

TAX SALE REPORTING LETTER

Tax Sale No. 101

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 23, 2024

Name: Jasmine Armstrong and Jason Armstrong

Assessment Account No: 09481583

Property: PID 60443793 – Hirtle Road, Maitland, NS

Title: I have carried out title investigations on the subject property. The title is land registered. There is evidence that Jasmine Armstrong and Jason Armstrong are the registered interest holders (owners) of the subject property. Jasmine Armstrong and Jason Armstrong acquired title (as joint tenants) to the subject property via Deed registered as Document No. 89696521 at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The property also has the benefit of an easement/right-of-way as described as Document No. 89154265 as well as an easement/right-of-way as described at Book 138, Page 674 as recorded at the Lunenburg County Land Registration Office and is burdened by restrictive covenants as described at Document No. 89154265 at the Lunenburg County Land Registration Office. We have not searched the title, extent, or usage of any easements, rights-of-way or covenants. The paper title (as a land registered parcel) appears to be marketable.

Encumbrances: None

Marital Status: Unknown for both assessed owners.

Survey: There is a survey of the subject property on file at the Lunenburg County Land Registration Office as Document No. 85870559. The plan and parcel description generally conform 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.

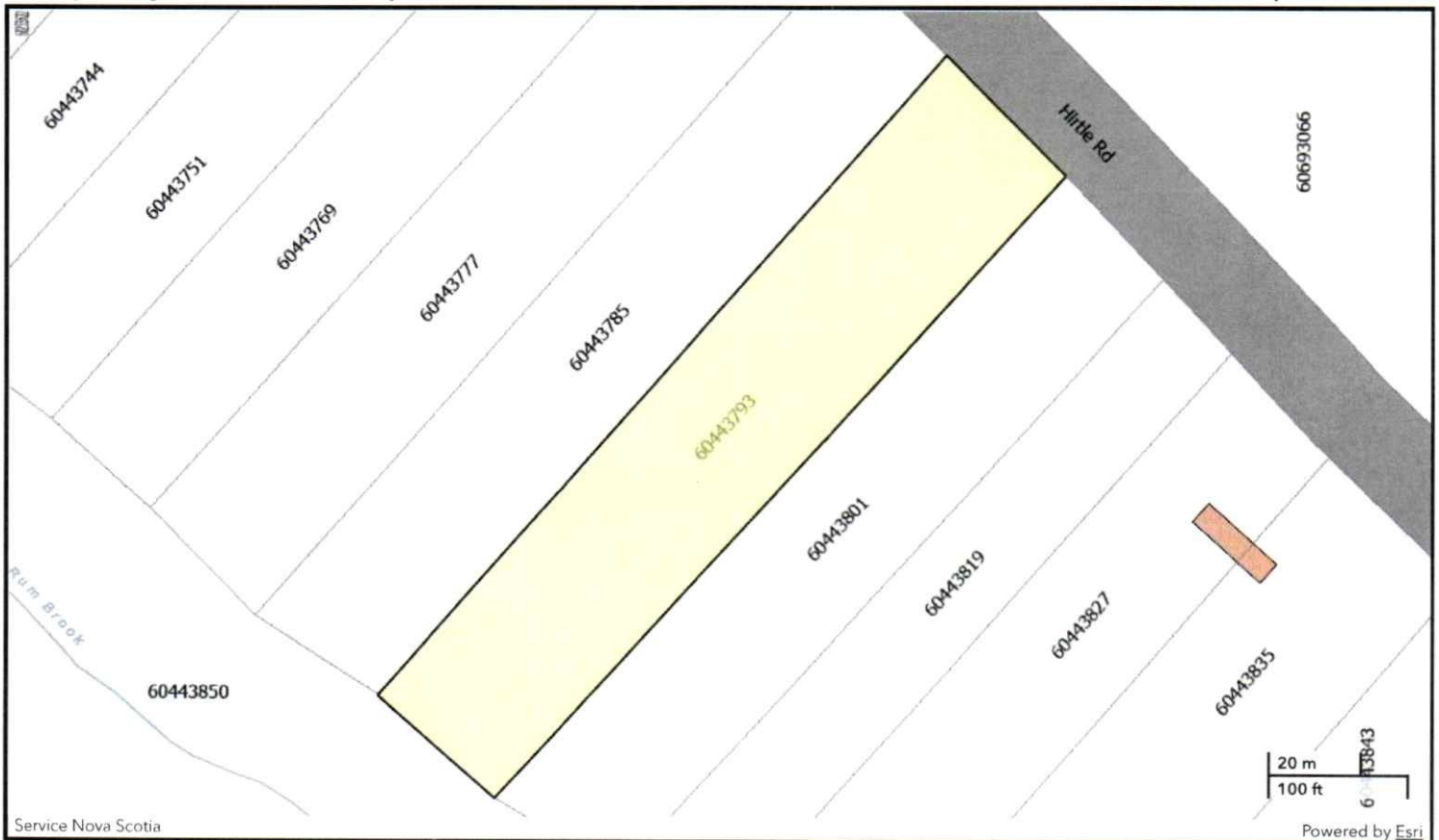


J. C. Reddy

******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 9, 2024 12:52:38**



PID:	60443793	Address:	HIRTLE ROAD MAITLAND LOT 75	AAN:	09481583
County:	LUNENBURG COUNTY	Owner:	JASON ARMSTRONG JASMINE ARMSTRONG	Value:	\$11,000.00 (2024 RESIDENTIAL TAXABLE)
LR:	LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

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Land Registration View

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

PID	60443793	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	60150 SQUARE FEET (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1208
Lot	LOT 75	Created	Jan 27, 1996 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	JOINT TENANTS
LR Status	LAND REGISTRATION	LR Date	Apr 26, 2007 01:38:33PM		

Location	County	Primary Location	Source
<u>HIRTLE ROAD</u> <u>MAITLAND</u>	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments
MAP:1044400064400

