

TAX SALE REPORTING LETTER

Tax Sale No. 114

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 27, 2024

Name: Aleen Sokema and Deo Paulo Smith

Assessment Account No: 09877851

Property: PID 60646361 – Justin Drive, Lower Branch, NS

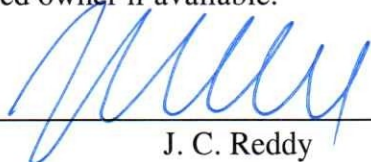
Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Aleen Sokema and Deo Paul Smith are the registered interest holders (owners) of the subject property. Aleen Sokema and Deo Paul Smith acquired title via Deed (as joint tenants) registered as Document No. 112840302 at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The property also appears to be burdened by a utility easement in favour of Nova Scotia Power Inc. (registered as Document No. 84023275 at the Lunenburg County Land Registration Office) and also burdened by restrictive covenants (see Document No. 87802642). We have not searched the title, extent or usage of any easements or covenants. The paper title (as a land registered parcel) appears marketable.

Encumbrances: None.

Marital Status: Unknown for both owners.

Survey: A Survey Plan is filed as Document No. 185522366 at the Lunenburg County Land Registration Office. Plan and description generally confirm 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.

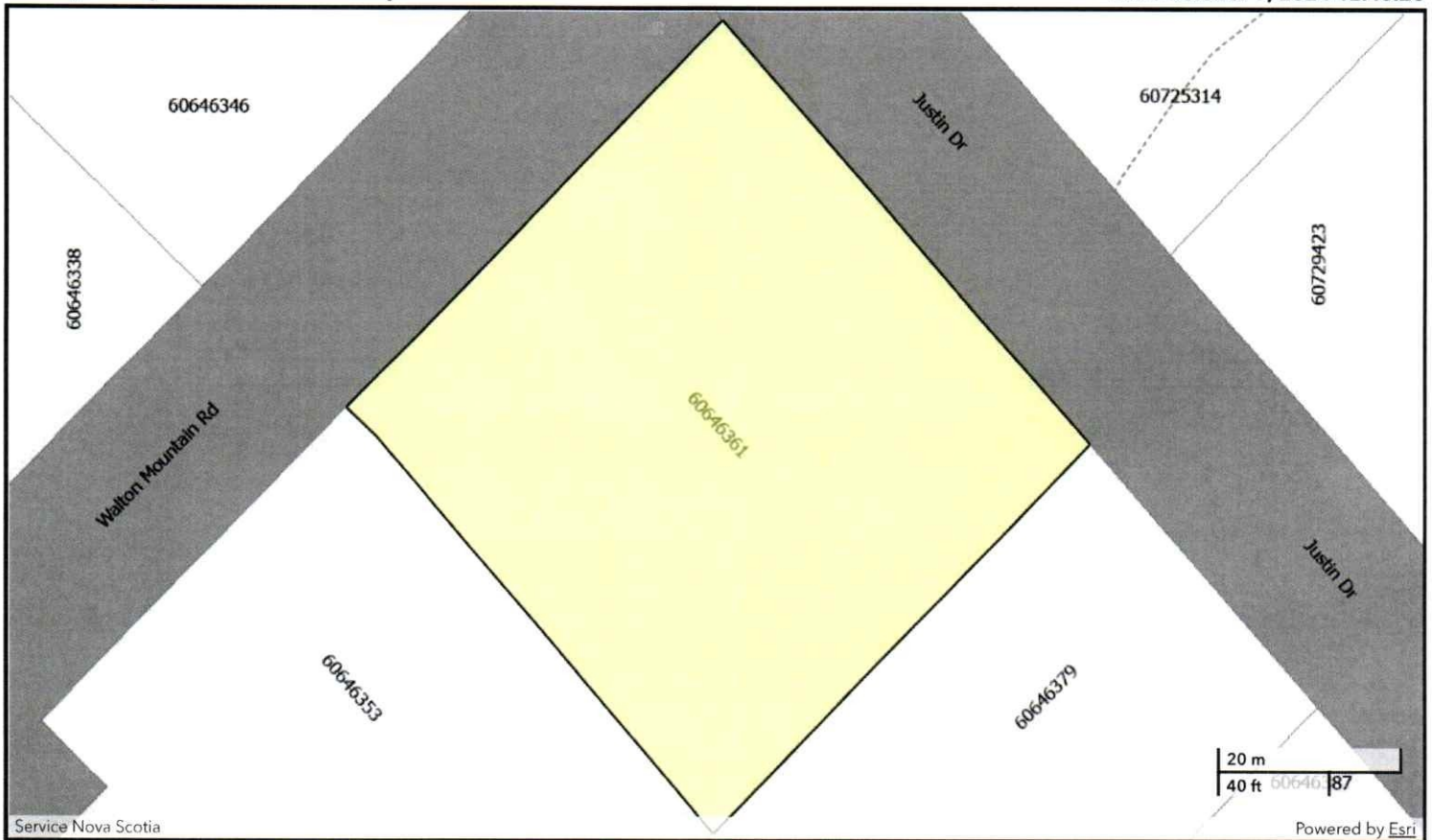


J. C. Reddy

****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 7, 2024 12:40:26**



PID: 60646361
County: LUNENBURG COUNTY
LR: LAND REGISTRATION

Address: JUSTIN DRIVE
LOWER BRANCH
LOT 37
Owner: DEO PAULO SMITH
ALEEN SOKEMA

AAN: 09877851
Value: \$24,000.00 (2024 RESIDENTIAL 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.

Property Online Version 1.0

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Land Registration View

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

PID	60646361	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	37477 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1210
Lot	LOT 37	Created	Jul 10, 2006 02:42:33PM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	JOINT TENANTS
LR Status	LAND REGISTRATION	LR Date	Jul 10, 2006 02:42:33PM		
Location	County	Primary Location	Source		
<u>JUSTIN DRIVE</u> <u>LOWER BRANCH</u>	LUNENBURG COUNTY	Yes	Not Assigned by Municipality		

Comments

LOC.W.SIDE-LAHAVE RIVER
MAP:0544400064550
MAP:0544425064550

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>09877851</u>	\$24,000.00 (2024 RESIDENTIAL TAXABLE)	040	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ALEEN SOKEMA	FEE SIMPLE	905 CALVACADE TER VICTORIA BC CA V9B 6W5	DEED	2018	<u>112840302</u> View Form View Doc		Jun 29, 2018	No
DEO PAULO SMITH	FEE SIMPLE	905 CALVACADE TER VICTORIA BC CA V9B 6W5	DEED	2018	<u>112840302</u> View Form View Doc		Jun 29, 2018	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
