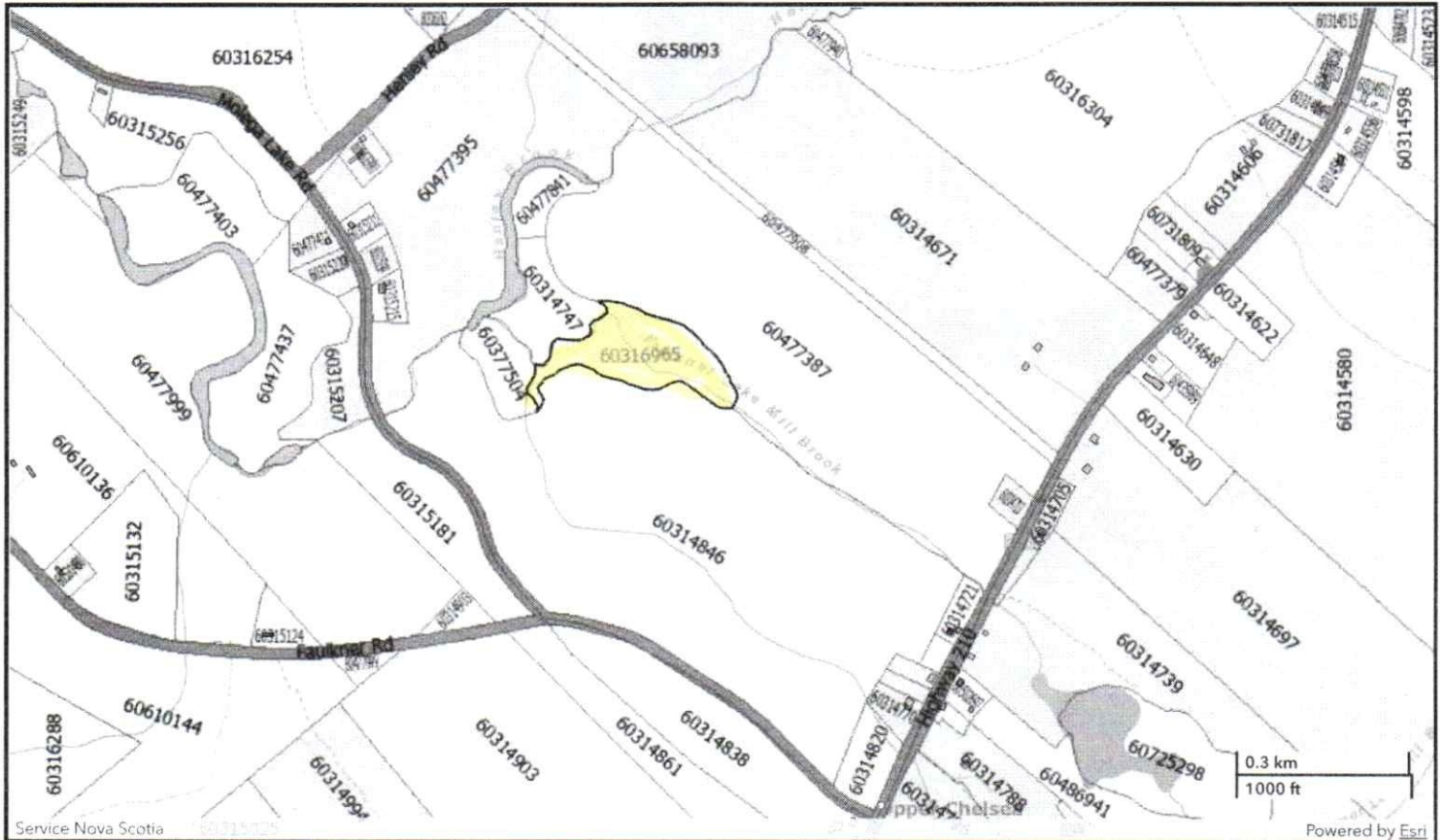
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Property Online Map

Date: August 27, 2024 16:27:01



PID:	60316965	Address:	MOLEGA LAKE ROAD CHELSEA	AAN:	05393612
County:	LUNENBURG COUNTY	Owner:	APOLLO VENTURE CAPITAL LTD.	Value:	\$600.00 (2024 RESOURCE TAXABLE)
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119363410

Sept. 28/21

THIS TAX DEED made this 27 day of September, A.D. 2021.

