

TAX SALE REPORTING LETTER

Tax Sale No. 113

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 30, 2021

Name: Estate of Charles Hayward

Assessment Account No: 10044995

Property: PID 60451101 – Land at Bushen Hill Road, West Dublin

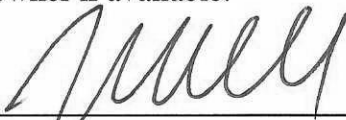
Title: I have carried out title investigations on the subject property. The title is not land registered. There is very little evidence as to who owns this lot. A plan of division filed as P-4357 identifies what appears to be the subject lot as “Charles Hayward” but there are no conveyances following the Plan of Subdivision. Since the Plan originates in 1835, we can safely assume that Charles Hayward is deceased, and there is no record of his heirs and/or estate. The property does not appear to abut the public highway, and no right of way is documented for the subject lot, so access may be problematic. The paper title is not marketable.

Encumbrances: None

Marital Status: unknown

Survey: The aforementioned plan of division is recorded, but it does not conform to modern standards. No written description exists 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.

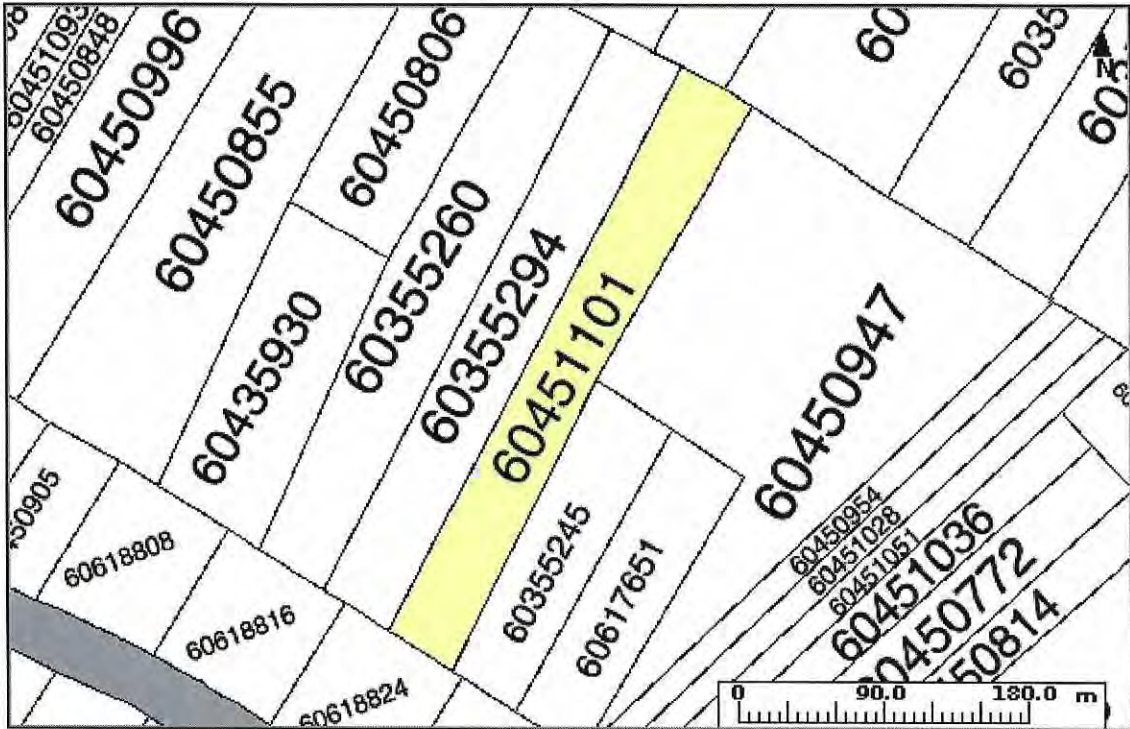


J. C. Reddy

******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.**

Property Online Map

Date: Oct 7, 2021 4:12:46 PM



PID: 60451101 Owner: CHARLES HAYWARD AAN: 10044995
 County: LUNENBURG COUNTY Address: BUSHEN HILL ROAD Value: \$5,000 (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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