

TAX SALE REPORTING LETTER

Tax Sale No. 117

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 29, 2022

Name: MacNab, Andrew A.

Assessment Account No: 10007704

Property: PID 60441797, No. 331 Highway, Dublin Shore, NS

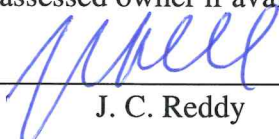
Title: I have carried out title investigations. The title is not land registered. There is evidence that Andrew A. MacNab is the owner of the subject property. Andrew A. MacNab acquired title via deed registered in Book 443 at Page 687, Book 443 at Page 692 (see third lot in deed) and then ultimately via deed ad document number 87008653 all filed at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway nor does it appear to have the benefit of any form of access to the public highway. The paper title appears to be marketable.

Encumbrances: None.

Marital Status: Unknown.

Survey: Plan 12,616 recorded at the Lunenburg County Land Registration Office provides a graphical representation of the subject lot, but it is not a survey of the lot. As well, the deed description does not conform to modern standards and is subject to survey,

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.

← Back to Search Results

Map Actions

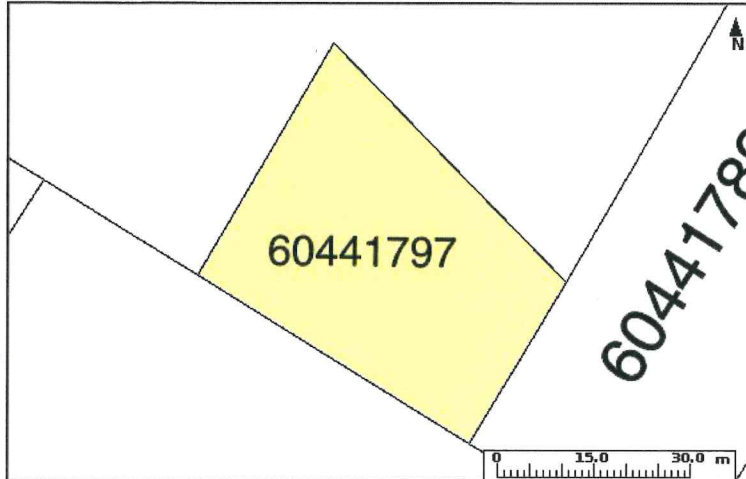
-  Point Select
-  Pan
-  Zoom In
-  Zoom Out
-  Zoom Box
-  Monument Select
-  Clear Selection
-  Center Selection

Map Layers

- ☒ Properties
- ☐ LR Parcel Shading
- ☐ Topo
- ☐ Monuments
- ☐ Place Names
-  Refresh Map

Map Controls

-  NS Overview
-  Locator Map
-  Print Map



Lat: Long: Scale: 737 Go Zoom: 2

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.

Location:

Search

1 Property found

PID: 60441797 Details
AAN: 10007704
Value: \$1,100 (2022 RESOURCE TAXABLE)
Address: NO 331 HIGHWAY
DUBLIN SHORE
LOT 5
County: LUNenburg COUNTY
Owner: ANDREW A MACNAB
LR: NOT LAND REGISTRATION

1

Property Online version 2.0

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If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca

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

Compression: Off

001162

, A. D., 1989.

THIS WARRANTY DEED made this 2nd day of FEBRUARY

BETWEEN:

RALPH E. MORTON and SHIRLEY A. MORTON, husband and wife, of Old Port Mouton Road, in the County of Queens and Province of Nova Scotia,

hereinafter called the "GRANTOR",

- and -

ANDREW ALEXANDER MACNAB and JANET CAROL FENNEL, both of Halifax, in the County of Halifax and Province of Nova Scotia, as Joint Tenants 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 and hereby consents to this description, pursuant to the Matrimonial Property Act of Nova Scotia.