BETWEEN:

MUNICIPALITY OF THE DISTRICT OF LUNENBURG, with its offices in Cookville, Municipality of the District of Lunenburg, Province of Nova Scotia;

(Hereinafter called the "Grantor")

- and -

APPOLLO VENTURE CAPITAL LTD., of PO Box 205 STN M, Halifax, in the Region of Halifax Municipality and Province of Nova Scotia;

(Hereinafter called the "Grantee")

WHEREAS the Grantor did advertise and sell on March 1, 2021 the land assessed to Timothy Edward Labrador as AAN 05393612 and further described in Schedule "A" hereto annexed for arrears of taxes, interest and expenses. For reference, see Certificate of Sale for Taxes recorded under Document No. 118342295 and recorded on April 6, 2021.

NOW THIS INDENTURE WITNESSETH that in consideration of One Dollar and other good and valuable consideration the Grantor hereby conveys to the Grantee, all the lands or interests described in Schedule "A".


IN WITNESS WHEREOF the Grantor has set their hand and affixed the seal of the Municipality of the District of Lunenburg the year and date first above written.


SIGNED, SEALED AND DELIVERED
in the presence of

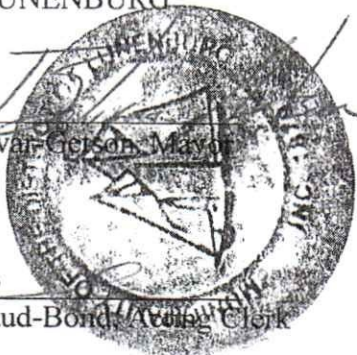


J.C. REDDY
A Barrister of the Supreme Court
of Nova Scotia

MUNICIPALITY OF THE
DISTRICT OF LUNENBURG


per: 
Carolyn Bolivar-Gerson, Mayor

per: 
Tina Robichaud-Bond, Acting Clerk



PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I CERTIFY that on the *27* day of *September*, A.D., 2021, Municipality of the District of Lunenburg, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers and I have signed as a witness to such execution.



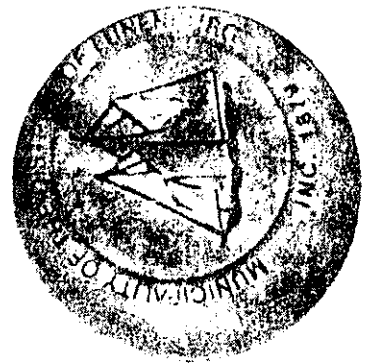
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

J.C. REDDY
A Barrister of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

On this _____ day of _____, A.D. 2021, before me, the subscriber personally came and appeared, _____, a subscribing witness to the foregoing indenture who, having been by me duly sworn, made oath and said that Carolyn Bolivar-Getson and Tina Robichaud-Bond, of the Municipality of the District of Lunenburg, caused the same to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers in his/her presence.

A Barrister/Commissioner of the Supreme
Court of Nova Scotia



PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

GRANTOR'S AFFIDAVIT (CORPORATE)

I, Tina Robichaud-Bond, of Maitland, Lunenburg County, Nova Scotia, make oath and say that:

1. I am the Acting Clerk of the Municipality of the District of Lunenburg, the "Municipality" and/or the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. I acknowledge that the Municipality executed the foregoing instrument by its proper officials duly authorized in that regard under seal on the date of this affidavit. This acknowledgment is made for the purpose of registering such Instrument pursuant to S.31 (a) of the Registry Act, R.S.N.S. 1989, c.392, as am. or s. 79(1)(a) of the Land Registration Act, S.N.S. 2001, c.6, as am., as the case may be, for the purpose of registering this instrument.

