

Municipality of the District of Yarmouth TAX SALE PROPERTY TENDER

In accordance with the Municipal Government Act of the Province of Nova Scotia, **PUBLIC NOTICE** is hereby given that the following properties shall be **SOLD BY TENDER**.

SEALED TENDERS are to be submitted on the Municipality's bid form in a plain envelope marked "**Municipal Tax Sale Property Tender**", 932 Highway 1, Hebron, NS B5A 5Z5 no later than **1:00pm, Monday, June. 5, 2023.**

Tender forms and specifications: must be obtained from the Municipal Office or by website, www.district.yarmouth.ns.ca

<u>OWNER/PROPERTY DESCRIPTION</u>		<u>OWNER/PROPERTY DESCRIPTION</u>	
AAN 8480559 - Atkinson, Gordon Douglas 307 Cleveland Rd, Lot 1A Central Chebogue	*Not-Redeemable HST is Applicable	AAN 3652998 - Karnas, Walter; Zarse, David Quaco Rd, Lot 28, Port Maitland	*Not-Redeemable HST is Applicable
AAN 595411 - Calebrese, Thomas F; Calebrese, May B Quaco Rd, Lot 40, Port Maitland	*Not-Redeemable HST is Applicable	AAN 8524815 - Karnas, Walter; Zarse, David Quaco Rd, Lot 87, Port Maitland	HST is Applicable
AAN 2299488 - Karnas Walter; Zarse, David Quaco Rd, Lot 22, Port Maitland	HST is Applicable	AAN 5781922 - Milrose Property Mang't Quaco Rd, Lot 113, Port Maitland	*Not-Redeemable HST is Applicable
AAN 2299496 - Karnas, Walter; Zarse, David Quaco Rd, Lot 86 Port Maitland	HST is Applicable	AAN 4401735 - St Hilaire, Ronald J; St Hilaire, Cecile Quaco Rd, Lot 59, Port Maitland	*Not-Redeemable HST is Applicable

Further detailed descriptions of the properties or inquiries can be directed to Linda Power, Property Information Manager, linda@district.yarmouth.ns.ca or 902-742-7159.

NOTE: FAXED AND OR ELECTRONICALLY SUBMITTED TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED

- Properties are sold "As is/Where is" All research related to the property is the responsibility of the bidder.
- Purchasers are responsible for obtaining their own legal advice on the effect of a tax deed and their rights regarding a property purchased and the Municipality is not responsible for taking possess.
- By participating in this Tender you are acknowledging that you have satisfied yourself as to what it is you are bidding on, that the process leading to your bid has been conducted properly and that you will not hold the Municipality responsible or liable if later there proves top be an issue with title or survey or any other problem. If you are not in agreement with this, you may not bid. Terms" Payment in Cash, Money Order, Debit, Certified Cheque or Lawyer's Trust Cheque.
- In addition to the bid, the bidder must pay the cost to cover preparation and registration of the Certificate of Sale and Tax Deed.
- The successful bidder (s) will be given three (3) business days after awarding of tender to pay amount in full. If the successful bidder does not pay within the 3 days the award will go to the next highest bidder.
- HST may apply to some properties.
- Provincial Deed Transfer Tax - if you purchase a property you will be required to fill out the affidavit. Only if after redemption period is over will you pay the tax if you are required to.
- **The Municipality reserves the right to reject any or all tenders, not necessarily accept the highest tender or to accept any tender which it may consider to be in its best interest. The Municipality also reserves the right to waive formality, informality or technicality in any tender.**

Definitions:

Redeemable: Any of the property owners have the right to purchase the property back within 6 months of the date of sale.

Not redeemable: The purchaser owns the property from the date of sale, the property owner(s) have no opportunity to buy the property back.

The purchaser will be responsible for all property taxes beginning the day of the sale as well as insurance premiums if required. Any repairs made to a redeemable property must be approved in writing by the Municipal CAO. Where a property owes more than six (6) years of arrears, the property cannot be redeemed. Only at the end of the redemption period will the title pass to the successful bidder.

Persons prohibited from bidding:

- (a) Municipal Council members or employees of the Municipality, or their spouse
- (b) A company in which a person referred to in clause (a) owns or beneficially owns the majority of the issued and outstanding shares



TAX SALE PROPERTY TENDER 2023

TENDER FORM

NAME: _____

ADDRESS: _____

TELEPHONE: _____ FAX #: _____

EMAIL: _____

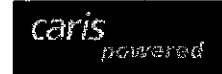
ASSESSMENT # _____

BID AMOUNT: _____ (PLUS HST)

SIGNED: _____ DATE: _____

ONE TENDER FORM PER ASSESSMENT NUMBER MUST BE SUBMITTED

ANY INQUIRIES SHOULD BE DIRECTED TO Linda Power, Property Information Manager, linda@district.yarmouth.ns.ca or 902-742-7159.



Search Provincial Map Bulletin+Board 1 Help

Atkinson

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	90179037	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	3.69 ACRE(S)	Parcel Access	PUBLIC	Manag. Unit	MU1806
Lot	LOT 1A	Created	Mar 01, 1996 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF YARMOUTH	Manner of Tenure	JOINT TENANTS
LR Status	LAND REGISTRATION	LR Date	Dec 16, 2005 02:27:55PM		
Location	County	Primary Location	Source		
307 CLEVELAND ROAD CENTRAL CHEBOGUE	YARMOUTH COUNTY	Yes	Assigned by Municipality		

Comments
MAP:1043750066100

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
08480559	\$6,700 (2022 RESIDENTIAL TAXABLE)	070	000	

[Back to Results](#)
[Details View](#)
[Parcel Archive View](#)
[Map View](#)

