

TAX SALE REPORTING LETTER

Tax Sale No. 89

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 31, 2021

Name: Publicover, Jacqueline

Assessment Account No: 09673857

Property: PID 60441938 and 60494465, 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 "eighth lot") at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway. Reference may be had to a conveyance to Her Majesty the Queen for highway purposes at Book 127, Page 498 and recorded at the Lunenburg County Land Registration Office, which appears to be an exception out of the this parcel. It appears that the creation of the public highway created two parcels for this account. The paper title appears to be marketable. A letter from Berrigan Surveys Limited is attached for further information.

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.

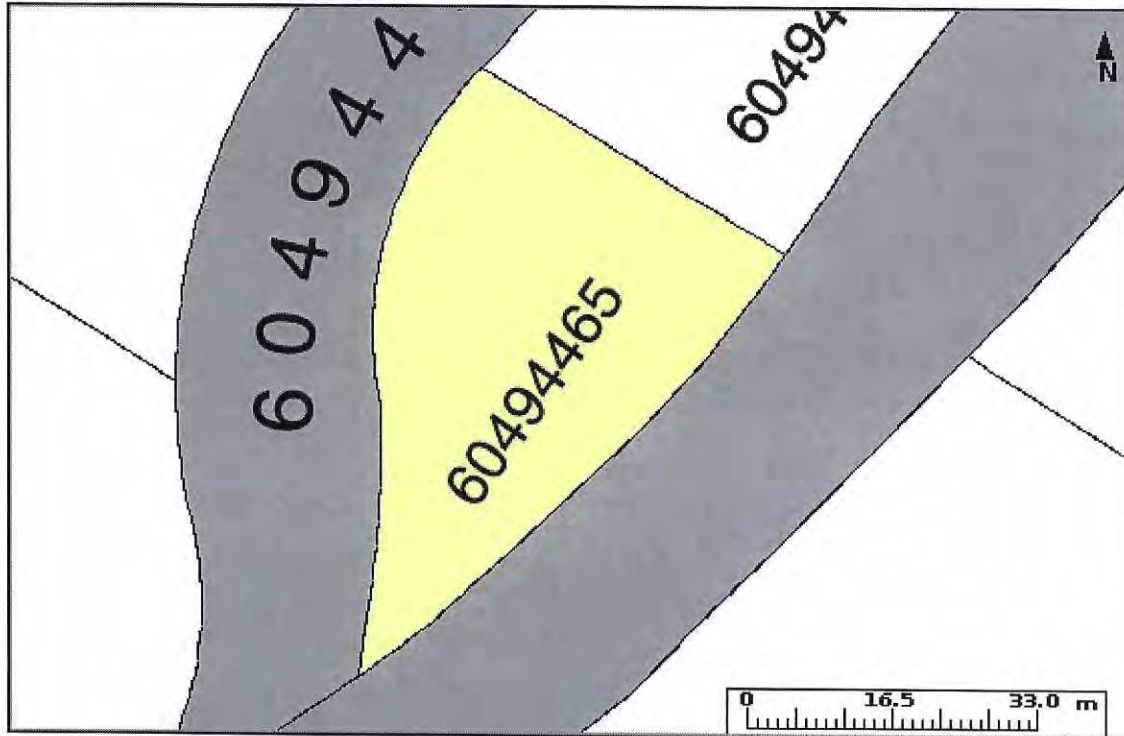


J. C. Reddy

****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 14, 2021 10:36:41 AM**



PID: 60494465	Owner: JACQUELINE M PUBLICOVER	AAN: 09673857
County: LUNENBURG COUNTY	Address: NO 331 HIGHWAY	Value: \$17,200 (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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Property Online Map

Date: **Oct 14, 2021 10:35:10 AM**



PID: 60441938	Owner: JACQUELINE M PUBLICOVER	AAN: 09673857
County: LUNENBURG COUNTY	Address: NO 331 HIGHWAY	Value: \$17,200 (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

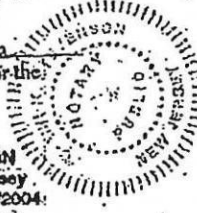
JO-ANN M. STEVENSON
Notary Public of New Jersey
Commission Expires 2/24/2004

