

TAX SALE REPORTING LETTER

Tax Sale No. 16

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 1, 2021

Name: Floyd Dorey

Assessment Account No: 01272241

Property: PID 60206299; 152 Walburne Road, Walden

Title: I have carried out title investigations on the subject property. The subject property is not land registered. Floyd Dorey is the owner of the subject property. Floyd Dorey acquired title via trustee's deed as document number 81096233 at the Lunenburg County Land Registration Office. The property appears to abut the public highway. The "back title" contains several statutory declarations leading to a will (see Book 936, Page 260 at the Lunenburg County Land Registration Office) and the subsequent trustee's deed mentioned above. There is not sufficient "back title" evidence for the title to be marketable.

Encumbrances: None

Marital Status: Unknown

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

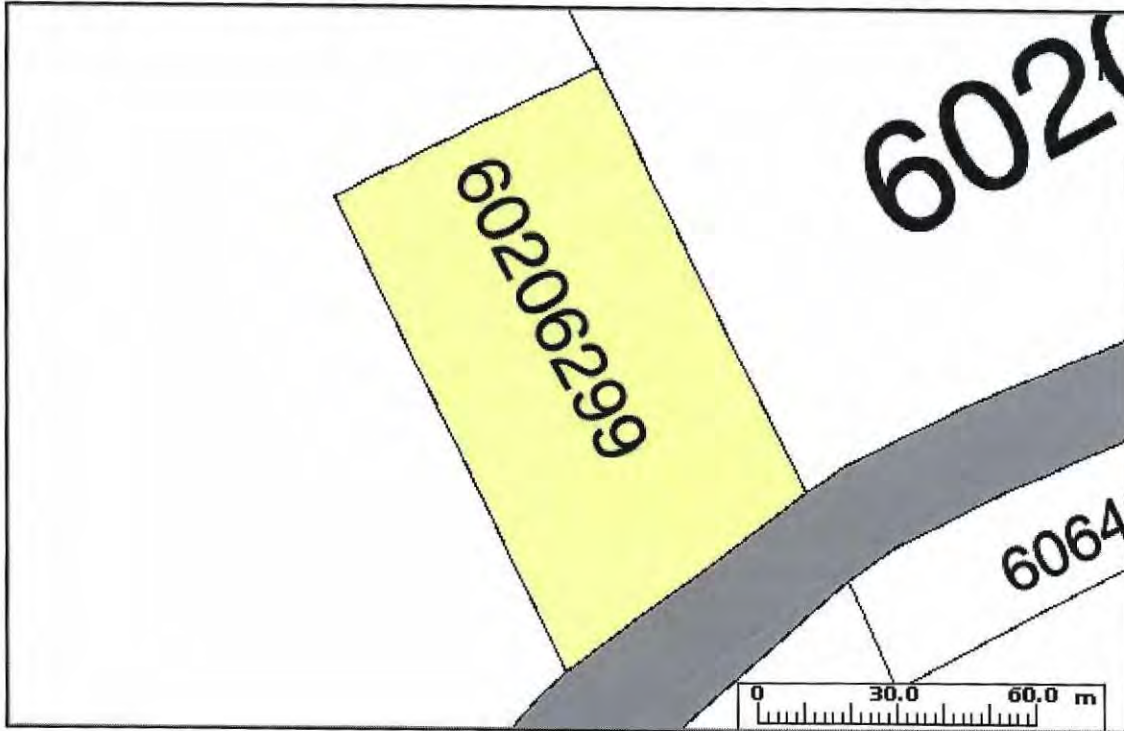


J. C. Reddy

****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 Map

Date: **Oct 13, 2021 9:15:55 AM**



PID: 60206299	Owner: FLOYD DOREY	AAN: 01272241
County: LUNENBURG COUNTY	Address: 152 WALBURNE	Value: \$46,500 (2021 RESIDENTIAL
LR Status: NOT LAND REGISTRATION	ROAD	TAXABLE)
	WALDEN	

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

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81096233

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THIS TRUSTEE'S DEED made this 8th day of December, 2004.

