

TAX SALE REPORTING LETTER

**Tax Sale No. 98**

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 11, 2024

Name: Steadman Albert Norman Evans

Assessment Account No: 09186816

Property: PID 60592532 – No. 331 Highway, LaHave, NS

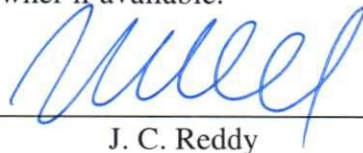
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Steadman Albert Norman Evans is the registered interest holder (owner) of the subject property. Steadman Albert Norman Evans acquired title via Deed registered as Document No. 106030258 at the Lunenburg County Land Registration Office. It should be noted that the subject property does abut a public highway, but not Public Highway 331. The subject property appears to abut an unmaintained public highway, which according to Plan 11,466 (see below) is not “visible on the ground”, so access may be problematic. The subject lot appears to be the remainder of the first lot in a deed registered as Document No. 106030258 at the Lunenburg County Land Registration Office. Paper title appears marketable.

Encumbrances: None.

Marital Status: Unknown.

Survey: There is a plan on file as Plan 11,466. The handwritten notes are mine. The Plan generally conforms to modern standards but a new description would need to be prepared to reflect that PID 60592532 is a remainder parcel (and possibly reference the survey plan).

