

4036.

THIS WARRANTY DEED made this 11<sup>th</sup> day of August, A.D., 1992,

BETWEEN: 338

THE MUNICIPALITY OF THE DISTRICT OF ARGYLE, a duly incorporated Municipality,

(hereinafter called the "GRANTOR")

OF THE ONE PART

- and -

COMEAU'S HILL & LITTLE RIVER HARBOUR RECREATIONAL ASSOCIATION, a duly incorporated Society;

(hereinafter called the "GRANTEE")

OF THE OTHER PART

WITNESSETH THAT in consideration of One (\$1.00) Dollar and other good and valuable consideration;

THE GRANTOR herein conveys in fee simple to the GRANTEE the lands described in Schedule "A" to this Warranty Deed and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances and that the Grantor will procure such further assurances as may be reasonably required.

**"CERTIFICATE OF REGISTRAR**

I hereby certify that no deed transfer tax has been paid on this deed by virtue of claimed exemption.

Nancy Crowell, Deputy  
Registrar

Province of Nova Scotia  
District of Yarmouth

I hereby certify that the within instrument was recorded in the Registry of Deeds Office Yarmouth in the County of Yarmouth, N.S. at 4:05 o'clock P.M., on the 11 day of August A.D., 1992 in Book No. 501 at Pages 338-340 as Document Number 4036

Nancy Crowell, Deputy  
Registrar of Deeds for the Registration District of Yarmouth County

IN THIS WARRANTY DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Warranty Deed shall be read with all appropriate changes of number and gender.

IN WITNESS WHEREOF the Grantor has caused its proper officers to set their hands and affix the seal of the company on the day and year first above written.

SIGNED, SEALED & DELIVERED  
In the presence of:

THE MUNICIPALITY OF THE  
DISTRICT OF ARGYLE

Shirley A. Wilson  
Witness

Per [Signature]

PROVINCE OF NOVA SCOTIA  
COUNTY OF YARMOUTH SS

ON THIS " August " day of August, 1991, before me, the subscriber personally came and appeared, a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that the proper officers of The Municipality of the District of Argyle, one of the parties hereto caused the same to be signed, sealed and delivered in his presence.

[Signature]  
A Barrister of the Supreme Court  
of Nova Scotia

J. GORDON WOOD  
A COMMISSIONER OF THE SUPREME COURT  
OF NOVA SCOTIA

ALL that parcel of land and land covered with water situated at Comeau's Hill, County of Yarmouth, Province of Nova Scotia, shown as Parcel A on Public Works Canada Plan S-2583, dated July 10, 1990, signed by Douglas B. Mehlman, N.S.L.S., and being more particularly described as follows:

BEGINNING at an unmonumented point on the ordinary high water mark (O.H.W.M.) of the Gulf of Maine, said point being S 30° 02' 42" E, a distance of 603.39 feet to a witness iron bar and S 21° 14' 08" W a distance of 89.6 feet more or less, from Lands and Forests survey marker Y-432;

THENCE S 21° 14' 08" W, a distance of 512.4 feet, more or less, to an unmonumented point;

THENCE N 68° 45' 52" W, a distance of 209.55 feet to an unmonumented point;

THENCE N 21° 14' 08" E, a distance of 503.8 feet, more or less, to an unmonumented point on the O.H.W.M. of the Gulf of Maine;

THENCE following along the natural O.H.W.M. of the Gulf of Maine in a generally Southerly and Easterly direction, a distance of 148 feet, more or less, to a point, said point being S 69° 33' 12" E, a distance of 107.49 feet from that point last mentioned;

THENCE following along the O.H.W.M. of the Gulf of Maine in a generally Easterly direction, a distance of 103 feet, more or less, to the place of beginning, said place of beginning being S 72° 46' 57" E, a distance of 102.15 feet from that unmonumented point last mentioned.

The above described Parcel A contains an area of 2.4 acres, more or less. All bearings are grid referenced to longitude 64°-30' West the central meridian of M.T.M. Zone 5, premising that the grid bearing from Lands and Forests survey markers Y-432 to Y-431 is N 22° 50' 10" W. A scale factor of 1.00008 has been applied to all measured distances.

SAVING, EXCEPTING AND RESERVING unto Her Majesty the Queen in right of Canada, the free use, passage and enjoyment of, in, over and upon all navigable waters that now are or may be hereafter found on, or under, or flowing through or upon any part of the lands hereby granted or intended so to be.

typed by:

CEB

checked by:

QJB

1096

4249

Q U I T C L A I M

by

HER MAJESTY THE QUEEN

to

THE MUNICIPALITY OF THE  
DISTRICT OF ARGYLE

A parcel of land and land covered with water  
situated at Comeau's Hill, County of Yarmouth,  
Province of Nova Scotia, shown as Parcel "A" on  
Public Works Canada Plan S-2583.

DATED ..... 3rd April, 1991

RECORDED ..... 3rd April, 1991

Film 648 Document 144

*David D. Kirschmayer*

DEPUTY REGISTRAR GENERAL OF CANADA

Province of Nova Scotia  
County of Yarmouth

I hereby certify that the within instrument  
was recorded in the Registrar of Deeds Office  
at Yarmouth in the County of Yarmouth, N.S.,  
at 10:15 o'clock A.M. on the 31  
day of July A.D., 1991 in  
Book No. 488 at Pages 1096-1100  
as Document Number 4249

*Nancy Greene, Deputy*  
Registrar of Deeds for the Registration  
District of Yarmouth County

