

## TAX SALE REPORTING LETTER

### Tax Sale No. 166

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 29, 2024

Name: Jenny Ulrike Baensch

Assessment Account No: 10776961

Property: PID 60707353 – East Clifford Road, East Clifford, NS

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Jenny Ulrike Baensch is the registered interest holder (owner) of the subject property. Jenny Ulrike Baensch acquired title via Deed registered as Document No. 112091518 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway but appears to have the benefit of an easement/right-of-way to the public highway. The subject property also appears to be burdened by an easement/right-of-way, as well as restrictive covenants. All easements and covenants are referenced in Document No. 112091518. We have not searched the title, extent or usage of any easement, right-of-way and/or covenants. The paper title (as a land registered parcel) appears marketable.

Encumbrances: None.

Marital Status: Unknown

Survey: A survey plan is filed as Document No. 111942323 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.

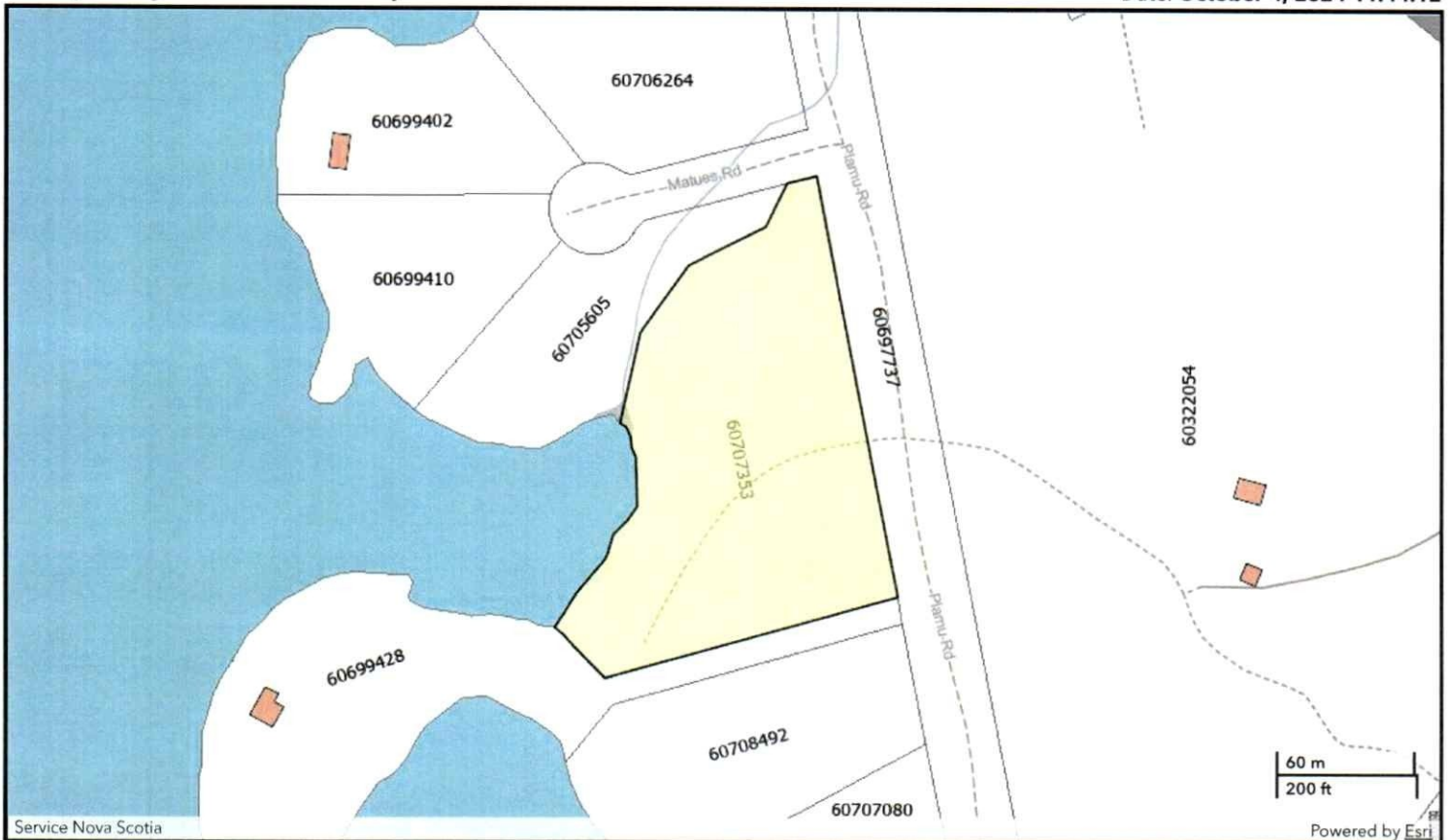


J. C. Reddy

\*\*\*\*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 4, 2024 11:44:12**



**PID:** 60707353  
**County:** LUNENBURG COUNTY  
**LR:** LAND REGISTRATION

**Address:** EAST CLIFFORD ROAD  
EAST CLIFFORD  
LOT 8-9  
**Owner:** JENNY ULRIKE BAENSCH

**AAN:** 10776961  
**Value:** \$90,300.00 (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.

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## Land Registration View

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

<b>PID</b>	<b>60707353</b>	<b>Parcel Type</b>	STANDARD PARCEL	<b>Status</b>	ACTIVE	
<b>Area</b>	3.88 ACRE(S) (PLAN)	<b>Parcel Access</b>	PRIVATE (BY GRANT)	<b>Manag. Unit</b>	MU9934	
<b>Lot</b>	LOT 8-9	<b>Created</b>	Jan 05, 2018 01:34:58PM			
<b>PDCA Status</b>	APPROVED	<b>Municipal Unit</b>	MUNICIPALITY OF DISTRICT OF LUNENBURG	<b>Manner of Tenure</b>	NOT APPLICABLE	
<b>LR Status</b>	LAND REGISTRATION	<b>LR Date</b>	Jan 05, 2018 01:34:58PM			
<b>Location</b>	<b>County</b>	<b>Primary Location</b>	<b>Source</b>			
<u>EAST CLIFFORD ROAD</u> <u>EAST CLIFFORD</u>	LUNENBURG COUNTY	Yes	Not Assigned by Municipality			
<b>Comments</b>						
<b>Assessment Account</b>	<b>Value</b>	<b>Tax District</b>	<b>Tax Ward</b>	<b>Tax Sub</b>		
<u>10776961</u>	\$90,300.00 (2024 RESIDENTIAL TAXABLE)	040	000			