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

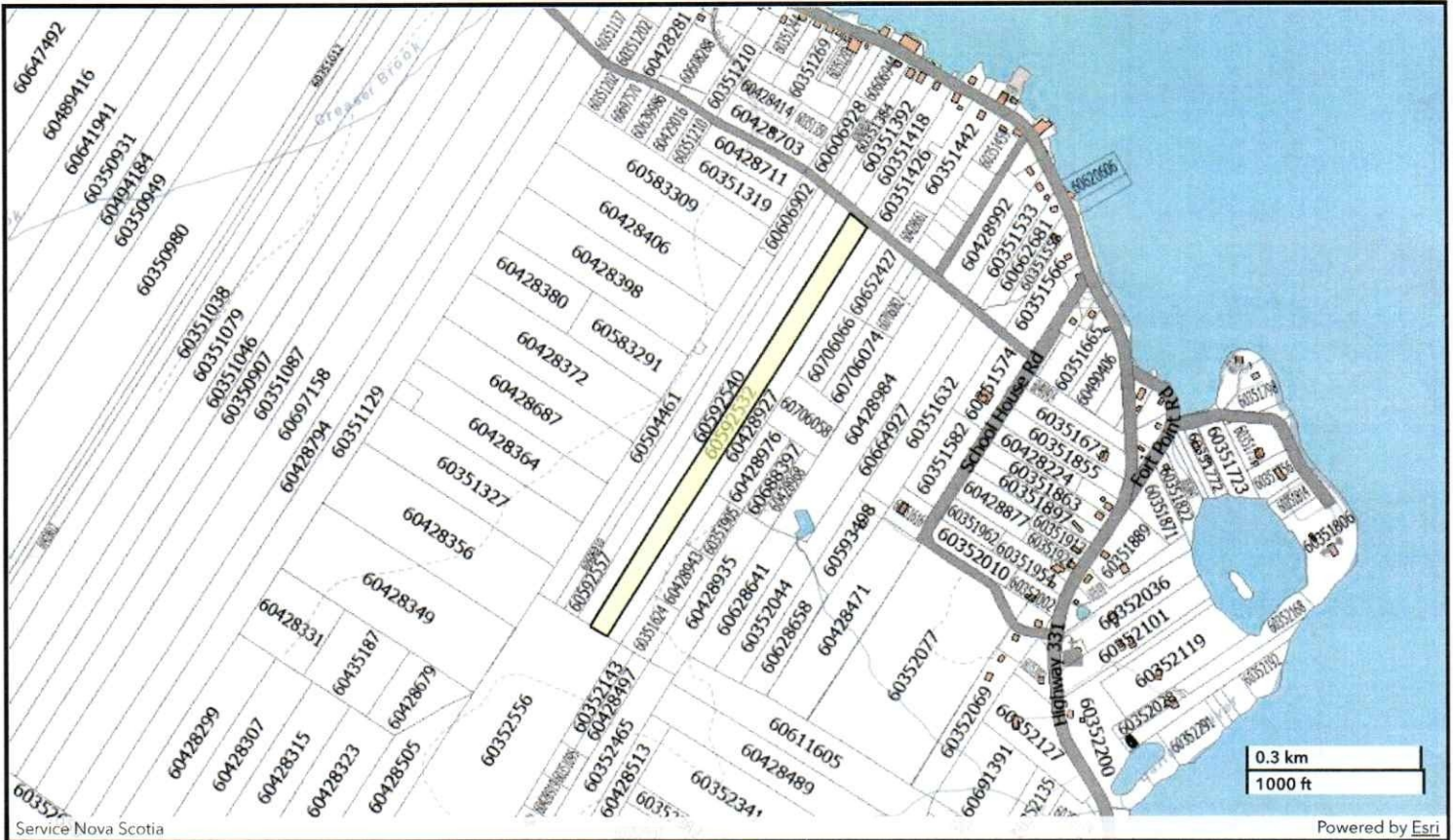


J. C. Reddy

\*\*\*\*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 09:39:15**



**PID:** 60592532  
**County:** LUNENBURG COUNTY  
**LR:** NOT LAND REGISTRATION

**Address:** NO 331 HIGHWAY  
LAHAVE  
LOT 1B  
**Owner:** STEADMAN ALBERT NORMAN  
EVANS

**AAN:** 09186816  
**Value:** \$8,100.00 (2024 RESOURCE 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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## Property Details

PID	<b>60592532</b>	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	<b>7.40 ACRE(S) (PLAN)</b>	Parcel Access		Manag. Unit	MU1204
Lot	LOT 1B	Created	Jun 20, 2000 12:00:00AM	Manner of Tenure	NOT APPLICABLE
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG		

<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>
<u>NO 331 HIGHWAY LAHAVE</u>	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

**Comments**

<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>
<u>09186816</u>	\$8,100.00 (2024 RESOURCE TAXABLE)	020	000	

<b>Owner Name</b>	<b>Interest Holder Type</b>	<b>Qualifier</b>	<b>Province</b>	<b>Country</b>
STEADMAN ALBERT NORMAN EVANS	FEE SIMPLE			

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<u>107880628</u> <a href="#">View Doc</a>	2015	CROWN RELEASE - DNR			Oct 02, 2015
Document	<u>106030258</u> <a href="#">View Form</a> <a href="#">View Doc</a>	2014	DEED			Oct 23, 2014
Document	<u>8186</u> <a href="#">View Doc</a>	2003	RELEASE OF MORTGAGE	Book 928 Page 918		Dec 24, 2003
Document	<u>5792</u> <a href="#">View Doc</a>	2003	MORTGAGE	Book 912 Page 794		Sep 19, 2003
Document	<u>3389</u> <a href="#">View Doc</a>	1998	DEED	Book 686 Page 954		Jun 30, 1998

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	<u>107881048</u> <a href="#">View Plan</a>	2015	DOCUMENT ATTACHMENT			Oct 02, 2015
Plan	<u>11466</u> <a href="#">View Plan</a>	2000	RETRACEMENT & PLAN OR RETURN OF SURVEY			Jun 13, 2000

Inst Type	Inst No	Year	Type	Plan Name	Filing Reference	Instrument Date
<i>No Non-Registered Plans Found</i>						