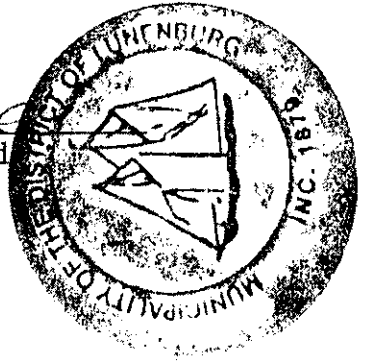
3. The Corporation is a resident of Canada under the Income Tax Act (Canada).

4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such to occupy a dwelling owned by the Corporation.

5. That the lands and/or dwelling contained in the within Indenture have not been occupied by the Mayor and/or any Councillor and/or employee of the Municipality.

SWORN TO at Bridgewater,)
in the County of Lunenburg,)
Province of Nova Scotia,)
this *27* day of *September*,)
A.D., 2021, BEFORE ME:)
[Signature])
A BARRISTER OF THE SUPREME)
COURT OF NOVA SCOTIA)

[Signature]
Tina Robichaud-Bond



J.C. REDDY
A Barrister of the Supreme Court
of Nova Scotia

SCHEDULE "A"

All those remaining lands of Edgar Franklyn Crouse being on the South side of Highway 614, also known as Henley Road, in Chelsea, in the County of Lunenburg and Province of Nova Scotia and shown on a Plan of Subdivision prepared by Lester W. Berrigan on the 23rd day of July, 2001.

BEING all those lands owned by Edgar Franklyn Crouse and having been conveyed to Edgar Franklyn Crouse and Owen C. Crouse by Owen C. Crouse in a deed dated May 3, 1987 and recorded at the Registry of Deeds on March 13, 1996 in Book 609 at Page 42.

AND the interest of Owen C. Crouse having been conveyed to Edgar Franklyn Crouse in a deed dated June 24, 2002 and having been recorded immediately prior to this deed.

4

Form 44

Request to the Registrar of Deeds to Register a Document

111319779.

Registration district: LUNENBURG
Submitter's name: W. Nicholas Lenco (3968)

Take notice that the attached document relates to a parcel that is not registered under the *Land Registration Act*, and the document may be accepted for registration under the *Registry Act* because it is (select one only)

- not a transfer of an equitable or legal title of a fee simple estate, life estate or remainder interest that the affidavit filed pursuant to the *Municipal Government Act* discloses is made for a sale price or for value as referred to in clause 46(1)(a) of the *Land Registration Act*.
- not a mortgage as defined in clause 2(2)(e) or security interest as defined in clause 2(2)(i) of the *Land Registration Administration Regulations*.
- a transfer of a parcel between persons married to one another.
- a transfer of a parcel between persons formerly married to one another, if the transfer is for the purpose of division of matrimonial assets.
- transfer of a parcel between persons who are parties to a registered domestic partnership agreement.
- a transfer of a parcel acquired by Her Majesty in right of the Province or a municipality for the purpose of road widening, alignment or movement.
- a deed to a predecessor in title being registered in order to feed the estoppel or clarify title.
- a transfer of an unregistered piece of land that is being created as a parcel under the subdivision provisions of Part IX of the *Municipal Government Act* solely for purposes of consolidation with an abutting unregistered parcel.
- a transfer of a parcel from the Nova Scotia Farm Loan Board to a borrower under the *Agriculture and Rural Credit Act*.
- any other instrument not mentioned above that is not a trigger under subsections 37(2) and 37(3) of the *Land Registration Act*.
- an instrument relating to an interest in a parcel to which the *Co-operative Associations Act* applies and the endorsement for registration by the Inspector of Co-operatives appears on the form annexed to the attached document.

I hereby request that this document be registered under the *Registry Act*.