<b>Registered Interests</b>						
<b>Interest Holder (Qualifier)</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>	<b>Type Year Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>	<b>NS Non-Res?</b>
JENNY ULRIKE BAENSCH	FEE SIMPLE	BOHNENKAMPSWEG 32A, MELLE DE 49324	DEED 2018 <u>112091518</u> <a href="#">View Doc</a>		Jan 30, 2018	Yes
<b>Farm Loan Board - Occupants &amp; Mailing Addresses</b>						
<b>Name</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>				
<i>No Records Found</i>						
<b>Benefits to the Registered Interests</b>						
<b>Benefit Details</b>	<b>Interest Holder Type</b>	<b>Type Year Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>		
60697737	SERVIENT TENEMENT PID	DEED 2018 <u>112091518</u> <a href="#">View Doc</a>		Jan 30, 2018		
TOGETHER WITH AN EASEMENT/RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED 2018 <u>112091518</u> <a href="#">View Doc</a>		Jan 30, 2018		
<b>Burdens on the Registered Interests</b>						
<b>Interest Holder (Qualifier)</b>	<b>Interest Holder Type</b>	<b>Mailing Address</b>	<b>Type Year Doc#</b>	<b>Book/Page/Plan</b>	<b>Registration Date</b>	
60697737	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID		DEED 2018 <u>112091518</u> <a href="#">View Doc</a>		Jan 30, 2018	
SUBJECT TO RESTRICTIVE COVENANTS	COVENANT HOLDER (BURDEN)		DEED 2018 <u>112091518</u> <a href="#">View Doc</a>		Jan 30, 2018	
<b>Textual Qualifications on Title</b>						
<b>Qualifications Text</b>						
<i>No Records Found</i>						

**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**

Registration County: LUNENBURG COUNTY  
Street/Place Name: EAST CLIFFORD ROAD /EAST CLIFFORD  
Title of Plan: PLAN OF S/D SHOWING LOT 8-9 & LOT 21, PROPERTY OF 3283056 NOVA SCOTIA LTD, EAST CLIFFORD RD, EAST CLIFFORD, LUNENBURG COUNTY  
Designation of Parcel on Plan: LOT 8-9  
Registration Number of Plan: 111942323  
Registration Date of Plan: 2017-12-27 11:17:31

\*\*\* 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: 2018  
Plan or Document Number: 111942323

**Non-Enabling Documents**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<a href="#">112041794</a>	2018	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	1/19/2018

**Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	<a href="#">111942323</a>	2017	SUBDIVISION & AMALGAMATIONS	PLAN OF S/D SHOWING LOT 8-9 & LOT 21, PROPERTY OF 3283056 NOVA SCOTIA LTD, EAST CLIFFORD RD, EAST CLIFFORD, LUNENBURG COUNTY		12/27/2017