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
STANLEY G MUISE	FEE SIMPLE	POST OFFICE BOX 762 STATION MAIN YARMOUTH NS CA B5A 4K3	DEED	1991	5038 View Doc)	Book 490 Page 344	Sep 10, 1991	No
NANCY L M MUISE	FEE SIMPLE	POST OFFICE BOX 762 STATION MAIN YARMOUTH NS CA B5A 4K3	DEED	1991	5038 View Doc)	Book 490 Page 344	Sep 10, 1991	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
90180498	EASEMENT/ROW HOLDER (BURDEN) - DOMINANT PID	UNKNOWN	DEED	1991	5038 View Doc	Book 490 Page 344	Sep 10, 1991

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the *Land Registration Act*

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
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No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
GORDON DOUGLAS ATKINSON	TAX SALE RECIPIENT	7 SYCAMORE STREET APARTMENT 1 YARMOUTH NS CA B5A 1N9	NOTICE OF TAX SALE	2012	100288092	View Form View Doc	Mar 16, 2012

Parcel Description

Location: Rockville
 Designation of Parcel on Plan: Lot 1A
 Title of Plan: Plan of Subdivision of the Lands of Clifford S. & Muriel Smith and Clifford W. & Alice Smith on the Cleveland Road at Rockville
 Registration County: Yarmouth
 Registration Reference of Plan: 3117

SUBJECT TO a right of way for all purposes along the southern bound of lot 1 from the Cleveland Road to the remaining lands of Clifford Stanley Smith and Muriel Smith to the Grantors Clifford Wayne Smith and Alice Smith, their heirs and assigns.

THE PARCEL originates with an approved plan of Subdivision that has been filed under the Registry Act or registered under the Land Registration Act for the registration district of Yarmouth as plan number 3117.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
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No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
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No Non Enabling Plans Found

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
Non-Registered	175690	2005	AFR BUNDLE	HC483-18-313274448	Dec 22, 2005

Parcel Relationships

Related PID	Type of Relationship
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No Related PIDs Found

[Back to Results](#)
[Details View](#)
[Parcel Archive View](#)
[Map View](#)

This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#) [General Problem](#) [Municipal Tax Query](#)

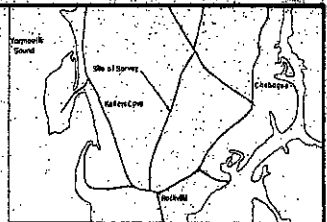
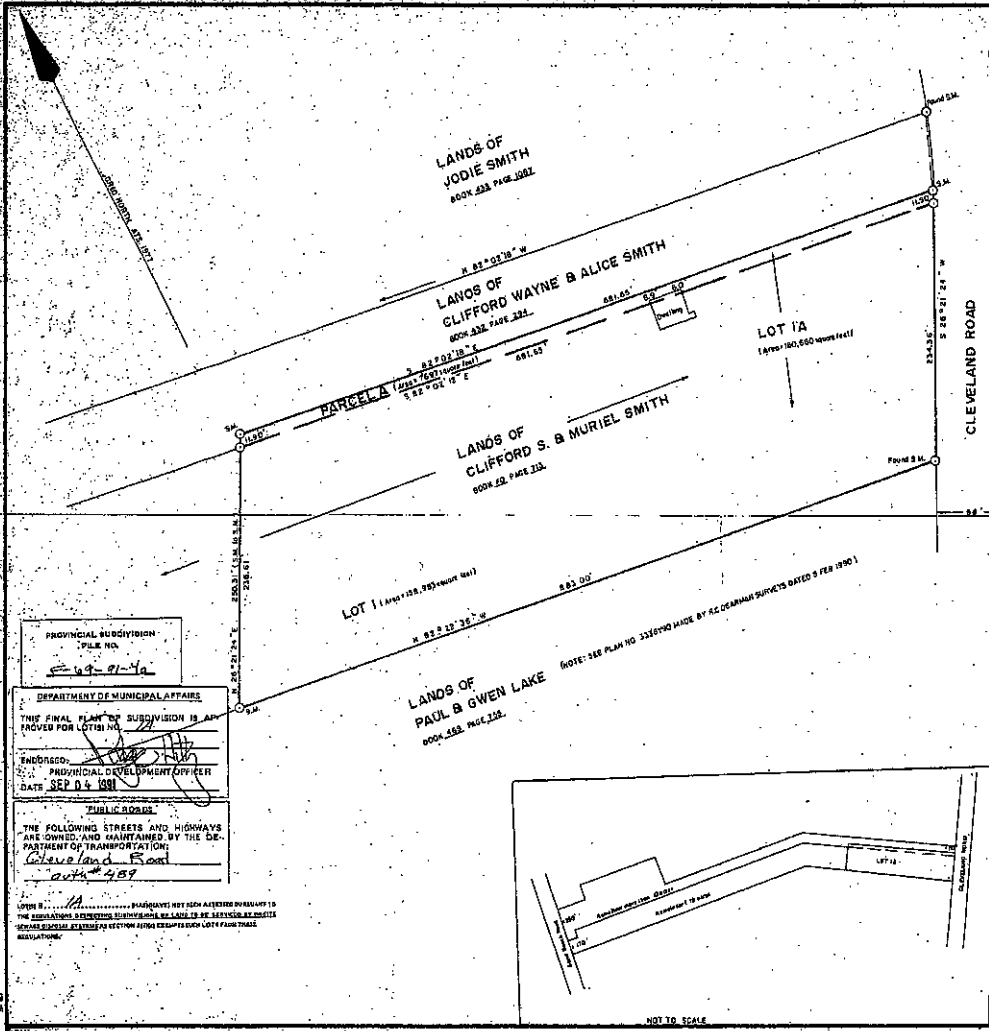
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If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca

Please feel free to [Submit Problems](#) you find with the Property Online web site.