Dated at Liverpool, in the County of Queens, Province of Nova Scotia, this 1st day of August, 2017

Signature of Submitter

LUNENBURG COUNTY LAND REGISTRATION OFFICE

I certify that this document was registered or recorded as shown here.

Rebecca Bond, Registrar

LRD RODE

111319779

Document #
AUG 29 2017

12:55

MM DD YYYY

Time

Name:

W. Nicholas Lenco

Address

PO Box 2159, 374 Main Street
Liverpool, NS, B0T 1K0

Phone:

(902) 354-4265

Fax:

(902) 354-4258

Email:

law@nicklenco.com

Probate District: BW(Q)

Probate Court File No: 3554

IN THE COURT OF PROBATE FOR NOVA SCOTIA
IN THE ESTATE OF RUTH EVELYN CROUSE, Deceased

Grant of Probate
(S. 42(1))

This court grants probate of the attached will and administration of the estate of RUTH EVELYN CROUSE, late of South Brookfield, in the County of Queens, Nova Scotia, in the Probate District of Bridgewater, who died on November 8, 2016, to TIMOTHY EDWARD LABRADOR of 4177 Medway River Road, PO Box 2, Greenfield, Nova Scotia, Canada, B0T 1K0, who has sworn to faithfully administer the estate by paying the just debts of the deceased and the legacies contained in the will and paying the lawful expenses and distributing the residue (if any) according to the law.

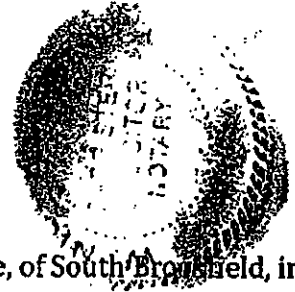
The personal representative shall file a full and true inventory of the assets of the deceased within 3 months after the date of this grant, and shall render a just and true account of the executorship when required by law to do so.

Issued on August 8, 2017.


Ashley Macfarlane
Deputy Registrar of Probate



**LAST WILL AND TESTAMENT
OF
RUTH EVELYN CROUSE**



THIS IS THE LAST WILL AND TESTAMENT of me **Ruth Evelyn Crouse**, of South Broomfield, in the County of Queens and Province of Nova Scotia.

Revocation

1. BEING OF SOUND AND DISPOSING MIND I hereby revoke and make void all former Wills and Testamentary dispositions made by me at any time heretofore and I declare this to be and to contain my Last Will and Testament.

Executor and Trustee

2. I APPOINT **Timothy Edward Labrador**, of Bangs Falls, in the County of Queens and Province of Nova Scotia, to be the Executor and Trustee of this, my Last Will and Testament.
3. I DECLARE that the expression "Trustee" or "Trustees" whenever used in this my Will shall mean and include the trustee, trustees, executor, executrix, executors or executrices for the time being and from time to time of this my Will whether original or substituted.

Real and Personal Property

4. I GIVE, DEVISE AND BEQUEATH all my Estate, both Real and Personal, which I am seized, possessed of or entitled to, or over which I have any power of appointment, and all policies of insurance on my life not naming a specific beneficiary together with the proceeds thereof, to my Trustee upon the Following Trusts, namely:

Trustee's directions

- (a) TO PAY OUT OF MY ESTATE all my just debts, funeral and testamentary expenses as soon as may be convenient after my death;

Rest and Residue

- (b) The rest an residue of my Estate both real and personal which I am seized, possessed of or entitled to, or over which I have any power of appointment shall be transferred to **Timothy Edward Labrador**, of Bangs Falls, County of Queens and Province of Nova Scotia, for his own use absolutely.

Initials of Witness Number One

Initials of Witness Number Two:

Initials of Ruth Evelyn Crouse:

W
AB
REC

Attached List

5. I may leave a memorandum regarding the disposition of items of clothing, jewelry, or personal effects which I require my Personal Representative (Trustee) to carry out and no person other than my Personal Representative shall be entitled to inquire into the existence or contents of this memorandum or place any interpretation thereon other than that made by my Personal Representative. My Personal Representative is to be exonerated from responsibility to any beneficiary of my estate for distributing any such items in accordance with the written memorandum.

