

TAX SALE REPORTING LETTER

**Tax Sale No. 21**

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 30, 2021

Name: Conrad, Neal Curtis and D. Blake Conrad, Voglers Cove

Assessment Account No: 01855484

Property: Voglers Cove – PID 60368271

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Neil Curtis Conrad is the owner of the subject property. Neil Curtis Conrad acquired title via deed recorded at the Lunenburg County Land Registration Office in Book 408 Page 878.

Subject property appears to abut the public highway.

The paper title appears marketable.

Encumbrances: None

Marital Status: Unknown.

Survey: There is no survey available for the subject lot which actually surveys the subject lot. That said, there is a survey of the abutting property which graphically depicts the subject lot filed as Document 96007183 at the Lunenburg County Land Registration Office. Since the deed description is vague and does not conform to modern standards, it would be advisable to obtain/complete a modern survey for the subject lot.

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.**



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# This Indenture

made this 21<sup>st</sup> day of August, A.D. 1987

## Between

CAROLINE HALL, (formerly Caroline Conrad, and sole heir at law of Russell Conrad, deceased) of Voglers Cove, in the County of Lunenburg and Province of Nova Scotia,

being the Owner of the lands described in Schedule 'A' herein hereinafter called the "GRANTOR"

OF THE ONE PART

-- and --

NEAL CURTIS CONRAD, of 40 Dustin Street, Dartmouth, and the Province of Nova Scotia,

hereinafter called the "GRANTEE"

OF THE OTHER PART

-- and --

being the spouse of the Grantor who holds no title to the said lands hereinafter called the "RELEASOR"

OF THE OTHER PART

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 disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has 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 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.

THE RELEASOR hereby consents to the within conveyance and releases any claim that the RELEASOR had, has or may have pursuant to the Matrimonial Property Act of Nova Scotia and hereby conveys any and all right, title and interest which the RELEASOR may have with respect to the lands described in Schedule 'A'.

IN WITNESS WHEREOF, the Grantor and Releasor have signed and sealed these presents on the day and year first above written.

SIGNED, SEALED AND DELIVERED  
in the presence of

Borden L. Conrad

Caroline Hall  
CAROLINE HALL

PROVINCE OF NOVA SCOTIA,  
COUNTY OF Lunenburg SS.

ON THIS 21st day of August, A.D., 1987, before me, the  
subscriber, personally came and appeared Borden L. Conrad  
a subscribing witness to the foregoing Indenture, who, having been by me duly  
sworn, made oath and said that Caroline Hall

\_\_\_\_\_ , - one of the parties thereto signed  
sealed and delivered the same in <sup>his</sup> presence.

M. Christine Conrad  
A BARRISTER OF THE SUPREME COURT OF  
NOVA SCOTIA.

M. CHRISTINE CONRAD  
A Commissioner of the Supreme  
Court of Nova Scotia

CANADA  
PROVINCE OF NOVA SCOTIA  
COUNTY OF Lunenburg SS.

I, Caroline Hall  
of Voglers Cove in the County of Lunenburg Province of  
Nova Scotia, make oath and say as follows:

1. THAT I am the Grantor in the foregoing Deed  
and are of the full age of nineteen (19) years.
2. THAT I am 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:
  - (i) are married to each other;
  - (ii) are married to each other by a marriage that is voidable  
and has not been annulled by a declaration of nullity; or
  - (iii) 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 as of the date herein I am not a spouse.

SWORN to (severally) at Bridgewater, )  
in the County of Lunenburg Province )  
of Nova Scotia, this 21st day of )  
August, A.D., 1987, )  
BEFORE ME: )

Caroline Hall  
.....  
CAROLINE HALL

Borden L. Conrad  
.....  
A BARRISTER OF THE SUPREME COURT OF  
NOVA SCOTIA.  
BORDEN L. CONRAD

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SCHEDULE "A"

ALL those certain lots, pieces or parcels of land situate, lying and being in Voglers Cove or Cherry Hill, in the County of Lunenburg and Province of Nova Scotia, which I own, saving, excepting and reserving my house and houselot at Voglers Cove aforesaid;

BEING AND INTENDED to include all those woodlots conveyed by Esther Conrad to Russel Conrad by Deed dated the 29th day of December, 1924, recorded at the Registry of Deeds in Bridgewater, on the 11th day of July, 1934, in Book 101 at Page 340, under No. 515.

Reference may also be made to Russel Conrad to Caroline Conrad by Deed dated the 19th day of July, 1938, recorded the 20th day of July, 1938, in Book 104 at Page 67, under No. 99.

*S. L. L.  
C. L. H.*

Province of Nova Scotia  
County of Lunenburg

008471

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 2:30 o'clock P. M., on Monday the 24th day of August A. D. 1977 in Book Number 408 at Pages 878-880

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

*Dean E. Pett*

Request to the Registrar of Deeds to Register a Document


Registration district: LUNENBURG  
 Submitter's name: CARL E. CONRAD

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, in the County of LUNENBURG, Province of Nova Scotia,  
MAY 28, 2010.

  
 \_\_\_\_\_  
 Signature of submitter

Name: CARL E. CONRAD  
 Address: 116 EVANS AVE.  
HALIFAX, NS B3M 1C9  
 Phone: 902-445-5944  
 E-mail: Carl.conrad@ns.sympatico.ca  
 Fax: \_\_\_\_\_

LUNENBURG COUNTY LAND REGISTRATION OFFICE  
 I certify that this plan was registered or recorded as shown here  
 Joan Plunkett, Registrar

96007183 LRO RODE   
 Plan #  
MAY 28 2010 11:12  
 MM DD YYYY Time

