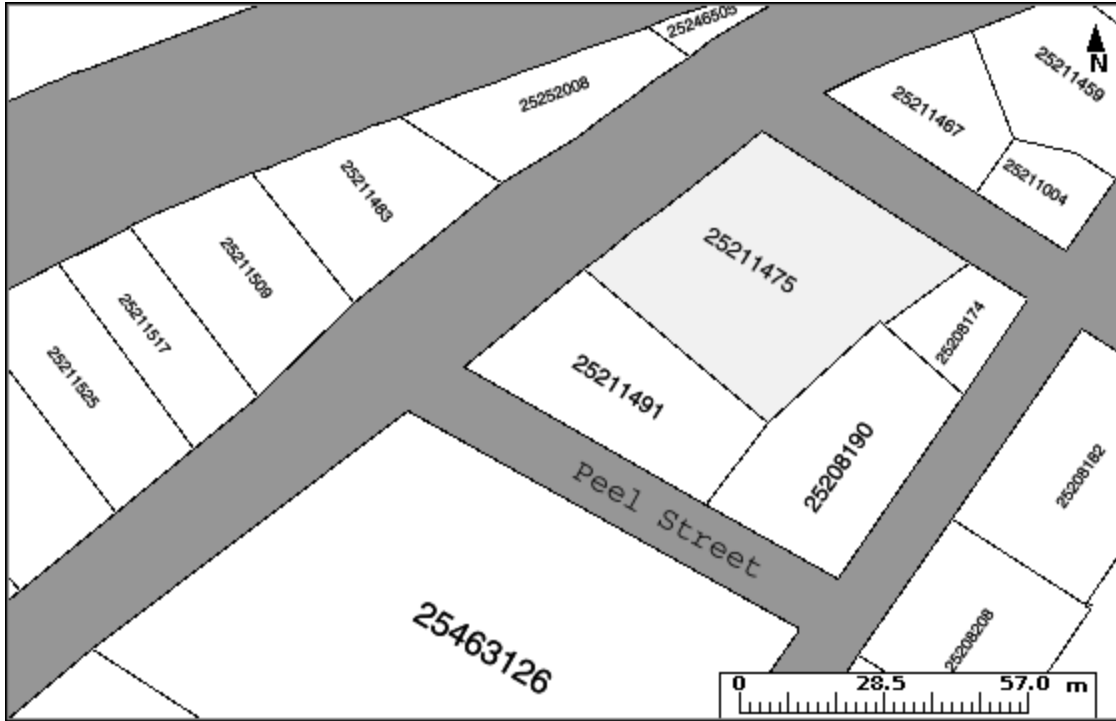


106 PUGWASH ROAD
OXFORD



Property Online Map

Date: **Mar 27, 2023 9:08:53 AM**



PID: 25211475	Owner: GWENN BRUNER	AAN: 00519405
County: CUMBERLAND COUNTY	Address: 106 PUGWASH ROAD	Value: \$9,500 (2023 RESIDENTIAL TAXABLE)
LR Status: NOT LAND REGISTRATION	OXFORD	

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 and premises situate lying and being in the town of Oxford in the said County of Cumberland and lying on the South side of the Main Road leading from Oxford to Hansford and bounded as follows:-

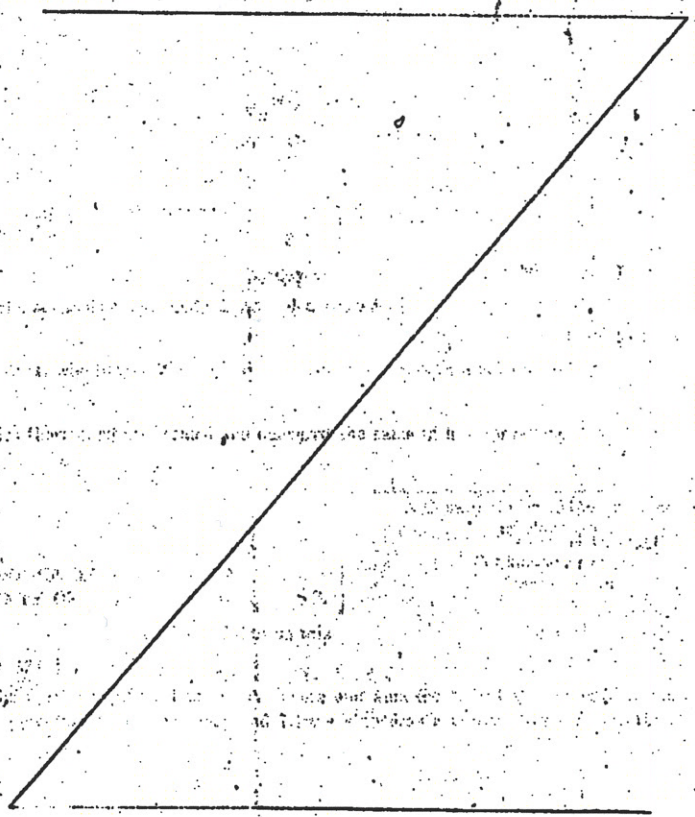
ON the Northwest by the Main Road above mentioned ;

ON the Southwest by lands in possession of Mrs. Marjorie Cloney;

ON the Southeast by lands now occupied by Lewis Simpson and ;

ON the North side by a Road or Street leading from the aforesaid Oxford-Hansford Road to lands owned by Alfred King, containing one-half acre more or less;

BEING the lands and premises conveyed to Harriett N. Simpson by Ernest Simpson by deed dated the 16th day of September, A. D. 1962 and recorded at the Registry of Deeds Office, Amherst, Nova Scotia in Book 230 at Page 189.



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.**