SUBJECT TO RESTRICTIVE COVENANTS	COVENANT HOLDER (BURDEN)	UNKNOWN	DEED	2007	<u>87802642</u> View Doc		May 11, 2007
NOVA SCOTIA POWER INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 848 HALIFAX NS CA B3J 2V7	EASEMENT/RIGHT OF WAY	2006	<u>84023275</u> View Doc		Jan 06, 2006

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
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No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
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No Records Found

Parcel Description

Place Name: JUSTIN DRIVE LOWER BRANCH
 Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG COUNTY
 Designation of Parcel on Plan: LOT 37
 Title of Plan: S/D LOTS 28,29, 31-40 & LOT 33A AND PLAN OF SURVEY LOTS 27 & 30
 Registration County: LUNENBURG COUNTY
 Registration Number of Plan: 85522366
 Registration Date of Plan: 2006-07-05 10:36:46

SUBJECT TO an easement in favour of Nova Scotia Power Inc. as described in an easement recorded on January 6, 2006, as Document number 84023275.

SUBJECT TO restrictive covenants as described in a deed recorded on May 11, 2007, as Document number 87802642.

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

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: LUNENBURG COUNTY

Registration Year: 2006

Plan or Document Number: 85522366

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	112780235	2018	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	6/19/2018
	View Doc					

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	85522366	2006	SUBDIVISION & AMALGAMATIONS	S/D LOTS 28,29, 31-40 & LOT 33A AND PLAN OF SURVEY LOTS 27 & 30		7/5/2006
	View Plan					

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
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No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
60640588	PARENT PARCEL NUMBER

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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Form 28
Cover Page for Plans Affecting Registered Parcels
Land Registration Act, S.N.S. 2001, c. 6

Registration district: COUNTY OF LUNENBURG
 Registrant user number: 2195
 Submitter's name/firm: MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Municipal file number or land registration file number (insert file number used when PIDs were originally assigned during pre-approval): LMO60053
 In the matter of (select one)
 a plan filed under the Land Registration Act, or

- The recording of a non-enabling instrument:
- boundary line agreement
 - instrument of subdivision
 - statutory declaration regarding *de facto* consolidation
 - condominium declaration
 - initial condominium bylaws
 - repeal of subdivision
 - other (specify) _____

And in the matter of registered owner J.A. TURNER & SONS (1989) LIMITED:

Take notice that the attached plan/document relates to the following parcels registered under the Land Registration Act.