**Parcel Relationships**

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

*Non-Registered 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.*

*Registered 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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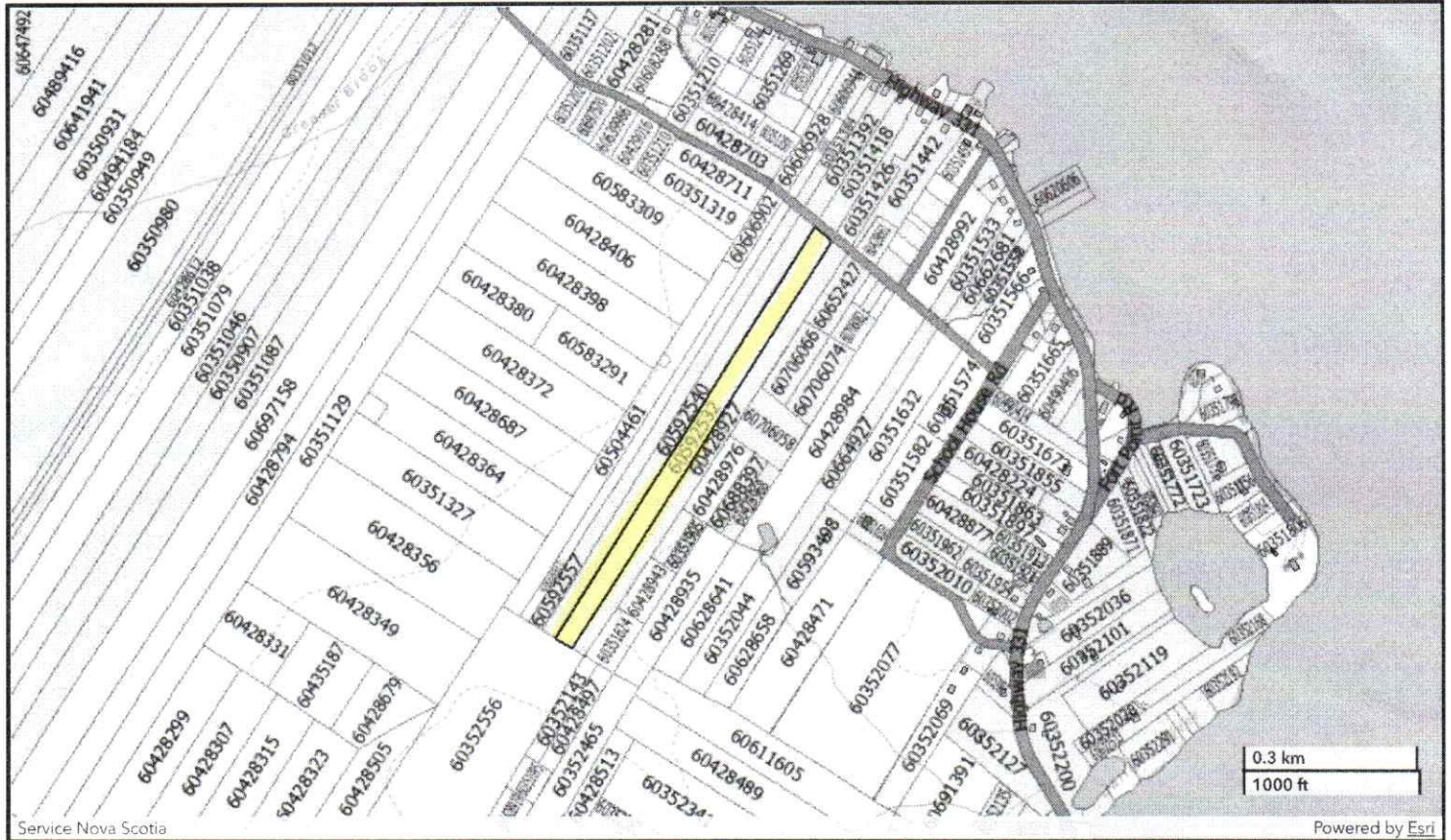
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# Property Online Map