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

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

IN WITNESS WHEREOF the Grantors have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

B 7
Brenda Lee Stewart

Ralph E. Morton
RALPH E. MORTON
Shirley A. Morton
SHIRLEY A. MORTON

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNenburg SS)

ON THIS 2nd day of FEBRUARY, A. D., 1989, before me, the subscriber personally came and appeared Brenda Lee Stewart, a subscribing witness to the foregoing Indenture, who having been by me duly sworn made oath and said that Ralph E. Morton and Shirley A. Morton, of the parties thereto, signed, sealed and delivered the same in her presence.

B. E. Philip Romney
B. E. PHILIP ROMNEY
Registrar of the Supreme Court
of Nova Scotia

AFFIDAVIT OF STATUS

CANADA

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNENBURG

We, Ralph E. Morton and Shirley A. Morton, make oath and say as follows:

1. THAT we are the GRANTORS in the foregoing Indenture and are of the full age of nineteen (19) years.
2. THAT we are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (1) are married to each other;
 - (11) are married to each other by marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (111) have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabited within the preceding year.
4. THAT we are the spouses of each other and we have no other spouse as defined herein.

SWORN TO at Bridgewater, in)
 the County of Lunenburg, and)
 Province of Nova Scotia, this)
 2nd day of ~~December~~ FEBRUARY)
 A. D., 1988, before me,)

G. F. Philip Romney)
)
)
)
)
)
)
)

G. F. PHILIP ROMNEY
 A Barrister of the Supreme Court
 of Nova Scotia

Ralph E. Morton
 RALPH E. MORTON

Shirley A. Morton
 SHIRLEY A. MORTON

SCHEDULE "A"

Lot #1

All and singular those certain lots pieces or parcels of land and premises, lying and situate at West Dublin, in the County of Lunenburg and province of Nova Scotia and being more particulary bounded and described as follows:

BEGINNING at an iron pipe which is located on the ordinary mean high water line of the waters at Sperrys Cove and Salt Water Cove on the southerly boundary line of lands formerly of James Veinot;

THENCE N 65° 30' E for a distance of 27 feet more or less to an iron bar along the southerly boundary line of lands formerly of James Veinot;

THENCE N 65° 30' E for a distance of 135.9 feet, more or less, along the southerly boundary of lands formerly of James Veinot and Myles W. and Joyce M. Bush to an iron bar;

THENCE S 43° 30' W for a distance of 16 feet;

THENCE N 51° 00' E for a distance of 22.5 feet to a survey marker;

THENCE N 33° 30' W for a distance of 255.56 feet along the easterly sideline of property of Myles W. and Joyce M. Bush to a survey marker set on the southern sideline of the old highway limits of Route 331;

THENCE in an Easterly direction along the Southern sideline of the old highway limits to a survey marker set at the northwest corner of lands of Frank Ritcey;

THENCE S 39° 30' E for a distance of 236.52 feet along the westerly sideline of lands of Frank Ritcey to an iron bar;

THENCE continuing S 39° 30' E for a distance of 220.5 feet along the westerly sideline of lands of Frank Ritcey to an iron bar;

THENCE continuing S 39° 30' E for a distance of 25 feet to a iron bar located on the northwestern sideline of the road to A. Haughon;

THENCE along the northerly & westerly sideline of the road to A. Haughon to an iron bar. A tie between the last mentioned iron bar and that being located 25 feet from the road to A. Haughon, N 39° 30' W being S 03° 30' W for a distance of 106.1 feet.