Parent Parcels	New Parcels
PID: 60640554	PID: 60646445
PID: 60640554	PID: 60646437
PID: 60640562	PID: 60646403
PID: 60640562	PID: 60646411
PID: 60640562	PID: 60646429
PID: 60640570	PID: 60646395
PID: 60640588	PID: 60646287
PID: 60640588	PID: 60646379
PID: 60640588	PID: 60646361
PID: 60640588	PID: 60646353
PID: 60640596	PID: 60646338
PID: 60640596	PID: 60646346

Note: An amending Parcel Description Certification Application is required.

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

July 4, 2006.

April Whynot-Lohnes
 Municipal Official
 Name: April Whynot-Lohnes
 Address: 210 Aberdeen Road,
 Bridgewater, NS, B4V 2W8
 Phone: 902-541-1325
 Email: awlohn@modl.ca
 Fax: 902-527-1135

Form 44

Request to the Registrar of Deeds to Register a Document
Land Registration Act, S.N.S. 2001, c. 6, Sections 37 and 46
Land Registration Administration Regulations, subsection 3(6)

Registration district: Lunenburg County
Registrant user number: 3382
Submitter's name/firm: Brent H. Silver, Taylor & Silver
Grantor/declarant/developer re: attached document:
Apparent PID (if available):

LUNENBURG COUNTY LAND REGISTRATION OFFICE	
I certify that this document was registered as shown here.	
Joan Phelan, Registrar	
84023275	LR <input type="checkbox"/> RODE <input checked="" type="checkbox"/>
Document #	
JAN - 6 2006	10:11
MM DD YYYY	Time

In the matter of Section 37 or 46 of the Land Registration Act:

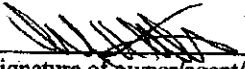
Take notice that the attached document relates to a parcel that is not registered under the Land Registration Act, and the document may be accepted for registration under the Registry Act because it is (select one only)

- not a transfer for valuable consideration 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.
- X 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 below:

Signature of the Inspector of Co-operatives
Endorsed for registration under the Registry Act

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

Dated at Bridgewater, in the County of Lunenburg, Province of Nova Scotia, January 6, 2006.



Signature of owner/agent/transferee
Name: Brent H. Silver
Address: 82 Aberdeen Road
Bridgewater, NS B4V 2S6
Phone: (902) 543-0068
E-mail: taylorandsilver@eastlink.ca
Fax: (902) 543-7243

THIS GRANT OF EASEMENT made this 6th day of January 2010.

BETWEEN:

J. A. Turner & Sons
(1987) Limited

in the County of Lunenburg
Province of Nova Scotia,

(hereinafter called the "OWNER")

OF THE FIRST PART

- and -

NOVA SCOTIA POWER INC., a body corporate,
with Head Office at Halifax, in the County of Halifax,
Province of Nova Scotia,

(hereinafter called the "COMPANY")

OF THE SECOND PART

WHEREAS the OWNER is the owner of a certain property at Lower
Branch in the County of Lunenburg, Province of Nova Scotia
as described in that deed recorded at the Registry of Deeds for the County of Lunenburg
in Book 471, at Page 518 (the "Lands") and listed in the Nova Scotia Property Records
Database as Property Identification Number (PID) 60330396; 60640596; 60640588;
4161526; 471/74 60640570; 60640562; 60330958; 60640554;
60640547

WITNESSETH that in consideration of the sum of One Dollar (\$1.00) of lawful money
of Canada and other good and valuable consideration paid by the COMPANY to the OWNER,
the OWNER grants to the COMPANY the free and uninterrupted right, privilege, liberty and
easement in perpetuity for the COMPANY to do the following:

- (a) to enter on, over, across, or under that portion of the Lands shown outlined on the sketch attached hereto as Schedule "A" (the "Easement") to lay down, install, construct, operate, maintain, inspect, patrol, alter, remove, replace, repair, reconstruct and safeguard a transmission and/or distribution facility or facilities on the Easement consisting of poles, guys, anchors, underground conduits, wires, cables and/or other structures or equipment for the distribution of electrical power and energy, and the transmission of telecommunications signals, and all other communication signals (the "Equipment") and to clear the Easement of all or any part of any trees, growth, buildings, impediments or obstructions, now or hereafter on the Easement which might, in the opinion of the COMPANY, interfere with the rights or endanger the Equipment;
- (b) to enter upon the Lands immediately adjacent to the Easement, from time to time, as may be reasonably required by the COMPANY to carry out the foregoing work;
- (c) to manage and control by any method deemed expedient by the Company any vegetation on the Easement that may interfere with or endanger the Equipment in the opinion of the Company, acting reasonably;
- (d) generally to do all acts necessary or incidental to the exercise of the rights and privileges granted herein.

