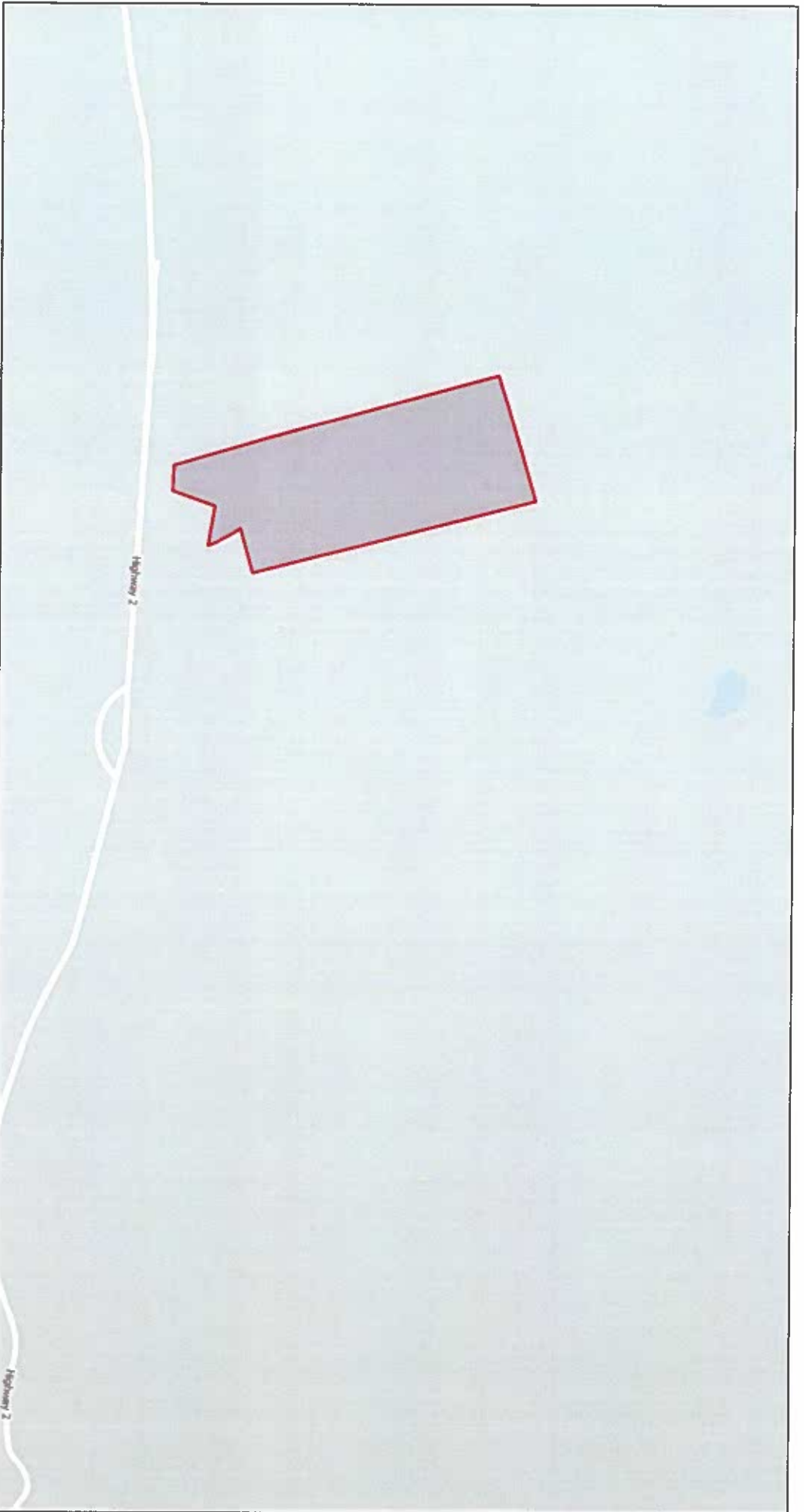
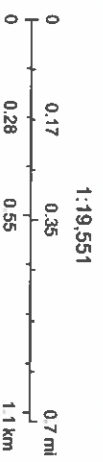


02195593 NO 2 HWY, NEW PROSPECT A GRAPHICAL REPRESENTATION ONLY



January 17, 2025



021955593 - NO 2 HWY, NEW PROSPECT - A GRAPHICAL REPRESENTATION ONLY



MUNICIPALITY OF THE

JUR: 47

COUNTY OF

AAN: 02195593

CUMBERLAND

Primary Assignment: 47 - Allan Byers

Secondary Assignment: 47 - Allan Byers

NBHD: 470402 LUC: 0309 Res/Com: C ROLLTYPE: RPROLLEYEAR: 2026

REES VINCE REES FORESTRY

NO 2 HWY NEW PROSPECT

1 of 10

Land Size 127.50 Acres

Values History

Year	Land	Building	OBY	Total Building	Total Market Value Assessment	Cap Assessment
2025	\$71,700	\$0	0	\$0	\$71,700	\$0
2024	\$71,700	\$0	0	\$0	\$71,700	\$0
2023	\$88,000	\$0	0	\$0	\$88,000	\$0
2022	\$88,000	\$0	0	\$0	\$88,000	\$0
2021	\$88,000	\$0	0	\$0	\$88,000	\$0
2020	\$88,000	\$0	0	\$0	\$88,000	\$0
2019	\$88,000	\$0	0	\$0	\$88,000	\$0
2018	\$88,000	\$0	0	\$0	\$88,000	\$0
2017	\$88,000	\$0	0	\$0	\$88,000	\$0
2016	\$83,400	\$0	0	\$0	\$83,400	\$0
2015	\$83,400	\$0	0	\$0	\$83,400	\$0
2014	\$83,400	\$0	0	\$0	\$83,400	\$0
2013	\$83,400	\$0	0	\$0	\$83,400	\$0
2012	\$75,500	\$0	0	\$0	\$75,500	\$0
2011	\$68,700	\$0	0	\$0	\$68,700	\$0
2010	\$62,400	\$0	0	\$0	\$62,400	\$0
2009	\$56,600	\$0	0	\$0	\$56,600	\$0
2008	\$51,500	\$0	0	\$0	\$51,500	\$0

MH Data

MH Width:
 MH Length:
 MH Make:
 MH Model:
 MH Park Name:
 MH Serial #:

SCHEDULE "A"

02 21

Lot I.

ALL that certain lot, piece or parcel of land situate in New Prospect, in the County of Cumberland and Province of Nova Scotia, bounded as follows:

BEGINNING at a spruce tree standing at the northwest angle of land granted to Peter McLellan;

THENCE running S4°W, along the western line of the said McLellan land 71 chains and 43 links to a maple tree;

THENCE N86°W, 14 chains to a fir tree;

THENCE N4°E, 71 chains and 43 links to a spruce tree;

THENCE S86°E, 14 chains to place of beginning.

BEING 100 acres more or less.

EXCEPTING AND RESERVING a certain piece out of the same, lying north of Five Island Road, lying between the east line of the said lot and the brook from the falls on said brook at the north side of said brook, till it comes to a fir tree standing on the north side of said brook;

AND FROM THENCE on a straight line to the road;

THENCE following easterly along said Road, to place of beginning.

CONTAINING 2 acres more or less.

ALSO EXCEPTING AND RESERVING that lot of land conveyed by Stewart T. Thompsom et ux to W. C. Hatfield, Deed dated September 27th, 1912, and recorded Parrsboro Book 29 at page 336.

ALL BEING lands as conveyed by James E. Wood to said Grantor by Deed dated the 30th day of April, A.D., 1949, and recorded Amherst Registry of Deeds Office, in Book 201 at Page 264 as No. 479.

SCHEDULE "A" - PAGE 2.

9. 22

Lot 2.

ALL the lands as conveyed by Lesmere Kirkpatrick to Budd Lunn by Deed dated the 21st day of April, A.D., 1964, which is recorded at the Registry of Deeds Office at Amherst, Nova Scotia, in Book 234 at Page 690, which lands are more particularly described as follows:

ALL that certain lot, piece or parcel of land situate, lying and being at New Prospect, aforesaid and bounded and described as follows:

PROPERTY at Prospect between Varley Fullerton on the east and W.W. Hatfield on the west;

THE main road from Parrsboro to Five Islands on the south; and

THE Nashwaak Paper Co. on the north.

FORMERLY described in Deed from Nelson Phinney and wife to B. L. Tucker, Book 24, Pages 386 and 387, April 19th, 1905, as follows:

ON the north by the base line of Two Island Settlement lots;

ON the south by the Main Post Road, leading from Parrsboro to Five Islands;

ON the east by the west line of the George Miller lot, so called;

AND ON the west by the east line of lands formerly owned by one W. H. Jones and formerly known as the west half of the Wasson lot.

THE said lot having been deeded to one J. M. Blaikie by Mary Jane Wasson of Two Islands, December 1st, 1885. Deed by B. L. Tucker to J. W. Kirkpatrick et al in 1926, Page 84, Book 33, in conveyance of the Moose River Property to J. W. Kirkpatrick. This was not included in the conveyance from Moose River Lumber Co. to Lincoln Pulpwood Co.

SAVING AND EXCEPTING out of the lands conveyed by Annie May Wood to Budd Lunn aforesaid, the following two lots:

FIRSTLY:

ALL that certain lot, piece or parcel of land conveyed by Budd Lunn and Marion Lunn to Lavenia Edith MacAleese by Deed dated the 12th day of October, A.D., 1962, and recorded at the Office of the Registry of Deeds, at Amherst, in Book 237 at Page 579, said lands being more particularly

SCHEDULE "A" - PAGE 3.

D.S. 23

bounded and described as follows:

ALL that certain lot, piece or parcel of land lying, situate and being at New Prospect, aforesaid, and bounded and described as follows:

BEGINNING at a point on the northerly verge of the main highway running from Parrsboro to Truro, at the southeasterly corner of land formerly owned or occupied by Daniel MacAleese;

THENCE running in a northerly direction along the said MacAleese easterly line, a distance of 230 feet;

THENCE at right angles in an easterly direction to a small maple tree and a distance of 104 feet;

THENCE at right angles in a southerly direction to the north verge of the said highway, a distance of 230 feet;

THENCE running in a westerly direction along the northerly verge of the said highway, a distance of 104 feet to the place of beginning.

BEING a portion of the second lot described in the Deeds from Annie May Wood to Budd Lunn.

SECONDLY:

A CERTAIN lot containing four acres, more or less, lying at the western end of the first of the properties described in the Deed from Annie May Wood to Budd Lunn, said lot being more particularly described as follows:

ALL that certain lot, piece or parcel of land situate, lying and being at New Prospect, aforesaid, and bounded and described as follows:

BEGINNING at a red stake No. 1963, so placed by Minas Basin Pulp and Paper Company on the south side and adjacent to the main road from Parrsboro to Five Islands and on the west line of lands now or formerly in the possession of Scott Paper Company;

THENCE along the west line of the said Scott Paper Company lands in a southerly direction to the Brook marking the north line of lands now or formerly belonging to Mrs. Harold MacGillivory;

THENCE in a westerly direction along the north boundary of the said MacGillivory to a point marking the northwest corner of the MacGillivory lands;

SCHEDULE "A" - PAGE 4.

90 24

THENCE in an easterly direction on the same bearing as the west line of the MacGillivroy lands to a point on the south side of the highway aforementioned;

THENCE in an easterly direction along the said highway to the point and place of beginning.

ALSO SAVING AND EXCEPTING out of the land conveyed by Lesmere Kirkpatrick to Budd Lunn aforementioned, the following lot containing 12 acres, more or less, being more particularly bounded and described as follows:

ALL that certain lot, piece or parcel of lands situate, lying and being at New Prospect, aforesaid, bounded and described as follows:

BEGINNING at a red stake No. 138, 1963, so placed by Minas Basin Pulp and Paper Company at the base of the hill on the north side of the main highway between Parrsboro and Five Islands, and on the west side of lands now or formerly in the possession of Scott Paper Company;

THENCE northerly along the west line of the Scott Paper lands, until it meets the east branch of the Wasson Brook, so called;

THENCE westerly at right angles to the Scott Paper west line to the eastern edge of the west branch of the Wasson Brook;

THENCE in a southerly direction following the several courses of the said brook to the northern side of the main highway aforesaid;

THENCE in an easterly direction along the north side of the said highway to the point of beginning.

AND BEING a portion of the lands as conveyed by Jan Blair Enterprises Ltd. to Trueman Blair and Janis Blair, jointly, by Deed dated the 11th day of August, 1980, and recorded in the Cumberland County Registry of Deeds, on the 29th day of August, 1980, in Book 396 at Page 776.

SAVING AND EXCEPTING therefrom the lots and pieces of land conveyed by Jan and Trueman Blair to various Grantees by Deeds recorded in:

Book 423 at Page 302;
Book 444 at Page 302;

SCHEDULE "A" - PAGE 5.

93 25

Book 470 at Page 822;
Book 483 at Page 947;
Book 563 at Page 979; and
Book 618 at Page 160.

AND BEING included in the lands as conveyed by Deed dated July 27, 1999, from Janis Cunningston Blair to Dennis Babineau and Donna Babineau, spouses, as joint-tenants, and recorded at the Registry of Deeds Office at Amherst, Nova Scotia, in Book 706 at Page 801.

TOGETHER WITH a right-of-way from Highway 2 (over lands of the grantors Dennis Babineau and Donna Babineau, being P.I.D. #'s 25083163 and 25181140), to the above lands for the usual passage of pedestrian and vehicular traffic, ingress and egress, over the existing road.

RESERVING to the Grantors, Dennis Babineau and Donna Babineau, during their lifetimes or until they are no longer own the adjoining lands (P.I.D. # 25083163), a right-of-way over the continuation of the aforesaid existing road (on P.I.D. # 25200940) and a 20 foot wide right-of-way, off the aforesaid existing road, westerly to the northeast corner of the Babineau lands (P.I.D. # 25083163), for the usual passage of pedestrian and vehicular traffic, ingress and egress.