

TAX SALE REPORTING LETTER

Tax Sale No. 46

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 30, 2021

Name: Drew, Elizabeth et al

Assessment Account No: 03933539

Property: PID 60330305, Lower Branch Road, Lower Branch, NS

Title: I have carried out title investigations on the subject property. The title is not land registered. The title for this lot is quite confusing. Douglas Mark Rhodenizer and Vincent Paul Young acquired title as tenants in common via deed at Book 177, Page 403 under Document No. 4667 and recorded at the Lunenburg County Land Registration Office. Vincent Paul Young's interest passed to his three daughters, Gloria Fay Harlow, Gail Marcia Ritcey and Carolyn Ann Conrad via his Will recorded in Book 339, Page 400 at the Lunenburg County Land Registration Office [see clause 14(d)]. Gail Marcia Ritcey then conveys her interest in the property to herself and Matthew Alan Ritcey as joint tenants via a deed registered as document number 115342033 at Lunenburg County Land Registration Office. In the meantime, the reference in the assessment records to Elizabeth Drew does not appear in the chain of title. We are aware that Douglas Rhodenizer is deceased and no estate has been probated (and more of these parties may be deceased as well), so without resolution of all these outstanding interests, paper title is not marketable.

Encumbrances: None

Marital Status: Douglas Mark Rhodenizer is deceased. The marital status of Gloria Fay Harlow, Gail Marcia Ritcey and Carolyn Ann Conrad (the heirs of Vincent Paul Young) are unknown. The marital status of Matthew Alan Ritcey is also unknown.

Survey: There is a survey of the subject property on file at the Lunenburg County Land Registration Office under P-687 (Lot 6). The survey and the description of the property 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.

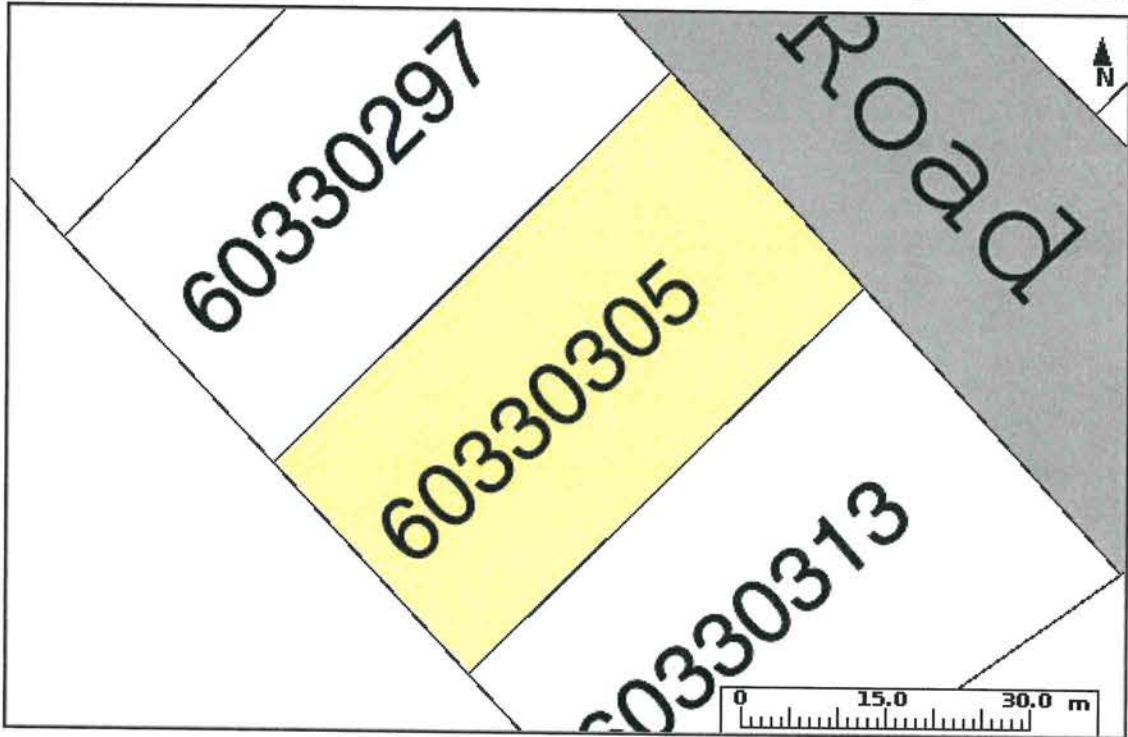


J. C. Reddy

******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: Oct 18, 2021 8:40:05 AM



| | | | | | |
|-------------------|-----------------------|-----------------|-----------------------------------------------------------------------------------------------------------------|---------------|----------------------------------|
| PID: | 60330305 | Owner: | GLORIA FAY HARLOW CAROLYN ANN CONRAD DOUGLAS MARK RHODENIZER GAIL MARCIA RITCEY MATTHEW ALAN RITCEY | AAN: | 03933555 |
| County: | LUNENBURG COUNTY | | | Value: | \$11,000 (2021 RESOURCE TAXABLE) |
| LR Status: | NOT LAND REGISTRATION | Address: | LOWER BRANCH ROAD LOWER BRANCH | | |

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 2.0

This page and all contents are copyright © 1999-2003, [Government of Nova Scotia](#), all rights reserved.