**AFR Bundles**

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

**Parcel Relationships**

Related PID	Type of Relationship
<a href="#">60697737</a>	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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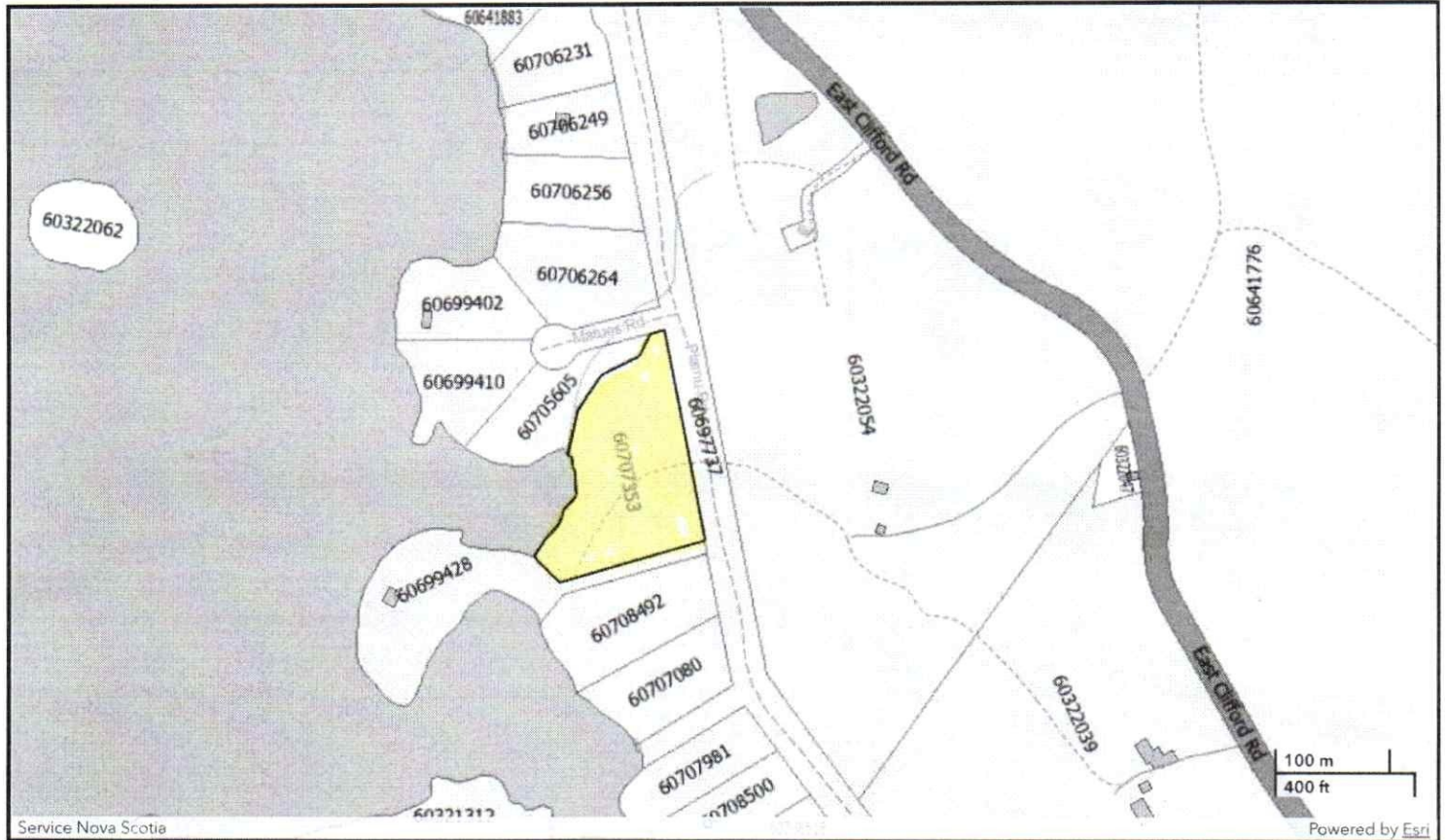
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# Property Online Map

Date: August 22, 2024 15:45:01



**PID:** 60707353  
**County:** LUNENBURG COUNTY  
**LR:** LAND REGISTRATION

**Address:** EAST CLIFFORD ROAD  
 EAST CLIFFORD  
 LOT 8-9  
**Owner:** JENNY ULRIKE BAENSCH

**AAN:** 10776961  
**Value:** \$90,300.00 (2024 RESIDENTIAL TAXABLE)

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STOPPING SIGHT DISTANCE						
LOT NO.	STREET	DISTANCE FROM LOT CORNER LEFT	RIGHT	PAUSE	COMMENTS	
1	2	3	4	5	6	7
4 & 5	PLUM ROAD				NO EXISTING PUBLIC ROAD OF THIS WIDTH IN THIS AREA AND NO EXISTING PUBLIC ROAD WITHIN 100 METERS OF THIS ROAD (TRANSVERSE SECTION)	



STAMPING AREA

MUNICIPALITY OF LUNenburg  
SUBDIVISION APPLICATION NUMBER

1119423

FINAL

THIS FINAL PLAN IS SUBMITTED AS APPROVED FOR LOT 21, LOT 8-9 & LOT 21

ENGINEER: *Diana Schultz*

DATE: Dec 19, 2017

PUBLIC ROADS

THE FOLLOWING STREETS AND HIGHWAYS ARE CROWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:

*East Clifford Road, Plum Road*

Access to the public highway is shown, less that appurtenant to the lots created by this plan of subdivision, and any conditions which apply are contained in a report dated *NOV 21 2017*, and available from the Department of Transportation.

The right-of-way width, alignment and drainage of the following streets-of-way are appropriate to the Municipality of the District of Lunenburg under subdivision application *1119423*. However, the plan creator should be aware that the road within the right-of-way has not been constructed to a standard suitable for being used as a public road and that public services such as school bus, garbage collection or water supply should not be expected along these roads.

*Halliday Road, Plum Road, Plum Road*

Lot 8-9 & Lot 21 are subject to the subdivision application of all other existing public roads for *single lane dualway*.

and any conditions which apply are contained in a report dated *NOV 21 2017* and available from the Department of Transportation.