Compression: Off



KEY PLAN SCALE - 1:50,000

SURVEYOR'S CERTIFICATE
 I, R.C. DEARMAN, A NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION, AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE NOVA SCOTIA LAND SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.
 DATED, THIS 28th DAY OF SEP 1991

R.C. Dearman
 N.S.L.S. NO. 877

R.C. DEARMAN SURVEYS LIMITED
 PLAN NUMBER 3362781

LEGEND:
 ▽ N.S.C.M. - CO-ORDINATE MONUMENT
 ○ B.M. - SURVEY MARKER
 --- FENCE WALL
 --- FENCE
 --- MORE OR LESS
 M - METRE
 ALL BEARINGS AND DISTANCES ARE MEASURED VALUES
 FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD 30 JUNE 1991 TO 17 JULY 1991
 S.A. - SQUARE METRES
 ALL BEARINGS ARE TRUE REFERABLE TO THE PLAN REFERRED TO IN THE NOTE

PLAN OF SUBDIVISION OF THE LANDS OF
 CLIFFORD S. & MURIEL SMITH
 AND CLIFFORD W. & ALICE SMITH
 ON THE CLEVELAND ROAD AT ROCKVILLE
 IN THE COUNTY OF YARMOUTH IN THE
 PROVINCE OF NOVA SCOTIA.
 SCALE - 1" = 60'

PROVINCIAL SUBDIVISION
 FILE NO.
 69-91-4a

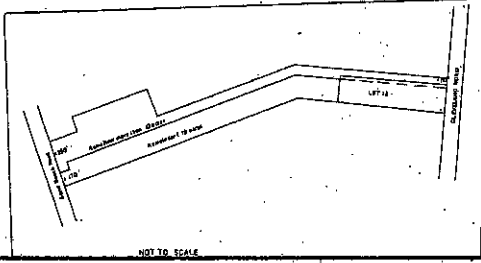
DEPARTMENT OF MUNICIPAL AFFAIRS

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR LOT 1A NO. 11

ENDORSED BY:
 PROVINCIAL DEVELOPMENT OFFICER
 DATE: SEP 04 1991

PUBLIC ROADS
 THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION:
 Cleveland Road
 width 48.9

NOTES:
 1. THE SUBDIVISION REPRESENTED BY THIS PLAN IS IN ACCORDANCE WITH THE REGULATIONS MADE UNDER THE NOVA SCOTIA LAND SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.
 2. THE SUBDIVISION REPRESENTED BY THIS PLAN IS SUBJECT TO THE REGULATIONS MADE UNDER THE NOVA SCOTIA LAND SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.



#3117
 SEP 5 1991

NOT TO SCALE

Lot 40 Quaco Road, Port Maitland, NS PID 90152315 (AAN 595411)

Calabrese-T

All that certain lot, piece or parcel of land and premise situate, lying and being at or near the village of Port Maitland to the Southward of the Quaco Road, so called, and being Lot Number 40 located in Ocean View Estates Subdivision and more specifically bounded and described as follows:

Beginning at a point, which point is situate at the intersection of the Southwest former bound of Lot Number 45 and the Northern side of the proposed street;

Thence South Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Northern side of a proposed street One Hundred (100) feet to the Southeast corner bound of Lot Number 33;

Thence North Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Eastern bound of Lot Number 33 Two Hundred (300) feet to a point, which point is situate at the Southwest corner bound of Lot Number 39;

Thence North Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Southern boundary of Lot Number 39 One Hundred (100) feet to a point, which point is situate on the Northwest corner bound of Lot Number 45;

Thence South Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Western bound of Lot Number 45 Two Hundred (200) feet to the point first mentioned and the place of beginning.

The above described lands and premises being known as Lot Number 40 in the Ocean View Estates Subdivision and for further reference the said land is more specifically described with reference to a plan of Ocean View Estates Subdivision drawn by Inter-Provincial Engineering Company Limited dated March 3rd, 1975 and recorded at the Registry of Deeds Office, at Yarmouth, Nova Scotia, on March 24th, 1975, as Plan Number 559. The said Lot Number 40 being a portion of those lands and premises conveyed to A. J. Pappalardo by Victor M. Hurlburt and Entd Hurlburt by Warranty Deed dated August 8th, 1974 and recorded on August 28th, 1974 in Book JG, Page 226 at the Registry of Deeds Office, Yarmouth, Nova Scotia.

Together with a Right of Way for all purposes by means of the proposed streets as denoted in the said survey plan recorded as Plan Number 559, and being more particularly described in a Deed from A. J. Pappalardo and Jacqueline M. Pappaladro to Thomas F. Calabrese and Mary B. Calabrese dated May 14th, 1975 and recorded at the Registry of Deeds office for Yarmouth, Nova Scotia on June 10th, 1975 in Book JQ, Page 295, as Document 2209.

Further being and intended to be the same lands as conveyed from A. J. Pappalardo and Jacqueline M. Pappaladro to Thomas F. Calabrese and Mary B. Calabrese by Deed dated May 14th, 1975 and recorded at the Registry of Deeds office for Yarmouth, Nova Scotia on June 10th, 1975 in Book JQ, Page 295, as Document 2209.

Lot 22 Quaco Road, Port Maitland, NS PID 90152208 (AAN 2299488)

Karnas

All that certain lot, piece or parcel of land situate, lying and being at or near the village of Port Maitland, in the County of Yarmouth, and Province of Nova Scotia, to the Southward of the Quaco Road, so called, and being Lot No. 22, located in Ocean View Estates Subdivision, and more particularly bounded and described as follows:

Beginning at a point, which point is situate to the Southward of the Quaco Road and at the intersection of the Southern side of a proposed street with the Northeast corner bound of Lot No. 15;

Thence North Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Southern side of the proposed street to a stake set at the Northwest corner bound of Lot No. 27;

Thence South Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Western boundary of Lot No. 27 Two Hundred (200) feet or to a stake situate at the Northeast corner bound of Lot No. 21;

Thence South Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Northern boundary of Lot No. 21 One Hundred (100) feet or to a stake set at the Southeast corner of Lot No. 15;

Thence North Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Eastern boundary of Lot No. 15 Two Hundred (200) feet to the point first mentioned and the place of beginning.