Property Details

| | | | | | |
|-------------------|---------------------|------------------|---------------------------------------|------------------|------------------------------|
| PID | 60330305 | Parcel Type | STANDARD PARCEL | Status | ACTIVE |
| Area | 20000.0 SQUARE FEET | Parcel Access | | Manag. Unit | MU1210 |
| Lot | LOT 6 | Created | Sep 13, 1994 12:00:00AM | | |
| PDCA Status | No Description | Municipal Unit | MUNICIPALITY OF DISTRICT OF LUNENBURG | Manner of Tenure | TENANTS IN COMMON |
| Location | | County | | Primary Location | |
| LOWER BRANCH ROAD | | LUNENBURG COUNTY | | Yes | |
| LOWER BRANCH | | | | Source | Not Assigned by Municipality |

Comments
LOC:WEST SIDE OF RD
MAP:0544400064550

| | | | | |
|--------------------------------------------------------------------------------------------------|----------------------------------|--------------|----------|---------|
| Assessment Account | Value | Tax District | Tax Ward | Tax Sub |
| 03933555 | \$11,000 (2021 RESOURCE TAXABLE) | 040 | 000 | |
| <div><div>View All Related PIDs History</div><div>Back to Results</div><div>Map View</div></div> | | | | |

| | | | | |
|-------------------------|----------------------|-------------------------|----------|---------|
| Owner Name | Interest Holder Type | Qualifier | Province | Country |
| GLORIA FAY HARLOW | FEE SIMPLE | PERSONAL REPRESENTATIVE | | |
| CAROLYN ANN CONRAD | FEE SIMPLE | PERSONAL REPRESENTATIVE | | |
| DOUGLAS MARK RHODENIZER | FEE SIMPLE | | | |
| GAIL MARCIA RITCEY | FEE SIMPLE | | | |
| MATTHEW ALAN RITCEY | FEE SIMPLE | | | |

| | | | | | | |
|-----------|----------------------|------|-----------------------|-------------------|---------------------|-------------------|
| Inst Type | Inst No | Year | Type | Book/Page | Registration System | Registration Date |
| Document | 115342033 | 2019 | DEED | | REGISTRY OF DEEDS | Oct 24, 2019 |
| | <div>View Doc</div> | | | | | |
| Document | 1715 | 1984 | WILL/GRANT OF PROBATE | Book 339 Page 400 | REGISTRY OF DEEDS | Mar 01, 1984 |
| | <div>View Doc</div> | | | | | |
| Document | 500949006 | 1973 | DEED | Book 177 Page 403 | REGISTRY OF DEEDS | Jan 01, 1973 |
| | <div>View Doc</div> | | | | | |
| Inst Type | Inst No | Year | Type | Plan Name | Drawer Number | Registration Date |
| Plan | P687 | 1974 | OTHER | | | Apr 17, 1974 |
| | <div>View Plan</div> | | | | | |

| | | | | | | |
|-------------------------------------|---------|------|------|-----------|------------------|-----------------|
| Inst Type | Inst No | Year | Type | Plan Name | Filing Reference | Instrument Date |
| No Non-Registered Instruments Found | | | | | | |

Parcel Relationships

| | |
|-----------------------|----------------------|
| Related PID | Type of Relationship |
| No Related PIDs Found | |

| | | |
|-------------------------------|-----------------|----------|
| View All Related PIDs History | Back to Results | Map View |
|-------------------------------|-----------------|----------|

Non-Land Registration parcels ARE NOT REGISTERED PURSUANT TO THE *Land Registration Act*. As such, ownership and all information in this report is believed to be an accurate reflection of registered documents affecting the parcel of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the parcel of land under consideration. THESE ARE NOT OFFICIAL RECORDS.

Land Registration parcels ARE REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

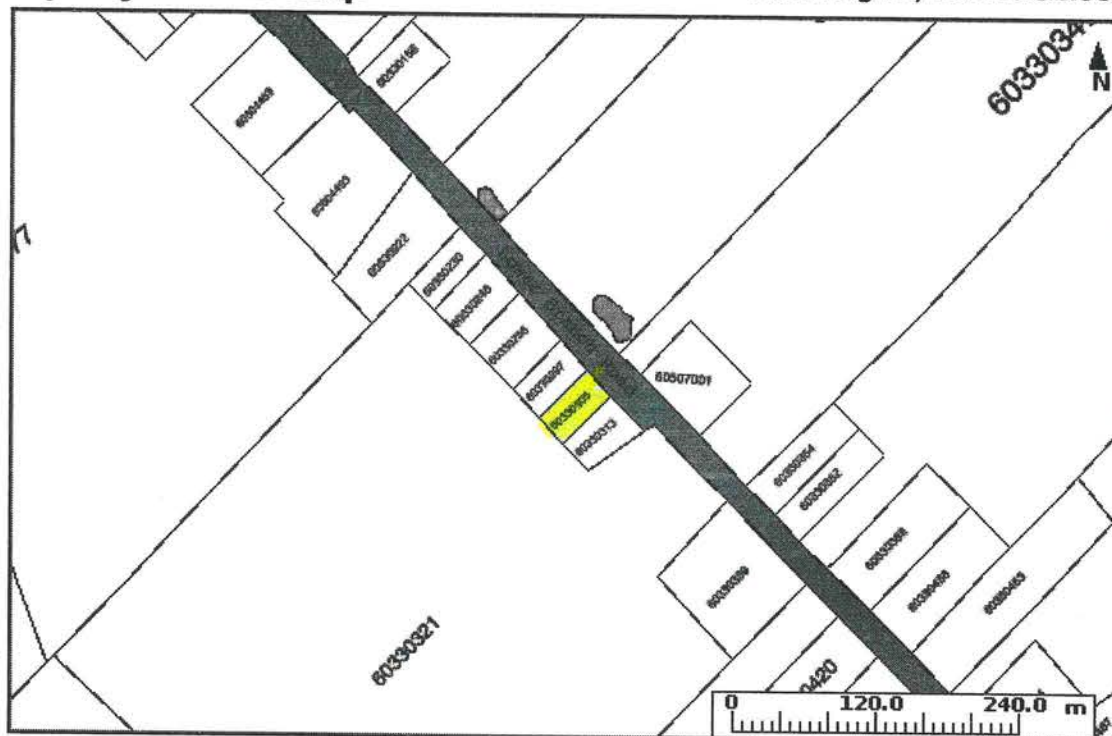
| | | | |
|-----------------------|---------------|-----------------|---------------------|
| Boundary/Area Problem | Owner Problem | General Problem | Municipal Tax Query |
|-----------------------|---------------|-----------------|---------------------|