HORIZONTAL DATUM	NAUTICS (CGRS)	EPSG#	2011.0
VERTICAL DATUM	CANADIAN GEODETIC VERTICAL DATUM (CGVD2005)		
PROJECTION	3 WGS 84	ZONE	18
DISTANCE SHOWN	HORIZONTAL GROUND DISTANCES		
ENVD SURVEY TYPE	NETS	SOURCE	SAMMETH

LOT 10  
PROPERTY OF  
MARC UHL & ALEXANDRA MARGARETE UHL  
DOCUMENT NO. 110487725  
PID NO. 60859425  
(SEE PLAN REFERENCE NO. 5)

WATERS OF SEVEN MILE LAKE

LOT 5  
(SEE PLAN REFERENCE NO. 7)

LOT 6

LOT 7  
PROPERTY OF  
HELMUT SCHOLZ  
DOCUMENT NO. 110710705  
PID NO. 60705825  
(SEE PLAN REFERENCE NO. 8)

LOT 4  
(SEE PLAN REFERENCE NO. 8)

LOT 8-9  
AREA = 3.88 ACRES



- LEGEND
- N.S.P.A. NOVA SCOTIA HIGH PRECISION NETWORK
  - S.M. SURVEY MARKER
  - I.B./I.P. HIGH BOLT/IRON PIPE
  - "T" CUT IN ROCK
  - WOODEN POST
  - TRANSVERSE NAIL
  - WIRE FENCE
  - STONE WALL
  - FOUND
  - (C) CALCULATED
  - C.P. CALCULATED POINT
  - U.P. UTILITY POLE
  - R.P. ROOF POST
  - LANDS DEALT WITH
  - OTHER LANDS
  - OVERHEAD UTILITY LINES
  - REMAINS OF CURVE
  - E.C. END OF CURVE
  - P.A.C. POINT OF CURVATURE
  - N.T.L. NON-TANGENTIAL
  - OHWM ORDINARY HIGH WATER MARK

NOTE: DISTANCES SHOWN - NOT ADJUSTED

BEARING USE OF THE NOVA SCOTIA GRID SYSTEM (N.T.M. Zone 5, C.M.G. 2011) AND WERE DERIVED FROM G.S.M.S. OBSERVATIONS TAKEN ON NOVA SCOTIA ACTIVE CONTROL STATION NO. 11841. THE HORIZONTAL DISTANCE FROM GRID TO WGS 84 IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83, EPOCH 2011.0) (G.S.M.S. OBSERVATIONS)

- PLAN REFERENCES
- PLAN NO. 44-789 BY A. AND E. TURNER & ASSOCIATES, SHOWING PROPERTY OF GEORGE LEE & LYDIA BROWN, NEAR EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED JULY 23, 1978, FILED AT THE REGISTRY OF DEEDS UNDER NO. 79-2285.
  - PLAN NO. 72-201 BY A. AND E. TURNER & ASSOCIATES, SHOWING LANDS OF RICHARD G. HALLIDAY AND MARGARET B. V. HALLIDAY, DISTRICT OF EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED SEPTEMBER 11, 1990, FILED AT THE REGISTRY OF DEEDS UNDER NO. 79-3430.
  - PLAN OF SURVEY NO. 84-72 BY TURNER SURVEYS, SHOWING LOTS 1-84 & LOT 2-84, PROPERTY OF RICHARD G. HALLIDAY & MARGARET B. V. HALLIDAY, DISTRICT OF EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED NOVEMBER 8, 1984, FILED AT THE REGISTRY OF DEEDS UNDER NO. 8027856.
  - PLAN OF SUBDIVISION NO. 04-200 BY TURNER SURVEYS, SHOWING LOT 04-1 LOTS OF RICHARD G. HALLIDAY AND MARGARET B. V. HALLIDAY, EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 23, 2004, FILED AT THE REGISTRY OF DEEDS UNDER NO. 7908785.
  - PLAN OF SUBDIVISION NO. 05-243 BY TURNER SURVEYS, SHOWING LOT 05-1 LOTS OF RICHARD G. HALLIDAY & MARGARET B. V. HALLIDAY, EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED OCTOBER 11, 2005, FILED AT THE REGISTRY OF DEEDS UNDER NO. 8204980.
  - PLAN OF SURVEY NO. 14-883 BY BERTRIGAN SURVEYS LIMITED, SHOWING LOT 100 & 200 PROPERTY OF RICHARD GEORGE HALLIDAY & MARGARET B. V. HALLIDAY, EAST CLIFFORD ROAD, EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED AUGUST 28, 2014, FILED AT THE REGISTRY OF DEEDS UNDER NO. 10544438.
  - PLAN OF SUBDIVISION NO. 15-843-A BY BERTRIGAN SURVEYS LIMITED SHOWING CONSOLIDATION OF LOT 100 AND LOT 200 TO CREATE LOT 300 (ENTERY STEP), AND SUBDIVISION OF LOT 300 TO CREATE RESULTING LOTS 3-1, 3-2, 3-3 & REMAINDER LOT 300, PROPERTY OF 3283056 NOVA SCOTIA LIMITED, EAST CLIFFORD ROAD, EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED JUNE 11, 2015, FILED AT THE REGISTRY OF DEEDS UNDER NO. 107630692.
  - PLAN OF SUBDIVISION NO. 16-839 BY BERTRIGAN SURVEYS LIMITED SHOWING LOTS 1, 2, 3 & 4, PROPERTY OF 3283056 NOVA SCOTIA LIMITED, EAST CLIFFORD ROAD, EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED MAY 23, 2017, FILED AT THE REGISTRY OF DEEDS UNDER NO. 111124038.
  - PLAN OF SUBDIVISION NO. 18-569 BY BERTRIGAN SURVEYS LIMITED SHOWING LOT 12, PROPERTY OF 3283056 NOVA SCOTIA LIMITED, EAST CLIFFORD ROAD, EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA, DATED AUGUST 23, 2017 (PENDING SUBDIVISION APPROVAL).

NOTE: LOT INDICATORS 8-9 & 21 ORIGINATE WITH THIS PLAN.