The above described lands being known as Lot No. 22 in Ocean View Estates Subdivision and for further reference the said land is more specifically described with reference to a plan of Ocean View Estates Subdivision drawn by Inter-Provincial Engineering Company Limited dated March 3rd, 1975, and recorded at the Registry of Deeds Office, Yarmouth, Nova Scotia, on March 24, 1975, as Plan number 559. The said Lot No. 22 being a portion of those lands conveyed to Ocean View Estates Incorporated by A. J. Pappalardo and Jacqueline M. Pappalardo, by Warranty Deed dated June 12, 1975, and recorded June 20, 1975, in Book JR, Page 227, at the Registry of Deeds office at Yarmouth, Nova Scotia.

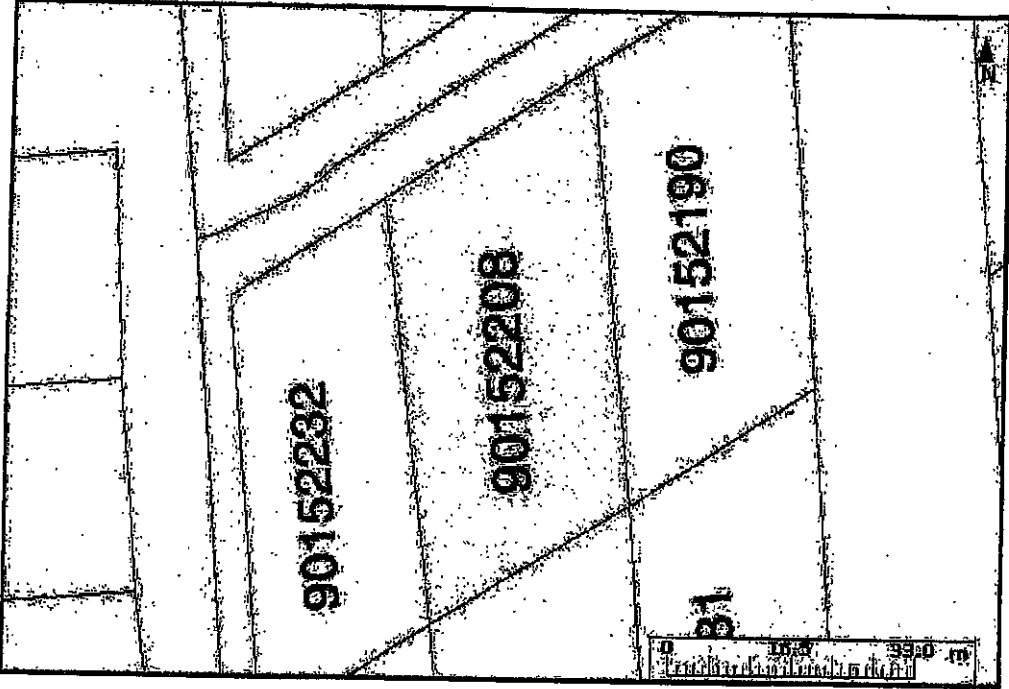
Further being and intended to be a portion of those lands conveyed to Walter Karnas and Ruth Karnas by Deed from Ocean View Estates Incorporated dated the 12th day of April, 1976 and recorded the 11th day of August, 1976 in Book KK, Page 288, as Document 3669, at the Registry of Deeds office at Yarmouth, Nova Scotia.

Further being and intended to be a portion of those lands conveyed to Walter Karnas, Rae Ann Zarse and David Zarse by Deed from Walter Karnas, dated the 17th day of November, 2008 and recorded the 6th day of January, 2009 as Document 92506105, at the Land Registration Office for Yarmouth, Nova Scotia.

TOGETHER WITH a Right of Way for all purposes by means of the proposed streets as denoted in the said survey plan recorded as Plan Number 559, and being more particularly described in a Deed from Ocean View Estates Incorporated to Walter Karnas and Ruth Karnas dated the 12th day of April, 1976 and recorded the 11th day of August, 1976 in Book KK, Page 288, as Document 3669, at the Registry of Deeds office at Yarmouth, Nova Scotia.

Property Online Map

Date: Dec 8, 2022 12:54:03 PM



PID: 90152208 Owner: WALTER KARNAS AAN: 02299488
County: YARMOUTH COUNTY RAE ANN ZARSE Value: \$800 (2022 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION DAVID ZARSE
Address: QUACO ROAD
 PORT MAITLAND

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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Lot 86 Quaco Road, Port Maitland, NS PID 90152018 (AAN 2299496)

Karnas

All that certain lot, piece or parcel of land situate, lying and being at or near the village of Port Maitland, in the County of Yarmouth, and Province of Nova Scotia, to the Southward of the Quaco Road, so called, and being Lot No. 86, located in Ocean View Estates Subdivision, and more specifically bounded and described as follows:

Beginning at a point, which point is situate to the Southern side of a proposed street and at the Northwestern corner bound of Lot No. 93;

Thence South Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Southern side of a proposed street One Hundred (100) or to a stake;

Thence South Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West Two Hundred (200) feet to a stake set at the Northwest corner bound of Lot No. 87;

Thence North Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Northern boundary of Lot No. 87 to a stake set at the Southwest corner bound of Lot No. 93;

Thence North Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Western boundary of Lot No. 93 to the point first mentioned and the place of beginning.