LUNEBURG COUNTY REGISTRY OF DEEDS
I certify that this document was registered as shown here.
Joan Plunkett Registrar
Document # 431 932 182-187
JAN 22 2004 1:54 PM

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. TARR, 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

AFFIDAVIT OF STATUS

STATE OF NEW JERSEY
COUNTY OF

I, Edith Mildred Van Stratum, of Toms River, in the State of New Jersey, United States of America, make oath and say as follows:

1. THAT this acknowledgment is made pursuant to Section 31(a) of the *Registry Act*, R.S.N.S. 1989, c. 392, for the purpose of registering the instrument.
2. THAT I am the Grantor in the foregoing Indenture and am of the full age of nineteen (19) years.
3. THAT I am now and intend to be at the date of closing, a resident of Canada within the meaning of Section 116 of the *Income Tax Act* (Canada).
4. (a) 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 cohabiting or have cohabited within the preceding year.
- (b) THAT for the purpose of this my Affidavit, "spouse" includes an individual who 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;
6. THAT Jacob Van Stratum died on or about August 31, 1988.
5. THAT I have no spouse as defined herein, nor, with respect to the within property,
 - (i) any former domestic partner with the rights contemplated by Section 55 of the *Vital Statistics Act*, or
 - (ii) any former spouse with rights under the *Matrimonial Property Act*.

SWORN TO at)
in the County of)
State of New Jersey, this)
19th day of November)
A.D. 2003 BEFORE ME)
JO ANN M. STEVENSON)
A Notary Public and for)
the State of New Jersey)
JO ANN M. STEVENSON)
Notary Public of New Jersey)
Commission Expires 2/24/2004)

Edith Mildred Van Stratum
Edith Mildred Van Stratum

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 north west 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.

the same. And also that the said grantor 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 encumbrances. And lastly that the said grantor and his heirs, the said land and premises and every part thereof, unto the said grantees, her 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.

Signed, Sealed and Delivered)
in the Presence of) (Sgd.) Roland Gilmore. (S)
(Sgd.) Verlene Wynnot)
PROVINCE OF NOVA SCOTIA, COUNTY OF LUNenburg, SS) On this 24th. day of November A.D., 1961

before me, the subscriber, personally came and appeared Verlene Wynnot a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that ROLAND GILMORE, one of the parties thereto, signed, sealed and delivered the same in her presence.

(Sgd.) C. R. Coughlan
A Commissioner of the Supreme Court of Nova Scotia

No. 746. DEED
KENNETH M. RAMEY

to
BRUCE WHYNOT ET AL
Reg. 3.55 P.M. November 29th,
1961, on the certified oath
of a Witness.

THIS INDENTURE made the Twenty eighth day of November in the year of Our Lord One Thousand Nine Hundred and Sixty-one BETWEEN Kenneth M. Ramey of the City of Halifax in the County of Halifax, and Province of Nova Scotia, Store manager, hereinafter called the Grantor of the One Part, and Bruce Wynnot, of Juckfield, in the County of Queens, and Owen C. Crouse of Chelsea, in the County of Lunenburg in said Province, hereinafter called the Grantees of the Other Part, WITNESSETH that the said Grantor for and in consideration of the sum of One dollar of lawful money of the Dominion of Canada, to the said Grantor in hand well and truly paid by the said Grantees at or before the enrolling 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 Grantees, their Heirs and Assigns, ALL those certain lots, pieces or parcels of land, situate, lying and being in the District of Chelsea, in the County of Lunenburg and Province of Nova Scotia, described in a certain deed to the Grantor (from John A. Ramey and Bernice Ramey, dated August 8th 1957, and duly registered in the Registry of Deeds for Lunenburg County at Bridgewater on July 16th, 1958, in Book 123, at page 323, under No 477,) as follows:--