1119423-303

PLAN OF SUBDIVISION

SHOWING LOT 8-9 AND LOT 21, PROPERTY OF 3283056 NOVA SCOTIA LIMITED, EAST CLIFFORD ROAD, EAST CLIFFORD, LUNenburg COUNTY, NOVA SCOTIA.

100 0 100 200 300

GRAPHIC SCALE - FEET

REG. SURVEY LINES BY DATING THE PLAN BY 1:10" = 1' - 11" 20" 2017

DATE OF PLAN: 2017

DATE OF PLOT: 2017

DATE OF PLOT: 2017



BERTRIGAN SURVEYS LIMITED  
NOVA SCOTIA LAND SURVEYORS  
BRIDGEWATER, LUN. CO., NOVA SCOTIA

No. 56191



1119423 23

Form 28

Purpose: to record a non-enabling documents in a parcel register

For Office Use

Registration district: COUNTY OF LUNENBURG  
 Submitter's user number: 2195  
 Submitter's name: MUNICIPALTY OF THE DISTRICT OF LUNENBURG

LUNENBURG COUNTY LAND REGISTRATION OFFICE  
 I certify that this plan was registered or recorded as shown here.  
 Rebecca Bond, Registrar

11942323 LR  ROD   
 Plan #

DEC 27 2017 11:17  
 MM DD YYYY Time

The attached plan/document relates to the following parcels registered under the *Land Registration Act*

PID	<u>600697737</u>
PID	<u>60707353</u>
PID	<u>60707361</u>
PID	

Municipal file number or land registration file number: 14170069

This form is submitted to record the following non-enabling instrument in the above-noted parcel register(s) (select one):

- plan
- boundary line agreement
- instrument of subdivision
- statutory declaration regarding de facto consolidation
- condominium declaration
- initial condominium bylaws
- condominium plan
- repeal of subdivision
- termination of condominium
- other (specify) \_\_\_\_\_

And in the matter of registered owner (insert name) \_\_\_\_\_  
328 3056 Nova Scotia Limited

Note: An amending Parcel Description Certification Application may be required.

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

December 19, 2017.

Norma Schiefer  
 Signature of Municipal Official

Name: Norma Schiefer  
 Address: 210 Aberdeen Rd.  
 Bridgewater, NS B4V 4G8  
 Phone: 902-541-1334  
 Emails: nschiefer@modl.ca  
 Fax: 902-527-1135

**Form 24**

*Purpose: to change the registered interest, benefits or burdens*

**(Instrument code: 450)**

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

**(Instrument code: 451)**

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

For Office Use

Registration district: Lunenburg County

Submitter's user number: 9466

Submitter's name: Michael G. Gros

LUNENBURG COUNTY LAND REGISTRATION OFFICE  
 I certify that this document was registered or recorded  
 as shown here.  
 Rebecca Bond, Registrar *RWB*

112091518 LR  ROD   
 Document #

JAN 30 2018 14:38  
 MM DD YYYY Time

In the matter of Parcel Identification Number (PID)

PID 60707353	
PID	

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

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

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

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

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

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

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

OR

- No power of attorney applies to this document



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

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

<b>Instrument type</b>	Deed
<b>Interest holder and type to be removed (if applicable)</b>	3283056 Nova Scotia Limited, fee simple
<b>Interest holder and type to be added (if applicable) Note: include qualifier (e.g., estate of, executor, trustee, personal representative) if applicable</b>	Jenny Ulrike Baensch, fee simple
<b>Mailing address of interest holder to be added (if applicable)</b>	Bohnenkampsweg 32a, Melle, Germany, 49324
<b>Manner of tenure to be removed (if applicable)</b>	Not applicable
<b>Manner of tenure to be added (if applicable)</b>	Not applicable
<b>Description of mixture of tenants in common and joint tenancy (if applicable)</b>	
<b>Access type to be removed (if applicable)</b>	No access
<b>Access type to be added (if applicable)</b>	Private (by grant)
<b>Percentage or share of interest held (for use with tenant in common interests)</b>	
<b>Non-resident (to qualified solicitor's information and belief) (Yes/No?)</b>	yes
<b>Reference to related instrument in parcel register (if applicable)</b>	
<b>Reason for removal of interest (for use only when interest is being removed by operation of law and no document is attached) Instrument code: 443</b>	

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

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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*:

<b>Instrument type</b>	
<b>Interest holder name and type to be added</b>	
<b>Interest holder mailing address</b>	
<b>Judgment Roll reference</b>	

The following benefits are to be added and/or removed in the parcel register(s):

(Note: An amending PDCA is required if the changes being made to the benefit section are not currently reflected in the description in the parcel register).

<b>Instrument type</b>	deed
<b>Interest holder and type to be removed (if applicable)</b>	
<b>Interest holder and type to be added (if applicable)</b> <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	Together with an easement/right of way, easement/right of way holder (benefit)
<b>Mailing address of interest holder to be added (if applicable)</b>	
<b>Servient tenement parcel(s) (list all affected PIDs):</b>	60697737
<b>Reference to related instrument in names-based roll/parcel register (if applicable)</b>	
<b>Reason for removal of interest (for use only when interest is being removed by operation of law)</b> <i>Instrument code: 443</i>	

The following burdens are to be added and/or removed in the parcel register(s):

(Note: An amending PDCA is required if the changes being made to the burden section are not currently reflected in the description in the parcel register).

