

TAX SALE REPORTING LETTER

Tax Sale No. 135

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 3, 2021

Name: Mosher, George W.

Assessment Account No: 10077486

Property: PID 60606993; No. 208 Highway, Hemford, NS

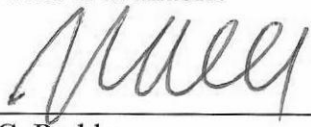
Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that George W. Mosher is the registered owner of the subject property. George W. Mosher acquired title via deed in book 109, Page 415 and recorded at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The paper title appears to be marketable (although it is likely that George W. Mosher is deceased and there is no record of an estate).

Encumbrances: None

Marital Status: Unknown

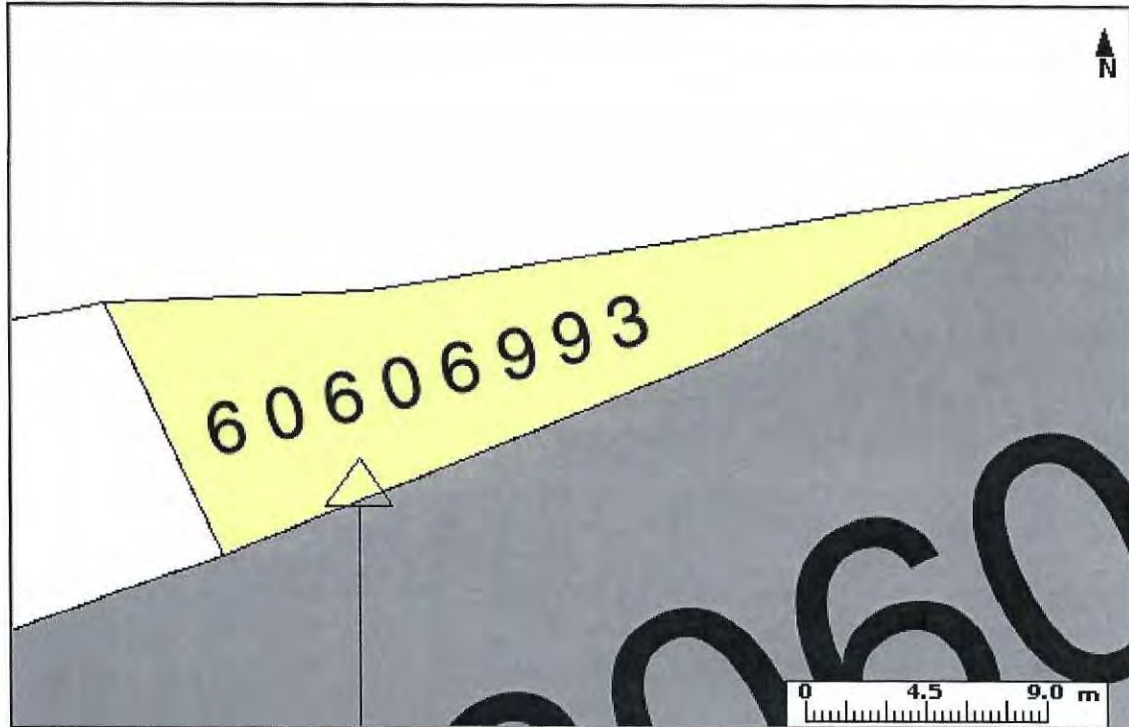
Survey: There are no surveys of the subject property on file at the Lunenburg County Land Registration Office. The deed description does not confirm to modern standards and is subject to survey.

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.

Property Online MapDate: **Oct 14, 2021 10:43:52 AM**

PID: 60606993

Owner: GEORGE W MOSHER AAN: 10077486

County: LUNENBURG COUNTY

Address: NO 208 HIGHWAY
HEMFORD

Value: \$100 (2021 RESOURCE TAXABLE)

LR Status: NOT 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.

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PROVINCE OF NOVA SCOTIA) BE IT REMEMBERED that on the 16th day of March A.D. 1946, before me, 415
COUNTY OF LUNenburg SS) the subscriber personally came and appeared Audrey Mossman, wife of
John Hearnly Mossman, mentioned in the foregoing Indenture, who, having been by me examined sep-
arate and apart from her said husband did, declare and acknowledge that the said Indenture is her
free act and deed and that she executed the same freely and voluntarily, without fear, threat or
compulsion of, from or by her said husband, and for a full release of all her claims to the lands
therein mentioned.