1st Lot. All that certain lot conveyed to the Grantors by deed from Austin Leary and wife dated March 9th 1904 duly registered August 5th 1913 in Book 77, at page 282, under No. 223 and therein described as follows:-- "Beginning at the Division bound of land granted to John Leary, and to run thence South sixty four degrees West by the base line of lands granted to James Smith the distance of "fifty rods; thence North twenty six degrees West, forty rods; thence North "sixty four degrees East, five rods; thence South, twenty six degrees West, three hundred and sixteen rods or until it "comes to the rear line of said land granted to James Smith; thence North, sixty six degrees East, forty rods to said Leary lands; thence North twenty six degrees East, three hundred "and fifty six rods to the place of beginning, being part of a grant to one James Smith and containing one hundred and One acres more or less." 2nd Lot That certain lot at Chelsea aforesaid devised to the Grantor Bernice Leary (now Bernice Ramey) by Will of the late Joseph Leary dated May 5th 1902, duly probated May 16th 1914, at present bounded as follows:-- "Situated on the left side of the Public road passing through Chelsea to Greenfield, (when travelling toward Greenfield) and bounded by said road from the Grantor's property "on the end toward Greenfield to the property of Lawrence Whelan (formerly Baker on the Chelsea end and extending "back from said Public road to properties of Whelan and "Arthur Knox" 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 said Grantor 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 Grantees their Heirs and Assigns to their sole use, benefit and behoof forever. And the said Grantor for himself, his Heirs, Executors, and Administrators doth hereby covenant, promise and agree to and with the said Grantees, their Heirs and Assigns, in manner following, that is to say: That it shall be lawful for the said Grantees, their Heirs and Assigns, from time to time, and at all times hereafter, peaceably and quietly, to enter into 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 Grantor or any person or persons whomsoever, lawfully claiming or to claim the same. And also that the said Grantor 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 encumbrances. And lastly that the said Grantor, his Heirs, the said Land and Premises and every part thereof, unto the said Grantees, their 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.

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF) (Sgd.) Kenneth M. Ramey (S)
(Sgd.) Nina B. March)

PROVINCE OF NOVA SCOTIA. County of Lunenburg SS.) On this Twenty eighth day of November A.D., 1961 before me, the subscriber, personally came and appeared Nina B. March a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Kenneth M. Ramey the party thereto, signed, sealed and delivered the same in her presence.
(Sgd.) S. Edgar March (Notary Seal.)
Barrister at Law and Notary Public

PLAN FILED UNDER NO. 11,692

No. 747. DEED & PLAN
ROBERT L. PUELICOVER
to
HER MAJESTY THE QUEEN
Reg. 9.03 A.M. November 30th,
1961, on the certified oath
of a Witness.

THIS INDENTURE made this 20th day of November in the year of Our Lord One Thousand Nine Hundred and Sixty One. BETWEEN: ROBERT L. PUELICOVER, of 39 Tabb Place, Fort Richmond, Staten Island #2, New York, hereinafter called the "Grantor" of the One Part, - and - HER MAJESTY THE QUEEN, in the right of Her Province of Nova Scotia, and represented in this behalf by the Honourable G. I. Smith, Minister of Highways for the Province of Nova Scotia, and his successors in office, hereinafter called the "Grantee" of the Other

Part. WITNESSETH that the said Grantor for and in consideration of the sum of One Dollar (\$1.00) of lawful money of the Dominion of Canada, and other good and valuable consideration to the said Grantor in hand well and truly paid by the said Grantee, at or before the enrolling 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 Grantee, her Heirs, Successors and Assigns: ALL those certain lots, pieces or parcels of land situate, lying and being in the vicinity of LaHave, County of Lunenburg, Province of Nova Scotia, and more particularly bounded and described as follows: LOT #1: BEGINNING at the point of intersection of the boundary between the lands of the Grantor and those now or formerly of Mrs. Joseph Frank with the northerly boundary of the reconstructed highway between LaHave and Petite Riviere and 50 feet perpendicularly distant from the centre line thereof; THENCE in an easterly direction and parallel to the said centre line, a distance of 950 feet, more or less, LOT #1 CONT'D: or