Property Online version 2.0

This page and all contents are copyright © 1999-2003, Government of Nova Scotia, all rights reserved.
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

Property Online Map

Date: **Aug 20, 2021 3:52:38 PM**



| | | | | | |
|------------|------------------|----------|-------------------------|--------|-------------------------|
| PID: | 60330305 | Owner: | GLORIA FAY HARLOW | AAN: | 03933555 |
| County: | LUNENBURG COUNTY | | CAROLYN ANN CONRAD | Value: | \$11,000 (2021 RESOURCE |
| LR Status: | NOT LAND | | DOUGLAS MARK RHODENIZER | | TAXABLE) |
| | REGISTRATION | | GAIL MARCIA RITCEY | | |
| | | | MATTHEW ALAN RITCEY | | |
| | | Address: | LOWER BRANCH ROAD | | |
| | | | LOWER BRANCH | | |

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 2.0

This page and all contents are copyright © 1999-2003, Government of Nova Scotia, all rights reserved.

No. 105

Recorded 3:40 P.M.

1 day of August 1973

THIS INDENTURE made this 27th day of July A.D. 1973

BETWEEN:

CARROLL R. LOWE of Lower Branch, in the County of Lunenburg and Province of Nova Scotia, and
JOYCE M. LOWE, his wife, of the same place,

hereinafter called the "GRANTOR", of the One part,

— and —

DOUGLAS MARK RHODENIZER of Cookville, in the County of Lunenburg and Province of Nova Scotia, an employee of the Department of Highways, and
VINCENT PAUL YOUNG, of West Northfield, in the said County of Lunenburg,

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 enrolling 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

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that they are free from encumbrances and that the Grantor will procure such further assurances as may be reasonably required and the Grantor does hereby warrant and forever defend the lands unto the Grantee 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 duly executed these presents the day and year first above written.

SIGNED, SEALED and DELIVERED)
 in the presence of

Dwight Bantlin

Carroll R. Lowe
 CARROLL R. LOWE

Joyce M. Lowe
 JOYCE M. LOWE

PROVINCE OF NOVA SCOTIA)
 COUNTY OF Lunenburg SS)

ON THIS 27th day of July A.D. 1973, before me, the subscriber, personally came and appeared *Dwight Bantlin*, a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that Carroll R. and Joyce M. Lowe, two of the parties thereto, signed, sealed and delivered the same in his presence.

K. J. Kenney
 K. J. KENNEY
 COMMISSIONER OF THE SUPREME COURT
 OF NOVA SCOTIA

DEED DESCRIPTION
SCHEDULE "A"

ALL that singular certain lot, piece or parcel of land and premises situate lying, and being at Lower Branch, in the County of Lunenburg, Province of Nova Scotia bounded and described as follows;

BEGINNING at an iron bolt set on the Southwestern limits of the main paved public highway leading from Trunk 10 through Lower Branch (50 feet from the centerline thereof) said iron bolt being the Southeastern corner of Lot # 5 and the Northeastern corner of lands herein described as Lot # 6;

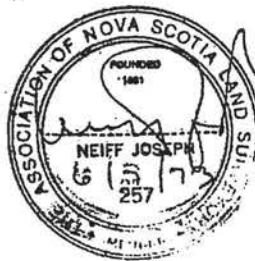
THENCE South $62^{\circ}-37'$ West along the Southern boundary of Lot # 5 a distance of 200 feet more or less to an iron bolt;

THENCE South $24^{\circ}-10'-40''$ East along other lands of the Grantors a distance of 100 feet more or less to an iron bolt;