Interpretation

6. Wherever used in this document, the words "person" and "party" include but are not limited to, governments, companies, corporations, bodies corporate, partnerships, forms or associations and this document shall be read with any changes in number and gender as required by the context. The paragraph headings found in this document are purely for convenience and reference only and are not part of the document itself.

IN TESTIMONY WHEREOF I, Ruth Evelyn Crouse, have to this, My Last Will and Testament, written upon this page and the preceding pages of paper, subscribed my name this 24th day of March, 2015.

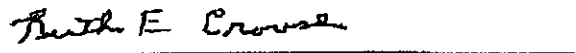
SIGNED PUBLISHED AND DECLARED by the)
said Testatrix, **Ruth Evelyn Crouse**, as and)
for her Last Will and Testament, in the)
presence of us, both present at the same time,)
who at her request, in her presence and in the)
presence of each other, have here subscribed)
our names as witnesses:)



W. Nicholas Lence
Barrister, Solicitor & Notary
PO Box 2159, Liverpool, NS
BOT 1K0



Brandy Aulenback
Commissioner of Oaths
PO Box 2159, Liverpool, NS
BOT 1K0

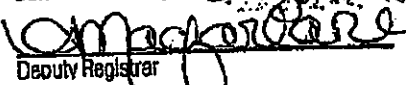


Ruth Evelyn Crouse

**COURT OF PROBATE
PROBATE DISTRICT OF BW**

I hereby certify that the foregoing is a true copy of the original Grant of Probate of last Will and Testament on file herein.

Dated the 8 day of August AD. 2017



**ASHLEY MACFARLANE
DEPUTY REGISTRAR OF PROBATE**

THIS WARRANTY DEED dated the 10th day of June, A.D., 2004

BETWEEN:

EDGAR FRANKLYN CROUSE, of South Brookfield, in the County of Queens, Province of Nova Scotia,

being the owner of the lands described in Schedule "A" herein (hereinafter called the "GRANTOR")

- and -

EDGAR FRANKLYN CROUSE and **RUTH CROUSE**, spouses, both of South Brookfield, in the County of Queens, Province of Nova Scotia, as JOINT TENANTS and NOT as Tenants in Common,

(hereinafter called the "GRANTEE")

- and -

(hereinafter called the "RELEASOR")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor hereby conveys to the Grantee as Joint Tenants and not as Tenants-In-Common the lands described in Schedule "A" annexed hereto, 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, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, and that the Grantor will procure such further assurances as may be reasonably required.


THE RELEASOR hereby consents to the within conveyance and releases any claim and hereby conveys any and all right, title and interest which the Releasor may have with respect to the lands described in Schedule "A".

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.

IN WITNESS WHEREOF the parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of


.....
Witness

)
)
) 
) EDGAR FRANKLYN CROUSE
)
)

LUNenburg COUNTY REGISTRY OF DEEDS	75664293	953	105-107
I certify that this document was registered as shown here.	Document #	Book	Pages
Joan Plunkett Registrar	JUN 11 2004		14:04
	MM DD	YYYY	Time

SCHEDULE "A"

All those remaining lands of Edgar Franklyn Crouse being on the South side of Highway 614, also known as Henley Road, in Chelsea, in the County of Lunenburg and Province of Nova Scotia and shown on a Plan of Subdivision prepared by Lester W. Berrigan on the 23rd day of July, 2001.

BEING all those lands owned by Edgar Franklyn Crouse and having been conveyed to Edgar Franklyn Crouse and Owen C. Crouse by Owen C. Crouse in a deed dated May 3, 1987 and recorded at the Registry of Deeds on March 13, 1996 in Book 609 at Page 42.

AND the interest of Owen C. Crouse having been conveyed to Edgar Franklyn Crouse in a deed dated June 24, 2002 and having been recorded immediately prior to this deed.

THIS WARRANTY DEED dated the 24th day of June, A.D., 2002.

