

TAX SALE REPORTING LETTER

Tax Sale No. 88

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 31, 2021

Name: Publicover, Jacqueline

Assessment Account No: 09673849

Property: PID 60502036, No. 331 Highway, West Dublin

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Loren J. Publicover and Jacqueline M. Publicover are the owners of the subject property. Loren J. Publicover and Jacqueline M. Publicover acquired title via deed recorded at Book 932, Page 182 (the "first lot") at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Loren J. Publicover and Jacqueline M. Publicover appear to be spouses of each other.

Survey: There are no surveys of the subject property on file at the Lunenburg County Land Registration Office. The 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.

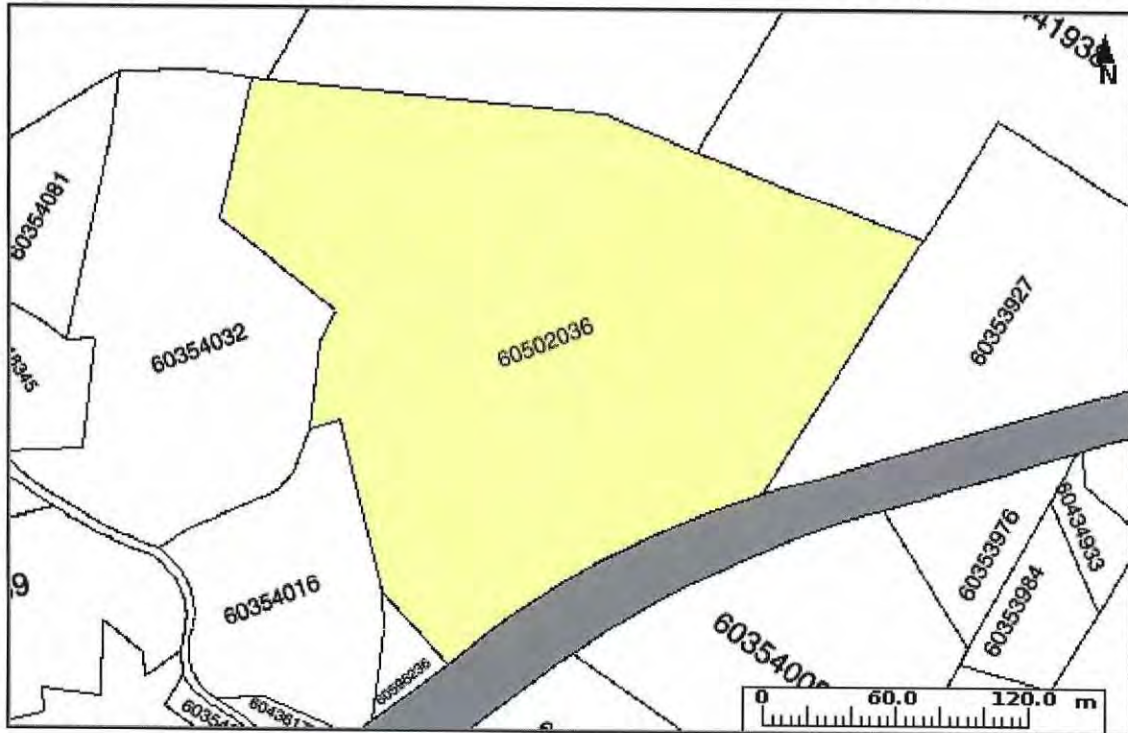


J. C. Reddy

******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 12, 2021 9:49:54 AM



PID: 60502036	Owner: JACQUELINE M PUBLICOVER	AAN: 09673849
County: LUNENBURG COUNTY	Address: NO 331 HIGHWAY	Value: \$35,000 (2021 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION	WEST DUBLIN	

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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THIS WARRANTY DEED made this 3rd day of ~~October~~ ^{November}, A.D., 2003.