NCE continuing in a southerly direction along the westerly side-
line of the road to A. Haughan to a marker located 15 feet from a
marker or the southerly sideline of the Old Plan Road, tie lines
between the last two mentioned markers being S 09° 40' W for a
distance of 73.75 feet, S 20° 00' W for a distance of 53.48 feet and
S 29° 05' W for a distance of 34.84 feet;

THENCE S 48° 14' W for a distance of 15 feet to a marker on the
southerly sideline of the Old Plan Road;

THENCE in a southeasterly direction along the southerly sideline
of the Old Plan Road to an iron bar located at the northwestern
corner of lands now or formerly of Robert Publicover;

THENCE S 48° 14' W for a distance of 70.46 feet to an iron bar set
on the ordinary mean high water line of Sperrys cove (Salt Water
Cove);

THENCE in a northerly and westerly direction along the ordinary
mean high water line of Sperrys Cove (Salt Water Cove) to an iron
pipe on the southerly boundary line of lands formerly of James
Veinot and the place of beginning.

Being the lands as shown on a plan of survey showing lands of
estate of Ralph Morton et al prepared by Neiff Joseph Land Surveyors
Ltd., dated July 21, 1988, Plan No. N-169 and including the following
lots: (a) Formerly Caleb Sperry, Book 139 Page 685, (b) First Parcel,
Book 204 Page 842, (c) Fifth parcel Book 204 Page 842, (d) Fourth
parcel, Book 204 Page 842.

TOGETHER WITH a right of way from the southern sideline of public
highway No. 331 over the Plan Road to Shore Lots as shown on the
aforesaid plan of survey in common with others who have a right to
the Plan Road to Shore Lots.

SUBJECT TO the rights of others over those portions of the Plan
Road to Shore Lots, including the Old Plan Road and the New Plan
Road that pass over the property hereinbefore described.

AND TOGETHER WITH the shore privilege to use the old stone wharf
as shown or on the aforesaid plan of survey with Myles W. & Joyce
M. Bush.

AND BEING the same lands and premises for which a Certificate of Title was issued in
County Court, Proceeding No. CBW No. 7337 by an Order of the Court granted on December
20th, 1988.

SECOND: That certain lot known as Shrader's Clear, being a lot of cultivated land bounded by John Remby; on the South by Plan Road (being the road shown on the Plan of Division made by W. S. Morris, Crown Land Surveyor, in 1836 duly signed, sealed and witnessed) on the East or Northeast by the Charles Sperry Estate on the North; and by the Estate of A. Haughn on the West. This being part of one of the lots laid out upon said plan, the courses in 1836 being North 48 degrees East and North 42 degrees West.

THIRD: Part of Lots Letter F, No. 5, and Letter E, Number 5 and 6 on W. S. Morris' Plan of Division of the one hundred lot made 1836. These three lots having come under one ownership and this lot is at present bounded Northwestwardly by Caleb Sperry; Northeasterly by Bell's Line, so called, Southeasterly by Harold Weagle and Southwestwardly by John Remby and enclosed by lines whose bearings in 1836 were North 48 degrees and North 42 degrees West in their respective opposite courses.

Being the same property as was conveyed by Myrtle Hirtle to Floyd Fancy by deed dated the 29th day of January, A. D. 1947, which said Deed is recorded at the Registry of Deeds Office at Bridgewater, N. S., in Book 111, at page 387, and being the same lands and premises as described in a Deed from Floyd Fancy and Beryle G. Fancy, his wife, to Floyd Fancy Farms Limited dated the 6th day of August, A. D. 1962, recorded at the said Registry of Deeds the 14th day of August, A. D. 1962, in Book 128, at page 419 under Number 627.

Registry of Deeds Office
County of Lunenburg

001162

I hereby certify that the within instrument
was recorded in the Registry of Deeds Office
at Bridgewater, in the County of Lunenburg, N.S.
at 9:00 o'clock A. M., on Thursday
the 9th day of February
A. D. 1989 in Book Number 1443
at Pages 687 - 691
Conrad J. Conrad, Deputy
Registrar of Deeds for the County of Lunenburg

692

443/692

THIS INDENTURE made this 26th day of January, A. D., 1989.