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>09481583</u>	\$11,000.00 (2024 RESIDENTIAL TAXABLE)	080	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
JASMINE ARMSTRONG	FEE SIMPLE	NORTHALLERTON 18 BEECH CLOSE GATENBY	DEED	2008	<u>89696521</u> View Form View Doc		Jan 08, 2008	Yes
JASON ARMSTRONG	FEE SIMPLE	NORTHALLERTON 18 BEECH CLOSE GATENBY	DEED	2008	<u>89696521</u> View Form View Doc		Jan 08, 2008	Yes

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
60443538	SERVIENT TENEMENT PID	DEED	2007	<u>89154265</u> View Doc		Oct 26, 2007
TOGETHER WITH AN EASEMENT/ROW	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	2007	<u>89154265</u> View Doc		Oct 26, 2007
60443850	SERVIENT TENEMENT PID	DEED	1969	<u>1030</u> View Doc	Book 138 Page 674	Jan 30, 1969
TOGETHER WITH AN EASEMENT / RIGHT OF WAY	EASEMENT / RIGHT OF WAY HOLDER (BENEFIT)	DEED	1969	<u>1030</u> View Doc	Book 138 Page 674	Jan 30, 1969

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)		DEED	2007	<u>89154265</u> View Doc		Oct 26, 2007

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
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Textual Qualifications on Title**Qualifications Text***No Records Found***Tenants in Common not registered pursuant to the Land Registration Act**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
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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**

PID No. 60443793

Lot #75

PLACE NAME: Lot 75, Covey Lake, Big Lots, Lunenburg County

MUNICIPALITY/COUNTY: Lunenburg

Designation of Parcel on Plan: Lot 75

Title of Plan: Subdivision of lands of Donald and Robert Grace, Covey Lake, Big Lots, Lunenburg Co.

Conveyed to: Donald Grace and Robert Charles Grace

Registration County: Lunenburg

Registration Number of Plan: 85870559

Registration Date of Plan: August 15, 2006

Benefit One: TOGETHER with a right-of-way for all purposes and at all times for the Grantees, their successors in title and their servants, agents, workmen and invitees, for persons, animals and vehicles from the public highway, Authority No. 451 (Big Lots Road, so-called) over and along the existing roads and lands described as PID 60443850 and used in common with other lot owners as a roadway, to the lands hereby conveyed.

Benefit Two: TOGETHER with a Right of Way/Easement for access to the waters of Covey Lake over the parcel designated as Lot 19 on Plan P-2075 and being PID 60443538.