(Sgd.) G. H. Crouse
A Barrister of the Supreme Court of Nova Scotia

NO. 675. DEED.
ERNEST VEINOT

to
GEORGE MOSHER
Reg: 1.50 P. M. March 21st,
1946, on the certified oath
of a witness.

THIS INDENTURE made this twenty-second day of September in the year of
Our Lord One Thousand Nine Hundred and forty-five. BETWEEN ERNEST VEINOT
of Hemford, in the County of Lunenburg, and Province of Nova Scotia,
farmer, hereinafter called the Vendor of the One Part, and GEORGE MOSHER
of Hemford, in the County of Lunenburg and Province of Nova Scotia,
laborer, hereinafter called the Purchaser of the Other Part WITNESSETH
that the said Vendor for and in consideration of the sum of one dollar of
lawful money of the Dominion of Canada, to the said Vendor in hand well
and truly paid by the said Purchaser at or before the sealing and delivery of THESE PRESENTS (the
receipt whereof is hereby acknowledged) hath granted, bargained, sold, aliened, enfeoffed, released,
remised, conveyed and confirmed, and by These Presents doth grant, bargain, sell, alien, enfeoff,
release, remise, convey and confirm unto the said Purchaser, his Heirs and Assigns, ALL that certain
piece or parcel of land situate, lying and being in Hemford, County and Province aforesaid and
bounded and described as follows, Beginning at a stake on South Corner of Howard Tufts line and run-
ning North along said line, fifty feet to a stake, thence in an easterly direction along Railroad
until it reaches the Highway running from New Germany to Caledonia; thence along said Highway to
place of beginning on Howard Tufts line, containing one quarter of an acre, more or less, together
with all and singular the Buildings, Easements, Tenements, Hereditaments and Appurtenances to the
same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remain-
ders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, prop-
erty and demand, both at law and in Equity of the said Vendor of, in, to or out of the same, or
any part thereof. TO HAVE AND TO HOLD the said Land and Premises, with the appurtenances, and
every part thereof, unto the said Purchaser, his Heirs and Assigns to his and their sole use and
behalf forever. And the said Vendor, for his Heirs, Executors and Administrators do hereby cove-
nant, promise and agree to and with the said Purchaser his Heirs and Assigns in manner follow-
ing that is to say: That it shall be lawful for the said Purchaser, his Heirs and Assigns, from
time to time, and at all times, hereafter, peaceably and quietly, to enter into the said Land and
Premises, and to have, hold, occupy, possess and enjoy the same without the lawful let, suit,
hindrance, eviction, denial or disturbance of, from or by the said Vendor or any person or persons
whomsoever, lawfully claiming or to claim the same. And also that the said Vendor has a good, sure,
perfect and indefeasible estate of inheritance in fee simple in the said Land and Premises, and good
right, full power and lawful authority, to sell and convey the same, in manner and form as they are
hereby sold and conveyed and mentioned or intended so to be, and that the same are free from en-
cumbrances. And lastly that the said Vendor, his Heirs, the said Land and Premises, and every part
thereof, unto the said Purchaser, his Heirs and Assigns against the lawful claims of all persons
whomsoever, shall and will by these presents WARRANT and forever DEFEND. IN WITNESS WHEREOF the
said parties to these presents have hereunto set their Hands and affixed their Seals the day and
year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of
(Sgd.) Mabel A. Fancey

PROVINCE OF NOVA SCOTIA,
COUNTY OF LUNEBURG, SS.)

(Sgd.) Ernest Veinot

(S)

On this twenty-second day of September A.D. 1945 before me, the subscriber,
personally came and appeared Mabel A. Fancey a subscribing Witness to the
foregoing Indenture, who having been by me duly sworn, made oath and said that Ernest Veinot the
parties thereto, signed, sealed and delivered the same in her presence.

(Sgd.) Ruth A. Bolivar

A Commissioner of the Supreme Court of Nova Scotia.

NO. 676. DEED.
RALPH DELONG ET UX

to
HAROLD B. VERGE
Reg: 2.45 P. M. March 21st,
1946, on the certified oath
of a witness.