BETWEEN:

OWEN CLARK CROUSE of Chelsea, in the County of Lunenburg and Province of Nova Scotia

being the owner of the lands described in Schedule "A" herein (hereinafter called the "GRANTOR")

- and -

EDGAR FRANKLYN CROUSE of South Brookfield, in the County of Queens and Province of Nova Scotia

(hereinafter called the "GRANTEE")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor hereby conveys to the Grantee as Joint Tenants and not as Tenants-In-Common the lands described in Schedule "A" annexed hereto, 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, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, 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.

IN WITNESS WHEREOF the party to these presents has hereunto set his hand and affixed his seal the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of

Ork H W

)
)
) *Owen Crouse*
) **OWEN CLARK CROUSE**
)
)

LUNenburg COUNTY REGISTRY OF DEEDS	3748	845	536-538
I certify that this document was registered as shown here.	Document #	Book	Pages
<i>J</i> Joan Plunkett Registrar	JUN 25 2002		8:56 am
	MM DD YYYY		Time

SCHEDULE "A"

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

FIRST LOT: Bounded South eastward by a mill brook running from Fisher Lake, North westwardly by the Doyle line so-called, South westwardly by the John Ward property, now or formerly owned by Elijah Hanley and North eastwardly by the property of Mrs. Addie Smith, containing thirty-five (35) acres more or less and being a strip off the north western end of the lot of land first described in the deed from Edward Smith to Stephen Smith dated January 27, 1894 and duly registered September 14, 1903 in Book 62, Page 446 No. 236, reserving thereout to Stephen Smith and his heirs and assigns the privilege of a way on road for all purposes over said land along the North eastern side line adjoining Mrs. Addie Smith's land.

SECOND LOT: The undivided half of a meadow lot containing in the whole lot four and one-half acres, more or less, and adjoining William Hanley's meadow lot on the North and the Butler lot on the West and land of Samuel Gilmore on the South and South-east, being the lot conveyed by Stephen Smith to Archibald Leary. The above parcels or tracts of land being the same parcels or tracts conveyed by Stephen Smith and Mildred Smith to Archibald Leary by deed dated April 22, 1913 and duly registered May 20, 1913 in Book 77, Page 67, Under No. 54, together with and singular the Buildings thereon.

The above described lots being the same piece or portions of lands as conveyed by Archibald Leary and wife to Owen S. Crouse by Deed dated April 21, 1917 and recorded in the Registry of Deeds Office, Lunenburg County, N.S. in Book 82 at Page 30 under No. 29.

ALSO in a Decree allowing Account of executors in the Estate of Owen S. Crouse duly filed November 2, 1965 under No. 5668 in Court of Probate at Lunenburg, in said County of Lunenburg, N.S.

Later being conveyed in a Deed dated April 21, 1982 and recorded at Registry of Deeds Office, Bridgewater on April 27, A.D., 1982 in Book Number 310 at Pages 368-371.

SAVING AND RESERVING from the above described lots, a piece or portion of land conveyed by Owen S. Crouse to Robert G. Wilson April 23, 1951 and later conveyed to Harold B. Aulenback and Una B. Aulenback by Deed and recorded at Lunenburg, in the County of Lunenburg, in Book 126, Page 522 Under No. 732

BEING AND INTENDED TO BE the same lands as described in the deed from Owen C. Crouse to Owen C. Crouse and Edgar F. Crouse, dated May 3, 1987 and recorded at the Registry of Deeds at Bridgewater, Nova Scotia on March 13, 1996 in Book 609 at Pages 42-45.

SAVING, EXCEPTING AND RESERVING therefrom all those lots described in the deed from Owen Clark Crouse and Edgar Franklyn Crouse (with Ruth Crouse as Releasor) to Harry Freeman and Son Limited, dated August 10, 2001 and recorded at the Registry of Deeds at Bridgewater, Nova Scotia on August 13, 2001 in Book 802 at Page 751.

see DHS