The above described lands being known as Lot No. 86 in Ocean View Estates Subdivision and for further reference the said land is more specifically described with reference to a plan of Ocean View Estates Subdivision drawn by Inter-Provincial Engineering Company Limited dated March 3rd, 1975, and recorded at the Registry of Deeds Office, Yarmouth, Nova Scotia, on March 24, 1975, as Plan number 559. The said Lot No. 86 being a portion of those lands conveyed to Ocean View Estates Incorporated by A. J. Pappalardo et ux Jacqueline M. Pappalardo, by Warranty Deed dated June 12, 1975, and recorded June 20, 1975, in Book JR, Page 227, at the Registry of Deeds office at Yarmouth, Nova Scotia.

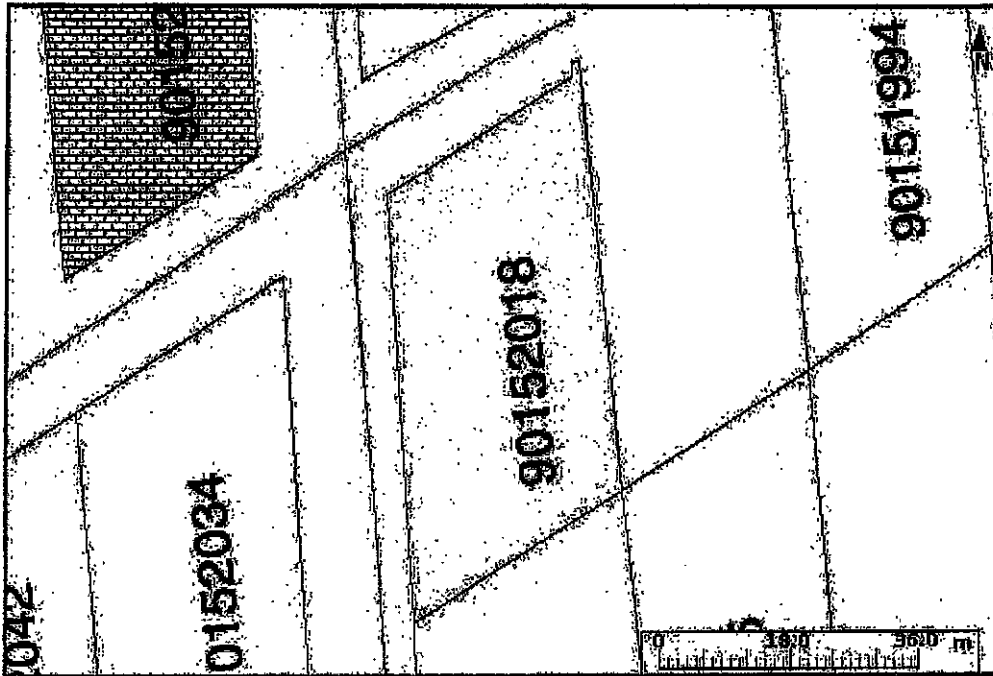
Further being and intended to be a portion of those lands conveyed to Walter Karnas and Ruth Karnas by Deed from Ocean View Estates Incorporated dated the 12th day of April, 1976 and recorded the 11th day of August, 1976 in Book KK, Page 288, as Document 3669, at the Registry of Deeds office at Yarmouth, Nova Scotia.

Further being and intended to be a portion of those lands conveyed to Walter Karnas, Rae Ann Zarse and David Zarse by Deed from Walter Karnas, dated the 17th day of November, 2008 and recorded the 6th day of January, 2009 as Document 92506105, at the Land Registration Office for Yarmouth, Nova Scotia.

TOGETHER WITH a Right of Way for all purposes by means of the proposed streets as denoted in the said survey plan recorded as Plan Number 559, and being more particularly described in a Deed from Ocean View Estates Incorporated to Walter Karnas and Ruth Karnas dated the 12th day of April, 1976 and recorded the 11th day of August, 1976 in Book KK, Page 288, as Document 3669, at the Registry of Deeds office at Yarmouth, Nova Scotia.

Property Online Map

Date: Dec 9, 2022 1:27:47 PM



PID:	90152018	Owner:	WALTER KARNAS	AAN:	02299496
County:	YARMOUTH COUNTY		RAE ANN ZARSE	Value:	\$800 (2022 RESOURCE TAXABLE)
LR Status:	NOT LAND REGISTRATION		DAVID ZARSE		
		Address:	QUACO ROAD		
			PORT MAITLAND		

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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Lot 28 Ouaco Road, Port Maitland, NS PID 90152281 (AAN 3652998)

Karnas

All that certain lot, piece or parcel of land situate, lying and being at or near the village of Port Maitland, in the County of Yarmouth, and Province of Nova Scotia, to the Southward of the Ouaco Road, so called, and being Lot No. 28, located in Ocean View Estates Subdivision, and more particularly bounded and described as follows:

Beginning at a point, which point is situate at the intersection of the Northern side of a proposed street with the Southeastern corner bound of Lot No. 21;

Thence North Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Eastern boundary of Lot No. 21 Two Hundred (200) feet to a point marking the Southeastern corner bound of Lot No. 27;

Thence North Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Southern boundary of Lot No. 27 One Hundred (100) feet to a point marking the Northwestern corner bound of Lot No. 33;

Thence South Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Western boundary of Lot No. 33 Two Hundred (200) feet to a point on the Northern side of said proposed street;

Thence South Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Northern boundary of said proposed street One Hundred (100) feet to the point first mentioned and the place of beginning.

The above described lands being known as Lot No. 28 in Ocean View Estates Subdivision and for further reference the said land is more specifically described with reference to a plan of Ocean View Estates Subdivision drawn by Inter-Provincial Engineering Company Limited dated March 3rd, 1975, and recorded at the Registry of Deeds Office, Yarmouth, Nova Scotia, on March 24, 1975, as Plan number 559.