Burden: Subject to the following Restrictive Covenants:

1. That no trailer or mobile home will be kept on the lots for the purpose of living, sleeping or eating accommodation.
2. That all foundations shall be poured concrete foundations in lieu of concrete or cinder block.
3. That no building shall be erected on the said lands hereby conveyed except of a residential class nor shall any building be used on the lands for other than residential purposes, PROVIDED HOWEVER, that garages may be erected for use in connection with private or residential buildings.
4. That no animals other than standard household pets shall be kept on said lots and further that no breeding of animals for sale will be carried on.
5. That the Grantees will not allow to be cut down or damages any living tree on the said lands hereby conveyed beyond what is necessary for locating the dwelling, outbuildings, garage, front lawn, back yard, and SAVE AND EXCEPT for such cutting as may be required for thinning and good tree care.
6. That the Grantees consent to the installation of pavement, curbs and other local improvements for the common good.
7. That no excavation nor dumping of material will be permitted on the lands except for the purposes of construction, landscaping or grading. The Grantees shall remove all surplus materials from the land within a reasonable time after completion of any construction, landscaping or grading.
8. That these covenants shall be read with all grammatical and gender changes appropriate by reason of more than one Grantee, or one or more Grantees being feminine or neuter, and all covenants, liabilities, and obligations shall be joint and several.
9. The Grantees agree to obtain from any subsequent purchaser or transferee from the Grantees a covenant to observe the restrictive covenants herein set forth including this clause.

The parcel originated with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Lunenburg County as plan or document number 85870559.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	85870559 View Plan	2006	SUBDIVISION & AMALGAMATIONS	S/D ON LANDS OF DONALD AND ROBERT GRACE, COVEY LAKE, BIG LOTS		8/15/2006
Plan	81450083 View Plan	2005	RETRACEMENT PLAN	SURVEY DONALD & ROBERT GRACE AT COVEY LAKE, BIG LOTS		2/25/2005

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
<i>No AFR Bundles Found</i>					

Parcel Relationships

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

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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 Please feel free to [Submit Problems](#) you find with the Property Online web site.

#89696521

Jan. 8/08

Emm #Wolte-52024

THIS WARRANTY DEED made the 20 day of December, 2007.

BETWEEN:

Wolter Land Estates Limited, a body corporate, of 449 Farris Road, Kelowna, British Columbia, V1W 1N1, being the Owner of the lands described in Schedule "A" herein

(hereinafter called the "Grantor")

- and -

Jason Armstrong and Jasmine Armstrong, both of 18 Beech Close, Gatenby, Northallerton, North Yorkshire, England, DL7 9TJ, as joint tenants, and not as tenants-in-common

(hereinafter called the "Grantees")

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

THE GRANTOR hereby conveys to the Grantees, as joint tenants, and not as tenants-in-common, 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 Grantees that the Grantees 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.

CORPORATE AFFIDAVIT OF STATUS


CANADA

PROVINCE OF BRITISH COLUMBIA

I, **Steven Wolter**, of 449 Farris Road, Kelowna, British Columbia, V1W 1N1, make oath and say that:

1. I am the President of **Wolter Land Estates Limited** (the "Corporation"). Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that the Corporation executed the foregoing Instrument by its proper officer(s) duly authorized in that regard on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to s.31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s. 79(1)(a) of the *Land Registration Act* as the case may be.
3. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

SWORN TO at Kelowna, in the Province
of British Columbia the 20 day of December,
2007, before me,



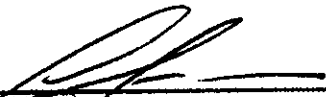
Notary Public for the Province of
British Columbia
TARJA K. MCLEAN
Notary Public
423 Cedar Avenue
Kelowna, BC V1Y 4X2



Steven Wolter

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



WITNESS / A Notary Public for the Province of
British Columbia



TARJA K. MCLEAN
Notary Public
423 Cedar Avenue
Kelowna, BC V1Y 4X2

Wolter Land Estates Limited

Per: 

Steven Wolter - President

SCHEDULE "A"

PID No. 60443793

Lot #75

PLACE NAME: Lot 75, Covey Lake, Big Lots, Lunenburg County

MUNICIPALITY/COUNTY: Lunenburg

Designation of Parcel on Plan: Lot 75

Title of Plan: Subdivision of lands of Donald and Robert Grace, Covey Lake, Big Lots, Lunenburg Co.