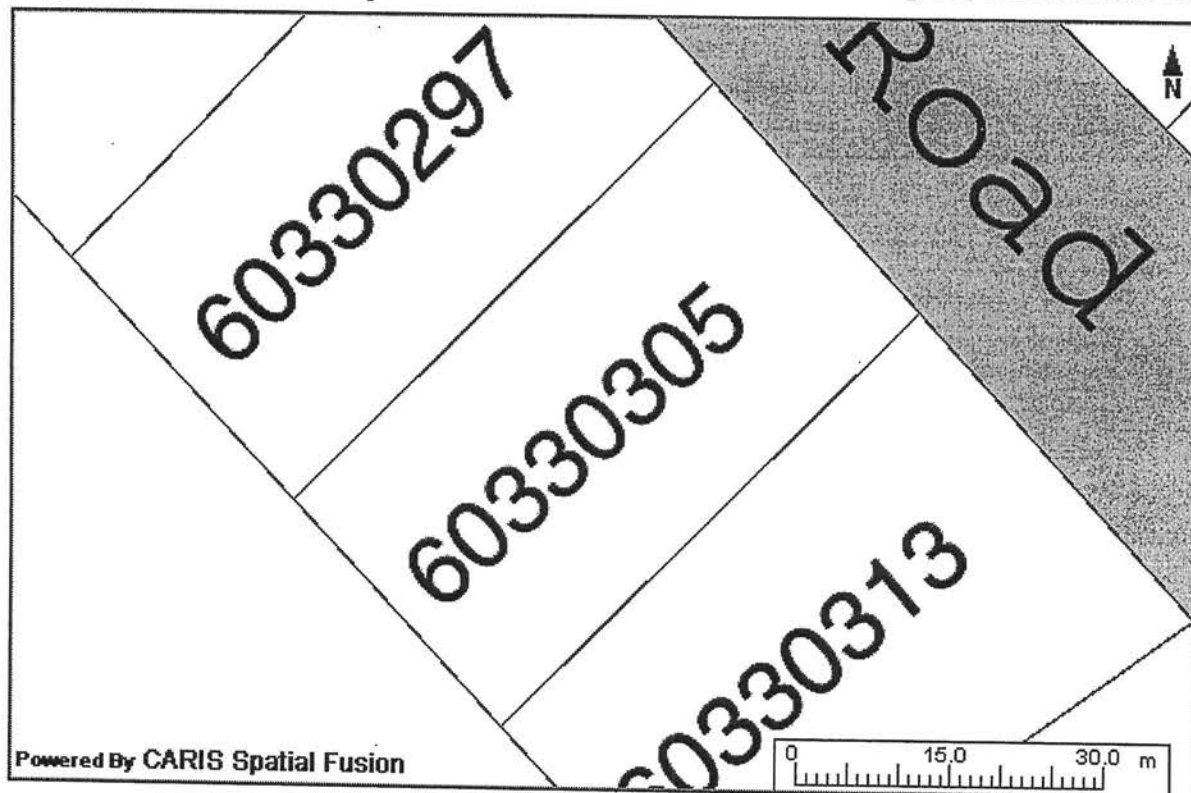
THENCE North $62^{\circ}-37'$ East along other lands of the Grantors a distance of 200 feet more or less to an iron bolt, set on the Southwestern limits of said public highway (50 feet from the centerline thereof);

THENCE North $24^{\circ}-10'-40''$ West along the limits of said public highway a distance of 100 feet more or less to the place of beginning;

MAGNETIC Meridan 1973 containing an area of 20,000 square feet more or less. The lands herein described are part of the second lot described in Schedule A in an agreement of Sale between the Nova Scotia Farm Loan Board and Carrol A. Lowe dated the 15th day of February A.D. 1969. The lands herein described are shown as Lot # 6 containing an area of 20,000 square feet more or less on a plan of Survey showing Lands of Carrol Lowe (Nova Scotia Farm Loan Board), Lower Branch, Lunenburg County, Nova Scotia dated May 25, 1973 and revised to show Lot # 5 and Lot # 6 on July 5, 1973 made by Neiff Joseph N.S.L.S. # 257.



L. R. S.

Property Online MapDate: **Aug 25, 2014 8:15:21 AM**

PID: 60330305 Owner: DOUGLAS MARK RHODENIZER AAN: 03933555
County: LUNENBURG COUNTY Address: LOWER BRANCH ROAD Value: \$12,000 (2014
LR Status: NOT LAND LOWER BRANCH RESOURCE TAXABLE)
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 2.0

This page and all contents are copyright © 1999-2003, Government of Nova Scotia, all rights reserved.

490

339/400

WILL
No. 1715
Recorded 9:00 A.M.
6 day of March 1984

THIS IS THE LAST WILL AND TESTAMENT, of me,
VINCENT PAUL YOUNG, of West Northfield, in the County of
Lunenburg, Province of Nova Scotia.

FIRST I hereby revoke and make void all former
Wills and Testamentary Dispositions by me at any time
heretofore made and declare this only to be and contain my
said Last Will and Testament.

SECOND I hereby nominate, constitute and appoint
my three daughters, GLORIA FAY HARLOW, GAIL MARCIA RITCEY,
and CAROLYN ANN CONRAD, Executrices and Trustees of and under
this my said Last Will and Testament.

THIRD I direct my Executrices and Trustees:
(a) To pay out of the capital of my estate,
all my debts, funeral and testamentary expenses and any other
necessary expenditures in connection with the administration
of my estate; and

(b) To pay out of the capital of my
estate, all income taxes, succession duties, estate taxes,
inheritance taxes and transfer taxes payable in connection
with any insurance on my life or any gift or benefit given by
me either in my lifetime or by survivorship or by my Will or
any codicil, and whether such duties and taxes are payable in
respect of estates or interests which fall into possession at
my death or at any subsequent time and I authorize my Executrices
and Trustees to pay any such duty or tax prior to the due date
or to commute the duty or tax on any interest in expectancy.
It is my intention that any such gift or benefit or any such
insurance shall be received by the recipient free from all
duties and taxes.

FOURTH I give and devise to my daughter, GLORIA
FAY HARLOW, as and for her own property absolutely, my one-half
interest in lands I own with Douglas Rhodenizer situate on the
road from Middlewood to Broad Cove, in the County of Lunenburg,
Province of Nova Scotia, and my one-half interest in lands I
own with Douglas Rhodenizer situate at New Cumberland, in the
County of Lunenburg, aforesaid.

