

TAX SALE REPORTING LETTER

Tax Sale No. 124

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: August 30, 2021

Name: Naugler, Albert G. and Naugler, P. Donald

Assessment Account No: 10062527

Property: PID 60491214, Hirtle Road, Middlewood

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Donald Naugler and the estate of Albert Naugler are the owners of the subject property. Donald Naugler and Albert Naugler acquired title as Tenants in Common through the estate of their father, Percy Naugler (see will probated at Book 241, Page 834, Document No. 6067), and Percy Naugler acquired title via Crown Grant (see grant at Book 4, Page 370) at the Lunenburg County Land Registration Office. We believe that Albert Naugler is deceased as of 2003 and no estate has been probated, so his heirs are undetermined. As such, the paper title is unmarketable. We have no record if Donald Naugler is still living or not. The subject lot does not appear to abut the public road. The description of the subject lot does not include the benefit of an easement or right of way, so access may be problematic.

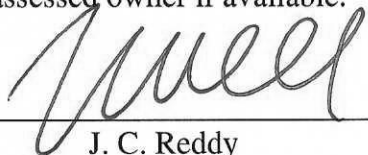
Encumbrances:

1. None

Marital Status: Unknown

Survey: There is a plan attached to the grant. Neither the description nor the Plan conform to modern standards and are 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.

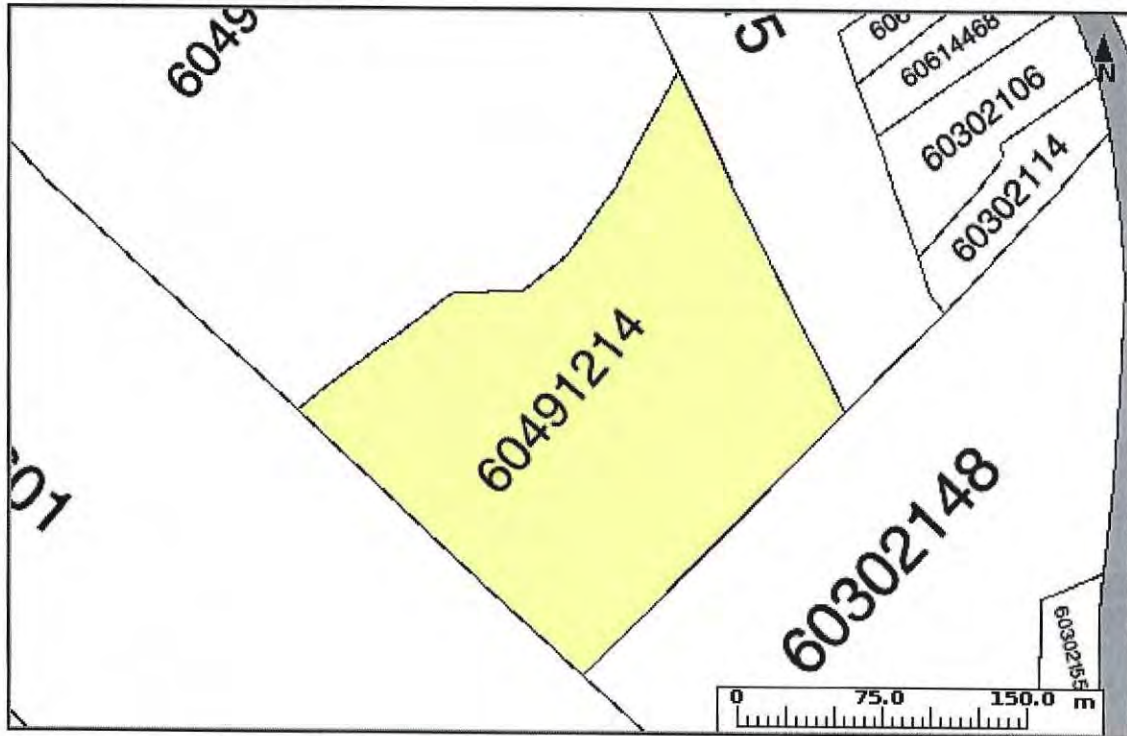


J. C. Reddy

****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 7, 2021 11:25:56 AM



PID:	60491214	Owner:	ALBERT G NAUGLER	AAN:	10062527
County:	LUNENBURG COUNTY		DONALD P NAUGLER	Value:	\$3,300 (2021 RESOURCE TAXABLE)
LR Status:	NOT LAND REGISTRATION	Address:	HIRTLE ROAD MIDDLEWOOD		

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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WILL

Doc # 6062

241/839

No. 239
Recorded 9:00 A.M.
30 day of August 1977

WILL

I, Percy Naugler of Middlewood in the County of Lunenburg and Province of Nova Scotia make and declare this to be my Last Will and Testament, hereby revoking all former Wills and Testaments..

My Executrix shall first pay all my just debts and the Expenses incident to my death and burial.

I will, devise and bequeath to my son Albert ~~that certain lot of land~~ twelve (12) acres, more or less as purchased from Gladstone Croft.