THIS INDENTURE made the 19th day of March in the year of Our Lord One
Thousand Nine Hundred and Forty-six. BETWEEN RALPH DELONG, of Barga
Corner in the County of Lunenburg and Province of Nova Scotia, and ETHEL
HOPE DELONG, his wife, hereinafter called the Grantors of the One Part, and
HAROLD B. VERGE of Bridgewater in the County of Lunenburg and Province of
Nova Scotia, hereinafter called the Grantee, of the Other Part, WITNESSETH
That the said Grantors for and in consideration of the sum of One Dollar
of lawful money of the Dominion of Canada, to the said Grantors in hand
well and truly paid by the said Grantee at or before the sealing and delivery of THESE PRESENTS,
the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, re-
leased, remised, conveyed and confirmed, and by These Presents do grant, bargain, sell, alien, en-
feoff, release, remise, convey and confirm unto the said Grantee, His Heirs and Assigns, ALL that
certain lot, piece or parcel of land situated, lying and being in the Town of Bridgewater, in the
County of Lunenburg, and described as follows in accordance with a plan of division and survey of
lands formerly owned by William Ross of Lunenburg made by Edward M. Solomon of Lunenburg aforesaid
surveyor, in August, A.D. 1886, that is to say: lots number nine and ten in fifth division Letter
"F", the same measuring ninety-eight feet front by seventy-six feet, being the same property de-
scribed in a Deed from Margaret McKean and others to one Florence Bigelow, Being the land conveyed
to Thomas H. Larder by said Florence Bigelow by Deed bearing date the 18th day of June, A. D. 1936
and recorded in the Registry of Deeds for Lunenburg County in Book 102, page 411, under No. 609;
and then said Land conveyed to J. Irving Hebb by said Thomas H. Larder by Deed dated July 23, 1945,
and later deeded from J. Irving Hebb to Ralph DeLong on the 26th day of Dec. 1945, and recorded at
Bridgewater, N. S. on the 19th day of March, A.D. 1946, in Book 109, page 410, No. 668 together with
all and singular the Buildings, Easements, Tenements, Hereditaments and Appurtenances to the same
belonging or in anywise appertaining, with the reversion and reversions, remainder and remainders,
rents, issues and profits thereof, and all the estate, right, title, interest, claim, property and
demand both at law and in Equity, of the Grantors of, in to or out of the same or any part thereof.
TO HAVE AND TO HOLD the said Land and Premises with the appurtenances, and every part thereof, unto
the said Grantee, His Heirs and Assigns to them and their sole use, benefit and behoof forever. And
the said Grantors for themselves, their Heirs, Executors and Administrators do hereby covenant,
promise and agree to and with the said Grantee, His Heirs and Assigns, in manner following, that is
to say: That it shall be lawful for the said Grantee, His Heirs and Assigns, from time to time, and
at all times hereafter, peaceably and quietly, to enter into the said Land and Premises, and to have
hold, occupy, possess and enjoy the same without the lawful let, suit, hindrance, eviction, denial
or disturbance of, from or by the said Grantors or any person or persons whomsoever, lawfully claim-
ing or to claim the same. And also that the said Grantors, have a good, sure, perfect and indefea-
sible estate of inheritance in fee simple in the said Land and Premises, and good right, full power
and lawful authority, to sell and convey the same, in manner and form as they are hereby sold and
conveyed and mentioned or intended so to be, and that the same are free from encumbrances. And
lastly that the said Grantors, their Heirs, the said Land and Premises and every part thereof, unto
the said Grantee, His Heirs and Assigns, against the lawful claims of all persons whomsoever shall
and will by these presents WARRANT and forever DEFEND. IN WITNESS WHEREOF the said parties to these
presents have hereunto set their Hands and affixed their Seals the day and year above written.