Conveyed to: Donald Grace and Robert Charles Grace

Registration County: Lunenburg

Registration Number of Plan: 85870559

Registration Date of Plan: August 15, 2006

Benefit One: TOGETHER with a right-of-way for all purposes and at all times for the Grantees, their successors in title and their servants, agents, workmen and invitees, for persons, animals and vehicles from the public highway, Authority No. 451 (Big Lots Road, so-called) over and along the existing roads and lands described as PID 60443850 and used in common with other lot owners as a roadway, to the lands hereby conveyed.

Benefit Two: TOGETHER with a Right of Way/Easement for access to the waters of Covey Lake over the parcel designated as Lot 19 on Plan P-2075 and being PID 60443538.

Burden: Subject to the following Restrictive Covenants:

1. That no trailer or mobile home will be kept on the lots for the purpose of living, sleeping or eating accommodation.
2. That all foundations shall be poured concrete foundations in lieu of concrete or cinder block.
3. That no building shall be erected on the said lands hereby conveyed except of a residential class nor shall any building be used on the lands for other than residential purposes, PROVIDED HOWEVER, that garages may be erected for use in connection with private or residential buildings.
4. That no animals other than standard household pets shall be kept on said lots and further that no breeding of animals for sale will be carried on.
5. That the Grantees will not allow to be cut down or damages any living tree on the said lands hereby conveyed beyond what is necessary for locating the dwelling, outbuildings, garage, front lawn, back yard, and SAVE AND EXCEPT for such cutting as may be required for thinning and

good tree care. 6. That the Grantees consent to the installation of pavement, curbs and other local improvements for the common good.

7. That no excavation nor dumping of material will be permitted on the lands except for the purposes of construction, landscaping or grading. The Grantees shall remove all surplus materials from the land within a reasonable time after completion of any construction, landscaping or grading.

8. That these covenants shall be read with all grammatical and gender changes appropriate by reason of more than one Grantee, or one or more Grantees being feminine or neuter, and all covenants, liabilities, and obligations shall be joint and several.

9. The Grantees agree to obtain from any subsequent purchaser or transferee from the Grantees a covenant to observe the restrictive covenants herein set forth including this clause.

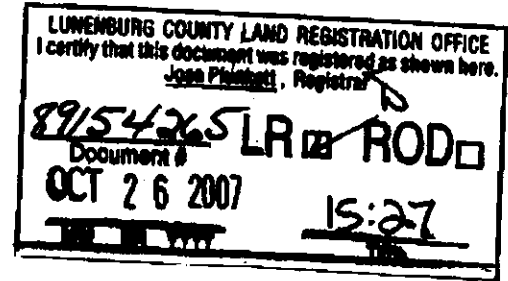
The parcel originated with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Lunenburg County as plan or document number 85870559.

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: 1597
 Submitter's name: Lawrence K. Evans, Evans, MacIsaac, MacMillan



In the matter of Parcel Identification Number (PID)

PID: 60443645	PID: 60443652
PID: 60443744	PID: 60443751
PID: 60443769	PID: 60443777
PID: 60443785	PID: 60443793
PID: 60443801	

(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)	Wolter Land Estates Limited - fee simple

April 3, 2007

Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g. estate of, executor, trustee, personal representative) (if applicable)</i>	Wolter Land Estates Limited - fee simple
Mailing address of interest holder to be added (if applicable)	449 Farris Road, Kelowna, British Columbia, V1W 1N1
Manner of tenure (if applicable)	Not Applicable
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 (for use with tenant in common interests)	N/A
Non-resident (to qualified solicitor's information and belief) (Yes/No?)	Yes
Reference to related instrument in 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

- 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*):

- 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	
Interest holder name and type to be added	
Interest holder mailing address	
Judgment Roll reference	

- The following benefits are to be added 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) Note: include qualifier (e.g. estate of, executor, trustee, personal representative) (if applicable)	Together with an Easement/ROW - Easement/ROW Holder (Benefit)
Mailing address of interest holder to be added (if applicable)	Unknown
Servient tenement parcel(s) (list all affected PIDs):	60443538
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

X 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) Note: include qualifier (e.g. estate of, executor, trustee, personal representative)(if applicable)	Subject to Restrictive Covenants - Covenant Holder (Burden)
Mailing address of interest holder to be added (if applicable)	Unknown
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

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

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

Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

- 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)	
Textual qualification on title to be added (insert replacement textual qualification)	
Reason for change to textual qualification (for use only when no document is attached) Instrument code: 838	

- 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	
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 Port Hawkesbury, in the County of Inverness, Province of Nova Scotia, October 24, 2007.