FIFTH I give and devise to my daughter, GAIL
MARCIA RITCEY, as and for her own property absolutely, my
one-half interest in lands I own with Douglas Rhodenizer situate
at West Northfield, in the County of Lunenburg, Province of Nova
Scotia, and being approximately thirty-five (35) acres or less,
and being situate adjacent to the lot of land upon which my
said daughter now lives.

PAGE ONE OF VINCENT PAUL YOUNG'S WILL

H/ P. C. com

SIXTH I give and devise to my daughter, CAROLYN ANN CONRAD, as and for her own property absolutely, my one-half interest in lands I own with Douglas Rhodenizer situate at the Leary Road, at Dayspring, in the County of Lunenburg, Province of Nova Scotia, and my one-half interest in lands I own with Douglas Rhodenizer at Indian Path, in the County of Lunenburg, aforesaid.

SEVENTH I give and devise to my son, KENT VINCENT YOUNG, as and for his own property absolutely, my one-half interest in lands I own with Douglas Rhodenizer known as the Mailman Lot and being situate at Lower Branch, in the County of Lunenburg, aforesaid.

EIGHTH I give, devise and bequeath all of my clothing and jewelry to my wife, JEAN VIOLA YOUNG, as and for her own property absolutely.

NINTH I give, devise and bequeath to my son-in-law, PHILIP ALAN RITCEY, and my son KENT VINCENT YOUNG, as and for their own property absolutely, all of my interest in land at Big Lots, in the County of Lunenburg, aforesaid, as conveyed to myself, Philip Alan Ritcey and Kent Vincent Young by Deed dated February 27, 1974, from George C. Zinck.

TENTH I give and bequeath one-half of my shares in Northfield Farm Supplies Limited, a body corporate, and one-half of my shares in Ritcey and Young's Forestry Products Limited, a body corporate, and one-half of all amounts owed me by both companies, to my son, KENT VINCENT YOUNG, as and for his own property absolutely.

ELEVENTH I give and bequeath one-half of my shares in Northfield Farm Supplies Limited, a body corporate, and one-half of my shares in Ritcey and Young's Forestry Products Limited, a body corporate, and one-half of all amounts owed me by both companies, to my son-in-law, PHILIP ALAN RITCEY, as and for his own property absolutely.

TWELFTH In the event that my wife, JEAN VIOLA YOUNG, survives me for a period of ten clear days, then I give, devise and bequeath to my wife, as and for her own property absolutely, the following:

(a) All of my interest in the contents of our cottage at Lower Northfield, Lunenburg County, Nova Scotia.

(b) All of my interest in my house at West Northfield, and the lands upon which it sits, those having been conveyed to me by Deed dated October 27, 1945, from Angus Zinck, and all of the contents and articles of domestic and household use located in the same.

THIRTEENTH In the event that my wife predeceases me, or surviving me, shall die within a period of ten clear days of my decease, or in the event that her death occurs concurrently with my own, either by accident or otherwise, then:

PAGE TWO OF VINCENT PAUL YOUNG'S WILL

copy
can

copy
can

12. 6. 12. 5. can

(a) I give, devise and bequeath all of my interest in my said cottage at Lower Northfield, Lunenburg County, Nova Scotia, together with all of the contents of the same to my four children, in equal shares, as and for their own property absolutely.

(b) I give, devise and bequeath all of my interest in my home at West Northfield, aforesaid, the lands upon which it sits (being conveyed to me in 1945 from Angus Zinck), together with all of the contents and articles of domestic and household use located in the same to my son, KENT VINCENT YOUNG, as and for his own property absolutely.

FOURTEENTH

I give, devise and bequeath all the rest and residue of my estate, both real and personal, of whatever nature, kind and description whatsoever and wheresoever situate, of which I die possessed, including any and all property over which I may have a general power of appointment or disposition to my said Executrices and Trustees, in trust, nevertheless, upon the following trusts:

(a) To use their discretion in the realization of my estate, with power to my said Executrices to sell, call in and convert into money any part of my estate not consisting of money at such time or times, in such manner and upon such terms and either for cash or credit or for part cash or part credit as my said Executrices may in their uncontrolled discretion decide upon, or to postpone such conversion of my estate or any part or parts thereof for such length of time as they may think best, and I hereby declare that my said Executrices may retain any portion of my estate in the form it may be at my death (notwithstanding that it may not be in the form of an investment in which trustees are authorized to invest in trust funds, and whether or not there is a liability attached to any such portion of my estate) for such length of time as my said Executrices may in their discretion deem advisable and my said Executrices shall not be held responsible for any loss that may happen to my estate by reason of theirs doing.

(b) So long as my said wife shall be living, to invest and keep invested the rest and residue of my estate, and to pay the whole of the net income derived therefrom to my said wife. I do expressly declare that my said wife shall have the power, if she deems it necessary to maintain the standard of living which she has enjoyed during my lifetime, to encroach upon some or all of the capital of my estate, and the same shall be paid to her upon her request.

(c) Upon the death of my said wife, the rest and residue of my estate then remaining shall be equally divided among my three daughters, GLORIA FAY HARLOW, GAIL MARCIA RITCEY, and CAROLYN ANN CONRAD, as and for their own property absolutely.

PAGE THREE OF VINCENT PAUL YOUNG'S WILL

11/4/58 con

(d) I hereby empower my Executrices to execute any and all documents necessary to deal with or dispose of my estate, or any part thereof.

(e) I authorize and empower my Executrices to make any election or to take or to refrain from taking any action which, in my Executrices' absolute discretion appears desirable or appropriate under or with respect to the Income Tax Act.