001163

BETWEEN:

THORNE ERNST & WHINNEY INC., as Trustee in Bankruptcy of the Estate of Ralph Emery Morton, a body corporate, with offices at Halifax, in the County of Halifax, and Province of Nova Scotia;

hereinafter called the "GRANTOR"

OF THE ONE PART

- and -

ANDREW ALEXANDER MAGNAB and JANET CAROL FENNELL, both of Halifax, in the County of Halifax and Province of Nova Scotia, as Joint Tenants and not as Tenants-in-Common;

hereinafter called the "GRANTEE"

OF THE OTHER PART

WHEREAS Ralph Emery Morton made an assignment into Bankruptcy, filed in the office of the Official Receiver, and Thorne Ernst & Whinney Inc., the Grantor herein, was appointed Trustee of the Estate of Ralph Emery Morton, by Certificate of Official Receiver of Appointment of Trustee signed the 16th day of September, A. D., 1988.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of One (\$1.00) Dollar now paid by the Grantee to the Grantor (receipt whereof is hereby acknowledged by the Grantor), the Grantor in exercise of the powers conferred on it by the Bankruptcy Act, grants to the Grantee the land and premises described in Schedule "A" annexed hereto.

TO HOLD to the use of the Grantee, their successors and assigns, for their sole and only use forever.

SUBJECT nevertheless to all reservations, limitations, encumbrances, restrictions and charges against the aforementioned land whether registered or otherwise.

AND the Grantor covenants with the Grantee that it has done no act to encumber the said lands.

AND the Grantor releases to the Grantee all its claims upon the said lands.

IN WITNESS WHEREOF the said Grantor, Thorne Ernst & Whinney Inc., as Trustee of the Estate of Ralph Emery Morton, has executed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of)

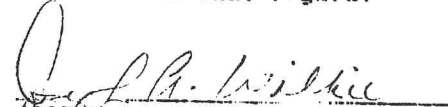
Judith A Hill

THORNE ERNST & WHINNEY INC.)
as Trustee of the Estate of)
Ralph Emery Morton)
Bankruptcy)

[Signature]

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

ON THIS 26th day of January, A. D., 1989, before me, came and appeared Gudy Hill, a subscribing witness to the foregoing Indenture, who having been by me duly sworn made oath and said that Thorne Ernst & Whinney Inc., as Trustee of the Estate of Ralph Emery Morton, one of the parties thereto, duly executed the same in her presence by affixing thereto its corporate seal, identified by the signature of PAUL G. GOODMAN, Executive Vice-President, duly authorized in that regard.


JOSEPH A. WILKIE
A Commissioner of the Supreme
Court of Nova Scotia

JOSEPH A. WILKIE
A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA)
COUNTY OF HALIFAX SS)

I, PAUL G. GOODMAN, of the City of Halifax, in the County of Halifax, Province of Nova Scotia, make oath and say as follows:

1. THAT I am Executive Vice-President of THORNE ERNST & WHINNEY INC., as Trustee of the Estate of Ralph Emery Morton, the Grantor named in the within Indenture of Deed, and as such have personal knowledge of the matters herein deposed to.
2. THAT when THORNE ERNST & WHINNEY INC., as Trustee of the Estate of Ralph Emery Morton, executed the attached instrument, the ownership of a share or an interest in a share of the corporation did not entitle the owner thereof to the occupation of a dwelling owned by the corporation.

SWORN TO at Halifax, in)
the County of Halifax and)
Province of Nova Scotia, this)
26th day of January, 1989,)
before me,)


JOSEPH A. WILKIE
A Commissioner of the Supreme
Court of Nova Scotia)

JOSEPH A. WILKIE
A COMMISSIONER OF THE SUPREME
COURT OF NOVA SCOTIA


PAUL G. GOODMAN

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695

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aforesaid plan of survey in common with others who have a right to
the Plan Road to Shore Lots.

SUBJECT TO the rights of others over those portions of the Plan
Road to Shore Lots, including the Old Plan Road and the New Plan
Road that pass over the property hereinbefore described.