BETWEEN:

EDITH MILDRED VAN STRATUM, Toms River, in the State of New Jersey, United States of America,

being the owner of the lands described in Schedule "A" herein,

(hereinafter called the "Grantor")

OF THE FIRST PART

-and-

LOREN H. PUBLICOVER and JACQUELINE M. PUBLICOVER, spouses, of Toms River, in the State of New Jersey, United States of America, as JOINT TENANTS and not as Tenants-in-Common,

(hereinafter called the "Grantees")

OF THE SECOND PART

WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration:

THE GRANTOR hereby conveys to the Grantees as joint tenants and not as tenants in common, 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 Grantees that the Grantees 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 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 Grantor has duly executed these presents on the day and year first above written.

SIGNED, SEALED AND DELIVERED)
in the presence of)

Robert H. Taff

witness ROBERT H. TAFF, ESQUIRE)

Edith Mildred Van Stratum

EDITH MILDRED VAN STRATUM

STATE OF NEW JERSEY)
COUNTY OF)

I CERTIFY that on this 3rd day of ~~October~~ ^{November}, A.D., 2003, Edith Mildred Van Stratum, one of the parties mentioned in the foregoing and annexed indenture, signed and executed the said indenture in my presence and I have signed as a witness to such execution.

Jo Ann M. Stevenson
A Notary Public in and for the State of New Jersey


LUNenburg COUNTY REGISTRY OF DEEDS	431	932	182-187
I certify that this document was registered as shown here.	Document #	Book	Page
Joan Plunkett, Registrar	JAN 22 2004	1:54 PM	
	MM DD YYYY	Time	

JO-ANN M. STEVENSON
Notary Public of New Jersey
Commission Expires 2/24/2004

STATE OF NEW JERSEY
COUNTY OF

ON THIS 3rd day of NOVEMBER, A.D., 2003, before me, the
subscriber, personally came and appeared ROBERT H. TAFF, a subscribing witness to the
foregoing Indenture, who having been by me duly sworn, made oath and said that Edith Mildred
Van Stratum, one of the parties thereto, signed, sealed and delivered the same in his
presence.

Jo Ann M. Stevenson
A Notary Public in and for the
State of New Jersey



JO-ANN M. STEVENSON
Notary Public of New Jersey
Commission Expires 2/24/2004

SCHEDULE "A"

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ALL those certain lots, pieces or parcels of land hereinafter more particularly described in a deed between Mabel Publicover and Archibald Publicover to Robert L. Publicover, dated the 30th day of July 1934 and registered at the Registry of Deeds Office in Bridgewater, Lunenburg County, Nova Scotia on July 31, 1934, in Book 101 at Page 359, the lots, pieces or parcels of land hereinafter more particularly described as set out in the aforementioned deed:

First Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and on the north west side of the main road leading from Bridgewater to Petite Riviere bounded and described as follows - Beginning on said main road at the intersection of lands of or formerly of Archibald Publicover and one Daniel Wolfe thence running in a northeasterly direction along by lands of or formerly of said Daniel Wolfe and one Joseph Frank until it meets the brook thence in a southeastwardly direction along said brook until it meets the main road aforesaid thence in a westerly direction along said road to the place of beginning said lot of land being known as the "Home Lot" and being wholly enclosed in a wire fence and comprising those certain lots or parcels of land conveyed unto Archibald Publicover by deeds from the following persons, George Sperry and wife dated December 27th, 1909, registered Book 72, page 131, Number 88; Sarah Sperry dated December 27th, 1909, registered Book 72, page 132, Number 89; Samuel Harshman dated March 8, 1911 registered Book 74 page 109, Number 80; James Publicover dated June 10, 1912 registered Book 75, page 711, Number 474; Daniel Wolfe dated June 10, 1912 registered Book 75, page 710, Number 473; Charles M. Sperry dated February 14th, 1913 registered Book 76, page 760, Number 539; Daniel Wolfe dated March 31, 1914 registered Book 78, page 264, Number 176; James Publicover dated July 21, 1915; registered Book 80, page 26, Number 23, William S. Risser dated June 16, 1918 registered Book 83, page 360, Number 270; Simon S. Sperry dated December, 1919, registered Book 86, page 420, Number 227.