The OWNER hereby covenants with the COMPANY that it Will Not:

- (a) excavate, drill, install, erect, construct, or permit to be excavated, drilled, installed, erected, or constructed on or under the Easement, any foundation, building or other structure or installation, pile material or plant any growth upon the Easement, which in the opinion of the COMPANY might interfere with or endanger the Equipment;
- (b) plant or establish within the Easement any trees, shrubs or other vegetation which could exceed a height of 4.57-metres (15 feet) and/or which could encroach within 3.04 metres (10 feet) of any pole installed in the Easement failing which the COMPANY, in its discretion, shall be entitled to remove and/or manage and control by any method deemed expedient by the Company any such vegetation without notice to and at the cost of the OWNER, payable forthwith upon demand;
- (c) remove, damage or retard in anyway, any vegetation established by the COMPANY within the Easement as part of the management of that easement without prior written permission from the Company.

The OWNER agrees that the COMPANY may authorize Aliant Telecom Inc. or any other public utility (including cable television undertakings or other telecommunications carriers) to exercise the easement rights hereby granted and to share the use of the Equipment.

THIS Agreement shall enure to the benefit of and be binding upon the OWNER, the COMPANY and other public utilities authorized from time to time by the COMPANY, and their respective heirs, executors, administrators, successors and assigns.


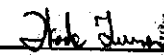
THIS Agreement shall be read with all change of number and gender required by the context.

IN WITNESS WHEREOF the OWNER has duly executed this Grant of Easement the day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of:)
)
)
)
)
)
)
)
)
)
)



WITNESS

OWNER

OWNER

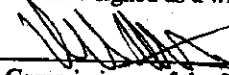
PROVINCE OF NOVA SCOTIA
COUNTY OF

ON THIS day of , A.D., , before me, the subscriber
personally came and appeared, , a subscribing witness to the forgoing
EASEMENT, who having been by me duly sworn, made oath and said that
same in h presence. , one of the parties thereto, duly executed and delivered the

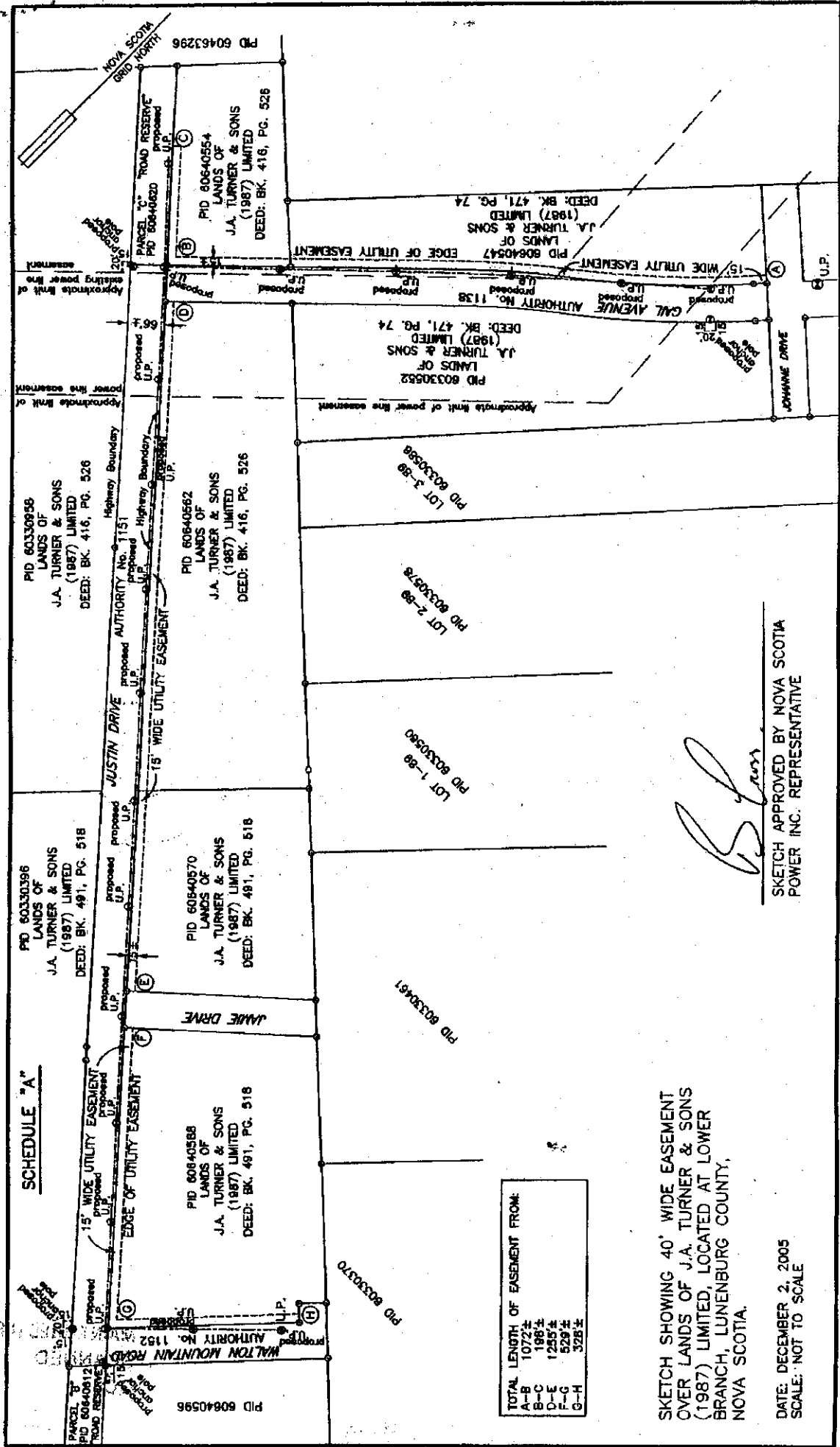
A Commissioner of the Supreme
Court of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF

I HEREBY CERTIFY that on the 6th day of January A.D., 2006,
Wade Turner 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 the same.



A Commissioner of the Supreme
Court of Nova Scotia



SCHEDULE "A"

TOTAL LENGTH OF EASEMENT FROM:	
A-B	1072 ±
B-C	188 ±
D-E	1255 ±
F-G	529 ±
G-H	328 ±

SKETCH SHOWING 40' WIDE EASEMENT OVER LANDS OF J.A. TURNER & SONS (1987) LIMITED, LOCATED AT LOWER BRANCH, LUNENBURG COUNTY, NOVA SCOTIA.

DATE: DECEMBER 2, 2005
SCALE: NOT TO SCALE

[Handwritten Signature]

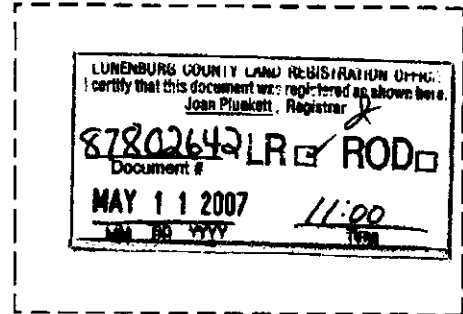
SKETCH APPROVED BY NOVA SCOTIA POWER INC. REPRESENTATIVE

Form 24

Purpose: to request or direct a revision of title and Certificate of Legal Effect

For Office Use

Registration district: Lunenburg County
 Submitter's user number: 3592
 Submitter's name: Mark A. Taylor, Taylor & Silver



In the matter of Parcel Identification Number (PID)

PID 60646379	60646361
PID 60646353	

(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)
- This Form 24 creates or is part of a subdivision or consolidation

TAKE NOTICE THAT a revision of the registration of the above-noted parcel(s), is hereby requested or directed, as set out below.

AND FURTHER TAKE NOTICE THAT the attached document is signed by attorney for a person under a power of attorney, and the power of attorney is (select one or more)

- recorded in the attorney roll
- recorded in the parcel register
- incorporated in the document
- no power of attorney applies to this document

(Select all appropriate boxes)

- The following registered interests are changed in the parcel's registration

Instrument type	Deed
Interest holder and type to be removed (if applicable)	J. A. Turner & Sons (1987) Limited; fee simple
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g. estate of, executor, trustee, personal representative) (if applicable)</i>	Namakasi Property Limited; fee simple
Mailing address of interest holder to be added (if applicable)	450 LaHave Street, Unit 17, Suite 188 Bridgewater, NS B4V 4A3
Manner of tenure (if applicable)	N/A
Description of mixture of tenants in common and joint tenancy (if applicable)	N/A
Access type to be removed (if applicable)	N/A
Access type to be added (if applicable)	N/A
Percentage or share of interest held <i>(for use with tenant in common interests)</i>	N/A
Non-resident (to qualified solicitor's information and belief) <i>(Yes/No?)</i>	NO
Reference to related instrument in parcel register (if applicable)	N/A