<b>Instrument type</b>	deed
<b>Interest holder and type to be removed (if applicable)</b>	
<b>Interest holder and type to be added (if applicable)</b> <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	60697737 Easement/Right-of-Way holder (burden) – Dominant PID
<b>Mailing address of interest holder to be added (if applicable)</b>	

<b>Reference to related instrument in names-based roll/parcel register (if applicable)</b>	
--	--

<b>Instrument type</b>	deed
<b>Interest holder and type to be removed (if applicable)</b>	
<b>Interest holder and type to be added (if applicable)</b> <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	Subject to restrictive covenants, covenant holder (burden)
<b>Mailing address of interest holder to be added (if applicable)</b>	
<b>Reference to related instrument in names-based roll/parcel register (if applicable)</b>	

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

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

The textual qualifications are to be changed as follows:

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

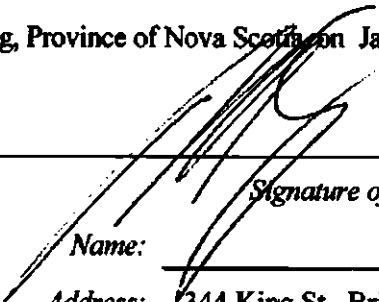
The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed:

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

**Certificate of Legal Effect:**

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

Dated at Bridgewater, in the County of Lunenburg, Province of Nova Scotia on January 30, 2018.

  
 \_\_\_\_\_  
*Signature of authorized lawyer*  
 Name: Michael G. Gros  
 Address: 344 King St., Bridgewater, NS, B4V 1A9  
 Phone: 902-530-3660  
 E-mail: [mgros@eastlink.ca](mailto:mgros@eastlink.ca)  
 Fax: 902-543-6639

- 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** made this 25<sup>th</sup> day of January A.D., 2018

**BETWEEN:**

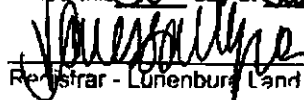
**3283056 NOVA SCOTIA LIMITED**, a body corporate, incorporated under the laws of the Province of Nova Scotia and having its head office at Hebb's Cross, Lunenburg County, Nova Scotia

I hereby certify that:

The Deed Transfer Tax has been paid

No Deed Transfer Tax is payable within described property transfer.

Dated this 30<sup>th</sup> day of January 2018.

  
Registrar - Lunenburg Land Registration Office

hereinafter called the "Grantor"

OF THE ONE PART

-and-

**JENNY ULRIKE BAENSCH** of Melle, in the Federal Republic of Germany

hereinafter called the "Grantee"

OF THE OTHER PART

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

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

**THE GRANTOR** covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and right to convey them as hereby conveyed, that they are free from encumbrances, subject to the restrictions and covenants set out in Schedule "B" attached hereto, and that the Grantor will procure such further assurances as may be reasonably required and it is agreed and declared that the terms "Grantor" and "Grantee" used in this deed shall be construed to include the plural as well as singular and the masculine, feminine or neuter genders where the context so requires.

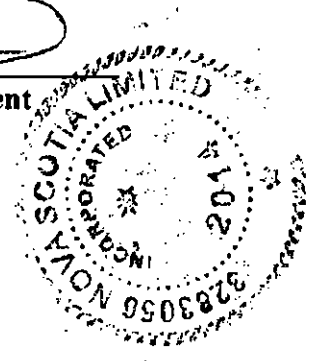
IN WITNESS WHEREOF the GRANTOR has hereunto affixed its corporate seal attested to by the hands of its proper officers in that behalf, the day and year first above written.

SIGNED SEALED AND DELIVERED )  
IN THE PRESENCE OF: )

) 3283056 NOVA SCOTIA LIMITED  
)  
)

M. MacLeod  
Witness )

Per: M. Händel  
Matthias Händel, President )



PROVINCE OF NOVA SCOTIA )  
COUNTY OF LUNENBURG )

I HEREBY CERTIFY that on the 25<sup>th</sup> day of January, 2018, 3283056 NOVA SCOTIA LIMITED, one of the parties hereto, caused the same to be properly executed by its duly authorized officers and its corporate seal to be affixed in my presence and I have signed as a witness to such execution.

M. MacLeod  
A Barrister/Commissioner of the Supreme  
Court of Nova Scotia  
MEREDITH S. MacLEOD


AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA  
COUNTY OF LUNENBURG

I, **Matthias Händel**, of Hebb's Cross, in the County of Lunenburg, Province of Nova Scotia, make oath and say as follows:

1. THAT I am the President of 3283056 Nova Scotia Limited (the "Company") and as such have a personal knowledge of the matters herein deposed to.
2. THAT I acknowledge that the Corporation executed the foregoing Instrument by its proper officer 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 Section 31 (a) of the *Registry Act*, R.S.N.S. 1989, c. 392 and Section 79 of the *Land Registration Act*, S.N.S. 2001, c. 6, as amended.
3. THAT the Company is not now nor will be on the date of delivery of the foregoing and attached Indenture, a non-resident of Canada with the meaning of the *Income Tax Act* (Canada).
4. THAT for the purposes of this my Affidavit, "Matrimonial Home" means the dwelling and real property occupied by a person and that person's spouse as their family residence and in which either or both of them have a property interest other than a leasehold interest.
5. THAT the lands described in the within Indenture are not occupied by any shareholder of the Company as a Matrimonial Home and have never been so occupied while the lands have been owned by the Company; nor does the ownership of a share in the Company entitle the owner or owners thereof to occupy the aforesaid lands as a Matrimonial Home.