FIFTEENTH I do expressly declare that the bequests and devises contained in paragraphs Fourth, Fifth, Sixth, Seventh, Ninth, Tenth, Eleventh and Fourteenth (c) shall not lapse and in the event that any of my children die before receiving these bequests or devises, that, for the purpose of this Will, they shall be deemed to have survived me.

SIXTEENTH In the event that any person under the age of majority shall become entitled to receive any portion of my estate, I do direct that my Executrices pay or convey the same to the Guardian of such a person.

IN WITNESS WHEREOF I have hereunto set my Hand this 8th day of September, A.D., 1981.

SIGNED, PUBLISHED AND DECLARED
by the above named Testator,
VINCENT PAUL YOUNG, as and for
his Last Will and Testament,
in the presence of us, both
present at the same time, who at
his request, in his presence and
in the presence of each other have
hereunto set our hands as
witnesses.

Vincent Paul Young
Vincent Paul Young

Catherine A. Mackay
Address *New Jersey, N.J.*
Arnold S. Taylor
Address *New Jersey, N.J.*

THIS IS A CODICIL TO THE LAST WILL AND TESTAMENT, of me, VINCENT PAUL YOUNG, of West Northfield, in the County of Lunenburg, Province of Nova Scotia, which Last Will and Testament is dated September 8, 1981.

FIRST I add the following paragraph as paragraph "FOURTH (a)" to my said Last Will and Testament:

"FOURTH (a) I give any automobile I may own at my death to my wife, JEAN VIOLA YOUNG."

SECOND I revoke the "FIFTH" paragraph of my said Last Will and Testament and substitute the following paragraph in its place and stead:

"FIFTH I give and devise to my daughter, GAIL MARCIA RITCEY, and my son, KENT VINCENT YOUNG, in equal shares, as and for their own property, the lands at West Northfield, in the County of Lunenburg, Province of Nova Scotia which I formerly owned on the halves with Douglas Rhodenizer and now own outright, said lands being Thirty-five (35) acres, more or less, and being situate adjacent to the lot of land upon which Gail Marcia Ritcey now lives."

THIRD I revoke the "SEVENTH" paragraph of my said Last Will and Testament and substitute the following paragraph in its place and stead:

"SEVENTH I give and devise to my son, KENT VINCENT YOUNG, and my daughter, GAIL MARCIA RITCEY, in equal shares, as and for their own property, my interest in lands I own with Douglas Rhodenizer known as the Mailman Lot and being situate at Lower Branch, in the County of Lunenburg, aforesaid."

FOURTH In all other respects I confirm my said Last Will and Testament, dated September 8, 1981.

IN TESTIMONY WHEREOF I have to this Codicil to my Last Will and Testament, written upon this single page of paper subscribed my name this 3rd day of June, A.D., 1983.

SIGNED, PUBLISHED AND DECLARED)
by the said VINCENT PAUL YOUNG)
as and for a Codicil to his)
Last Will and Testament, in the)
presence of us, both present at)
the same time, who, at his)
request, in his presence and in)
the presence of each other, have)
hereunto subscribed our names as)
witnesses.)

Catherine A. Mackay....)
Address *Res. Heronway, N.S.*)
..... *Dr. H. S. Thynne*)
Address *New Brunswick, N.S.*)

Vincent Paul Young)

IN THE COURT OF PROBATE
COUNTY OF LUNENBURG SS

OFFICE OF REGISTRY

I certify that the foregoing paper writings contain and are true and correct copies of the original Will and Codicil thereto of Vincent Paul Young, therein named deceased, which said Will and Codicil were duly admitted to Probate on the 5th day of March, 1984 and was proved on the 5th day of March, 1984. Date of Death: February 16th, 1984.
Estate No. 9230
Lunenburg, N. S.
March 5th, 1984.

Aimelia P. Cadum

Deputy Registrar of Probate

(Probate Seal)

No. 9230

CERTIFIED COPY
OF
LAST WILL AND TESTAMENT
AND
CODICIL OF
VINCENT PAUL YOUNG

Province of Nova Scotia
County of Lunenburg
1716
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 7:00 o'clock P.M., on *July*
the *6th* day of *March*
A.D. 1984 in Book Number 339
at Pages

Registrar of Deeds for the Registration District
of the County of Lunenburg

Request to the Registrar of Deeds to Register a Document

Registration district: Lunenburg County
 Submitter's user number: 5236
 Submitter's name: G. F. PHILIP ROMNEY

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
- ☐ not a mortgage or security interest as defined in 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 required to be registered or recorded under the *Land Registration Act*

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

Dated at Bridgewater, Nova Scotia, this 23rd October, A. D., 2019.

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

115342033
 Document #
OCT 24 2019
 MM DD YYYY

Jul Mj.
 LR ☐ ROD ☒
10:52
 Time

G. F. Philip Romney
 ROMNEY LAW INC.
 P. O. Box 368
 136 Aberdeen Road
 Bridgewater, N. S. B4V 2W9

Phone: 902-543-4444
 Email: romneylaw1@eastlink.ca
 Fax: 902-543-0232

THIS WARRANTY DEED made this 24th day of October, A. D., 2019.

BETWEEN:

GAIL MARCIA RITCEY, of West Northfield, in the County of Lunenburg and Province of Nova Scotia,

hereinafter called the "GRANTOR"

- and -

GAIL MARCIA RITCEY, of West Northfield, in the County of Lunenburg and Province of Nova Scotia, and MATTHEW ALAN RITCEY of Hebb's Cross, in the County of Lunenburg 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;

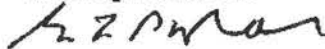
THE GRANTOR covenants with the GRANTEE that the GRANTEE shall have quiet enjoyment of the lands, that the GRANTOR has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, and that the GRANTOR will procure such further assurances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

IN WITNESS WHEREOF the GRANTOR has hereunto affixed her hand and seal on the day and year first written above.