AND TOGETHER WITH the shore privilege to use the old stone wharf
as shown on the aforesaid plan of survey with Myles W. & Joyce
M. Bush.

AND BEING the same lands and premises for which a Certificate of Title was issued in
County Court, Proceeding No. CEW No. 7337 by an Order of the Court granted on January
24th, 1989.

SECOND: That certain lot known as Shrader's Clear, being a lot of cultivated land bounded by John Remby; on the South by Plan Road (being the road shown on the Plan of Division made by W. S. Morris, Crown Land Surveyor, in 1836 duly signed, sealed and witnessed) on the East or Northeast by the Charles Sperry Estate on the North; and by the Estate of A. Haughn on the West. This being part of one of the lots laid out upon said plan, the courses in 1836 being North 48 degrees East and North 42 degrees West.

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Being the same property as was conveyed by Myrtle Hirtle to Floyd Fancy by deed dated the 29th day of January, A. D. 1947, which said Deed is recorded at the Registry of Deeds Office at Bridgewater, N. S., in Book 111, at page 387, and being the same lands and premises as described in a Deed from Floyd Fancy and Beryle G. Fancy, his wife, to Floyd Fancy Farms Limited dated the 6th day of August, A. D. 1962, recorded at the said Registry of Deeds the 14th day of August, A. D. 1962, in Book 128, at page 419 under Number 627.

County of Lunenburg

001163

I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Bridgewater, in the County of Lunenburg, N.S. at 9:00 o'clock A. M., on Thursday the 9th day of February A. D. 1989 in Book Number 443 at Pages 692 - 696

Conrad (Deputy)
Registrar of Deeds for the Registration District
of the County of Lunenburg

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: 3969
Submitter's name/firm: Shawn M. O'Hara, Ferrier Kimball Dumke Thomas
Grantor/declarant/developer re: attached document: Janet Carol Fennell
Apparent PID (if available): 60354065, 60354073, 60436425, 60436433, 60441797

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)

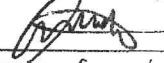
- ☒ not a transfer for valuable consideration as referred to in clause 46(1)(a) of the *Land Registration Act*.
- ☐ not a mortgage as defined in clause 2(2)(e) or security interest as defined in clause 2(2)(i) of the *Land Registration Administration Regulations*.
- ☐ a transfer of a parcel between persons 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.
- ☐ a 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*

LUNenburg COUNTY LAND REGISTRATION OFFICE	
I certify that this document was registered as shown here.	
Joan Plunkett, Registrar	
87008653	LR <input type="checkbox"/> ROD <input checked="" type="checkbox"/>
Document #	
JAN 10 2007	15:04
MM DD YYYY	

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 8, 2007



Signature of owner/agent/transferee
Name: Shawn M. O'Hara
Address: 302-197 Dufferin Street
Bridgewater, NS B4V 2G9
Phone: 902-543-1421
E-mail: sohara@fkdlaw.ns.ca
Fax: 902-543-1359

THIS QUIT CLAIM DEED made this 21 day of November, A.D. 2006.

BETWEEN:

JANET CAROL FENNELL, of RR#1, LaHave, in the County of Lunenburg
and Province of Nova Scotia;

(Hereinafter called the "Grantor")

- and -

ANDREW A. MACNAB, of Bridgewater, in the County of Lunenburg and
Province of Nova Scotia;

(Hereinafter called the "Grantee")

WITNESSETH that in consideration of One Dollar (\$1.00) and other good
and valuable consideration,

THE GRANTOR hereby grants, releases and quit claims to the Grantee the lands
described in the Schedule marked "A" hereto attached and hereby consents to this disposition,
pursuant to the Matrimonial Property Act of Nova Scotia..

IN THIS QUIT CLAIM DEED the singular includes the plural and the masculine includes
the feminine, with the intent that this Quit Claim Deed shall be read with all appropriate changes
of number and gender.