Name: Lawrence K. Evans, Q.C.
Address: 409 Granville St.,
Port Hawkesbury, Nova Scotia
B9A 2M5
Phone: 625-0580
Email: larry.evans@emmlaw.ca
Fax: 625-2811

- 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 the 12th day of October, 2007.

Emm #Wolte-51750

BETWEEN:

Wolter Land Estates Limited, a body corporate, with an office at Kelowna, in the Province of British Columbia, being the Owner of the lands described in Schedule "A" herein

(hereinafter called the "Grantor")

- and -

Wolter Land Estates Limited, a body corporate, with an office at 449 Farris Road, Kelowna, British Columbia, V1W 1N1

(hereinafter called the "Grantee")

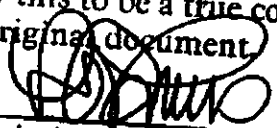
WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration;

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 be read with all appropriate changes of number and gender.

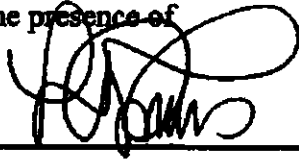
I certify this to be a true copy
of the original document.


A Commissioner/Barrister of the
Supreme Court of Nova Scotia

L.K. Evans QC
Barrister of the Supreme
Court of Nova Scotia

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



WITNESS

Wolter Land Estates Limited

Per: _____



Steven Wolter - President

CORPORATE AFFIDAVIT

**CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF**

I, **Steven Wolter**, of Kelowna, in the Province of British Columbia, make oath and say that:

1. I am the President of **Wolter Land Estates Limited** (the "Corporation"). Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that the Corporation executed the foregoing Instrument by its proper officer(s) duly authorized in that regard on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to s.31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s. 79(1)(a) of the *Land Registration Act* as the case may be.
3. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

SWORN TO at Port Hawkesbury, in the County of Inverness, Province of Nova Scotia the 12th day of October, 2007, before me,



L. K. Evans, Q.C.
A Barrister of the Supreme Court
of Nova Scotia

L.K. Evans QC
Barrister of the Supreme
Court of Nova Scotia



Steven Wolter

SCHEDULE "A"

PID No. 60443793

Lot #75

PLACE NAME: Lot 75, Covey Lake, Big Lots, Lunenburg County

MUNICIPALITY/COUNTY: Lunenburg

Designation of Parcel on Plan: Lot 75

Title of Plan: Subdivision of lands of Donald and Robert Grace, Covey Lake, Big Lots, Lunenburg Co.

Conveyed to: Donald Grace and Robert Charles Grace

Registration County: Lunenburg

Registration Number of Plan: 85870559

Registration Date of Plan: August 15, 2006

Benefit One: TOGETHER with a right-of-way for all purposes and at all times for the Grantees, their successors in title and their servants, agents, workmen and invitees, for persons, animals and vehicles from the public highway, Authority No. 451 (Big Lots Road, so-called) over and along the existing roads and lands described as PID 60443850 and used in common with other lot owners as a roadway, to the lands hereby conveyed.

Benefit Two: TOGETHER with a Right of Way/Easement for access to the waters of Covey Lake over the parcel designated as Lot 19 on Plan P-2075 and being PID 60443538.

Burden: Subject to the following Restrictive Covenants:

1. That no trailer or mobile home will be kept on the lots for the purpose of living, sleeping or eating accommodation.
2. That all foundations shall be poured concrete foundations in lieu of concrete or cinder block.
3. That no building shall be erected on the said lands hereby conveyed except of a residential class nor shall any building be used on the lands for other than residential purposes, PROVIDED HOWEVER, that garages may be erected for use in connection with private or residential buildings.
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9. The Grantees agree to obtain from any subsequent purchaser or transferee from the Grantees a covenant to observe the restrictive covenants herein set forth including this clause.