Reason for removal of interest (<i>For use only when interest is being removed by operation of law</i>) Instrument code: 443	N/A
--	-----

- The following tenant in common interests that appear in the section of the parcel register 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*:

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

- The following benefits are to be added and/or removed in the parcel's registration:

Instrument type	N/A
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>	N/A
Mailing address of interest holder to be added (if applicable)	N/A
Servient tenement parcel(s) (<i>list all affected PIDs</i>):	N/A
Reference to related instrument in names-based roll/parcel register (if applicable)	N/A
Reason for removal of interest (<i>for use only when interest is being removed by operation of law</i>) Instrument code: 443	N/A

- The following burdens are to be added and/or removed in the parcel's registration:

Instrument type	Deed
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>	Subject to Restrictive Covenants; Covenant Holder (Burden)
Mailing address of interest holder to be added (if applicable)	N/A
Reference to related instrument in names-based roll/parcel register (if applicable)	N/A
Reason for removal of interest (<i>for use only when interest is being removed by operation of law</i>) Instrument code: 443	N/A

- The following recorded interests are to be added and/or removed in the parcel's registration:

Instrument type	N/A
Expiry date (if applicable)	N/A
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) Note: include qualifier (e.g. estate of, executor, trustee, personal representative)(if applicable)	N/A
Mailing address of interest holder to be added (if applicable)	N/A
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

- I request that the following textual qualifications on the registered interest in the above-noted parcel be changed:

Textual qualification on title to be removed (insert any existing textual description being changed, added to or altered in any way)	N/A
Textual qualification on title to be added (insert replacement textual qualification)	N/A
Reason for change to textual qualification (for use only when no document is attached) Instrument code: 838	N/A

- I request that the following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, be changed (*insert n/a if not applicable*)

Name and mailing address of occupier to be removed	N/A
Name and mailing address of occupier to be added	

Certificate of Legal Effect:

I certify that it is appropriate to make the above-noted changes to the parcel register(s) for the indicated PIDs.

Certified at Bridgewater, in the County of Lunenburg, Province of Nova Scotia, on May 9th 2007.



 Signature of authorized lawyer

Name Mark A. Taylor
 Address 82 Aberdeen Road, Bridgewater, NS
 B4V 2S6
 Phone (902) 543-0068
 Email: taylorandsilver@eastlink.ca
 Fax: (902) 543-7243

- 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 WARRANTY DEED dated the 9th day of May, A.D., 2007.

BETWEEN:

J.A. TURNER & SONS (1987) LIMITED, a body corporate, incorporated under the laws of the Province of Nova Scotia, having its Head Office located at West Northfield 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 -

NAMAKASI PROPERTY LTD., a body corporate, incorporated under the laws of the Province of Nova Scotia, with head office at Bridgewater, in the County of Lunenburg 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 the lands described in Schedule "A" annexed hereto, SUBJECT to the restrictive covenants contained in Schedule "B" hereto annexed, 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.

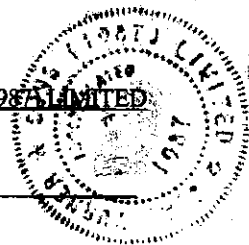
IN WITNESS WHEREOF the parties to these presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of



J.A. TURNER & SONS (1987) LIMITED

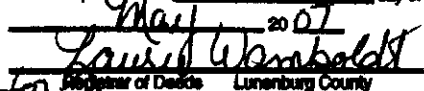

per Wade Turner



NAMAKASI PROPERTY LTD.


per Marcel Voegelé



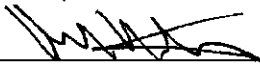
CERTIFICATE OF REGISTRAR
I hereby certify that the deed transfer tax on this deed has been paid on this 11 day of May 2007

Laurie Womboldt
Registrar of Deeds Lunenburg County

CANADA)
PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

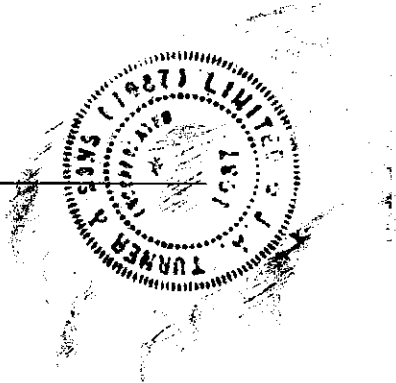
AFFIDAVIT OF STATUS

I, Wade Turner of Bridgewater in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the General Manager of J. A. Turner & Sons (1987) Limited (the "Company") and as such have a personal knowledge of the matters herein deposed to.
2. THAT for the purposes of this my Affidavit, "matrimonial home" means a dwelling and real property occupied by a person and that person's spouse as their family residence.
3. THAT the lands described in the within indenture are not occupied as a dwelling by any shareholder of the Company nor is any shareholder of the Company entitled to the use of the lands as a dwelling and the lands have never been so occupied while the lands have been owned by the Company.