IN WITNESS WHEREOF the Grantor(s) has hereunto set her hand(s) and seals the day and
year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of)

J. C. Fennell

J. Carol Fennell
JANET CAROL FENNELL

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG)

I CERTIFY that on the 21 day of July, A.D., 2006, Janet Carol Fennell, one of the
parties mentioned in the foregoing and annexed Indenture, signed, sealed and delivered
the same in my presence and I have signed as a witness to such execution.

November J.C.F. JR
J. C. Fennell
A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA

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

CERTIFICATE OF REGISTRAR
I hereby certify that no deed transfer tax has been
paid on this deed by virtue of claimed exemption.

William J. Reddy
for Registrar of Deeds Lunenburg County

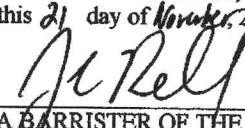
CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

GRANTORS' AFFIDAVIT (PERSONS)

I, Janet Carol Fennell, of RR#1, LaHave, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Grantor in the foregoing Quit Claim Deed.
2. THAT I acknowledge that I have executed the foregoing Instrument under seal on the date of this Affidavit.
3. THAT this acknowledgement is made 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 for the purpose of registering this instrument.
4. THAT I am nineteen years of age or older and I am a resident of Canada under the Income Tax Act (Canada).
5. For the purpose of this Affidavit "spouse" means either of a man or a woman who
 - (a) are married to each other,
 - (b) are married to each other by a marriage that is voidable and has not been voided by a judgment of nullity,
 - (c) have gone through a form of marriage with each other, in good faith, that is void and are cohabiting or have cohabited within the preceding year, or
 - (d) is a party to a registered domestic partner declaration made in accordance with Section 53 of the Vital Statistics Act (Nova Scotia) but does not include a former domestic partner.
6. THAT I am not a spouse as defined herein and I am not a party to an unregistered domestic partner declaration.
7. THAT I do not have any former domestic partner with the rights contemplated by Section 55 of the Vital Statistics Act (Nova Scotia).

SWORN TO at Bridgewater,
in the County of Lunenburg,
Province of Nova Scotia,
this 21 day of ~~March~~ 2006 before me,


A BARRISTER OF THE SUPREME
COURT OF NOVA SCOTIA


JANET CAROL FENNELL

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

SCHEDULE "A"

Lot #1

All and singular those certain lots, pieces or parcels of land and premises, lying and situate at West Dublin, in the County of Lunenburg and province of Nova Scotia and being more particularly bounded and described as follows:

BEGINNING at an iron pipe which is located on the ordinary mean high water line of the waters at Sperrys Cove and Salt Water Cove on the southerly boundary line of lands formerly of James Veinot;

THENCE N 65° 30' E for a distance of 27 feet more or less to an iron bar along the southerly boundary line of lands formerly of James Veinot;

THENCE N 65° 30' E for a distance of 135.9 feet, more or less, along the southerly boundary of lands formerly of James Veinot and Myles W. and Joyce M. Bush to an iron bar;

THENCE S 43° 30' W for a distance of 16 feet;

THENCE N 51° 00' E for a distance of 22.5 feet to a survey marker;

THENCE N 33° 30' W for a distance of 255.56 feet along the easterly sideline of property of Myles W. and Joyce M. Bush to a survey marker set on the southern sideline of the old highway limits of Route 331;

THENCE in an Easterly direction along the Southern sideline of the old highway limits to a survey marker set at the northwest corner of lands of Frank Ritcey;

THENCE S 39° 30' E for a distance of 236.52 feet along the westerly sideline of lands of Frank Ritcey to an iron bar;

THENCE continuing S 39° 30' E for a distance of 220.5 feet along the westerly sideline of lands of Frank Ritcey to an iron bar;

THENCE continuing S 39° 30' E for a distance of 25 feet to a iron bar located on the northwestern sideline of the road to A. Haughon;

THENCE along the northerly & westerly sideline of the road to A. Haughon to an iron bar. A tie between the last mentioned iron bar and that being located 25 feet from the road to A. Haughon, N 39° 30' W being S 03° 30' W for a distance of 106.1 feet.