The parcel originated with an approved plan of subdivision that has been filed under the Registry Act or registered under the Land Registration Act at the Land Registration Office for the registration district of Lunenburg County as plan or document number 85870559.

the Mechanics' Lien Act claim a lien upon the estate of Roy E. Knock and Geraldine Marie Knock, of 30 Spence Street, Bridgewater, aforesaid, in the undermentioned land in respect to the following work and materials, that is to say: Construction of house; Materials used in said construction; which work was done for Roy E. Knock, of 30 Spence Street, aforesaid, on or before the 21st day of December, 1968, and which materials were furnished for the said Roy E. Knock on or before the 17th day of December, 1968. The amount claimed as due is the sum of NINE THOUSAND FOUR HUNDRED FIFTY-SIX DOLLARS AND SEVENTY CENTS (\$9,456.70). The following is a description of the land to be charged: ALL that lot, piece and parcel of land and premises situate on Spence Street in the Town of Bridgewater, Lunenburg County, Nova Scotia, and designated a Civic Number 30 on said Street, more particularly described in a deed from Nauss Bros. Ltd. to Roy and Geraldine Knock, recorded in the Registry of Deeds, at Bridgewater, in Book 138, at page 255, under No. 382. DATED at Bridgewater, in the County of Lunenburg and Province of Nova Scotia, this 30th day of January, A. D. 1969.

(Sgd.) Jean E. Litt)
Witness) NAUSS BROS: LTD. (Corporate Seal)
) (Sgd.) M. J. Nauss President
) (Sgd.) R. C. Nauss Secretary
PROVINCE OF NOVA SCOTIA) I, M. J. Nauss, President of Nauss Bros. Ltd. named in the
COUNTY OF LUNENBURG SS) foregoing claim, make oath and say that I have a personal and
full knowledge of the facts set forth in the foregoing claim and that the said claim is true.

SWORN BEFORE ME at Bridgewater, in the)
County of Lunenburg, this 30th day of)
January, A. D., 1969.)
(Sgd.) Roger L. Varner) (Sgd.) M. J. Nauss
A Commissioner of the Supreme Court)
of Nova Scotia.)

PROVINCE OF NOVA SCOTIA) ON THIS 30 day of January, A. D., 1969, before me, the
COUNTY OF LUNENBURG SS) subscriber personally came and appeared Jean E. Litt, a
subscribing witness to the foregoing Indenture, who, having been by me duly sworn,
made oath and said that Nauss Bros. Ltd., two of the parties thereto, caused the
same to be signed, in its name and on its behalf and its corporate seal to be thereunto
affixed, and the same to be delivered by M. J. Nauss, its President, and R. C. Nauss,
its Secretary, in her presence.
(Sgd.) Roger L. Varner
A Commissioner of the Supreme Court of Nova Scotia.

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NO. 1030. DEED.)
AINSLEY ERNST ET UX) THIS INDENTURE made this 21st day of May, A. D. 1968
TO) BETWEEN AINSLEY ERNST of Blockhouse, in the County
DONALD GRACE ET AL.) of Lunenburg and Province of Nova Scotia and LOUISE P.
Reg. 3:00 P.M. January 30th) ERNST, of the same place, his wife, hereinafter
1969 on the certified oath) called the "GRANTORS" of the One Part -and- DONALD
of a witness.) GRACE, of Bridgewater, in the County of Lunenburg
and Province of Nova Scotia and ROBERT CHARLES GRACE,
of Bridgewater, aforesaid, hereinafter called the

"GRANTEES" of the Other Part WITNESSETH that in consideration of One Dollar of lawful money of Canada, and other good and valuable consideration to the Grantors in hand well and truly paid by the Grantees, at or before the ensembling and delivery of THESE PRESENTS, the receipt whereof is hereby acknowledged, the Grantors hereby convey the lands described in the Schedule marked "A" hereto annexed unto the Grantees. SCHEDULE "A" ALL that certain lot, piece or parcel of land situate lying and being in the Settlement of Big Lots in the County of Lunenburg, bounded and described as follows: Bounded Northeastwardly by the Big Lots Road; Southeastwardly by lands of George Barry, Southwestwardly by Covey or Long Lake, so called, and Northwestwardly by road leading from Big Lots Road to Covey Lake, containing fifty acres more or less. The said lands are now in a state of nature and unimproved by clearing, fencing or otherwise for the purpose of cultivation or occupation, and being part of lands conveyed to the late Martha Hirtle, deceased, by deed from Charlotte Kaulback registered in Bk. 74, page 534, under No. 379, and devised to Francis H. Hirtle by the last Will and Testament of said Martha Hirtle and conveyed to the Brady Timber Co., Ltd. by deed dated the 26th day of July, 1945, from said Francis H. Hirtle et ux, registered in Bk. 108, page 623 under No. 1027, and conveyed from said Brady Timber Co., Ltd. to Wedden Ernst by deed dated Sept. 15th, 1949, and by the said Wedden Ernst to the Grantor herein by deed dated Sept. 20th, 1949; together with a right of way in common with the Grantor, his heirs and assigns for all purposes over said road leading from Big Lots Road to Covey Lake, EXCEPTING THEREFROM however lots previously conveyed to Donald Grace by Ainsley Ernst. THE GRANTORS covenant with the Grantees that the Grantees shall have quiet enjoyment of the lands, that the said Grantors have a good title in fee simple to the lands and the right to convey them as hereby conveyed, that they are free from encumbrances and that the said Grantors will procure such further assurances as may be reasonably required. IN WITNESS WHEREOF the Grantors have duly executed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED) (Sgd.) Ainsley Ernst (S)
IN THE PRESENCE OF) (Sgd.) Mrs. Louise P. Ernst (S)
(Sgd.) Annie E. M. Grace)