BETWEEN:

FLOYD DOREY, Executor and Trustee of and under the Last Will and Testament of Harry Clinton Dorey, Deceased, of Upper Cornwall in the County of Lunenburg, Province of Nova Scotia,

(hereinafter called the "Grantor")

- and -

FLOYD DOREY of Upper Cornwall in the County of Lunenburg and Province of Nova Scotia,

(hereinafter called the "Grantee")

WHEREAS the lands and premises hereinafter described were in his lifetime owned by Harry Clinton Dorey;

AND WHEREAS the said Harry Clinton Dorey died on the 16th day of February, 2004;

AND WHEREAS the Last Will and Testament of Harry Clinton Dorey contained a power of sale which authorized the Executor and Trustee to convey the lands described hereto in Schedule "A" without further consent of any beneficiary;

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 Trustee's Deed (the "lands").

AND as Executor and Trustee of the Estate of Harry Clinton Dorey aforesaid, I do hereby covenant with the said Grantee, his heirs, administrators and assigns, in manner and form following: that the said Grantor as Executor and Trustee aforesaid, has not done nor suffered anything to be done whereby said lands and premises herein conveyed are, can or may be encumbered or impeached in title or estate and that no other covenant or warranty of title of any kind whatsoever on behalf of the Grantor as Executor and Trustee, is to be implied by any of the words used herein.

IN THIS TRUSTEE'S DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Trustee's Deed shall be read with all appropriate changes of number and gender.

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)

Floyd Carl Dorey
FLOYD DOREY
Executor and Trustee of and under the
Last Will and Testament of
Harry Clinton Dorey

LUNenburg COUNTY REGISTRY OF DEEDS	81096233
I certify that this document was registered as shown here.	
Joan Plunkett	DEC 17 2004
Registrar	MM DD YYYY
	11:03
	Time

SCHEDULE "A"

Lands located on the Walburn Road, Lunenburg County, Nova Scotia;

Being lands formerly of Arthur Dorey, having been conveyed by Aubrey Dorey to Harry Clinton Dorey in or about the year 1941 and bounded as follows:

On the North by the said Walburn Road for a distance of approximately 202 feet more or less;

On the East by other lands formerly of Arthur Dorey, now of Aubrey Dorey for a distance of approximately 331 feet more or less;

On the South by other lands formerly of Arthur Dorey, now of Aubrey Dorey for a distance of approximately 202 feet more or less;

AND on the West by other lands formerly of Arthur Dorey, now of Aubrey Dorey for a distance of approximately 331 feet.

LUNENBURG COUNTY REGISTRY OF DEEDS	75227448	936	260-262
I certify that this document was registered as shown here.	Document # FEB 25 2004	Book	Pages 10:37
Joan Plunkett Registrar	MM DD YYYY		Time

Probate District: BW

Probate Court File No: 13220

IN THE COURT OF PROBATE FOR NOVA SCOTIA
IN THE ESTATE OF HARRY CLINTON DOREY, Deceased

Grant of Probate
(S. 42(1))

This court grants probate of the attached will and administration of the estate of HARRY CLINTON DOREY, late of Walden, in the County of Lunenburg, Nova Scotia, in the Probate District of Bridgewater, who died on February 16, 2004, to FLOYD DOREY of R.R.#3, Mahone Bay, Nova Scotia, Canada, B0J 2E0, who has sworn to faithfully administer the estate by paying the just debts of the deceased and the legacies contained in the will and paying the lawful expenses and distributing the residue (if any) according to the law.

The personal representative shall file a full and true inventory of the assets of the deceased within 3 months after the date of this grant, and shall render a just and true account of the executorship when required by law to do so.

Issued on February 25, 2004.