Date: August 27, 2024 16:19:49

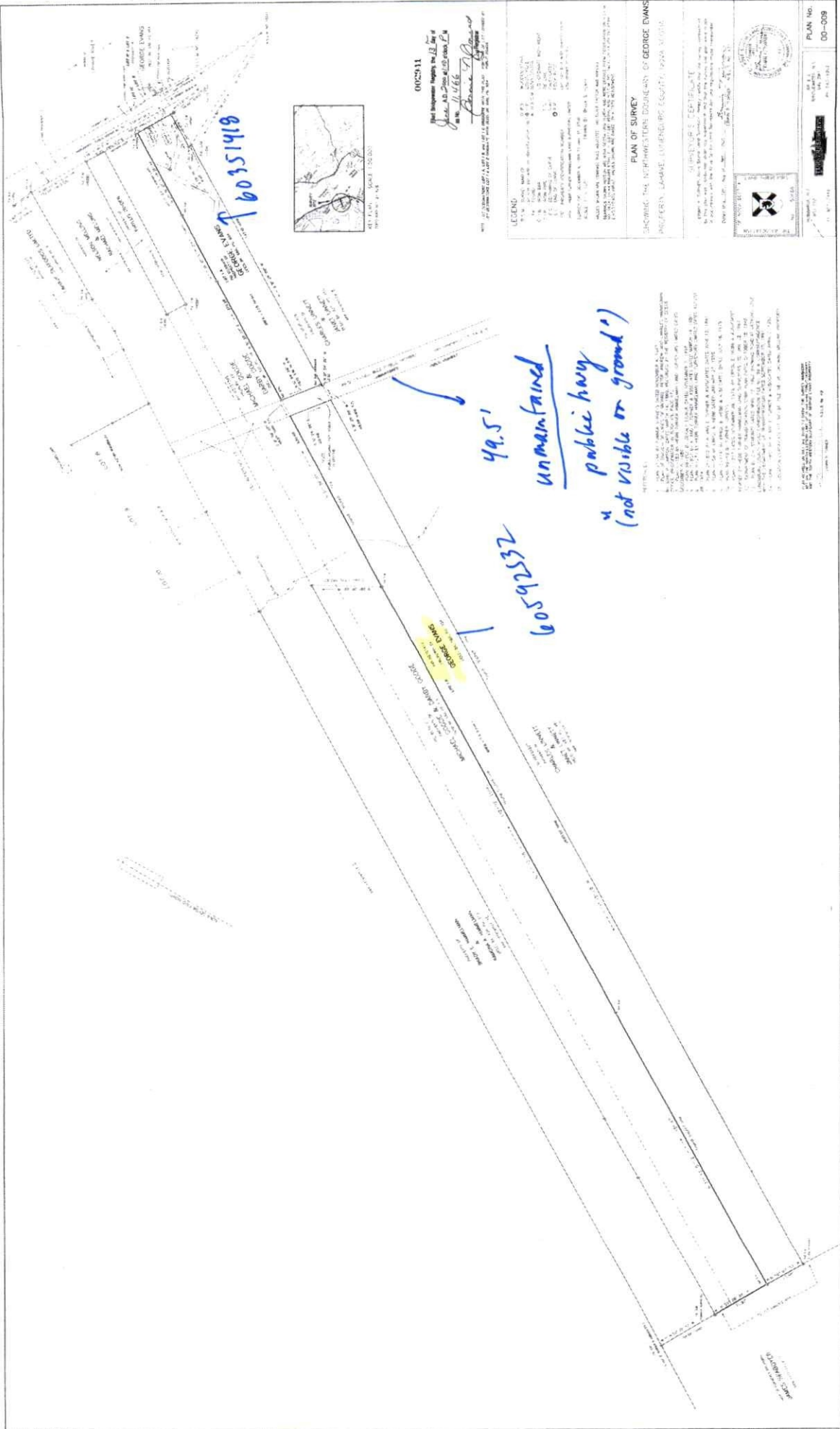


<b>PID:</b>	60592532	<b>Address:</b>	NO 331 HIGHWAY LAHAVE LOT 1B	<b>AAN:</b>	09186816
<b>County:</b>	LUNENBURG COUNTY	<b>Owner:</b>	STEADMAN ALBERT NORMAN EVANS	<b>Value:</b>	\$8,100.00 (2024 RESOURCE TAXABLE)
<b>LR:</b>	NOT LAND REGISTRATION				

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002911  
 Final Inspection Report by J.C. Lee of  
 J.C. LEE & ASSOCIATES, INC.  
 on the 11/11/11  
 George Evans

REVISIONS:  
 1. REVISION 1: 11/11/11

DATE: 11/11/11

PROJECT: 01-11-2011

SCALE: 1" = 100'

LEGEND

1	Surveyed Area
2	Surveyed Area
3	Surveyed Area
4	Surveyed Area
5	Surveyed Area
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44	Surveyed Area
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46	Surveyed Area
47	Surveyed Area
48	Surveyed Area
49	Surveyed Area
50	Surveyed Area

PLAN OF SURVEY  
 SHOWING THE NEIGHBORING BOUNDARY OF GEORGE EVANS  
 PROPERTY, LARABEE, UPENDING COUNTY, GEORGIA

DEWITT LARABEE  
 SURVEYOR CERTIFICATE

NO. 11111

ISSUED: 11/11/11

PLAN NO. 00-009

49.5'  
 unmaintained  
 public highway  
 (not visible on ground)

# 11,466



L 14,535 DMW/jch

H 106030258  
Oct. 23/14.