The said Lot No. 28 being a portion of those lands conveyed from Ocean View Estates, Inc. to Joseph J. Pappalardo and Jean M. Pappalardo by Restrictive Covenant Deed dated June 23, 1976, and recorded July 6, 1976, in Book KI, Page 349, at the Registry of Deeds office at Yarmouth, Nova Scotia.

Further being and intended to be a portion of those lands conveyed to Walter Karnas, Jr. by Deed from Joseph J. Pappalardo and Jean M. Pappalardo dated the 15th day of October, 1979 and recorded the 24th day of September, 1981 in Book NC, Page 346, as Document 4694, at the Registry of Deeds office at Yarmouth, Nova Scotia.

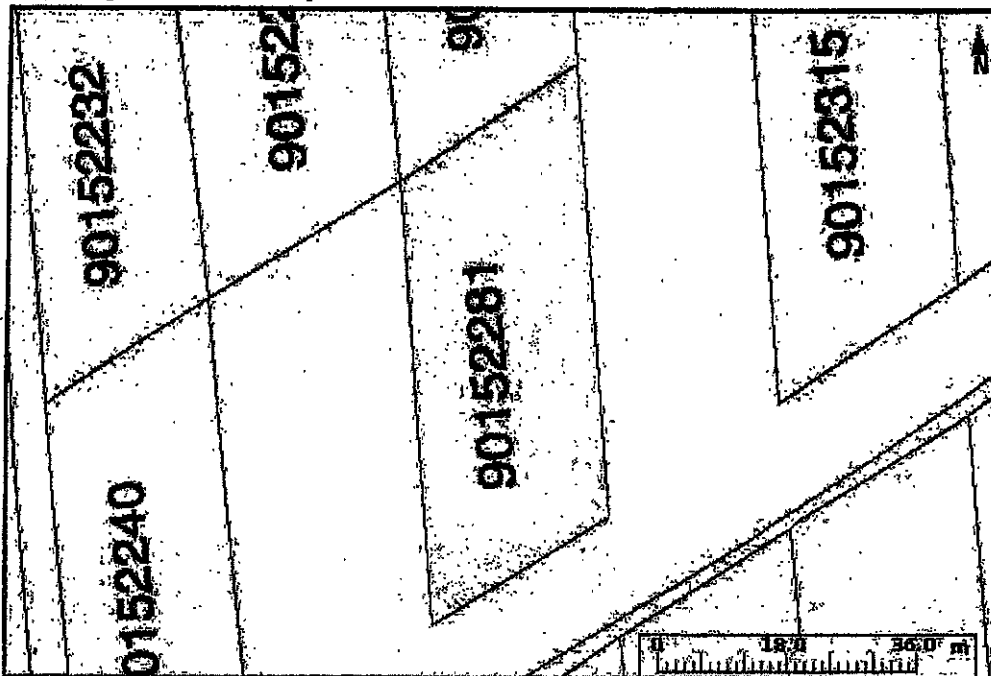
Further being and intended to be a portion of those lands conveyed to Walter Karnas, Rae Ann Zarse and David Zarse by Deed from Walter Karnas, dated the 17th day of November, 2008 and recorded the 6th day of January, 2009 as Document 92506105, at the Land Registration Office for Yarmouth, Nova Scotia.

TOGETHER WITH a Right of Way for all purposes by means of the proposed streets as denoted in the said survey plan recorded as Plan Number 559, and being more particularly described in a Deed from Walter Karnas Jr. by Deed from Joseph J. Pappalardo and Jean M. Pappalardo dated the 15th day of October, 1979 and recorded the 24th day of September, 1981 in Book NC, Page 346, as Document 4694, at the Registry of Deeds office at Yarmouth, Nova Scotia.

PROPERTY Online NOVA SCOTIA

Property Online Map

Date: Dec 12, 2022 8:33:52 AM



PID: 90152281	Owner: WALTER KARNAS	AAN: 03652998
County: YARMOUTH COUNTY	RAE ANN ZARSE	Value: \$800 (2022 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION	DAVID ZARSE	
	Address: QUACO ROAD	
	PORT MATLAND	

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Property Online version 2.0

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Lot 87 Quaco Road, Port Maitland, NS PID 90232422 (AAN 8524815)

Karnas

All that certain lot, piece or parcel of land situate, lying and being at or near the village of Port Maitland, in the County of Yarmouth, and Province of Nova Scotia, to the Southward of the Quaco Road, so called, and being Lot No. 87, located in Ocean View Estates Subdivision, and more specifically bounded and described as follows:

Beginning at a point, which point is situate on the Northern side of a proposed street where the said street intersects with the Southwest corner bound of Lot No. 92;

Thence South Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West One Hundred (100) to a stake situate on the Eastern side of a second proposed street;

Thence North Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Eastern side of said second proposed street Two Hundred (200) feet or to a stake set at the Southwest corner bound of Lot No. 86;

Thence North Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Southern boundary of Lot No. 86 One Hundred (100) feet to the Northwest corner bound of Lot No. 92;

Thence South Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Western boundary of Lot No. 92 Two Hundred (200) feet to the point first mentioned and the place of beginning.

The above described lands being known as Lot No. 87 in Ocean View Estates Subdivision and for further reference the said land is more specifically described with reference to a plan of Ocean View Estates Subdivision drawn by Inter-Provincial Engineering Company Limited dated March 3rd, 1975, and recorded at the Registry of Deeds Office, Yarmouth, Nova Scotia, on March 24, 1975, as Plan number 559. The said Lot No. 87 being a portion of those lands conveyed to Ocean View Estates Incorporated by A. J. Pappalardo et ux Jacqueline M. Pappalardo, by Warranty Deed dated June 12, 1975, and recorded June 20, 1975, in Book JR, Page 227, at the Registry of Deeds office at Yarmouth, Nova Scotia.