SIGNED, SEALED & DELIVERED

- in the presence of -



) 
) Gail Marcia Ritcey
) 
)

I hereby certify that:

The Deed Transfer Tax has been paid ☐

No Deed Transfer Tax is payable within described property transfer. ☒

Dated this 24th day of OCT. 2019


Registrar - Lunenburg Land Registration Office

AFFIDAVIT OF STATUS AND EXECUTION

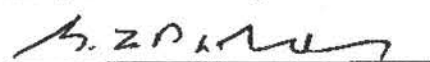
**PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG**

I, Gail Marcia Ritcey, the ("Deponent"), make oath and say as follows:

1. THAT I acknowledge that I have executed the foregoing Instrument under seal on the date of this Affidavit.
2. THAT this acknowledgment 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 the instrument.
3. THAT the Deponent is nineteen years of age or older and is a resident of Canada under the *Income Tax Act* (Canada).
4. THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - a) are married to each other;
 - b) are married to each other by marriage that is voidable and has not been annulled by a declaration of nullity; or
 - c) 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.
 - d) is a party to a registered domestic partner declaration made in accordance with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.
5. THAT as of the date hereof, I am not a spouse and I have no other spouse as defined herein. I do not have any former domestic partner with rights contemplated by Section 55 of the *Vital Statistics Act* nor do I have any former spouse with rights under the *Matrimonial Property Act*.

I CERTIFY that on this date the Deponent came before me, made oath, and swore the foregoing Affidavit. I further certify that the Deponent executed the Instrument in my presence and that I signed the instrument as witness to such execution.

SWORN TO at Bridgewater, in the)
County of Lunenburg and)
Province of Nova Scotia, this)
18th day of October ,)
A.D., 2019 before me,)



Gail Marcia Ritcey

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

PID: 60219201

SCHEDULE "A"

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

BOUNDED on the Northwest by lands owned by Russell Lohnes;

BOUNDED on the Southwest by the Marsh lands to the line of land now or or formerly of Simeon Ernst;

BOUNDED on the Southeast by the lands now or formerly of Simeon Ernst and further Bounded by the lands of Francis Langille and known as the Langille Mill property.

The above described boundaries are marked by corner iron posts driven into the ground;

The above described piece or parcel of land is the same lands as described in Schedule "A", paragraph 4, of a Deed from Orbin W. Langille to Lawrence M. Langille dated the 9th day of July, A.D., 1966, and duly recorded in the Office of the Registry of Deeds, Bridgewater, N.S., on the 13th day of July A.D., 1966, IN Book 134 at Page 460 under No. 603.

Also being and intended to be that same lot of land conveyed to Scott Sarty and Annie L. Sarty by Allan E. Langille, Florence Langille, Robie Langille, Emily Smeltzer, Charlotte Robar, Letitia N. Veinot, Effie R. Ernst, Orbin Langille, Pauline Joudrey, Francis Langille, Doreen Hynick, Barbara Langille, Herbert Zwicker, Christine W. Zwicker, Robert Zinck, and Beatrice L. Zinck, by Deed dated the 6th June 1975 and recorded at the Registry of Deeds in Bridgewater on the 17th of June 1975 in Book 208 at Page 661 under No. 163.

Schedule A

PID: 60276250

Place Name: Farmington, Lunenburg County

Designation of Parcel on Plan: Lands of Elnor Ruth Ritcey, Will of Ervin Hardie Conrad, Rec. Bk. 121, Pg. 691, No. 960, Area: 13.91 Acres (+-) (Woodland)

Title of Plan: Plan of Survey showing Lands of Elnor Ruth Ritcey located at Farmington, Lunenburg County, Nova Scotia

Registration County: Lunenburg County

Registration Number: 110448371

Registration Date: March 13, 2017

PID: 6030305

DEED DESCRIPTION
SCHEDULE "A"

ALL that singular certain lot, piece or parcel of land and premises situate lying, and being at Lower Branch, in the County of Lunenburg, Province of Nova Scotia bounded and described as follows;

BEGINNING at an iron bolt set on the Southwestern limits of the main paved public highway leading from Trunk 10 through Lower Branch (50 feet from the centerline thereof) said iron bolt being the Southeastern corner of Lot # 5 and the Northeastern corner of lands herein described as Lot # 6;

THENCE South $62^{\circ}-37'$ West along the Southern boundary of Lot # 5 a distance of 200 feet more or less to an iron bolt;

THENCE South $24^{\circ}-10'-40''$ East along other lands of the Grantors a distance of 100 feet more or less to an iron bolt;

THENCE North $62^{\circ}-37'$ East along other lands of the Grantors a distance of 200 feet more or less to an iron bolt, set on the Southwestern limits of said public highway (50 feet from the centerline thereof);

THENCE North $24^{\circ}-10'-40''$ West along the limits of said public highway a distance of 100 feet more or less to the place of beginning;

MAGNETIC Meridan 1973 containing an area of 20,000 square feet more or less. The lands herein described are part of the second lot described in Schedule A in an agreement of Sale between the Nova Scotia Farm Loan Board and Carrol A. Lowe dated the 15th day of February A.D. 1969. The lands herein described are shown as Lot # 6 containing an area of 20,000 square feet more or less on a plan of Survey showing Lands of Carrol Lowe (Nova Scotia Farm Loan Board), Lower Branch, Lunenburg County, Nova Scotia dated May 25, 1973 and revised to show Lot # 5 and Lot # 6 on July 5, 1973 made by Neiff Joseph N.S.L.S. # 257.