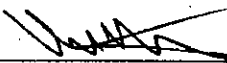
SWORN to at Bridgewater)
in the County of Lunenburg)
and Province of Nova Scotia, this 9th)
day of May, A.D., 2007,)
before me,)
)
A Commissioner/Barrister of the Supreme)
Court of Nova Scotia)
BRENT H. SILVER)


Wade Turner




PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

I HEREBY CERTIFY on this 9th day of May, 2007, Wade Turner, one of the parties thereto, caused the foregoing indenture to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers in my presence and I have signed as a witness thereto.


A Commissioner/Barrister of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

I HEREBY CERTIFY on this 10th day of May, 2007, Marcel Voege, one of the parties thereto, signed, sealed and delivered the foregoing indenture in my presence and I have signed as a witness thereto.


A Commissioner/Barrister of the Supreme Court
of Nova Scotia

JANICE A. GIRVAN
A Commissioner of the
Supreme Court of Nova Scotia

SCHEDULE "A"

DEED DESCRIPTION

PID 60646379

Place Name: JUSTIN DRIVE LOWER BRANCH
Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG COUNTY
Designation of Parcel on Plan: LOT 36
Title of Plan: S/D LOTS 28,29, 31-40 & LOT 33A AND PLAN OF SURVEY LOTS 27 & 30
Registration County: LUNENBURG COUNTY
Registration Number of Plan: 85522366
Registration Date of Plan: 2006-07-05 10:36:46

PID 60646361

Place Name: JUSTIN DRIVE LOWER BRANCH
Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG COUNTY
Designation of Parcel on Plan: LOT 37
Title of Plan: S/D LOTS 28,29, 31-40 & LOT 33A AND PLAN OF SURVEY LOTS 27 & 30
Registration County: LUNENBURG COUNTY
Registration Number of Plan: 85522366
Registration Date of Plan: 2006-07-05 10:36:46

PID 60646853

Place Name: WALTON'S MOUNTAIN ROAD LOWER BRANCH
Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG COUNTY
Designation of Parcel on Plan: LOT 38
Title of Plan: S/D LOTS 28,29, 31-40 & LOT 33A AND PLAN OF SURVEY LOTS 27 & 30
Registration County: LUNENBURG COUNTY
Registration Number of Plan: 85522366
Registration Date of Plan: 2006-07-05 10:36:46

WT
AMS

Schedule "B"

J.A. Turner & Sons (1987) Ltd.
River Bend Estates - Phase 2
Restrictions and Covenants

The lands which these building restrictions shall apply (hereinafter called the said lands) include the lot described in Schedule "A" hereto annexed. The said Grantee for himself, his heirs, executors and assigns hereby covenants, promises and agrees to and with the said Grantor and its assigners that he will observe and perform the following provisions;

- 1) The Grantee agrees that no dwelling house shall be erected or stand upon the said lot or a part thereof which has in total less than the minimum area of habitable living space set out opposite the most closely applicable description of dwelling house set out below.

<u>Description of Dwelling House</u>	<u>Minimum Ground Floor Area</u>
One Storey	1,200 sq. ft.
One and one-half Storey	1,000 sq. ft.
Two Storey	900 sq. ft.

- 2) No signs, billboards, notices or other advertising matter of any kind (except signs of the size and type ordinarily employed by real estate brokers in the area offering the said lands or building thereon for sale or rent or by professional people or signs relating to any use by the property not prohibited by these restrictions) shall not be placed on any part of the said lands or upon any buildings or on any fence, tree or other structure on the said lands without the consent of the Grantee.
- 3) No horses, cattle, hogs, sheep, reptiles, poultry or other stock of animals other than household pets normally permitted in private homes in residential areas shall be kept upon said lands. No breeding of pets for sale shall be carried on upon the said lands.
- 4) No incinerator or other refuse burning device shall be erected upon the property without the prior written consent of the Grantor and no such incinerator or device shall be used other than in accordance with the requirements of any statute, regulation or by-law promulgated by any government authority having jurisdiction in that regard.
- 5) All dwellings shall be completed within 24 months after the start of construction thereof. The front lawn shall be planted within one year after the completion of the dwelling.
- 6) That no excavation or dumping of material will be permitted on the lot(s) except for the purpose of construction, landscaping or grading. That the Grantee shall remove all materials which are surplus to the requirements of the site grading and drainage plan approved by the Grantor for the lot(s) within a reasonable time after the completion of any construction, landscaping or grading.
- 7) The Grantee agrees that he will not conduct any business on the lot(s) except that which may be carried on entirely within a private residence constructed thereon. It is specifically prohibited to operate any kind of motor vehicle repair business on said lot.