SWORN TO at Bridgewater, )  
 in the County of Lunenburg, )  
 Province of Nova Scotia, )  
 this 25<sup>th</sup> day of January )  
 A.D., 2018, before me: )

  
 \_\_\_\_\_ )  
 A Barrister/Commissioner of the )  
 Supreme Court of Nova Scotia )  
 MEREDITH S. MacLEOD )

  
 \_\_\_\_\_ )  
 MATTHIAS HÄNDEL )

SCHEDULE "A"

**PID 60707353**

Registration County: LUNENBURG COUNTY

Street/Place Name: EAST CLIFFORD ROAD /EAST CLIFFORD

Title of Plan: PLAN OF S/D SHOWING LOT 8-9 & LOT 21, PROPERTY OF 3283056 NOVA SCOTIA LTD, EAST CLIFFORD RD, EAST CLIFFORD, LUNENBURG COUNTY

Designation of Parcel on Plan: LOT 8-9

Registration Number of Plan: 111942323

Registration Date of Plan: 2017-12-27 11:17:31

**BENEFIT:**

Together with a free and unobstructed right of way at all times and for all purposes including the right to place, maintain, and repair electrical poles, related overhead electrical wires, telecommunication wires, anchors and guys, to be used in common with 3283056 Nova Scotia Limited and its successors and assigns, over the Private Rights of Way shown on the above-noted plan of subdivision as Mateus Road and Plamu Road, and over that existing gravel road extending from the western sideline of the East Clifford Road, extending in a generally northwesterly direction across that portion of the Remainder Lot 300 shown as "Future Remainder Lot 31R" on the above-noted plan, and terminating at the eastern boundary of Plamu Road.

**BURDEN:**

Subject to a sixty-six foot (66') wide right-of-way for all purposes, extending from the western boundary of Plamu Road to the waters of Seven Mile Lake, reserved for the benefit of that portion of PID 60697737 consisting of the private Right-of-Way known as Plamu Road.

**BURDEN:**

Subject to the Restrictive Covenants attached hereto as Schedule "B."

**\*\*\* 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: 2018

Plan or Document Number: 111942323



**SCHEDULE "B"**  
**RESTRICTIVE COVENANTS**

The Purchaser covenants and agrees with 3283056 NOVA SCOTIA LIMITED to observe and comply with the following restrictions made pursuant to a building scheme established by 3283056 NOVA SCOTIA LIMITED with respect to the lands owned by 3283056 NOVA SCOTIA LIMITED at Seven Mile Lake, East Clifford, Lunenburg County, Nova Scotia, being the subdivision.

The lands to which these restrictive covenants shall apply (hereinafter called the "lands") include the lot(s) conveyed in the within instrument. 3283056 NOVA SCOTIA LIMITED and the Purchaser does hereby covenant and agree with each other that it is the intention that the burden of these covenants shall run with the land forever and shall run with each of the lots and the other lands in this subdivision to which these restrictions are attached, and that the land conveyed in the within instrument, or any part thereof, shall not be used without observing the following conditions and covenants:

1. The Purchaser covenants and agrees with 3283056 NOVA SCOTIA LIMITED that the Purchaser shall not sell, convey, assign or otherwise dispose of the lot(s) conveyed in the within instrument without requiring the purchasers or recipients to execute covenants and restrictions, provisos and agreements identical to those contained herein. Notwithstanding any failure of the Purchaser to do so, the covenants and agreements, provisos and restrictions shall be deemed to be binding on the purchaser or recipient.
2. 3283056 NOVA SCOTIA LIMITED and the Purchaser does hereby covenant and agree with each other and any owner of the lands or part of the lands to which the burden and benefit of the following stipulations, regulations, restrictions and provisos are attached that no part of the lands shall be used unless the use complies with the within restrictions which, in conjunction with any Municipal by-law, regulation or law, shall form the regulatory basis for construction in the subdivision.
3. No part of the lands herein conveyed shall be used to construct buildings for use other than residential or for recreational purposes in connection with residential use. Residential use may include offering the lands as recreational or residential rental property, so long as the tenants' use of the lands and appurtenant rights do not exceed that ordinarily associated with a single-family residential or recreational property.

4. No part of the lands herein conveyed shall be used for commercial/industrial purposes such as the establishment of any factory, production plant or industrial enterprise or commercial outlet.
5. No part of the lands herein conveyed shall be used for the erection or placement of any trailer or mobile home.
6. No part of the lands herein conveyed shall be used by anyone unless that person becomes a member of the Lot Owners' Association when it is formed. The owner(s) of the land(s) of each lot(s) conveyed herein shall pay an annual fee to the Lot Owners' Association for the maintenance and upkeep of the roads in the subdivision, in an amount to be determined year to year by a majority vote of the Lot Owners' Association. The fee is to be paid once a year by December 31<sup>st</sup> and shall be transferred into a bank account which shall be established by the Lot Owners' Association. The Lot Owners' Association shall be formed and constituted in such a way that the owner(s) of each subdivided and approved lot are entitled to one vote for each lot(s) owned; PROVIDED HOWEVER that the fee shall be payable to the Vendor to a bank account designated by the Vendor until the Lot Owners' Association shall be formed and that the fees shall not exceed \$200.00 per lot per year for three years following the conveyance of the lands herein conveyed.
7. To the intent that the burden of these restrictions shall run with the land forever, the Purchaser, or if more than one Purchaser, the Purchasers, for himself or themselves and his or her representatives and assigns, covenant and agree with the Vendor that their successors in title from time to time of all or any part the land(s) will observe and comply with the stipulations, restrictions and provisions set forth in this Schedule. Notwithstanding anything contained herein, the Vendor, its successors and assigns, shall have the power by instrument or instruments in writing from time to time to waive, alter or modify the above covenants and restrictions and their application to any lot(s) or parcel(s) of land within the subdivision. The Vendor shall likewise have the power by instrument in writing from time to time to assign all or any part of its rights.