Further being and intended to be a portion of those lands conveyed to Walter Karnas and Ruth Karnas by Deed from Ocean View Estates Incorporated dated the 12th day of April, 1976 and recorded the 11th day of August, 1976 in Book KK, Page 288, as Document 3669, at the Registry of Deeds office at Yarmouth, Nova Scotia.

Further being and intended to be a portion of those lands conveyed to Walter Karnas, Rae Ann Zarse and David Zarse by Deed from Walter Karnas, dated the 17th day of November, 2008 and recorded the 6th day of January, 2009 as Document 92506105, at the Land Registration Office for Yarmouth, Nova Scotia.

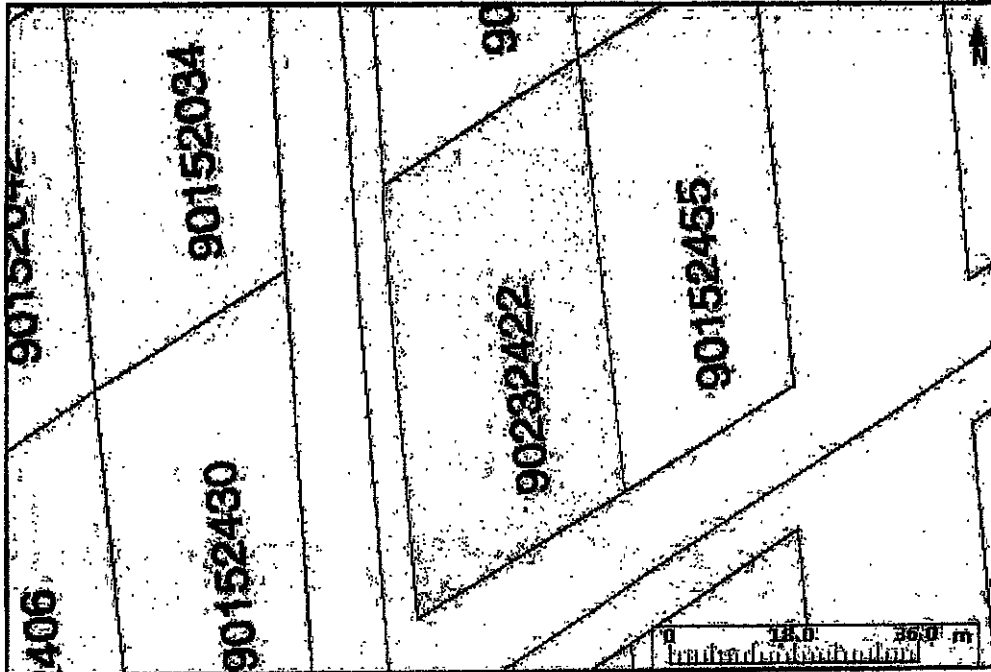
TOGETHER WITH a Right of Way for all purposes by means of the proposed streets as denoted in the said survey plan recorded as Plan Number 559, and being more particularly described in a Deed from Ocean View Estates Incorporated to Walter Karnas and Ruth Karnas dated the 12th day of April, 1976 and recorded the 11th day of August, 1976 in Book KK, Page 288, as Document 3669, at the Registry of Deeds office at Yarmouth, Nova Scotia.

PROPERTY Online

NOVASCOTIA

Property Online Map

Date: Dec 12, 2022 8:19:01 AM



PID: 90232422	Owner: WALTER KARNAS	AAN: 08524815
County: YARMOUTH COUNTY	RAE ANN ZARSE	Value: \$800 (2022 RESOURCE TAXABLE)
LR Status: NOT LAND REGISTRATION	DAVID ZARSE	
	Address: QUACO ROAD	
	PORT MAITLAND	

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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Lot 113 Quaco Road, Port Maitland, NS PID 90152612 (AAN 5781922) Milrose

All that certain lot, piece or parcel of land situate, lying and being at or near the village of Port Maitland, in the County of Yarmouth, and Province of Nova Scotia, on the South side of the Quaco Road, so called, and being Lot No. 113, located in Ocean View Estates Subdivision, and more particularly bounded and described as follows:

Beginning at a point situate on the Southern side of a gravel road at the Northwestern corner bound of Lot No. 114;

Thence in a Westwardly direction along the Southern sideline of the said gravel road a distance of One Hundred (100) feet to a point situate at the Northeastern corner bound of Lot No. 112;

Thence in a Southwardly direction and following the Eastern line of said Lot No. 112 a distance of Two Hundred (200) feet to a point situate on the buffer zone, so called;

Thence in an Eastwardly direction and following the Northern line of the said buffer zone a distance of One Hundred (100) feet or to the Western line of Lot No. 114;

Thence in a Northwardly direction and following the Western line of the said Lot No. 114 a distance of Two Hundred (200) feet or to the Southern side of the gravel road situate at the Northwestern corner bound of Lot No. 114, being the point of beginning.

The said lot of land being Lot No. 113 on a Plan recorded on the 15th day of June, A.D., 1979, as Plan No. P-1191 at the Registry of Deeds office at Yarmouth, Nova Scotia, the said lands being a portion of those lands conveyed to Ocean View Estates Incorporated by Deed from A. J. Pappalardo and Jacqueline M. Pappalardo dated the 12th day of June, A.D., 1975, and recorded the 20th day of June, A.D., 1975, in Book JR at Page 227, at the Registry of Deeds office at Yarmouth, Nova Scotia.