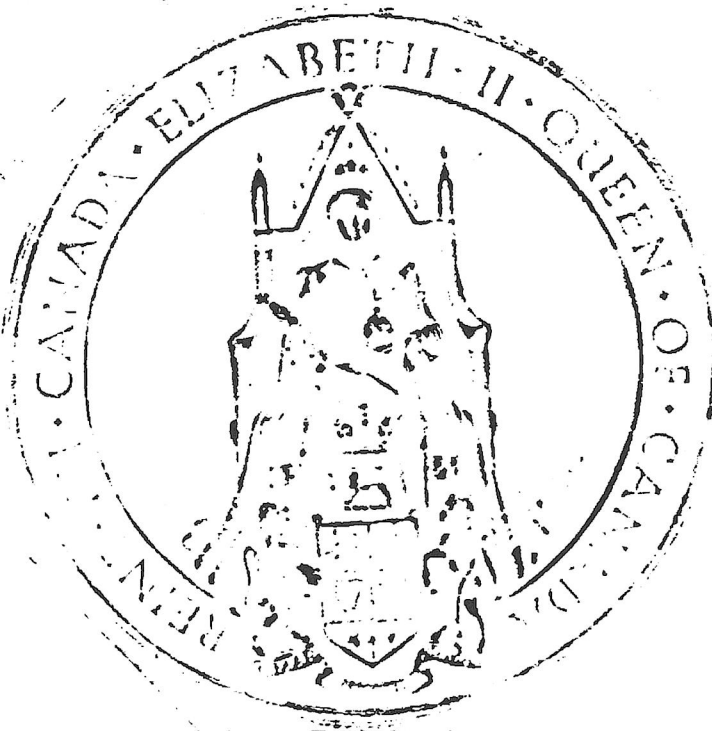


*Arthur D. B. Smith*  
DEPUTY OF THE GOVERNOR GENERAL

# Canada

ELIZABETH THE SECOND, by the Grace of  
God of the United Kingdom, Canada and Her  
other Realms and Territories QUEEN, Head of  
the Commonwealth, Defender of the Faith.

*Ray L. E. E. E.*  
FOR DEPUTY ATTORNEY GENERAL



TO ALL TO WHOM these Presents shall come,

GREETING:

WHEREAS the lands hereinafter described are vested in Us in right of Canada.

AND WHEREAS the said lands are not required for public purposes, and under and by virtue of the statutes in that behalf and pursuant to authority duly granted by Our Governor in Council, the said lands or the interest therein that is or may be vested in Us for the uses of Canada have been disposed of to THE MUNICIPALITY OF THE DISTRICT OF ARGYLE, a municipal corporation in the Province of Nova Scotia, hereinafter called the grantee, at and for the price or sum of One Dollar.

NOW KNOW YE that We have granted, bargained, sold and quitted claim and do by these Presents grant, bargain, sell and quit claim unto the grantee, its successors and assigns, all the right, title, interest, claim, property, estate and demand both at law and in equity, and as well in possession as in expectancy, which We or Our Heirs or Successors have, or may have, for the use of or in right of Canada, of, in and to ALL AND SINGULAR:-

ALL that parcel of land and land covered with water situated at Comeau's Hill, County of Yarmouth, Province of Nova Scotia shown as Parcel A on Public Works Canada Plan S-2583 dated July 10, 1990, signed by Douglas B. Mehlman, N.S.L.S. and being more particularly described as follows:

BEGINNING at an unmonumented point on the ordinary high water mark (O.H.W.M.) of the Gulf of Maine, said point being S 30°-02'-42" E a distance of 603.39 feet to a witness iron bar and S 21°-14'-08" W

a distance of 89.6 feet more or less from Lands and Forests survey marker Y-432;

THENCE S 21°-14'-08" W a distance of 512.4 feet more or less to an unmonumented point;

THENCE N 68°-45'-52" W a distance of 209.55 feet to an unmonumented point;

THENCE N 21°-14'-08" E a distance of 503.8 feet more or less to an unmonumented point on the O.H.W.M. of the Gulf of Maine;

THENCE following along the natural O.H.W.M. of the Gulf of Maine in a generally Southerly and Easterly direction a distance of 148 feet more or less to a point, said point being S 69°-33'-12" E a distance of 107.49 feet from that point last mentioned;

THENCE following along the O.H.W.M. of the Gulf of Maine in a generally Easterly direction a distance of 103 feet more or less to the Place of Beginning, said Place of Beginning being S 72°-46'-57" E a distance of 102.15 feet from that unmonumented point last mentioned.

THE above described Parcel A contains an area of 2.4 acres more or less. All bearings are grid referenced to longitude 64°-30' west the central meridian of M.T.M. Zone 5, premising that the grid bearing from Lands and Forests survey markers Y-432 to Y-431 is N 22°-50'-10" W. A scale factor of 1.00008 has been applied to all measured distances.

TO HAVE AND TO HOLD the said lands unto the grantee, its successors and assigns, forever; saving, excepting and reserving unto Us, Our Heirs and Successors, the free use, passage and enjoyment of,

in, over and upon all navigable waters that now are or may be hereafter found on, or under, or flowing through or upon any part of the lands hereby granted or intended so to be.

GIVEN under the Great Seal of Canada.

WITNESS:

ANTHONY P. SMYTH, Deputy of Our Right Trusty and Well-beloved Ramon John Hnatyshyn, a Member of Our Privy Council for Canada, Chancellor and Principal Companion of Our Order of Canada, Chancellor and Commander of Our Order of Military Merit, One of Our Counsel learned in the law, Governor General and Commander-in-Chief of Canada.

AT OTTAWA, this third day of April in the year of Our Lord one thousand nine hundred and ninety-one and in the fortieth year of Our Reign.

BY COMMAND,

*Jaqueline Carson*  
DEPUTY REGISTRAR GENERAL  
OF CANADA

*O. Fley*  
FOR DEPUTY MINISTER OF  
PUBLIC WORKS