Claire J. LeBlond

Registrar of Probate

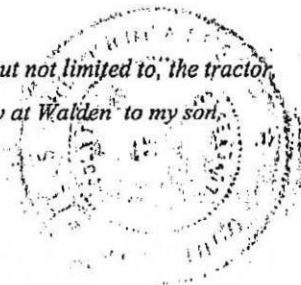
CLAIRE J. LEBLOND
REGISTRAR OF PROBATE



THIS IS THE LAST WILL AND TESTAMENT of me HARRY CLINTON DOREY of Walden, in the County of Lunenburg and Province of Nova Scotia.

1. *I HEREBY REVOKE all Wills and testamentary dispositions of every nature or kind whatsoever by me heretofore made.*
2. *I NOMINATE, CONSTITUTE AND APPOINT my son, FLOYD DOREY to be the sole Executor and Trustee of this my Last Will and Testament. I hereinafter refer to my Executor and Trustee, for the time being, as my "Trustee".*
3. *I GIVE, DEVISE AND BEQUEATH all my property both real and personal of every nature and kind and wheresoever situate including any property over which I may have a general power of appointment, to my said Trustee upon the following trusts, namely:*
 - (a) *To use his discretion in the realization of my estate, with power to my Trustee 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 and part credit, as my said Trustee may in his uncontrolled discretion decide upon, or to postpone such conversion of my estate, or any part of parts thereof, for such length of time as he may think best, and I hereby declare that my Trustee may retain any portion of my estate in the form in which 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 trust funds) and whether or not there is liability attached to any such portion of my estate for such length of time as my said Trustee may in his discretion deem advisable, and my Trustee shall not be held responsible for any loss that may happen to my estate by reason of so doing. I hereby expressly provide that my Trustee may sell real property for the purpose of distribution without the concurrence of the beneficiaries named under this my Last Will and Testament.*
 - (b) *I hereby direct my Executor to distribute my estate as follows:*
 - (i) *To pay my just debts, funeral and testamentary expenses.*
 - (ii) *To give any savings, including all monies on deposit except otherwise stated herein or any ready money or cash on hand to my daughter, JOYCE GRIFFIN;*
 - (iii) *To give my house and all of its contents, including but not limited to, the tractor, tools, equipment, and all chattels located on my property at Walden to my son, FLOYD DOREY;*

H C D
MS
CLC



(iv) To transfer the rest and residue of my estate to my son, **FLOYD DOREY**.

4. There is a joint bank account with my son, **FLOYD DOREY**, said bank account being with the Bank of Montreal in Mahone Bay, Nova Scotia. It is my intention that my son **FLOYD DOREY** use the funds held in said bank account to pay for all expenses incurred for my funeral upon my death.

5. I hereby declare that my Trustee, when making investments for my estate, shall not be limited to investments authorized by law for Trustees, but may make any investments, which in his uncontrolled discretion, he considers advisable, and my said Trustee shall not be liable for any loss that may happen to my estate in connection with any such investment made by him in good faith.

6. My Executor need not post a bond or other security for the proper performance of his duties under this my Last Will and Testament.

IN WITNESS WHEREOF I have hereunto set my hand this 20th day of July, A.D.,

2002.

SIGNED, PUBLISHED AND DECLARED)
by the above named **HARRY CLINTON**)
DOREY, the said Testator, as and for)
his Last Will and Testament, in the presence)
of us both present at the same time, who)
at his request and in his presence and in)
the presence of each other, have hereunto)
subscribed our names as witnesses.)

[Signature])
Witness: **BRENT H. SILVER**)

[Signature])
Address)

[Signature])
Occupation)

[Signature])
Witness)

[Signature])
Address)

[Signature])
Occupation)

[Signature]
HARRY CLINTON DOREY

COURT OF PROBATE
PROBATE DISTRICT OF Be
I hereby certify that the foregoing is a true copy of the original
Grant Will on file herein.
Dated the 20th day of February, A.D., 2002
[Signature]
REGISTRAR