until it meets the northerly boundary of the existing old highway between the aforesaid points; THENCE in a southwesterly and westerly direction following the several courses of the said old highway boundary, a distance of 943 feet, more or less, or until it meets the alignment of the aforesaid boundary between the lands of the Grantor and those now or formerly of Mrs. Joseph Frank; THENCE in a northwesterly direction following the alignment of the last mentioned boundary, a distance of 10 feet, more or less, or until it meets the point of beginning; LOT #2: BEGINNING at the point of intersection of the boundary between the lands of the Grantor and those now or formerly of Clarence S. Wambolt with the southeasterly boundary of a highway diversion between LaHave and Petite Riviere and 50 feet perpendicularly distant from the centre line thereof; THENCE in a southwesterly direction and parallel to the said centre line, a distance of 590 feet, more or less, or until it meets the boundary between the lands of the Grantor and those now or formerly of Arthur D. Horne; THENCE in a northwesterly direction following the alignment of the last mentioned boundary, a distance of 55 feet, more or less, or until it meets the southeasterly boundary of the existing old highway between the aforesaid points; THENCE in a southeasterly, easterly and northeasterly direction following the several courses of the said old highway boundary, a distance of 365 feet, more or less, or until it meets the northwesterly boundary of the aforesaid highway diversion and 50 feet perpendicularly distant from the centre line; THENCE in a northeasterly direction and parallel to the said centre line, a distance of 260 feet, more or less, or until it meets the aforesaid boundary between the lands of the Grantor and those now or formerly of Clarence S. Wambolt; THENCE in a southeasterly direction following the alignment of the last mentioned boundary, a distance of 102 feet, more or less, or until it meets the point of beginning. The above described lots of land are shown outlined in red on the attached plan and contain in all 2.15 acres, a little more or less. 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 said Grantor or, 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, Her Heirs, Successors and Assigns their sole use, and behoof forever. AND the said Grantor for his heirs, executors and administrators hereby covenant, promise and agree to and with the said Grantee, Her Heirs, Successors and Assigns in manner following, that is to say: THAT it shall be lawful for the said Grantee, Her Heirs, Successors and Assigns from time to time and at all times hereafter, peaceably and quietly to enter onto the said lands 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 Grantor or any person or persons whomsoever lawfully claiming or to the claim the same. AND ALSO that the said Grantor 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 to be and that the same are free from encumbrances. AND THAT he the said Grantor, his heirs, executors & administrators at the request and at the charges of the said Grantee shall and will from time to time and at all times hereafter execute or cause to be executed such further and other acts, conveyances and assurances in the law for the better assuring to the said Grantee, Her Heirs, Successors & Assigns of the land and premises above described in manner as above conveyed or mentioned or intended so to be as the said Grantee, Her Heirs, Successors and Assigns or Her, or their counsel learned in the law shall be reasonably advised or required. AND THAT the said Grantor his heirs, the said land and premises, and every part thereof, unto the said Grantee, Her Heirs, Successors & 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 20th day of November in the year of Our Lord One Thousand Nine Hundred and

Signed, Sealed, and Delivered
in the presence of:
(Sgd.) Victor J. Corrier
Witness

(Sgd.) Robert L. Publicover (S)
Robert L. Publicover

UNITED STATES OF AMERICA CITY OF PORT RICHMOND STATE OF NEW YORK) On this 20 day of November, 1961 A. D., 1961, before me, the subscriber, personally came and appeared Victor J. Corrier Nancy J. Corrier, a subscribing Witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that ROBERT L. PUBLICOVER, the party thereto, signed, sealed and delivered the same in his presence. IN TESTIMONY WHEREOF I have subscribed my name and affixed my Seal of Office at the City of N. Y., the 20 day of Nov. A. D., 1961. (Sgd.) Nancy J. Corrier NANCY J. CORRIER Notary Public, State of New York No. 43-0763850 - Qualified in Richmond County Commission Expires March 30, 1963. A NOTARY PUBLIC IN AND FOR THE STATE OF NEW YORK My Commission Expires: March 30/1963