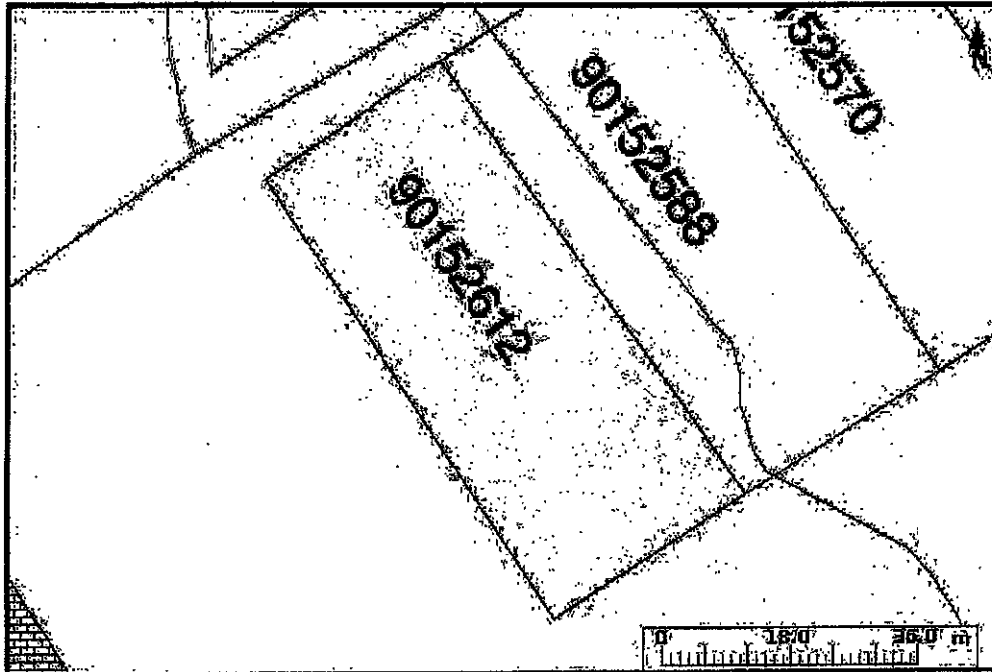
The above described lands being and intended to be the same as conveyed to Ronald and Rita Mouleart by Ocean View Estates Incorporated by Warranty Deed dated September 18, 1984 and recorded on October 18, 1984 in Book OO at Page 339 at the Registry of Deeds Office at Yarmouth, Nova Scotia

Further being and intended to be the same lands as conveyed from the Municipality of the District of Yarmouth to Milrose Property Mang't by Tax Deed dated March 23, 2000 and recorded at the Registry of Deeds office at Yarmouth, Nova Scotia on June 14, 2000 in Book 597, Page 364, as Document 1417.

Together with a Right of Way for all purposes by means of the proposed streets as denoted in the said survey plan recorded as Plan Number P-1191, and being more particularly described in a Deed from Ocean View Estates Incorporated to Ronald Mouleart and Rita Mouleart dated September 18, 1984 and recorded on October 18, 1984 in Book OO at Page 339 as Document Number 6133.

Property Online Map

Date: Dec 8, 2022 11:48:06 AM



PID: 90152612	Owner: MILROSE PROPERTY	AAN: 05781922
County: YARMOUTH COUNTY	MANG'T	Value: \$800 (2022 RESOURCE
LR Status: NOT LAND REGISTRATION	Address: QUACO ROAD	TAXABLE)
	PORT MAITLAND	

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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Lot 59 Quaco Road, Port Maitland, NS PID 90152109 (AAN 4401735)

St. Hilaire

All that certain lot, piece or parcel of land situate, lying, and being at the Southward of the Quaco Road, so called, at or near the village of Port Maitland, in the County of Yarmouth, and the Province of Nova Scotia, and more particularly bounded and described as follows:

Beginning at a point situate at the intersection of the Northern boundary of a proposed street with the Southeast corner bound of Lot No. 50;

Thence North Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Eastern boundary of Lot No. 50 Two Hundred (200) feet to the Southwest corner bound of Lot No. 60;

Thence North Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds East following the Southern boundary of Lot No. 60 One Hundred (100) feet to the Northwest corner bound of Lot No. 62;

Thence South Twelve (12) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Western boundary of Lot No. 62 Two Hundred (200) feet to the Northern boundary of a proposed street;

Thence South Seventy Five (75) Degrees, Zero Three (03) Minutes, Fifty Four (54) Seconds West following the Northern boundary of said proposed street One Hundred (100) feet to the point first mentioned and the place of beginning.

The above described lands and premises being known as Lot No. 59 in Ocean View Estates Subdivision and for further reference the said land is more specifically described with reference to a plan of Ocean View Estates Subdivision drawn by Inter-Provincial Engineering Company Limited dated March 3rd, 1975, and recorded at the Registry of Deeds Office, Yarmouth, Nova Scotia, on March 24th, 1975, as Plan Number 559. The said Lot No. 59 being a portion of those lands conveyed to Ocean View Estates Incorporated by A. J. Pappalardo et ux Jacqueline M. Pappalardo, by Warranty Deed dated June 12, 1975 and recorded June 20, 1975 in Book KR, Page 227 at the Registry of Deeds Office at Yarmouth, Nova Scotia.

Further being and intended to be the same lands as conveyed from Ocean View Estates Incorporated to Ronald J. St. Hilaire and Cecile St. Hilaire by Warranty Deed dated August 28, 1978 and recorded September 27, 1978, at the Registry of Deeds Office at Yarmouth, Nova Scotia, in Book LP, 698.

Together with a Right of Way for all purposes by means of the proposed streets as denoted in the said survey plan recorded as Plan Number 559, and being more particularly described in a Deed from Ocean View Estates Incorporated to Ronald J. St. Hilaire and Cecile St. Hilaire dated August 28, 1978 and recorded on September 27, 1978 in Book LP at Page 698 as Document Number 5883.

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