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NCE continuing in a southerly direction along the westerly sideline of the road to A. Haughan to a marker located 15 feet from a marker on the southerly sideline of the Old Plan Road, the lines between the last two mentioned markers being S 09°40' W for a distance of 73.75 feet, S 20°00' W for a distance of 53.40 feet and S 29°05' W for a distance of 34.84 feet;

THENCE S 48°14' W for a distance of 15 feet to a marker on the southerly sideline of the Old Plan Road;

THENCE in a southeasterly direction along the southerly sideline of the Old Plan Road to an iron bar located at the northwestern corner of lands now or formerly of Robert Publicover;

THENCE S 48°14' W for a distance of 70.46 feet to an iron bar set on the ordinary mean high water line of Sperrys cove (Salt Water Cove);

THENCE in a northerly and westerly direction along the ordinary mean high water line of Sperrys Cove (Salt Water Cove) to an iron pipe on the southerly boundary line of lands formerly of James Veinot and the place of beginning.

Being the lands as shown on a plan of survey showing lands of estate of Ralph Morton et al prepared by Neiff Joseph Land Surveyors Ltd., dated July 21, 1988, Plan No. N-169 and including the following lots: (a) Formerly Caleb Sperry, Book 139 Page 683, (b) First Parcel, Book 204 Page 842, (c) Fifth parcel Book 204 Page 842, (d) Fourth parcel, Book 204 Page 842.

TOGETHER WITH a right of way from the southern sideline of public highway No. 331 over the Plan Road to Shore Lots as shown on the aforesaid plan of survey in common with others who have a right to the Plan Road to Shore Lots.

SUBJECT TO the rights of others over those portions of the Plan Road to Shore Lots, including the Old Plan Road and the New Plan Road that pass over the property hereinbefore described.

AND TOGETHER WITH the shore privilege to use the old stone wharf as shown on the aforesaid plan of survey with Myles W. & Joyce M. Bush.

AND BEING the same lands and premises for which a Certificate of Title was issued in County Court, Proceeding No. CEW No. 7337 by an Order of the Court granted on December 20th, 1988.

SECOND: That certain lot known as Shrader's Clear, being lot of cultivated land bounded by John Remby; on the South by Plan Road (being the road shown on the Plan of Division made by W. S. Morris, Crown Land Surveyor, in 1836 duly signed, sealed and witnessed) on the East or Northeast by the Charles Sperry Estate on the North; and by the Estate of A. Haughn on the West. This being part of one of the lots laid out upon said plan, the courses in 1836 being North 48 degrees East and North 42 degrees West.

THIRD: Part of Lots Letter F, No. 5, and Letter E, Number 5 and 6 on W. S. Morris' Plan of Division of the one hundred lot made 1836. These three lots having come under one owner and this lot is at present bounded Northwestwardly by Caleb Sperry; Northeastly by Bell's Line, so called, Southeastly by Harold Weagle and Southwestwardly by John Remby and enclosed by lines whose bearings in 1836 were North 48 degrees and North 42 degrees West in their respective opposite courses.

Being the same property as was conveyed by Myrtilla Hirtle to Floyd Fancy by deed dated the 29th day of January, A. D. 1947, which said Deed is recorded at the Registry of Deeds Office at Bridgewater, N. S., in Book 111, at page 387, and being the same lands and premises as described in a Deed from Floyd Fancy and Beryle G. Fancy, his wife, to Floyd Fancy Farms Limited dated the 6th day of August, A. D. 1962, recorded at the said Registry of Deeds the 14th day of August, A. D. 1962, in Book 128, at page 419 under Number 627.

Conveyed
@
113347935
(no AD
Attached)