**Form 45**

**Purpose: to add, confirm, delete and correct the interests, textual qualifications or parcel access type in the parcel register(s)**

*Note: If there are inherited interest flags in the parcel register, a Form 45 is required to be recorded before the registered interest can be changed. The form must be completed, even if only to confirm that no changes are to be made.*

**(Instrument code: 836 )**

Registration district: Lunenburg County  
 Submitter's user number: 16498  
 Submitter's name: Meredith S. MacLeod

**In the matter of Parcel Identification Number (PID)**

PID	60707353
PID	

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

**For Office Use**

LUNENBURG COUNTY LAND REGISTRATION OFFICE  
 I certify that this document was registered or recorded as shown here.  
 Rebecca Bond, Registrar EW

112041794 LR  ROD   
 Document #

JAN 19 2018 9:45  
 MM DD YYYY Time

**1. Parcel access type (choose applicable box)**

*(direct or indirect right of access to the parcel, if any, from a public street, highway or navigable waterway to the parcel appearing on the face of the record)*

The parcel access type as currently shown in the parcel register is correct.

OR

The parcel access type as currently shown must be added or changed to:

- |  |  |
|--|--|
| <input type="checkbox"/> public                    | <input type="checkbox"/> private (openly used and enjoyed) |
| <input checked="" type="checkbox"/> no access      | <input type="checkbox"/> private (other)                   |
| <input type="checkbox"/> public (other)            | <input type="checkbox"/> right of way/driveway             |
| <input type="checkbox"/> private                   | <input type="checkbox"/> right of way/walkway              |
| <input type="checkbox"/> private (by grant)        | <input type="checkbox"/> navigable waterway                |
| <input type="checkbox"/> private (by prescription) | <input type="checkbox"/> other (must include TQ)           |

2. The following interests or entries that were placed in the parcel register(s) for the above-noted PID(s) on subdivision are **to be removed** from the parcel register(s) (select all that apply):

<b>Interest holder and type</b>	Together with an Easement/Right of Way; Easement/Right of Way Holder (Benefit) 60705605 – Servient Tenement PID
<b>Enabling Instrument Reference</b> ( <i>insert book and page or instrument number, as applicable</i> ):	Document No. 110710747 May 5, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	Together with an Easement/Right of Way; Easement/Right of Way Holder (Benefit) 60699436 – Servient Tenement PID
<b>Enabling Instrument Reference</b> ( <i>insert book and page or instrument number, as applicable</i> ):	Document No. 111201704 August 8, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	Together with an Easement/Right of Way; Easement/Right of Way Holder (Benefit) 60706231 – Servient Tenement PID
<b>Enabling Instrument Reference</b> ( <i>insert book and page or instrument number, as applicable</i> ):	Document No. 111608478 October 20, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	Nova Scotia Power Incorporated; Easement/Right of Way Holder (Burden)
<b>Enabling Instrument Reference</b> ( <i>insert book and page or instrument number, as applicable</i> ):	Document No. 107905904 October 8, 2015
<b>Textual Qualification</b>	N/A

May 4, 2009



<b>Interest holder and type</b>	60699410; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 110392181 February 28, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	60699436; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 111201704 August 8, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	60699402; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 111195880 August 4, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	60706264; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 111195880 August 4, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	60706256; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 111195880 August 4, 2017
<b>Textual Qualification</b>	N/A

May 4, 2009

<b>Interest holder and type</b>	60699428; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 110497808 March 22, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	60705605; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 110710747 May 5, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	60706231; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 111608478 October 20, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	60707080; Easement/Right of Way Holder (Burden) – Dominant PID
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 111725447 November 14, 2017
<b>Textual Qualification</b>	N/A

<b>Interest holder and type</b>	Richard George Halliday; Licensee
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 106646087 February 13, 2015 Owner Transferring and Subdivision Document
<b>Textual Qualification</b>	N/A

May 4, 2009

<b>Interest holder and type</b>	Margaret B. V. Halliday; Licensee
<b>Enabling Instrument Reference</b> <i>(insert book and page or instrument number, as applicable):</i>	Document No. 106646087 February 13, 2015 Owner Transferring and Subdivision Document
<b>Textual Qualification</b>	N/A

**3. All other interests or entries, including textual qualifications, are to remain in the parcel register(s).**

**Certificate of Legal Effect:**

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

**Dated** at Bridgewater, in the County of Lunenburg, Province of Nova Scotia, January 18, 2018.



*Signature of authorized lawyer*

*Name:* Meredith S. MacLeod

*Address:* 129 Aberdeen Road, Suite 102  
Bridgewater, NS B4V 2S7

*Phone:* (902) 530-5955

*E-mail:* meredith@macleodwebber.ca

*Fax:* (902) 530-3431

*Note: An amending Parcel Description Certification Application is required if benefits or burdens are being removed.*

May 4, 2009