All the balance of my property, both real and personal of whatever nature and wherever situated, I bequeath to my wife Bessie, to have, hold and use during her lifetime, and if any property belonging to my Estate remains at her decease the same shall be equally divided between my sons Albert and Donald, their heirs.

I hereby appoint my wife, Bessie Naugler, to be sole Executrix of this my last Will and Testament.

In witness whereof I have hereto subscribed my name this 1st day of September, D., 1966

Declared and signed by the Testator before the undersigned, who at his request and in his presence and in the presence of each other, all present at the same time have subscribed our names as witnesses.

J. M. Naugler
B. C. Naugler

Percy E. Naugler

I, Armenia P. Corkum, Deputy Registrar of Probate in and for the County of Lunenburg, hereby certify the within to be a true copy of the last Will and Testament of Percy Eli Naugler, late of Middlewood, in the said County, deceased, and that probate of the said Will was granted on the 29th day of August, A.D., 1977.

Dated at Lunenburg, N. S., this 29th day of August, A.D., 1977.

Armenia P. Corkum

Deputy Registrar of Probate

(Probate Seal)

(Mt. Kenney)

No. 8042

CERTIFIED COPY

OF

LAST WILL AND TESTAMENT

OF

PERCY ELI NAUGLER

REGISTERED 6062

BOOK 241, PAGE....., NO. 239

Province of Nova Scotia
County of Lunenburg
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 9:00 o'clock A.M. on *the* day of *Aug.*
A.D. 1977 in Book Number 241
at Pages
Registrar of Deeds for the Registration District
of the County of Lunenburg

Grant Book 4/370

Grant No. 22750
Petition No. 28740

PROVINCE OF NOVA SCOTIA

VICTORIA

(GREAT SEAL OF PROVINCE)
L. S.

COAT OF ARMS

(Sgd.) M. A. Patterson
Attorney General

(Sgd.) A. Fraser

ELIZABETH the Second, by the Grace of God
of the United Kingdom, Canada and Her other Realms and Territories
Queen, Head of the Commonwealth, Defender of the Faith.

TO ALL TO WHOM THESE PRESENTS SHALL COME,

GREETING:

KNOW YE, that We, of Our Special Grace, certain knowledge, and mere
motion, have given and granted, and do by These Presents, for Us,
Our Hiers and Successors, in consideration of the sum of Twenty-
five Dollars to Us paid, Give and Grant unto Percy Naugler of
Middlewood, in the County of Lunenburg A Lot of Land, con-
taining eleven acres, situate, lying and being in the County of
Lunenburg District of Middlewood and bounded as follows: Beginning
at a post at the northeast angle of a lot of land granted by the
Crown to Samuel Alonzo-Bolivar on the fourth day of March in the
year 1953, under Grant No. 22703 B, in the District of Middlewood,
in the County of Lunenburg; thence to run by the magnet in the
year One Thousand Nine Hundred and Fifty-three, south sixty-four
degrees ten minutes west, along the north boundary line of the
said Bolivar grant, nine chains seventy-nine links to a post at
the northwest angle thereof, and on the east boundary line of
Grant No. 22745 to Walter M. Llewellyn; thence north twenty-five
degrees fifty minutes west, along the east boundary line of the
said Llewellyn grant, ten chains fifty links to a post; thence
along a fence the following bearings and distances:- north sixty-
four degrees ten minutes east two chains fifty links; north

*Registered 9.2.53. Mr. J. D. J.
5th day of November, 1953. M. A. Patterson
Attorney General*

KNOW
and do by
to Us paid
acres, sit
and bound

not including any Public Road—which said Lot particularly marked and described in the

seventy-six degrees fifteen minutes east two chains eighteen links;
 south eighty-two degrees east two chains thirty-one links; north
 seventy-five degrees east one chain fifty-nine links; north fifty-
 seven degrees twenty minutes east one chain sixty-five links; north
 forty-seven degrees forty-five minutes east two chains five links;
 and north fifty-four degrees east one chain fifty-nine links to a
 post on the west boundary line of Grant No. 1971 to Philip Conrad;
 thence south five degrees thirty minutes east, along the west
 boundary line of the said Conrad grant, ten chains nine links to
 the place of beginning, containing eleven acres, more or less.
 not including any Public Road - which said Lot is particularly
 marked and described in the annexed plan; together with all
 hereditaments and appurtenances whatever thereunto belonging or in
 any wise appertaining;

TO HAVE and TO HOLD the same unto the said Percy Naugler,
 his Heirs and Assigns forever, yielding and paying therefor to Us,
 Our Heirs and Successors, one Peppercorn of yearly rent on the
 25th day of March in each year, or so soon thereafter as the same
 shall be lawfully demanded:

And We do hereby Save and Reserve to Us, Our Heirs and
 Successors all and singular the mines and minerals in, on or under
 the said land, (excepting only limestone, gypsum and building
 materials), with full liberty at all times to search, quarry, bore,
 secure, obtain and dig for and appropriate and carry away the same,
 and for that purpose to enter from time to time upon the said lands
 or any part thereof and from time to time to authorize any person
 or persons, corporation or corporations, by grant, lease, license
 or otherwise to exercise the said right or liberty hereby reserved;

AND FURTHER RESERVING to Us, Our Heirs or Successors and
 excepting all the right, interest, claims, privileges, easements,
 possessions and other liberties heretofore granted, leased or
 licensed to any person or persons, corporation, or corporations,
 or otherwise lawfully acquired by any person or persons, or
 corporation, or corporations in, or in respect of any such mines
 or materials or the said lands or any part thereof;

Scale Chains to an Inch

not including any Public Road—which said Lot

particularly marked and described in the

AND FURTHER RESERVING to Us, Our Heirs and Successors, the right of completing and of opening and completing any road or roads on the said lands that We, Our Heirs or Successors deem it expedient to complete or to open and complete;

And it is hereby declared that no exclusive right or privilege to take game or fish in any manner whatsoever from said lands or the lakes, rivers, brooks or streams or other waters in or upon the said lands shall by virtue of These Presents pass to the said Percy Naugler

Given under the Great Seal of Our said Province of Nova Scotia.

WITNESS Our Trusty and Well Beloved His Honour Alistair Fraser, M. C., Q. C., LL. D. Lieutenant Governor of Nova Scotia.

At Our Government House in Our City of Halifax this second day of November in the second year of Our Reign, and in the year of our Lord, One Thousand Nine Hundred and Fifty-three.

BY HIS HONOUR'S COMMAND

(Sgd.) A. B. DeWolfe
Provincial Secretary.

The above described Lot was granted by Order of the Governor in Council made the thirteenth day of October, A. D. 1953.

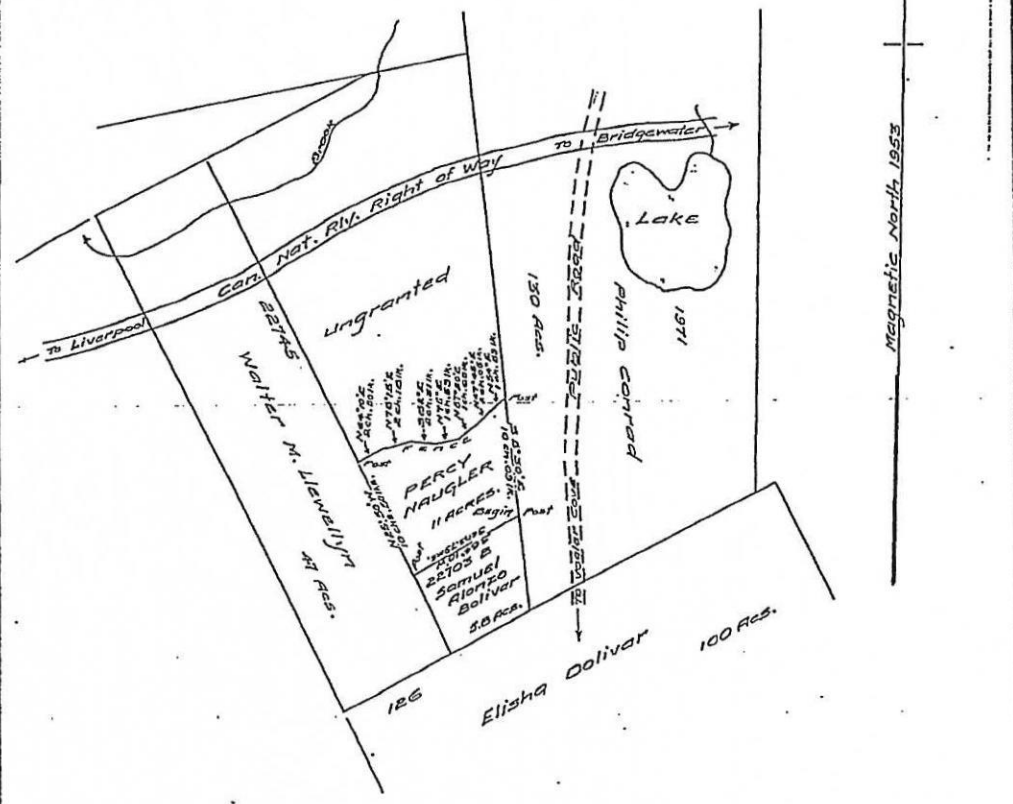
Scale 10 chains to an Inch
Department of Lands and Forests
Halifax, N. S. Nov. 2nd, 1953.

Scale

Chains to an Inch

Department of Crown Lands,
Halifax

not including any Public Road—which said Lot particularly marked and described in the annexed Plan, as also in a Plan of Survey of the Lot made by



Scale 10 chains to an Inch
DEPT. OF LANDS AND FORESTS
HALIFAX, NOV. 21st 1953.

Scale Chains to an Inch