THIS WARRANTY DEED made this 21 day of September, 2014

BETWEEN:

**GEORGE GARY EVANS** of Chester in the County of Lunenburg, Province of Nova Scotia,

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

AND

**STEADMAN ALBERT NORMAN EVANS**, of 41 Lindsay Moland Lane, East Chester in the County of Lunenburg, Province of Nova Scotia,

hereinafter called the "GRANTEE"

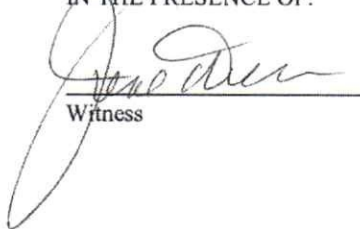
WITNESSETH that in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the Grantor hereby conveys to the Grantee the lands described in SCHEDULE "A" to this Warranty Deed and hereby consents to this disposition pursuant to the Matrimonial Property Act of Nova Scotia.

The Grantor covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has 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.

IN WITNESS WHEREOF the Grantor has executed this Warranty Deed.

IN THE PRESENCE OF:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**GEORGE GARY EVANS**



SCHEDULE "A"

LOT 1:

ALL that certain lot, piece or parcel of land situate, lying and being at Getson's Cove, LaHave, in the County of Lunenburg and Province of Nova Scotia, being more particularly bounded and described as follows:

Northwardly by lands formerly of Mortimer Reinhardt;

Northeastwardly by the LaHave River;

Southeastwardly by lands formerly purchased by Henry Reinhardt from Jeffry Publicover and later by M.J. Parks; and

On the Southwest by lands now or formerly of Jeffry Publicover and others and containing four and one-half acres (4 1/2 acs.) more or less.

SAVE AND EXCEPT the Public Road passing through the same.

The said lands have been inherited Arabella S. Oxner from her parents John Oxner and Anna Barbara (Kaulbach) Oxner and also by Will from her brother Michael Oxner.

BEING AND INTENDED TO BE the same lands conveyed in a deed from Arrabella S. Oxner to Hiram J. N. Oxner dated the 11th day of October, 1899 and duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia on the 9th day of April, 1900 in Book 58, at Page 22, under No. 12.

ALSO being and intended to be the same lands conveyed in a deed from Hiram Oxner to Harriet P. Oxner dated the 2nd day of July, 1926 and duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia on the 11th day of December, 1926 in Book 96 at Page 601, under No. 866.

The lands hereinbefore described were owned by the said Harriet P. Oxner, also called Perclina Oxner, the widow of Hiram J. N. Oxner, at her death and on her intestacy passed to her sole heir-at-law Ethel Louise Oxner Annand; administration of the Estate of the said Harriet P. Oxner having been granted at Lunenburg, Nova Scotia on the 14<sup>th</sup> day of February, 1940.

SAVING, EXCEPTING AND RESERVING from Lot No. 1 hereinbefore mentioned those lands conveyed by Kenneth Elliot to the Estate of Ernest H. Himmelman in a deed dated the 9th day of October, 1984 and duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia, in Book 361 at Page 904.

ALSO SAVING AND EXCEPTING from the lands described as above set out that portion of same separately described as Lot 2 in this Schedule "A".

l.u.s.

PID 60592532 would  
be remainder

Part of PID 60351426



SCHEDULE "A" - PAGE 2

LOT 2:

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

Beginning at the point where the division line between the property under description and the property of E. H. Himmelman intersects the western margin of the LaHave River at high water mark; thence by said division line in a westerly direction to an iron bolt on the eastern margin of the main public highway running from Bridgewater to LaHave; thence along the eastern margin of the said main highway in a northerly direction sixty-five (65) feet to an iron bolt; thence in an easterly direction by a line parallel with and sixty-five (65) feet equidistant from the division line aforesaid between the property under description and the property of E.H. Himmelman to the western margin of the LaHave River at high water mark and thence in a southerly direction by the several courses of the western margin of the LaHave River at high water mark to the place of beginning. The property hereby conveyed to Harriet P. Oxner by her husband Hiram Oxner by deed dated July 2, 1926 duly recorded in the Registry of Deeds at Bridgewater, N.S. in Book 96 at page 601 under 866, the said Harriet P. Oxner having died intestate on January 25, 1940 leaving Ethel Oxner Annand as her sole heir-at-law, and as further conveyed to J. L. Publicover, L. B. Himmelman and H. S. Coops Trustees of the LaHave Fire Department by deed dated September 13, 1949 and recorded in Registry of Deeds at Bridgewater, N.S. in Book 113 page 545 under No. 862 on Jan. 27, 1950. And further conveyed to the New Dublin Fire Protection Commission by deed dated February 28, 1955 and recorded in the Registry of Deeds at Bridgewater, N.S. in Book 125 at Page 26, under No. 42 on November 6, 1959."

