

Christopher E. Whynot  
AAN# 04923731  
PID# 70072202

file 101-16

14

All that certain lot, piece or parcel of land situated, lying and being at Milton in the County of Queens and in the Province of Nova Scotia and more particularly bounded and described as follows:

BEGINNING at a fence post marking the western boundary of lands of Eugene Cunningham and the southern boundary of lands of the Estate of Verta Tupper being the southern boundary of the thirty acre Lot Letter "K" in the division of the Township of Liverpool;

THENCE southerly, south thirty-nine degrees fifty-two minutes east (S 39-52-00E) forty-six decimal zero two (46.02) feet along the western boundary of lands of Eugene Cunningham to an iron bolt with an aluminum cap marking the northwestern corner bound of lands of Christopher Whynot;

THENCE southerly south thirty-eight degrees fourteen minutes east (S 38-14-00E) twenty-four decimal seventy-four (24.74) feet along the western boundary of lands of Christopher Whynot to a shaft of rock surrounded by stones marking the northwestern corner bound of lands of Myrtle Doudreau;

THENCE southerly, south twenty-four degrees fifty minutes east (S 24-50-00E) thirty-four decimal twenty-seven (34.27) feet along the western boundary of lands of Myrtle Doudreau to an iron bolt with an aluminum cap marking other lands of the Municipality of Queens;

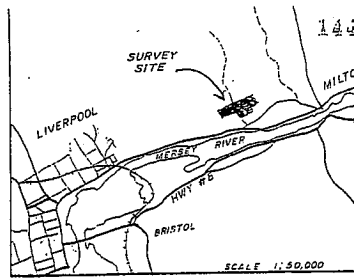
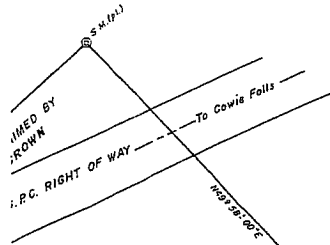
THENCE westerly, south fifty-two degrees zero minutes west (S 52-00W) ninety-five decimal zero (95.0) feet along other lands of the Municipality of Queens to an iron bolt with an aluminum cap;

THENCE northerly, north thirty-eight degrees zero minutes west (N38-00-00W) one hundred three decimal eighty (103.80) feet along other lands of the Municipality of Queens to an iron bolt with aluminum cap marking the southern boundary of lands of the Estate of Verta Tupper being the southern boundary of the thirty acre lot Letter "K" in the Division of the Township of Liverpool;

THENCE easterly, north fifty-two degrees zero minutes east one hundred one decimal twenty (101.20) feet along the southern boundary of lands of the Estate of Verta Tupper to the place of beginning.

The above described lot contains in all 10,350 square feet more or less, bearings are magnetic for the year 1901.

Being and intended to be that portion of property as surveyed by Mervin W. Hartlen NSLS #365 on the 19th day of November, 1901. Also being and intended to be a portion of the property as conveyed by the Trustees of the Common lands to the Overseers of the Poor as recorded in the registry office for the County of Queens in Book 40 at Page 155.

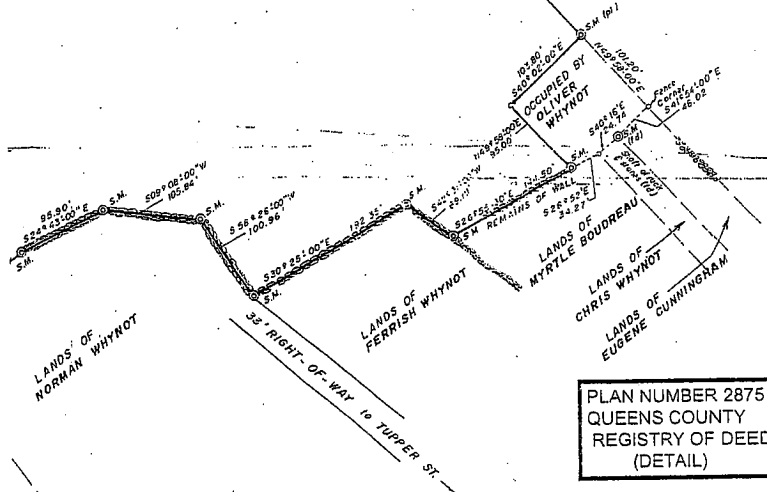


LANDS OF THE ESTATE  
VERTA TUPPER

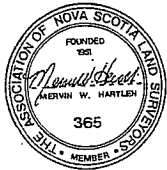
Province of Nova Scotia  
County of Queens

I certify that the within instrument  
was filed in the Office of the Registrar  
of Deeds for the County of Queens  
at Liverpool, N. S.

as No 2875 on the  
21<sup>st</sup> day of March, A.D.  
1981 by Merwin W. Hartley  
Registrar of Deeds



PLAN NUMBER 2875  
QUEENS COUNTY  
REGISTRY OF DEEDS  
(DETAIL)



PLAN OF SURVEY  
SHOWING LANDS OF  
**MUNICIPALITY OF QUEENS**  
MILTON, QUEENS CO., NOVA SCOTIA  
SURVEYED DEC. / 1981  
SCALE 1" = 100'  
DRAWN BY W.M. White  
SURVEYED BY

Merwin W. Hartley NSLS #365

Surveyor's Certificate

I, Merwin W. Hartley, Nova Scotia Land Surveyor,  
do hereby certify that the survey represented by this plan was  
made 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 at Liverpool this 19<sup>th</sup> day of January, 1981.  
Merwin W. Hartley N.S.L.S.

- NOTE
1. S.M. IRON BOLT WITH ALUMINUM CAP
  2. ALL BEARINGS ARE MAGNETIC
  3. ALL BEARINGS & DISTANCES ARE UNADJUSTED

PLAN NO. 4126



RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE *file 050-20*

AAN: 5054729

REQUESTED: 20 OCTOBER 2025

REQUIRED: ASAP

REQUESTED BY: LAURA GRAHAM  
OWNER: LAWRENCE C. ZONG  
PARCEL ID(s): 70157508  
ADDRESS: 66 MARTIN ROAD, HARMONY MILLS  
LOT & SUBDIVISION:  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

## SUMMARY

Property Online associates AAN 5054729 with Parcel 70157508, mapped as 1.01 acres on Martin Road at Harmony Mill

The listing cites as a title reference deed 121-152, item 1 page 5. There is also a survey plan, Plan 82987349, page 4, cited on the listing. The description and the plan are reasonably consistent with the mapping except that Property Online give the size of the lot as 1.01 acres, and the description in deed 121-152 gives 0.7 acres.

The cited deed gives title to Lawrence and Mary Zong, apparently as tenants-in-common. Nothing on record accounts for the interest of Mary Zong.

SEARCHED FROM: 1964

TO: N° 126638981, 27 OCTOBER 2025

PLAN: 82987349

APPROVED: N/A

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BEGINNING at a stake in George Martin's field, the said stake being located at a distance of three chains, ninety-six and two-tenths links (3.962 chains) on a course south thirty (30) degrees and fifty-four (54) minutes west from southern most corner of the main part of George Martin's house; thence south eight (8) degrees and eighteen minutes (18) east two chains and forty-one links (2.410) chains or to a large line stub standing on the north side of the Gravel Pit Road, so called; thence south sixty-three (63) degrees and forty-eight (48) minutes west one chain and thirty-three and three tenths links (1.333) chains along the north side of the above mentioned road; thence north eighty-seven (87) degrees and eighteen (18) minutes west One chain, sixty-five and six tenths links (1.656 chains), also along the north side of the above mentioned road; Thence north one (1) degree and forty-eight (48) minutes west two chains and sixty-four and nine tenths links (2.649) chains; thence north eighty-four (84) degrees and eighteen (18) minutes east two chains, fifty-seven and four tenths links (2.574 chains) or to the place of beginning, containing in all seven tenths of ~~XXXXXX~~ an acre more or less.

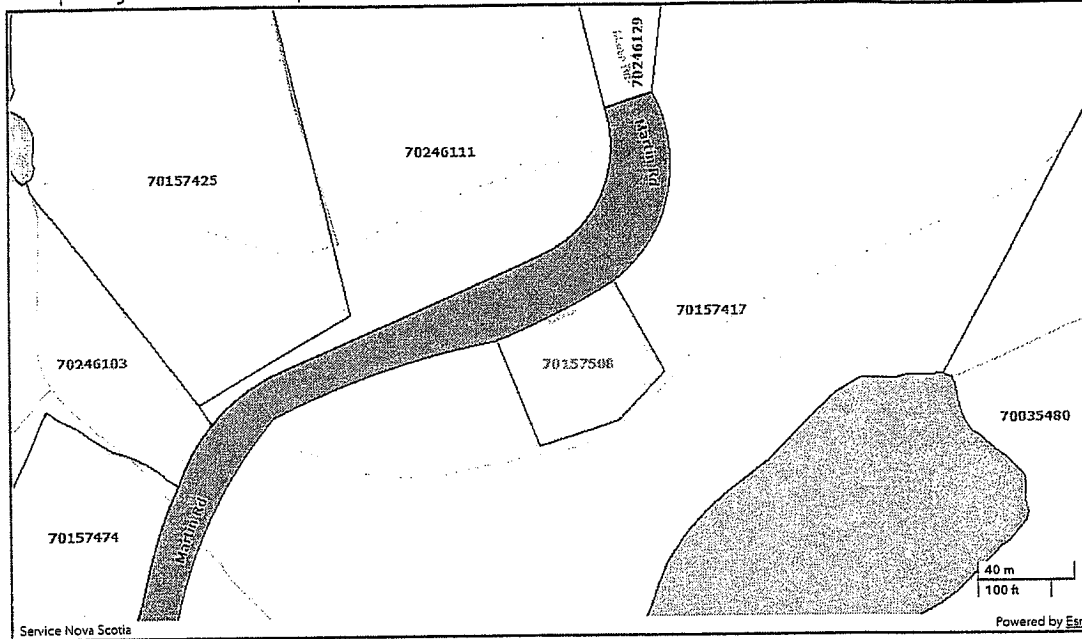
ALL bearings in the above descriptions are by the magnet of the year 1960.

Being the same land and premises as conveyed to the said Vendors by George T. Martin and wife by deed dated April 11th., A.D.1960 and registered at Liverpool, N.S. in Book 97 page 188.



## Property Online Map

Date: October 29, 2025 14:20:09



**PID:** 70157508  
**County:** QUEENS COUNTY  
**LR:** NOT LAND REGISTRATION

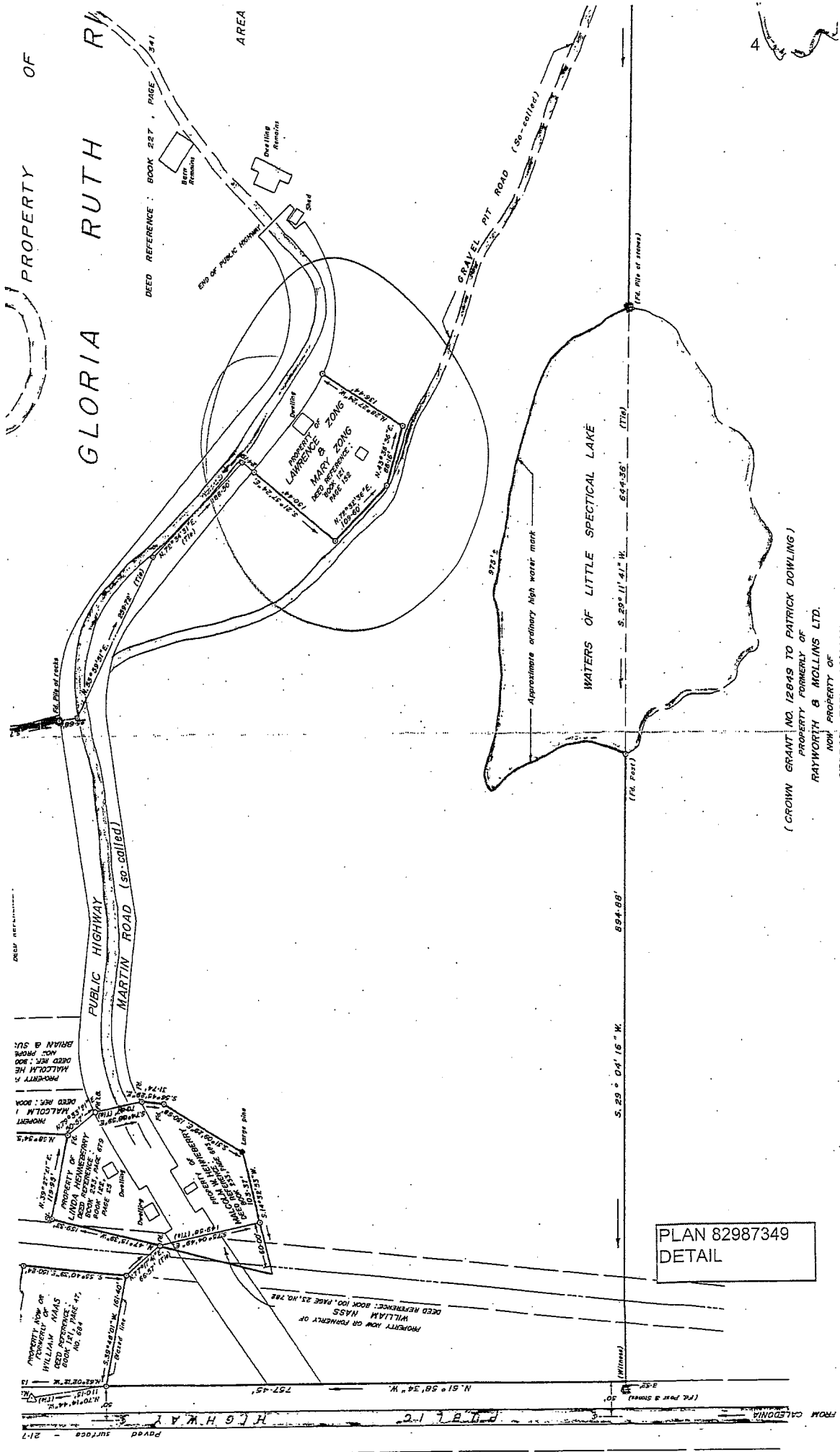
**Address:** 66 MARTIN ROAD  
 HARMONY MILLS  
**Owner:** LAWRENCE C. ZONG

**AAN:** 05054729  
**Value:** \$54,100.00 (2025 RESIDENTIAL  
 TAXABLE)

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.

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PROPERTY OF  
GLORIA RUTH R...

DEED REFERENCE: BOOK 227, PAGE 541

AREA

PROPERTY OF  
MARY & ZONG  
LAURENCE  
MAY 20, 1916  
MAY 20, 1916  
MAY 20, 1916  
MAY 20, 1916

GRAVEL PIT ROAD (So-called)

WATERS OF LITTLE SPECTICAL LAKE

Approximate ordinary high water mark

(Per file of plans)

(Per file of plans)

(Per Past)

(Per Past)

(Per Past)

(Per Past)

(Per Past)

(Per Past)

(Per Past)

4

(CROWN GRANT NO. 12649 TO PATRICK DOWLING)  
PROPERTY FORMERLY OF  
RAYWORTH & MOLLINS LTD.  
NOW PROPERTY OF  
GEORGE EDDY COMPANY

PLAN 82987349  
DETAIL

FROM CALIFORNIA...  
PAVED SURFACE - 21.7  
N. 51° 58' 34" W. 757.45'  
S. 29° 04' 16" W. 894.89'  
S. 29° 11' 41" W. 644.36'  
N. 72° 33' 45" E. 102.00'  
N. 72° 33' 45" E. 102.00'  
N. 72° 33' 45" E. 102.00'  
N. 72° 33' 45" E. 102.00'

**Burdens on the Registered Interests**

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
NOVA SCOTIA POWER INCORPORATED	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	848 HALIFAX NS CA B3J 2V7	EASEMENT/RIGHT OF WAY	2020	<u>115788326</u> <a href="#">View Doc</a>		Jan 21, 2020

*file # 006-25*

**Textual Qualifications on Title**

**Qualifications Text**  
No Records Found

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

*AAV # 10887860 PID # 70275441*

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

**Recorded Interests**

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

**Parcel Description**

Registration County: QUEENS COUNTY  
 Street/Place Name: RIVER HEAD ROAD /PORT MOUTON  
 Title of Plan: PLAN OF S/D SHOWING LOT 100 & LOT 101 (BEING A S/D OF PID NO 70181292), PROPERTY OF PAUL ANDRIOPOULOS & SUSAN ELIZABETH ANDRIOPOULOS, RIVER HEAD RD, PORT MOUTON  
 Designation of Parcel on Plan: LOT 100  
 Registration Number of Plan: 116509390  
 Registration Date of Plan: 2020-06-19 10:43:27

Together with an Easement/Right of Way more particularly described in Document 2859, Book 307, Page 734.  
 Together with an Easement/Right-of-Way, more particularly described in a Grant of Easement recorded at the Land Registry Office for Queens as Document # 118492140  
 Subject to an Easement/Right of Way in favour of Nova Scotia Power Incorporated, more particularly described in Document 115788326

\*\*\* Municipal Government Act, Part IX Compliance \*\*\*

Compliance:  
 The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act  
 Registration District: QUEENS COUNTY  
 Registration Year: 2020  
 Plan or Document Number: 116509390

**Non-Enabling Documents**

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	<u>118127415</u> <a href="#">View Form</a>	2021	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	3/4/2021

**Non-Enabling Plans**

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	<u>116509390</u> <a href="#">View Plan</a>	2020	SUBDIVISION & AMALGAMATIONS	PLAN OF S/D SHOWING LOT 100 & LOT 101 (BEING A S/D OF PID NO 70181292), PROPERTY OF PAUL ANDRIOPOULOS & SUSAN ELIZABETH ANDRIOPOULOS, RIVER HEAD RD, PORT MOUTON		6/19/2020

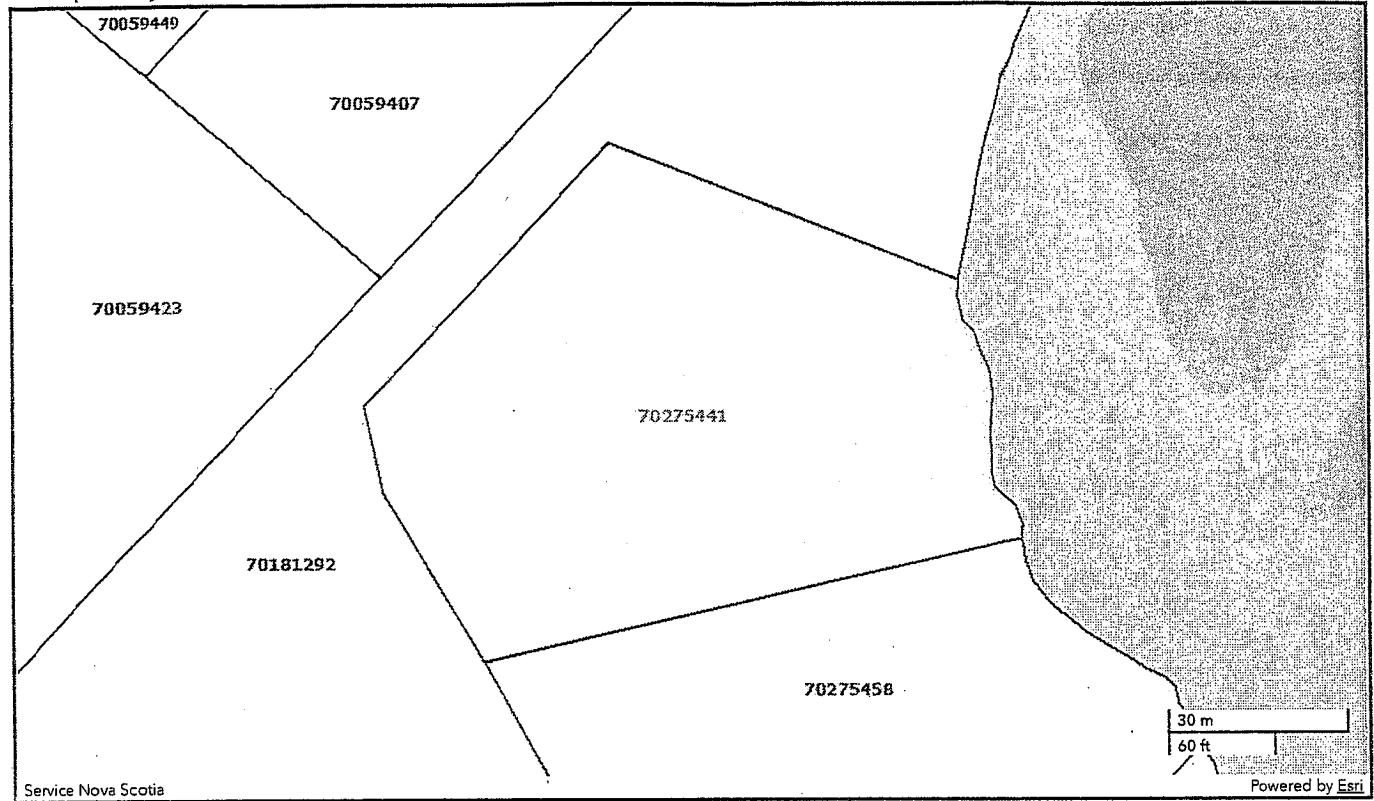
**AFR Bundles**

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

**Parcel Relationships**

Property Online Map

Date: October 14, 2025 14:50:59



<b>PID:</b> 70275441	<b>Address:</b> RIVER HEAD ROAD PORT MOUTON LOT 100	<b>AAN:</b> 10887860
<b>County:</b> QUEENS COUNTY		<b>Value:</b> \$329,900.00 (2025 RESIDENTIAL TAXABLE)
<b>LR:</b> LAND REGISTRATION	<b>Owner:</b> BRIAN ALEXANDER FAIRN	

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Textual Qualifications on Title

Qualifications Text

THIS LOT IS TOGETHER WITH A RIGHT OF WAY, MORE PARTICULARLY DESCRIBED IN THE DEED AT BOOK 253, PAGE 170. THE RIGHT OF WAY IS OVER SEVERAL KILOMETERS OF PUBLIC ROADS AND IT IS NOT POSSIBLE TO DETERMINE ALL SERVIENT TENEMENT PIDS WITH CERTAINTY. ACCORDINGLY THE CORRESPONDING BURDEN MAY NOT APPEAR IN THE PARCEL REGISTER OF ALL AFFECTED PIDS.

file# 010-25

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
No Records Found							

Recorded Interests

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

AA# 08361088 PID# 70129309

Parcel Description

ALL that certain lot, piece or parcel of land situate, lying and being on the eastern side of a road called Tri-Lake Drive in the Beaver Tail Sub-Division of Tri-Lake Campgrounds Limited, area of Beaver Tail Lake, County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at an iron bolt with aluminum cap set on the eastern sideline of the road called Tri-Lake Drive, the said iron bolt with aluminum cap marking the northwest bound of Lot #17 and the southwest bound of the lot herein described;

THENCE to follow along the eastern sideline of the road called Tri-Lake Drive, North 09 degrees 20 minutes 42 seconds West 131.19 feet to an iron bolt with aluminum cap marking the southwest bound of Lot #21;

THENCE to follow along the southeastern boundary of Lot #21, North 51 degrees 10 minutes 38 seconds East 260.47 feet to an iron bolt with aluminum cap marking the southeast bound of Lot #21;

THENCE to follow along other lands of the Grantor, South 21 degrees 05 minutes 50 seconds East 135.11 feet to an iron bolt with aluminum cap marking the northeast bound of Lot #17;

THENCE to follow along the northwestern boundary of Lot #17, South 54 degrees 05 minutes 58 seconds West 284.26 feet to the point of beginning.

The above described parcel of land being or intended to be Lot #19 and to contain in all 35,200 square feet more or less as shown on a Plan of Survey #5055-25 by R.L. Hunt Survey Associates Limited, the said Plan being recorded in the Registry of Deeds Office for the County of Queens in the Town of Liverpool as P-814.

TOGETHER WITH a Right of Way as granted in the Deed recorded April 8, 1988 in Book 253 at Page 170.

SUBJECT TO Building Restrictions as described in Book 253 at Page 170.

SUBJECT TO Restrictive Covenants as described in Book 253 at Page 170.

\*\*\* Municipal Government Act, Part IX Compliance \*\*\*

Not Subject To:

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

Non-Enabling Documents

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

Non-Enabling Plans

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

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
No AFR Bundles Found					

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

**LAKELAND RETREATS  
SCHEDULE "C"  
BUILDING RESTRICTIONS**

1. The lands to which these building restrictions shall apply (hereinafter called the "lands") include all lands sold under the auspices of "Lakeland Retreats", and are as shown on Plans filed in the Registry Office for the Registration District of the County of Queens and Province of Nova Scotia.
2. Each of the lots shown on the Plan hereinbefore referred to shall be a separate lot for the purposes of the application of the restrictive covenants herein set forth.
3. No buildings shall be erected on lots or parcels thereof situate on any of the lands other than houses of one dwelling unit only, to and for the use of a single family residential unit, and not for any commercial or institutional purposes.
4. No building shall be erected on any lot or parcel of land which shall have any of its main walls or any part of that building nearer to any of the boundaries, of the said lot, than fifteen feet (15'). In an instance where a boundary of the lot is the mean highwater mark, no part of the building shall be within one hundred feet (100') of the water boundary.
5. Before beginning construction of any house the owner of the lot shall submit the plans of such dwelling house to the Vendor or its successors and such construction shall be subject to the approval of that Company. All houses shall have a ground floor area of not less than five hundred square feet (500 sq. feet).
6. No private dwelling shall be constructed on any lot in such a way that it will be readily visible from the lake or in such a way that the height of the private dwelling shall exceed the height of the majority of the trees on the lot.
7. No fence shall be erected or maintained upon those lands or any part thereof other than an ornamental iron or wooden fence of open construction and no such fence shall be higher than four feet (4'), or be situated within fifteen feet (15') of the street line in front of the lot or parcel on which that fence is erected.
8. No trailer or mobile home of any kind shall be permanently placed or installed upon a foundation or otherwise upon any lands except as temporary accommodation.
9. No soil, sand or gravel shall be removed from the lands except with the prior permission of the Vendor. Trees shall not be removed from the lot except for good forest care.
10. No building waste or other material of any kind shall be dumped or stored on the lands except clean earth for the purpose of levelling in connection with the erection of a building thereon or the immediate improvement of the grounds. All garbage and other waste shall be transported to the Public Highway at a place convenient for pickup by a garbage collector servicing that part of the County.
11. The Purchaser shall provide at least one full bathroom in any dwelling erected upon the lands by him and shall provide a septic tank draining into an adequate sewage disposal bed.
12. The Purchaser shall provide by dug or drilled well (or by filtered and purified water from a lake after consent from the Vendor) such water as may be required for any building constructed upon the lands herein conveyed.
13. The Purchaser shall obtain the approval of the Department of Health for the Municipality of Queens before installing any septic tank or well.
14. The Vendor shall have the right to convey to the Municipality or other public authority any part of the lands (other than the lands already conveyed) for park, recreational, street or other similar purposes.
15. Wherever in these restrictions, reference is made to the Grantor, it shall include the representatives and assigns of the Vendor.
16. To the intent that the burden of this Covenant shall run with the lands forever, the Purchaser, or if more than one, the Purchasers, for himself or themselves and his or their representatives and assigns, covenant and agree with the Vendor, their successors in title from time to time, of all or any part or parts of the said lands, will observe and comply with the stipulations, restrictions and provisions set forth in this Schedule "C".
17. Notwithstanding anything herein contained, the Vendor shall have power by instrument or instruments in writing from time to time, to waive, alter, or modify the above covenants and restrictions in their application to any lot or lots, parcel or parcels of land comprising part of the lands without notice to the owners of any other lot or lots, parcel or parcels of land on that Plan. Notwithstanding anything herein contained, the Vendor shall have power by instrument or instruments in writing to assign all or any part of its rights.

(See Reverse for Schedule "D")

SCHEDULE "D"  
COVENANTS

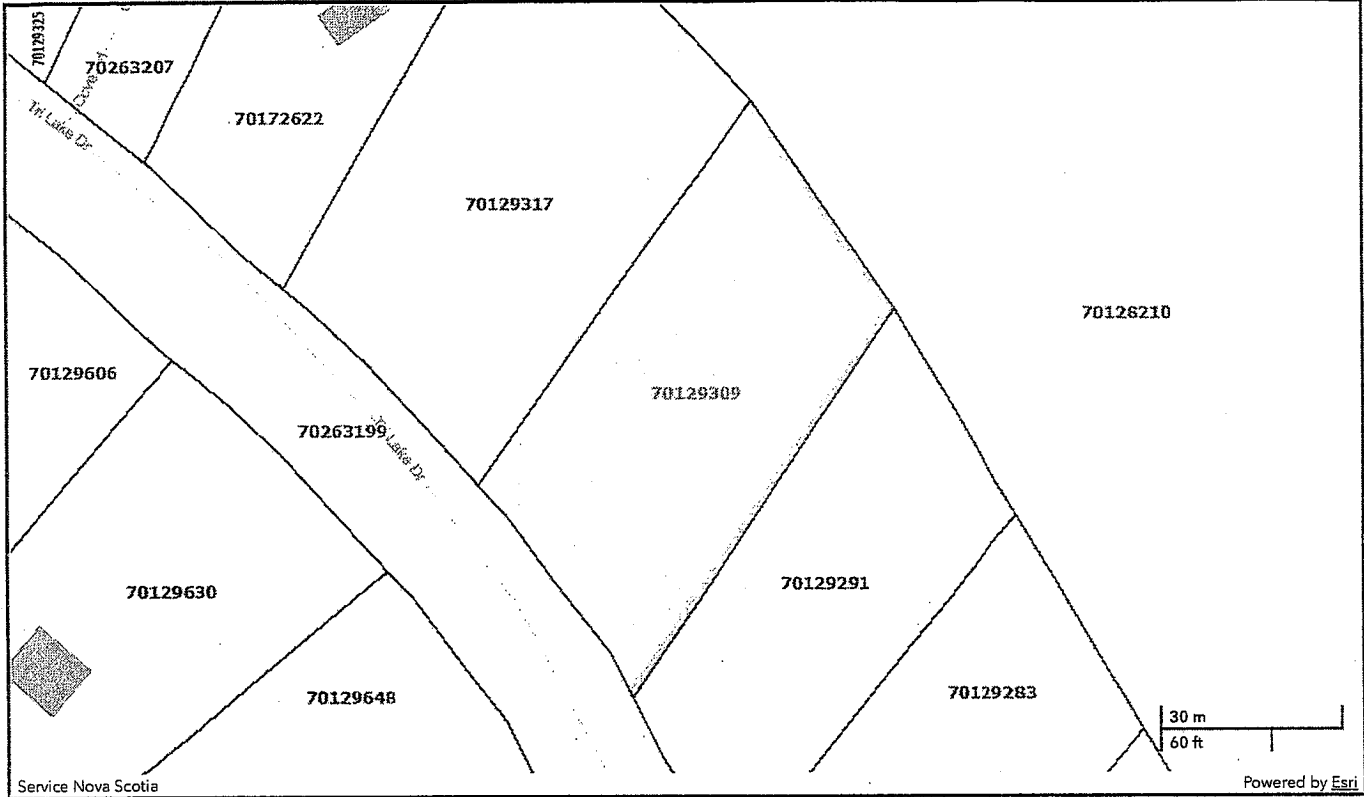
THE PURCHASERS COVENANT AND AGREE WITH THE VENDORS AS FOLLOWS:

1. That the Purchasers shall complete the exterior of any building to be erected on any lot by him within a period of eighteen (18) months from the date of beginning construction; for the purposes of determining the beginning of construction, it shall be deemed to have been commenced upon the beginning of any excavation upon those lands by the Purchasers.
2. That the Purchaser shall not damage or remove any survey stake planted, and if such stake is damaged or removed by the Purchaser, his servants, agents, workmen, vehicles, materials or equipment and in the opinion of the Vendor replacement of such stake is necessary, the Purchasers will pay the cost of such replacement by the Surveyor.
3. That in the event the Purchaser assigns the land described in Schedule "A" herein, the Purchaser shall require the purchaser of such lands to execute covenants and all restrictions equivalent to the covenants contained herein.
4. That the Purchasers shall not use a power boat on Lake Annis or Hidden Lake, or launch such a boat from the shores thereof, or in any way whatsoever pollute the waters of the aforesaid lakes.
5. The Purchaser agrees to join and become a member of a lot owners' association to be formed amongst all the lot owners of the subdivision and to abide by all the rules and by-laws established by the association. The Vendor hereby agrees to convey to the aforesaid lot owners' association all the roads and green areas set out on the plan of subdivision. The Vendor reserves a right-of-way over all green areas and roads conveyed, for all and any purposes which the Vendor shall deem necessary. It is understood that the Vendor, its heirs and assigns, will have a permanent seat in the lot owners' association with full voting rights and membership privileges.
6. Notwithstanding anything herein contained, the Vendor shall have power by instrument or instruments in writing from time to time, to waive, alter, or modify the above covenants and restrictions in their application to any lot or lots, parcel or parcels of land comprising part of the lands, without notice to the owners of any other lot or lots, parcel or parcels of land on that Plan. Notwithstanding anything herein contained, the Vendor shall have power by instrument or instruments in writing to assign all or any part of its rights.



Property Online Map

Date: October 14, 2025 16:09:42



<b>PID:</b> 70129309	<b>Address:</b> TRI LAKE DRIVE LABELLE LOT 19	<b>AAN:</b> 08361088
<b>County:</b> QUEENS COUNTY	<b>Owner:</b> MELANIE ANNE MACLEAN DAVID MACLEAN	<b>Value:</b> \$12,000.00 (2025 RESOURCE TAXABLE)
<b>LR:</b> LAND REGISTRATION		

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RECORD RESEARCH OF NOVA SCOTIA, LIMITED

# ABSTRACT OF TITLE *file #019-25*

AAN: 00156817

REQUESTED: 25 NOVEMBER 2025

REQUIRED: ASAP

REQUESTED BY: LAURA GRAHAM  
OWNER: MURIEL DAURY & FORESTER WHYNOT  
PARCEL ID(S): 70086525  
ADDRESS: *3581 Highway 3, Brooklyn.*  
LOT & SUBDIVISION:  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

## SUMMARY

Property Online associates AAN 00156817 with PID 70086525, mapped as 5,382 square feet on Highway 3 at Brooklyn. The listing cites as a title reference deed 184-785, item 1 page 4. The description in that deed is consistent with the mapping.

Grantees in deed 406-173 are Muriel Daury and Forester Whynot, joint tenants. Ownership is attributed to Muriel Daury only. The Property Online listing refers to a non-registered Notice of Death, but it does not say whose.

SEARCHED FROM: 1980

TO: N° 126786053, 25 NOVEMBER 2025

PLAN: NONE

APPROVED: N/A

000175

SCHEDULE "A"

ALL and singular that certain lot or parcel of land situate, lying, and being at Brooklyn, aforesaid, and more particularly described as follows:

LYING on the eastern side of the Main Post Road, leading from Brooklyn Bridge to the Cross Roads, and

BEGINNING at a stake by the side of the said Road, it runs thence Northerly eighty feet;

THENCE Easterly eighty-five feet;

THENCE Southerly in a line parallel with the said road, eighty feet;

AND THENCE westerly eighty-five feet to the place of beginning and contains twenty-five square rods, more or less, being the same lot of land purchased from James Dexter on February 24, 1931 and conveyed to the said Walter Baker on February 25, 1931 and conveyed to the said Walter Baker by Jennie Hubley, wife of Everett Hubley, by Indenture dated the 10<sup>th</sup> day of May, A. D. 1938.

ALSO BEING tile same lands and premises as conveyed by Walter Baker to Ozem Aulenback and Mabel Aulenback by deed dated the 10<sup>th</sup> day of August, 1956 and recorded in the Registry of Deeds Office at Liverpool in Book 91 at Pages 546-547.

ALSO BEING AND INTENDED TO BE the same lands as conveyed by Ozem Aulenback and Mabel Aulenback to Ozem Aulenback and Mabel Aulenback and Roderick Golden as Joint Tenants by deed dated the 30<sup>th</sup> day of January, A. D., 1980 and duly recorded in Book 184 Page 785 at the Registry of Deeds at Liverpool NS.. The said Ozem Aulenback died on or about the 15<sup>th</sup> day of October, 1991 and the said Mabel Aulenback died on or about the 24<sup>th</sup> day of November, 1988.

BEING AND INTENDED TO BE that property as conveyed by Roderick Golden to Ernest Lamrock and Reta Lamrock by deed dated October 15, 1977 and recorded at the Registry Office in Book 349 at page 140.

REFERENCE may also be had to the Quit Claim Deed in favour of Ernest Lamrock dated July 15, 1998 and recorded in Book 349 at page 144.

Also being and intended to be the same lands and premises as were conveyed by Ernest Lamrock and Angelina Lamrock to Muriel Daury by Deed dated the 10<sup>th</sup> day of March, 2000 and recorded in the Liverpool Registry of Deeds in Book 364, Page 954.

Any questions, please let me know.

Best,



RECORD RESEARCH OF NOVA SCOTIA, LIMITED

## ABSTRACT OF TITLE

AAN: 04923073

REQUESTED: 20 OCTOBER 2025

REQUIRED: ASAP

REQUESTED BY: LAURA GRAHAM  
OWNER: ROSEMARIE JACOB  
PARCEL ID(s): 70025275  
ADDRESS: 15 to 19 COURT STREET, LIVERPOOL

file # 020-25

LOT & SUBDIVISION:

ADDITIONAL INFORMATION  
& INSTRUCTIONS:

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

### SUMMARY

Property Online associates AAN 04923073 with PID 70025275, mapped as 4,305 square feet on Court Street, Liverpool. The listing cites as a title reference deed 186-413, item 1 page 4. The description in that deed is reasonably consistent with the mapping.

SEARCHED FROM: 1980

TO: N° 126392167, 5 SEPTEMBER 2025

PLAN: NONE

APPROVED: N/A

Conveys

ALL that certain lot, piece or parcel of land situate, lying and being on the east side of Court Street, Liverpool, in the County of Queens and Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at a point on the eastern sideline of Court Street at the north west corner of lands formerly owned by Harley Umphrey, now owned by Ronald Lane;

THENCE in an easterly direction along the fence marking the northern boundary of said Lane's land to a fence marking the western boundary of Dr. Lloyd MacLeod's land;

THENCE in a northerly direction along the fence on the western boundary of MacLeod's land to the southwest corner of lands owned by Liverpool Hotels Limited and occupied by the Mersey Hotel;

THENCE in a westerly direction along the southern boundary of Liverpool Hotels Limited land to the eastern sideline of Court Street;

THENCE in a southerly direction along the eastern sideline of Court Street to the place of beginning.



RECORD RESEARCH OF NOVA SCOTIA, LIMITED

## ABSTRACT OF TITLE

AAN: 02305542

REQUESTED: 20 OCTOBER 2025

REQUIRED: ASAP

REQUESTED BY: LAURA GRAHAM  
OWNER: PAUL BUDER  
PARCEL ID(s): 70120217  
ADDRESS: ANNIS LANE ROAD, LABELLE  
LOT & SUBDIVISION: LOT 8 NATURAL RETREATS OF NS LTD  
ADDITIONAL INFORMATION  
& INSTRUCTIONS:

file # 021-25

No opinion is expressed as to the effect or validity of any document abstracted or referred to herein. Please examine all items carefully.

**This summary is for your convenience only and is not a substitute for a thorough reading of the abstract.**

### SUMMARY

Property Online associates AAN 02305542 with PID 70120217, mapped as 43,000 square feet on Annis Lane Road at Labelle. The listing cites as a title reference deed 301-30, item 4 page 14. The description in that deed (see page 4) is based on survey plan P-673, page 10, which is consistent with the mapping.

Note building restrictions and restrictive covenants on pages 5 to 9.

SEARCHED FROM: 1976

TO: N° 126638981, 27 OCTOBER 2025

PLAN: P-673

APPROVED: N/A

## SCHEDULE "C"

ALL that certain lot, piece or parcel of land situate, lying and being on the southern side of Annis Lane in the Annis Lake Estates Sub-Division, area of La Belle, County of Queens, Province of Nova Scotia, and being more particularly bounded and described as follows:

BEGINNING at an iron bolt with aluminum cap set on the southern sideline of Annis Lane, the said iron bolt with aluminum cap marking the northwest bound of Lot #9; and the northeast bound of the lot herein described;

THENCE to follow along the western boundary of Lot #9 south zero zero degrees thirty-one minutes fifty-nine seconds east (S00°-31'-59"E) three hundred decimal eighty-six feet (300.86') to an iron bolt with aluminum cap marking the southwest bound of Lot #9;

THENCE to follow along other lands of the Grantor, south eighty-nine degrees twenty-nine minutes zero one second west (S89°-29'-01"W) one hundred nine decimal eighty-two feet (109.82') to an iron bolt with aluminum cap set on the eastern sideline of Annis Beach Road;

THENCE to follow along the eastern sideline of Annis Beach Road in a northwesterly direction to an iron bolt with aluminum cap, a straight line bearing in distance between the last two mentioned iron bolts with aluminum caps being, north twenty-one degrees forty-nine minutes zero nine seconds west (N21°-49'-09"W) one hundred ten decimal eighty-three feet (110.83');

THENCE to follow along Lot #7A, north zero zero degrees thirty-one minutes twenty-nine seconds west (N00°-31'-29"W) one hundred ninety-seven decimal eighty-nine feet (197.89') to an iron bolt with aluminum cap set on the southern sideline of Annis Lane;

THENCE to follow along the southern sideline of Annis Lane, north eighty-nine degrees twenty-eight minutes thirty-one seconds east (N89°-28'-31"E) one hundred fifty decimal ten feet (150.10') to the point of beginning;

The above described parcel of land being or intended to be Lot #8 and to contain in all 43,000 square feet more or less as shown on a Plan of Survey #5055-54 by R. L. Hunt Survey Associates Limited, the said Plan being recorded in the Registry of Deeds Office for the County of Queens in the Town of Liverpool as P-

TOGETHER WITH a free and unobstructed right-of-way for use at all times and for all purposes by the Grantees or Grantee, their or his heirs, administrators, executors and assigns, in common with the Grantor and in common with any other persons who now or who hereafter have the right to use all or any part of that right-of-way over the road shown on the Plan hereinbefore referred to and over any other roads leading from the Main Public Highway to the lands herein conveyed.

BEING AND INTENDED TO BE a portion of Lot #1 as contained in a conveyance to Natural Retreats of Nova Scotia Limited by Alan Hugh Hunt and his wife, Kate Kinlock Hunt and Colin Boardman Hunt and his wife, Olive Hunt, by Warranty Deed dated the 31st day of January 1970, and registered in the Registry of Deeds at Liverpool, Queens County, on the 16th day of February 1970, in Book 110 at Page 362.

BUILDING RESTRICTIONS

(1) The lands to which these building restrictions shall apply (hereinafter called the "lands") include

as shown on a Plan filed in the Registry Office for the Registration District of  
in the County of Queens and Province of Nova Scotia under Number

(2) Each of the lots shown on the Plan hereinbefore referred to shall be a separate lot for the purposes of the application of the restrictive covenants herein set forth.

(3) "Garage" as used herein shall include any construction used or to be used for the housing or protection of motor vehicles.

(4) No building shall be erected on lots or parcels thereof situate on any of the lands other than detached private dwelling houses of one dwelling unit only to and for the use of a single family and one garage.

(5) No building shall be erected on any lot or parcel which shall have any of its main walls or any part of that building nearer to the street line in front of or behind the main lot or parcel or have its nearest main side wall nearer to the side limits of the lot or parcel than fifteen feet (15') or have any wall nearer to the high water mark of any lake or body of water than One Hundred Feet (100') from the high water mark.

(6) No private dwelling house shall be erected or stand upon any lot or parcel which shall have a ground floor area of less than Five Hundred (500) square feet and which shall cost less than Five Thousand Dollars (\$5,000.00). Before beginning construction of any house the owner of the lot shall submit the plans of such dwelling house to Natural Retreats of Nova Scotia Limited and its successors and such construction shall be subject to the approval of that Company.

(7) No private dwelling shall be constructed on any lot in such a way that it will be readily visible from the lake or in such a way that the height of the private dwelling shall exceed the height of the majority of the trees on the lot.

(8) No garage exceeding twelve feet (12') in height shall be erected upon any lot or parcel unless such garage is attached to and forms part of the building containing the dwelling unit upon that lot.

(9) No fence shall be erected or maintained upon those lands or any part thereof other than an ornamental iron or wooden fence of open construction with or without brick or stone foundations and no such fence shall be higher than four feet (4'), or be situated within fifteen feet (15') of the street line in front of the lot or parcel on which that fence is erected or be situated within fifty feet (50') of the approximate mean high water mark of the lake shore.

(10) The lands or any buildings erected thereon shall not be used for the purpose of any profession, trade, employment, service, manufacture or business of any description, nor as a school, hospital, nor other charitable institution, nor as a hotel, roominghouse, or place of public resort, nor for any sport (other than such games as are usually played in connection with the occupation of a private residence) nor for any other purpose than a private dwelling residence for the use of one family only to each dwelling unit; nor shall anything be done or permitted upon any of the lands or buildings erected or to be erected thereon which shall be a nuisance to the occupants of any neighbouring lands or buildings.

(11) No trailer or mobile home of any kind shall be permanently placed or installed upon a foundation or otherwise upon any lands except as temporary accommodation.

(12) No excavation shall be made on the lands except excavations for the purpose of building on the same at the time of commencement of such building or for the improvement of the gardens and grounds thereof, or for the digging of a well.

(13) No soil, sand or gravel shall be removed from the lands except with the prior permission of the Grantor. Trees shall not be removed from the lot except for good forest care.

(14) No building waste or other material of any kind shall be dumped or stored on the lands except clean earth for the purpose of levelling in connection with the erection of a building thereon or the immediate improvement of the grounds. All garbage and other waste shall be transported to the Public Highway at a place convenient for pickup by a garbage collector servicing that part of the County.

(15) No part of the lot of land herein or part of the foreshore of Lake Annis shall be used for the purpose of docking, storing, launching, mooring, or for any use whatever in connection with any boat or other water craft of any nature, kind or description which is powered in whole or in part or which has attached to it any motor or other device which uses as its fuel or uses in any other way in connection therewith petroleum, gasoline, oil or any other substance of any kind which may in anywise act as a pollutant to the waters and natural environment of Lake Annis. The Grantee herein hereby covenants not to in any way pollute the waters of Annis Lake.

(16) The Grantor shall have the right to convey to the Municipality or other public authority any part of the lands (other than the lands already conveyed) for park, recreational, street or other similar purposes.

(17) Wherever in these restrictions reference is made to the Grantor, it shall include the representatives and assigns, the owner or owners for the time being, of the last part of the lands comprising all of the lands conveyed by

to Natural Retreats of  
Nova Scotia Limited by Deed dated the            day of  
19           , and recorded at the Registry of Deeds at

(18) To the intent that the burden of this Covenant shall run with the lands forever. The Grantee, or if more than one, the Grantees, for himself or themselves and his or their representatives and assigns, covenant and agree with the Grantor, their successors in title from time to time, of all or any part or parts of the said lands, will observe and comply with the stipulations, restrictions and provisions set forth in this Schedule "A".

(19) Notwithstanding anything herein contained, the Grantor shall have power by instrument or instruments in writing from time to time, to waive, alter, or modify the above covenants and restrictions in their application to any lot or lots, parcel or parcels of land comprising part of the lands without notice to the owners of any other lot or lots, parcel or parcels of land on that Plan. Notwithstanding anything herein contained, the Grantor shall have power by instrument or instruments in writing to assign all or any part of its rights.

SCHEDULE "B"  
C O V E N A N T S

THE GRANTEES AND PURCHASERS COVENANT AND AGREE WITH THE GRANTORS AND VENDORS AS FOLLOWS:

(1) That the Grantee shall complete the exterior of any building to be erected on any lot by him within a period of eighteen (18) months from the date of beginning construction; for the purposes of determining the beginning of construction, it shall be deemed to have been commenced upon the beginning of any excavation upon those lands by the Grantee.

(2) That the Grantee shall contribute to the cost of maintenance, repair and improvement of any street or road or right of way, other than a public highway, adjacent to each lot conveyed to the Grantee. The Grantee shall contribute to such cost that amount calculated in the following manner:

The total cost of any needed repairs shall be divided by the total number of feet along both sides of the road, street or otherwise, being repaired. The said Grantee shall contribute then that amount of money in Canadian currency which is the product of the cost per foot of repairing the said road, street or otherwise multiplied by the number of road front feet which the said Grantee owns.

(3) That the Grantee may in association with all the other owners of property on the same road, street or right of way, form a society for the upkeep and repair of that road, street, or otherwise and that the Grantor may in its discretion convey to such society so formed title to the road, street or otherwise.

(4) The Grantor or its servants, agents or employees may enter into an agreement with the Grantee or Grantees and their successors in title to those Grantees for the maintenance of the roads servicing the lands hereinbefore referred to on a per front foot cost basis under agreements which may from time to time be negotiated between the parties.

(5) That the Grantee shall provide at least one full bathroom in any dwelling erected upon the lands by him and shall provide a septic tank draining into an adequate sewage disposal bed.

(6) That the Grantee will provide by dug or drilled well (or by filtered and purified water from a lake after consent from the Grantor) such water as may be required for any building constructed upon the lands herein conveyed.

(7) That the Grantee shall obtain the approval of the Department of Health for the Municipality of the County of Queens before installing any septic tank or well.

(8) That the Grantee shall not damage or remove any survey stake planted, and that if any such stake is damaged or removed by the Grantee, his servants, agents, workmen, vehicles, materials or equipment and in the opinion of the Grantor replacement of such stake is necessary, the Grantee will pay the cost of such replacement by the Surveyor.

(9) But in the event the Grantee assigns the land described herein, the Grantee shall require the Purchaser of such lands to execute covenants and all restrictions equivalent to the covenants contained herein.

(10) Notwithstanding anything herein contained, the Grantor shall have power by instrument or instruments in writing from time to time, to waive, alter, or modify the above covenants and restrictions in their application to any lot or lots, parcel or parcels of land comprising part of the lands without notice to the owners of any other lot or lots, parcel or parcels of land on that Plan. Notwithstanding anything herein contained, the Grantor shall have power by instrument or instruments in writing to assign all or any part of its rights.



I certify that this Plan accurately shows the manner in which the land included therein has been surveyed and subdivided by me and the said Plan is prepared in accordance with the provisions of The Registry Act.

Dated the 7th day of Sept. A.D. 1976  
R. L. Hunt, Surveyor, No. 193  
New South Wales Surveyor

**R. L. HUNT SURVEY ASSOC. LTD.**  
**PLAN OF SURVEY SHOWING**  
**ANNIS LAKE ESTATES SUB-DIVISION &**  
**HIDDEN LAKE SUB-DIVISION**  
**SURVEYED FOR**  
**NATURAL RETREATS OF**  
**NOVA SCOTIA LIMITED**  
LABELLE, QUEENS CO., N. S.  
SURVEYED JUNE / 1975 - MARCH / 1976  
SCALE 1" = 100'  
SURVEYED BY M. W. HARTLEN R.S.L.S. #368  
DRAWN BY  
APPROVED BY  
*M. W. Hartlen* M. W. H. #193

NOTE -  
S.M. - IRON BOLT WITH  
ALUMINUM CAP

Plan P-673