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Property Details

PID	60606993	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	2200.0 SQUARE FEET	Parcel Access		Manag. Unit	MU9934
Lot		Created	Jul 17, 2002 12:00:00AM		
PDCA Status	No Description	Municipal Unit	MUNICIPALITY OF DISTRICT OF LUNENBURG	Manner of Tenure	NOT APPLICABLE

Location	County	Primary Location	Source
NO 208 HIGHWAY HEMFORD	LUNENBURG COUNTY	Yes	Not Assigned by Municipality

Comments
LOC: NOW OR FORMERLY
MAP: 1044500064700

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
10077486	\$100 (2021 RESOURCE TAXABLE)	050	000	

[View All Related PIDs History](#)
[Back to Results](#)
[Map View](#)

Owner Name	Interest Holder Type	Qualifier
GEORGE W MOSHER	FEE SIMPLE	

Province	Country
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Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	502739706	1946	DEED	Book 109 Page 415	REGISTRY OF DEEDS	Jan 01, 1946

[View Doc](#)

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	P4854	1983	SUBDIVISION & AMALGAMATIONS			Jan 01, 1983

[View Plan](#)

Inst Type	Inst No	Year	Type	Plan Name	Filing Reference	Instrument Date
Non-Registered	241663	1945	RETRACEMENT & PLAN OR RETURN OF SURVEY PLAN			Jan 01, 1945

Parcel Relationships

Related PID

Type of Relationship

No Related PIDs Found

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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](#)

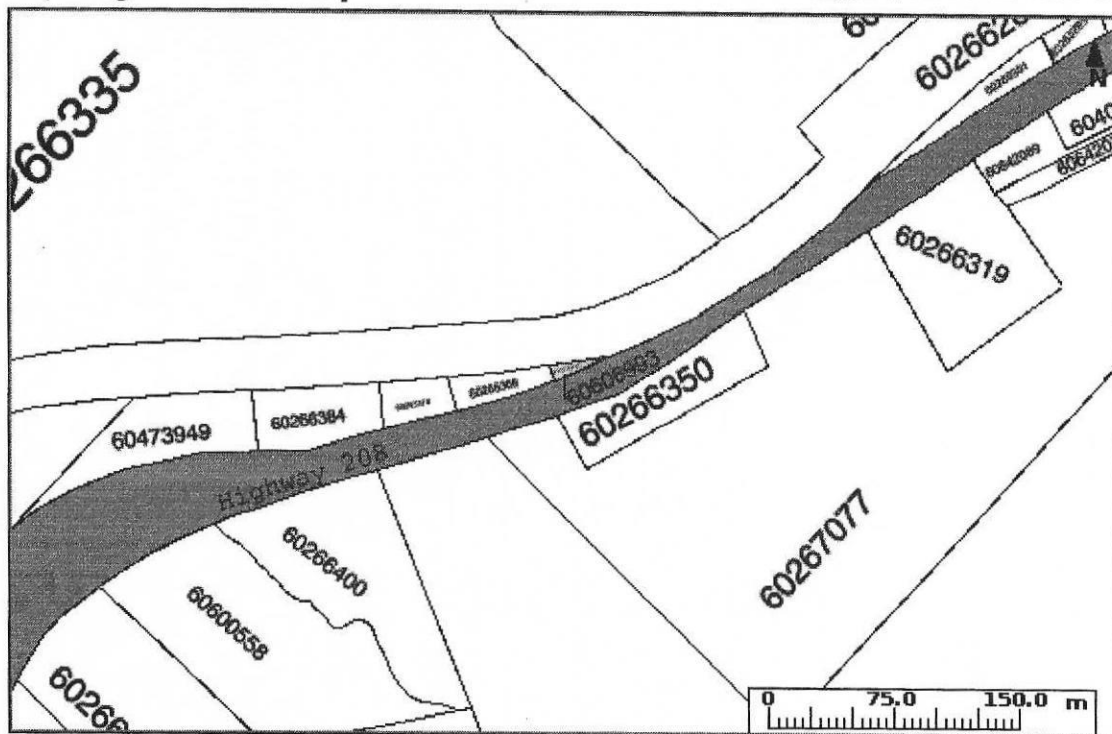
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Compression: Off

PROPERTY Online**NOVA SCOTIA**
Service Nova Scotia and Municipal Relations**Property Online Map**Date: **Aug 24, 2021 10:33:16 AM**

PID: 60606993

Owner: GEORGE W MOSHER AAN: 10077486

County: LUNENBURG COUNTY

Address: NO 208 HIGHWAY
HEMFORD

Value: \$100 (2021 RESOURCE TAXABLE)

LR Status: NOT LAND REGISTRATION

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