BEING AND INTENDED TO BE the same lands conveyed by deed from The New Dublin Fire Protection Commission to Ethel O. Annand dated the 2nd day of June, 1982 and duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia on the 20th day of July, 1982 in Book 313, at Page 736, under No. 181.

ALSO BEING AND INTENDED TO BE the same lands conveyed by deed from Ethel Louise Oxner Annand to Kenneth Elliot dated the 16th day of November, 1983 and duly recorded at the Office of the Registrar of Deeds at Bridgewater, Nova Scotia on the 16th day of November, 1983 in Book 334, at Page 867.

BEING AND INTENDED TO BE those lands and premises conveyed by Paul W. Kelley and Heather Kelley to Attic Fine Art Incorporated by deed dated the 28th day of March 1996, recorded at the Registry of Deeds Office at Bridgewater, Nova Scotia on the 1st day of April, 1996 in Book 610 at Page 559 under Number 2067.

SUBJECT TO a Well Agreement between Paul W. Kelley, Heather Kelley and the Estate of Ernest H. Himmelman, signed by Paul W. Kelley and Heather Kelley on the 7<sup>th</sup> day of March 1986 and by the Estate of Ernest H. Himmelman on the 3<sup>rd</sup> day of February 1986, and recorded at the Registry of Deeds Office at Bridgewater, Nova Scotia on the 19<sup>th</sup> day of September 1996 in Book 627 at Page 478 under Number 6760.

PID 60592573

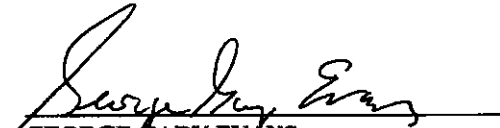
PROVINCE OF NOVA SCOTIA )  
COUNTY OF LUNENBURG )

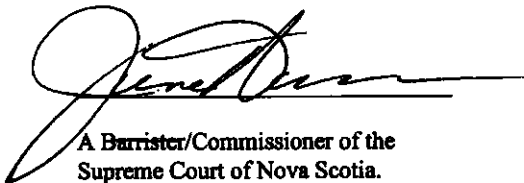
AFFIDAVIT OF STATUS

I, **GEORGE GARY EVANS** of Chester and East Chester respectively, 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 deed and I am of the full age of nineteen (19) years;
2. THAT I am now, and intend to be at the date of closing, resident of Canada within the meaning of the Income Tax Act (Canada);
3. THAT for the purpose of this my Affidavit, "spouse" means either a man or woman who:
  - (i) are married to each other;
  - (ii) are married to each other by marriage that is voidable and has not been annulled by a declaration of nullity;
  - (iii) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabitated within the preceding year;
  - (iv) 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.
4. THAT as of the date hereof I am not a spouse and I have no: any former registered domestic partner with the rights contemplated pursuant to Section 55 of the Vital Statistics Act or any former spouse with rights under the Matrimonial Property Act.
5. THAT I acknowledge that I have executed the foregoing Deed as at the date of this I affidavit and this acknowledgement is made for the purpose of registering the deed pursuant to Section 31(a) of the Registry Act, R.S.N.S. 1989, c. 392 or Section 79(1) of the Land Registration Act as the case may be.

SWORN TO at Chester  
Chester, in the County of Lunenburg  
and Province of Nova Scotia  
this 2 day of ~~September~~ *September*  
2014, before me:

  
GEORGE GARY EVANS

  
A Barrister/Commissioner of the  
Supreme Court of Nova Scotia.

JUNE C. HAMM  
A Commissioner of the Supreme  
Court of Nova Scotia