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H 112840302
June 29/18

THIS WARRANTY DEED made the 15th day of June, 2018.

BETWEEN:

NAMAKASI PROPERTY LIMITED, a body corporate located at Bridgewater, 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 -

DEO PAULO SMITH and ALEEN SOKEMA both of Victoria, in the Province of British Columbia, as Joint Tenants, with right of survivorship, and not as Tenants in Common

(hereinafter called the "Grantee")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration;

THE GRANTOR hereby conveys to the Grantee, the lands described in Schedule "A" to this Warranty Deed (the "lands"), and hereby consents to this disposition, pursuant to the *Matrimonial Property Act* of Nova Scotia.

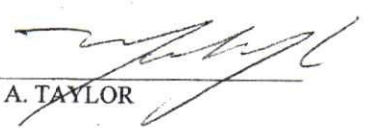
THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has good title in fee simple to the lands, and the right to convey them as hereby conveyed, that the lands are free from encumbrances, and that the Grantor will procure such further assurances as may be reasonably required.

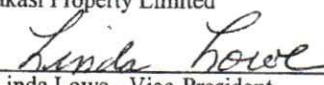
IN THIS Warranty Deed the singular includes the plural and the masculine includes the feminine, with the intent that this Warranty Deed shall read with all appropriate changes of number and gender.

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


MARK A. TAYLOR

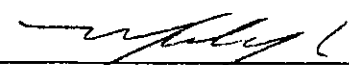
)
) Namakasi Property Limited
)
) Per: 
) Linda Lowe - Vice-President
)
) I/We have authority to bind the corporation


AFFIDAVIT OF STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I, Linda Lowe, of Bridgewater, in the County Lunenburg, Province of Nova Scotia, make oath and say as follows:

1. I am the ^{vice} President of Namakasi Property Limited (the "Corporation") and as such have a personal knowledge of the matters herein deposed to.
2. I am duly authorized by the Corporation to execute the foregoing instrument, and I have authority to bind the Corporation;
3. The Corporation executed the foregoing instrument by its proper officer, duly authorized in that regard, on the date of this affidavit;
4. This acknowledgment is made pursuant to section 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;
5. The Corporation is a resident of Canada under the *Income Tax Act* (Canada);
6. The lands described in the within Indenture are not occupied by any shareholder of the Corporation as a dwelling, nor does ownership of a share in the Corporation entitle owner(s) thereof to use the lands as a dwelling; the lands have never been so occupied while the lands have been owned by the Corporation.


SWORN TO Bridgewater, in the County of)
Lunenburg and Province of Nova Scotia, this)
15th day of June, 2018)
)

)
A Barrister of the Supreme Court)
of Nova Scotia)
Mark A. Taylor)
)
)
)
)
)



Linda Lowe - Vice-President

COUNTY OF LUNENBURG)
PROVINCE OF NOVA SCOTIA)

I hereby certify that on this 15th day of June, 2018, Linda Lowe, Vice-President of Namakasi Property Limited one of the parties thereto, caused the foregoing indenture to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers in my presence and I have signed as a witness thereto.



A Barrister of the Supreme Court
of Nova Scotia
Mark A. Taylor

Schedule "A"

Description of Lands

Place Name: JUSTIN DRIVE LOWER BRANCH
Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG
COUNTY
Designation of Parcel on Plan: LOT 37
Title of Plan: S/D LOTS 28,29, 31-40 & LOT 33A AND PLAN OF SURVEY LOTS 27 & 30
Registration County: LUNENBURG COUNTY
Registration Number of Plan: 85522366
Registration Date of Plan: 2006-07-05 10:36:46

SUBJECT TO an easement in favour of Nova Scotia Power Inc. as described in an easement recorded on January 6, 2006, as Document number 84023275.

SUBJECT TO restrictive covenants as described in a deed recorded on May 11, 2007, as Document number 87802642.