L.R.S.

Schedule A

PID: 60355674

Place Name: West Dublin, Lunenburg County

Designation of Parcel on Plan: Lot 4-A, Area = 24,621 sq. ft.

Title of Plan: Plan of Subdivision, showing Lots 4-A and 5-B of Lands of Gail M. Ritcey, located at West Dublin, Lunenburg County

Registration County: Lunenburg County

Registration Number: 10,287

Registration Date: August 15, 1996

Schedule A

PID: 60436011

Place Name: West Dublin, Lunenburg County

Designation of Parcel on Plan: Lot 5-B, Area = 62,495 sq. ft.

Title of Plan: Plan of Subdivision, showing Lots 4-A and 5-B of Lands of Gail M. Ritcey, located at West Dublin, Lunenburg County

Registration County: Lunenburg County

Registration Number: 10,287

Registration Date: August 15, 1996

TOGETHER WITH the rights of way shown on Plans 6743 and 10,287 between the westerly sideline of the public highway on Lot 4-A as shown on Plan 10,287 (See Deed, Book 456, Page 654, document no. 8005)

PARCEL DESCRIPTION REPORT

2019-10-10 11:21:02

PID: 60658655
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2016-12-30 13:46:21

PID: 60658655

Schedule "A"

Place Name: Dauphinee Road, West Northfield, Lunenburg County

Designation of Parcel on Plan: Lot 1, Area = 10.117 acres

Title of Plan: Plan of Subdivision showing Lot Nos. 1, 2 & 3, and also Plan of Survey showing Remainder Lot 4, Property of Gail Marcia Ritcey and Kent Vincent Young, Salmon Run Road, West Northfield, Lunenburg County, Nova Scotia.

Registration County: Lunenburg County

Registration Number of Plan: 89478714

Registration Date of Plan: December 6, 2007

Saving and Excepting PARCEL B as shown on PLAN 110108280 Registered at the Land Registration Office for Lunenburg County.

BENEFIT 1: TOGETHER with a right of way 66 feet in width over that right of way known as Salmon Run Road leading from the southwestern sideline of public highway No. 10 to the southwestern sideline of a reserved 66 foot wide right of way as shown on the aforesaid plan, to be used in common with lot owners. This right of way over Salmon Run Road is subject to an Agreement, Book 435, Page 368, document No. 10046.

BENEFIT 2: TOGETHER with a right of way 33 feet in width being the most northeasterly 33 feet of remainder Lot 4 including the cul de sac area at the northwestern end of this right of way as shown on the aforesaid plan.

These rights of ways are to be used for all times and for all purposes including electrical, telecommunications and other such services.

BURDEN 1: SUBJECT TO a 33 foot wide right of way over the most southwesterly 33 foot portion of Lot 1 for the benefit of Lot 2 and remainder Lot 4, including that area of the cul de sac at the most northwesterly end of the right of way area.

*** 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: 2016

Plan or Document Number: 110108280

The MGA compliance statement has been applied by SNSMR during the processing of Land Registration Plan

PARCEL DESCRIPTION REPORT

2019-10-10 11:21:02

External Comments:

Description Change Details:

Reason:

Author of New or

Changed Description:

Name:

Registered Instruments:

Comments:

PARCEL DESCRIPTION REPORT

SCHEDULE A

2019-10-10 11:21:23

PID: 60704327
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2017-05-15 10:16:16

Registration County: LUNENBURG COUNTY
Street/Place Name: HIGHWAY 10 /WEST NORTHFIELD
Title of Plan: PLAN OF S/D SHOWING CONSOLIDATION OF PARCEL 1, PARCEL 2 AND PARCEL 6, TO CREATE LOT 5, (INTERIM STEP), PROPERTY OF GAIL MARCIA RITCEY; SUBDIVISION OF LOT 5 TO CREATE 6 AND PARCEL "A" (INTERIM STEP); PARCEL "B" (PORTION OF LOT 1), OTHER PROPERTY OF GAIL MARCIA RITCEY AND PARCEL "C" (PORTION OF LOT 2), PROPERTY OF 3218851 NOVA SCOTIA LIMITED, AS ADDITIONS TO LOT 6 TO CREATE RESULTING LOTS 6-BC, REMAINDER 1R AND LOT 2R (INTERIM STEP), AND ALSO PARCEL "A", AS AN ADDITION TO LOT 2R TO CREATE RESULTING LOT 2R-A.
Designation of Parcel on Plan: LOT 6-BC
Registration Number of Plan: 110108280
Registration Date of Plan: 2016-12-22 13:14:41

TOGETHER WITH a right of way as described in an agreement recorded at the Lunenburg County Registry of Deeds on October 5, 1988, Book 435, Page 368, and Document Number 10046.

AND TOGETHER WITH a right of way as described in a deed recorded at the Lunenburg County Registry of Deeds on December 21, 2007, as Document Number 89615026.

SUBJECT TO an easement in favour of Her Majesty the Queen in the Right of Her Province of Nova Scotia and the Nova Scotia Power Corporation, as described in a deed recorded at the Lunenburg County Registry of Deeds on September 14, 1989, Book 458, Page 173, and Document Number 8812.

*** 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: 2016
Plan or Document Number: 110108280

External Comments:

Description Change Details:

Reason:

Author of New or

Changed Description:

Name:

Registered Instruments:

Comments: