

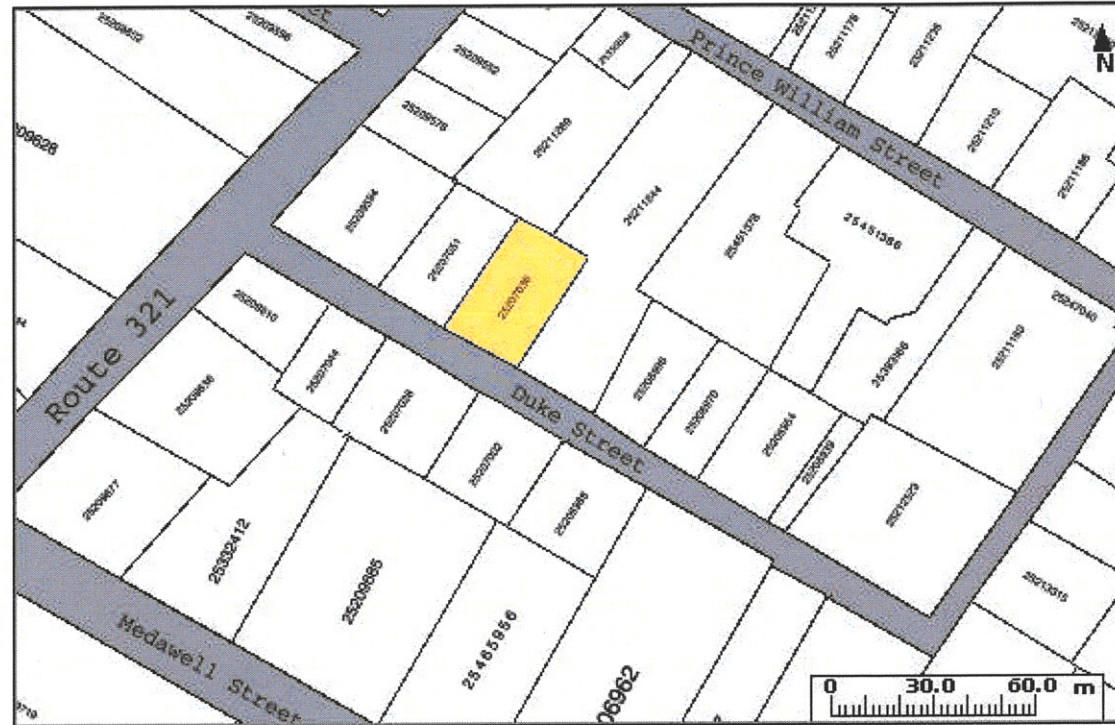
**31 DUKE STREET
OXFORD**





Property Online Map

Date: Mar 1, 2023 4:57:52 PM



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|--|---|---|
| PID: 25207036 | Owner: MARY CECILIA MACINTOSH CARMEN MACINTOSH | AAN: 02786338 |
| County: CUMBERLAND COUNTY | Address: 31 DUKE STREET OXFORD | Value: \$125,400 (2023 RESIDENTIAL TAXABLE) |
| LR Status: NOT LAND REGISTRATION | | |

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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SCHEDULE "A"

ALL that certain lot or parcel of land situate at Oxford in the County of Cumberland and Province of Nova Scotia, described as follows:

BEGINNING at a post on Duke Street at Hiram Johnson's southwest line;

THENCE running along said street in an easterly direction eighty feet (80') more or less to a post on lands now occupied by Alfred P. Gordon;

THENCE at right angles to first line northerly along said Gordon line one hundred twenty-one feet (121') more or less to lands formerly owned by Thomas A. Dunsmore;

THENCE northwesterly along said Dunsmore line seventy-six feet (76') more or less to a stake at Hiram Johnson's line;

THENCE in a southeasterly course along said Johnson line one hundred twenty-four feet (124') more or less to the place of beginning;

And all other, if any, the land and premises comprised in an Indenture bearing date the 15th day of December, 1961, and made between The Church of the Nazarene, of the one part, and Bella H. Acker, Arthur Lewis Collins and Daisy A. Collins, as joint tenants, of the other part, and recorded in the Registry of Deeds at Amherst, N.S. in Book 228, at page 469, the said Arthur Lewis Collins having died on November 30, 1978.

BEING AND INTENDED TO BE that same lot of land conveyed from Bella H. Acker and Daisy A. Collins to John Leonard MacIntosh and Mary Cecelia MacIntosh by Deed dated October 15, 1979, recorded in the Registry of Deeds at Amherst, Nova Scotia in Book 385, at Page 880.

SCHEDULE B

Standard Qualifications on Title

1. **THAT I do not certify for metes and bounds (the boundary of the property), which can only be determined by a surveyor.**
 2. **THAT I cannot certify for any prescriptive rights that may have been acquired by persons occupying the property through adverse possession as this can only be ascertained by inquiring from neighbors and inspecting the premises.**
 3. **THAT I cannot certify with respect to any Aboriginal claims which may be made against the property.**
 4. **THAT I have assumed the accuracy of the indices maintained at the Registry of Deeds Office for the County of Cumberland, at Amherst, Nova Scotia.**
 5. **THAT this Solicitor's Certificate is for the benefit of the Town of Oxford only and may not be assigned or transferred to or relied upon by any other party.**
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