Second Lot

Also that certain piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and on the south or south east side of the main road leading from Bridgewater to Petite Riviere and bounded and described as follows - On the northwest by the main road aforesaid South west by the hauling road leading to Sperry's Points South East by lands of or formerly of John Sperry and Caleb Sperry and north east by lands of or formerly of Harry Anderson being part of that certain lot piece or parcel of land purchased by said Archibald Publicover from Joseph Frank et ux by deed bearing date the 5th day of June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 325, Number 240.

Third Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and bounded and described as follows - On the east by the plan road leading from the main road to Sperry's Cove on the south by lands of or formerly of Edward Sperry on the north by lands of or formerly of Simon Sperry and on the west by the water, said lot of land being a wharf lot and being the same lot of land purchased by the said Archibald Publicover from Sarah Sperry by deed bearing date December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 132, Number 89 and by deed from George S. Sperry and wife dated December 27th, 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 131, Number 88.

Fourth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid bounded and described as follows- On the west by the plan road aforesaid leading from the main road from Bridgewater to Petite Riviere to Sperry's Cove on the south by lands of or formerly of Daniel Wolfe on the north by a plan road leading from the plan road aforesaid in a westerly direction to Sperry's Cove and on the west by the water. Said lot piece or parcel of land being a wharf lot having been purchased by the said Archibald Publicover from George S. Sperry et ux by deed bearing date 27th December 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 131 Number 88 and by deed from Sarah Sperry dated December 27th, 1909 and registered in the office of the Registrar of Deeds at Bridgewater in Book 72, page 132, Number 89 and by deed from James Publicover dated 26th day of March, 1920 and registered in the office of the Registry of Deeds at Bridgewater in Book 87, page 124, Number 76.

Fifth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid and to the north west of the main road leading from Bridgewater to Petite Riviere and being in the rear of the First Lot hereinbefore described and bounded and described as follows - On the south east by lands of or formerly of Joseph Frank on the south west by lands of or formerly of Daniel Wolfe on the north west by lands of or formerly of John Sperry and on the north east by the brook being the same lot of land which was conveyed to the said Archibald Publicover by deed from William Risser et ux dated 16th June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 361, Number 271 and therein described as the first lot.

Sixth Lot

All that certain lot piece or parcel of land situate lying and being at West Dublin in the county of Lunenburg aforesaid being known as the "Wood Lot" and bounded and described as follows- On the north west by lands of or formerly of Daniel Wolfe on the north east by the hundred acre line on the south west by Publicover's north west line and on the south east by lands of or formerly of James Publicover, being the same lot of land which was conveyed to the said Archibald Publicover by deed from William Risser bearing date 16th day of June, 1918 and registered in the office of the Registry of Deeds at Bridgewater in Book 83, page 361, Number 271, and therein described as the second lot.

Seventh Lot

All that certain lot piece or parcel of land commonly called "Hog Island" and being situate between West Dublin Bay and Bell's Cove in the county of Lunenburg aforesaid and being the same lot piece or parcel of land which was conveyed to the said Archibald Publicover by deed from Samuel Harshman and others bearing date 4th day of May, 1916 and registered in the office of the Registry of Deeds at Bridgewater in Book 80, page 185, Number 132.

Eighth Lot

All that certain lot piece or parcel of land situate at West Dublin in the county of Lunenburg aforesaid and on the north west side of the public highway leading from Bridgewater to Petite Riviere bounded and described as follows- On the south east by said public highway on the west by lands of or formerly of John and Caleb Sperry on the north by lands of or formerly of John and Caleb Sperry and on the east by Bell's line. Said lot or parcel of land having been conveyed to the said Archibald Publicover by deed from George S. Sperry and wife dated December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 131, Number 88 and by deed from Sarah Sperry dated December 27th, 1909 and registered in the office of the Registry of Deeds at Bridgewater in Book 72, page 132, Number 89, said above described eight lots being the same as conveyed to said George S. Sperry by deed from Archibald Publicover and wife dated September 25th, 1923, and recorded in the office of the Registry of Deeds at Bridgewater in Book 94, page 239, Number 107, and being the same eight lots as conveyed to said Mabel Publicover by deed from George S. Sperry and wife dated December 27th, 1927 and recorded in the office of the Registry of Deeds at Bridgewater in Book 97, page 366 under No. 526.