No. 748. WARRANTY DEED) THIS INDENTURE made this SIXTEENTH day of NOVEMBER in the year of
MILDRED ALICE ALAINE PYKE) Our Lord One thousand Nine Hundred and Sixty-one, BETWEEN MILDRED
ALICE ALAINE PYKE) ALICE ALAINE PYKE of Lunenburg in the County of Lunenburg, Province
to) of Nova Scotia, Spinster, hereinafter called the "Grantor" OF THE
HELEN FRANCES MAXNER) ONE PART - and - HELEN FRANCES MAXNER of Lunenburg in the County
Reg. 1.30 P.M. November 30th,) of Lunenburg, Province of Nova Scotia, married woman, wife of
1961, on the certified oath) Lawrence K.N. Maxner of the same place hereinafter called the "Grantee"
of a Witness.) OF THE OTHER PART WITNESSETH: that the said Grantor for and

in consideration of the sum of One Dollar (\$1.00) of lawful money of the Dominion of Canada, and other good and valuable consideration to the said Grantor in hand well and truly paid by the said Grantee, at or before the enrolling 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 Grantee, her Heirs and Assigns, ALL that certain, lot, piece or parcel of land situate, lying and being in the Town of Lunenburg in the County of Lunenburg, Province of Nova Scotia, bounded and described as follows: Beginning at an iron stake driven in the ground on the southern sideline of Fox Street so called at the northeastern corner of lands now owned or occupied by Jennie Louise Haas (formerly John Geldert); thence in a southwardly direction along the eastern bound of said lands now owned or occupied by Jennie Louise Haas a distance of Sixty-feet (60') more or less to lands now or formerly owned or occupied by Frank Adams; thence in an eastwardly direction along the Northern bound of said lands now or formerly owned or occupied by Frank Adams a distance of Sixty-two feet (62') more or less to an iron stake driven into the ground; thence at approximate right angles in a northwardly direction a distance of Sixty feet (60') more or less to the aforesaid southern sideline of Fox Street, so called, to an iron stake driven into the ground; thence in a westwardly direction along the aforesaid southern sideline of Fox Street a distance of Sixty-two (62) feet more or less to the place of beginning; the same being all the lands and premises conveyed by Benjamin C. Smith and wife to Hedley N. Pyke by Deed bearing date the 22nd day of March, A. D., 1916, which said Deed is duly recorded in the Office of the Registry of Deeds at Bridgewater, N.S., in Book 80 at page 717 under number 512, and including also that certain lot described as "also twenty-two feet of ground on Fox Street extending in the rear Sixty feet to be taken along the line of John Robar property" in Deed from Rupert C. S. Faulbach to Hedley N. Pyke dated February 1, 1919, and recorded in the Office of the aforesaid Registry in Book 85 at page 752 under number 444. 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 said Grantor or, 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 her Heirs and Assigns to her and their sole use, benefit and behoof forever. AND the said Grantor, for herself, her Heirs hereby covenants, promises and agrees to and with the said Grantee her Heirs and Assigns in man-



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Peter A. Berrigan, P. Eng., NSLS
Lester W. Berrigan, QP, Consultant

January 3, 2017

J.C. Reddy
c/o Power, Leefe, Reddy & Rafuse
84 Dufferin Street
Bridgewater, NS
B4V 2G3

Re: Tax Posting - property of Jacqueline M. Publicover, West Dublin

Dear J.C.,

Further to your correspondence of October 18, 2016, and our correspondence on December 16, 2016, Lester has met at site with Charles Publicover.

Charles Publicover is familiar with the Arch Publicover lands and also owns various lots adjacent to the Arch Publicover lots.

He has confirmed the "Bell Line" as referred to in various deeds, is the line between the 100 acre lot and the 400 acre lot.

All lots belonging to Jacqueline M. Publicover come out of the 400 acre lot.

We are satisfied the "Eighth lot" in the Publicover deed (Book 932 at Page 182) is correctly mapped as PID 60441938.

If this lot requires posting, we will require a "Tax Sale Notice".

Kind regards,

Peter A. Berrigan
P. Eng, NSLS

PAB/jem
encl.

cc. Joanne Sampson

PLAN NO 11692

SEE BOOK 127
PAGE 498.