PROVINCE OF NOVA SCOTIA) ON THIS 21st day of May, A. D. 1968, before me, the
COUNTY OF LUNENBURG SS) subscriber personally came and appeared Annie E. M.
Grace, a subscribing witness to the foregoing Indenture, who having been by me
duly sworn, made oath and said that Ainsley Ernst and Louise P. Ernst, two of the
parties thereto, signed, sealed and delivered the same in her presence.

(Sgd.) Mary B. Anthony
A Commissioner of the Supreme Court of Nova Scotia.
MARY B. ANTHONY A Commissioner of the Supreme Court of Nova Scotia.

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NO. 1031. DEED.)
MILDRED LOUISE EVERETT) THIS INDENTURE made this 29th day of January, A. D.,
TO) 1969. BETWEEN MILDRED LOUISE EVERETT of Bridgewater,
NICHOLAS K. BENNETT.) in the County of Lunenburg and Province of Nova Scotia,
Reg. 3:01 P.M. January 30th) wife of Miles Everett, hereinafter called the "GRANTOR"
1969 on the certified oath) of the One Part -and- NICHOLAS K. BENNETT, of Bridge-
of a witness.) water, in the County of Lunenburg and Province of Nova
Scotia, hereinafter called the "GRANTEE" of the Other
Part WITNESSETH that in consideration of One Dollar
of lawful money of Canada, and other good and valuable consideration to the Grantor
in hand well and truly paid by the Grantee, at or before the ensembling and delivery
of THESE PRESENTS, the receipt whereof is hereby acknowledged, the Grantor hereby
conveys the lands described in the Schedule marked "A" hereto annexed unto the Grantee.

LANDS OF ROONEY WHITLE
WITH 100' FRONTAGE

NOTE: This subdivision approval refers to lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LANDS OF CHARLES ERNST
WITH 100' FRONTAGE

LANDS OF ARDIE ERNST
WITH 100' FRONTAGE

WATERS OF COVEY LAKE

CERTIFICATE
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED LOTS ARE THE SAME AS SHOWN ON THE ORIGINAL PLAN OF SUBDIVISION FILED IN THE OFFICE OF THE REGISTRAR OF DEEDS AND RECORDS OF THE COUNTY OF GRAVELL, MINNESOTA, ON THE 15th DAY OF JULY, 1979, AND THAT THE SAME ARE THE SAME AS SHOWN ON THE ABOVE DESCRIBED PLAN OF SUBDIVISION.

NEFF JOSEPH AND ASSOCIATES LTD
REGISTERED MINN. SCOTIA LAND SURVEYORS
302-543 4070
WINNIPEG, MANITOBA
DRAWN BY: PLAN NO. DATE SCALE
REVISED: 11/1/79 1:10000



PROJECT NO.	10000
DATE	11/1/79
SCALE	1:10000
REVISED	11/1/79

85870559

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

Registrant user number: 3843

Submitter's name/firm: J.C. Reddy, Power, Dempsey, Cooper, Leefe & Reddy

Grantor/declarant/developer re: attached document: Survey Plan

Apparent PID (if available): 60443827

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*.
- 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, August 14, 2006.

Signature of owner/agent/transferee

Name: J.C. Reddy

Address: 84 Dufferin Street, Bridgewater, Nova Scotia
B4V 2G3

Phone: 902-543-7815

E-mail: jc@lawpower.ca

Fax: 902-543-3196