

Recorded March 17, 2025

Document # 125554189

THIS WARRANTY DEED made the 12th day of March, 2025.

BETWEEN:

TOWN OF YARMOUTH an incorporated Town in the County of Yarmouth and Province of Nova Scotia and **MUNICIPALITY OF THE DISTRICT OF YARMOUTH** a municipal body corporate, in the County of Yarmouth and Province of Nova Scotia, being the Owners of the lands described in Schedule "A" herein

(hereinafter called the "Grantors")

- and -

TOWN OF YARMOUTH an incorporated Town in the County of Yarmouth and Province of Nova Scotia and **MUNICIPALITY OF THE DISTRICT OF YARMOUTH** a municipal body corporate, in the County of Yarmouth and Province of Nova Scotia and **MUNICIPALITY OF THE DISTRICT OF ARGYLE** a municipal body corporate, in the County of Yarmouth and Province of Nova Scotia as **TENANTS IN COMMON** each holding a 1/3 interest in the property;

(hereinafter called the "Grantee")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration;

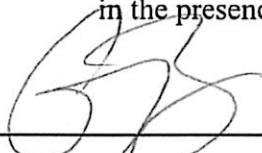
THE GRANTOR hereby conveys to the Grantee the lands described in Schedule "A" to this Warranty Deed (the "lands") and hereby consents to this disposition, pursuant to the *Matrimonial Property Act* of Nova Scotia.

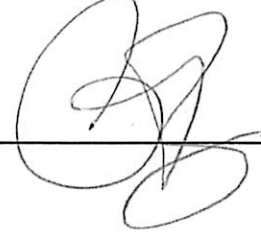
THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, and that the Grantor will procure such further assurances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

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.

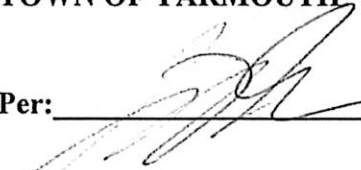
IN WITNESS WHEREOF, the Grantor have properly executed this Indenture the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of





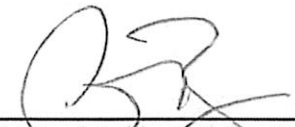
TOWN OF YARMOUTH

Per: 

MUNICIPALITY OF THE DISTRICT OF
YARMOUTH

Per: 

I CERTIFY that on the 6 day of March, 2024 Jeff Gustine, CAD on behalf of Town of Yarmouth signed, sealed and delivered this Indenture in my presence. I have signed as a witness to such execution.

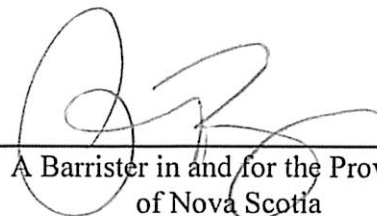


A Barrister in and for the Province
of Nova Scotia

GREGORY D. BARRO, K.C.
A BARRISTER OF THE
SUPREME COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA

I CERTIFY that on the 12th day of March, 2024 Victoria Brooks, CAD on behalf of Municipality of the District of Yarmouth signed, sealed and delivered this Indenture in my presence. I have signed as a witness to such execution.



A Barrister in and for the Province
of Nova Scotia

GREGORY D. BARRO, K.C.
A BARRISTER OF THE
SUPREME COURT OF NOVA SCOTIA

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF YARMOUTH


GRANTOR'S AFFIDAVIT (CORPORATE)

I, VICTORIA BROOKS, of Yarmouth, in the County of Yarmouth and Province of Nova Scotia, make oath and say that:

1. I am the Chief Administration Officer of the MUNICIPALITY OF THE DISTRICT OF YARMOUTH, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that the Corporation executed the foregoing Instrument by its proper officer[s] duly authorized in that regard under seal on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to s. 31(a) of the *Registry Act*, R.S.N.S. 1989, c.392.
3. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the corporation.

I certify that on this date the Deponent came before me, made oath, and swore the foregoing affidavit. I further certify that I signed the within instrument as witness to its execution by the officer(s) of the Corporation in my presence.

SWORN TO at Yarmouth in the)
County of Yarmouth and Province)
of Nova Scotia this 12 day of)
March, 2025)


A Barrister of the Supreme Court)
of Nova Scotia)


VICTORIA BROOKS)

GREGORY D. BARRO, K.C.
A BARRISTER OF THE
SUPREME COURT OF NOVA SCOTIA

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF YARMOUTH

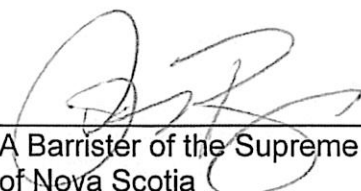
GRANTOR'S AFFIDAVIT (CORPORATE)

I, JEFF GUSHUE, of Yarmouth, in the County of Yarmouth and Province of Nova Scotia, make oath and say that:

1. I am the Chief Administration Officer of the TOWN OF YARMOUTH, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that the Corporation executed the foregoing Instrument by its proper officer[s] duly authorized in that regard under seal on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to s. 31(a) of the *Registry Act*, R.S.N.S. 1989, c.392.
3. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the corporation.

I certify that on this date the Deponent came before me, made oath, and swore the foregoing affidavit. I further certify that I signed the within instrument as witness to its execution by the officer(s) of the Corporation in my presence.

SWORN TO at Yarmouth in the)
County of Yarmouth and Province)
of Nova Scotia this 6 day of)
March, 2024⁵)


A Barrister of the Supreme Court)
of Nova Scotia)


JEFF GUSHUE)

GREGORY D. BARRO, K.C.
A BARRISTER OF THE
SUPREME COURT OF NOVA SCOTIA

SCHEDULE "A"

Municipality/County: TOWN OF YARMOUTH/YARMOUTH

Designation of Parcel on Plan: LOT 4

Title of Plan: FINAL PLAN OF SUBDIVISION SHOWING CONSOLIDATION OF LOT NO. 1, LOT NO. 2A, AND LOT NO. 3, LANDS OF THE TOWN OF YARMOUTH AND THE MUNICIPALITY OF THE DISTRICT OF YARMOUTH TO CREATE A NEW LOT NO. 4

Registration District: YARMOUTH

Registration Reference of Plan: 3980

Registration Date: January 8, 2001

SUBJECT TO an Easement granted to the Nova Scotia Power Commission recorded August 5, 1964 at Book EA18, Page 82.

SUBJECT TO an Easement granted to Her Majesty the Queen in Right of Canada recorded January 6, 1967 at Book EA18, Page 413.

SUBJECT TO THE Yarmouth Airport Zoning Regulations made by Her Majesty the Queen in Right of Canada recorded November 26, 1969 at Book EA18, Page 491 and amended on February 20, 1996 at Book 539, Page 525.

Subject to an Easement for a walking trail granted to the Town of Yarmouth by way of a Grant of Easement recorded July 5, 2021 as Document 118875864.

*** 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: YARMOUTH COUNTY

Registration Year: 2001

Plan or Document Number: 3980

Dated the 12th day of March, 2025

**TOWN OF YARMOUTH
&
MUNICIPALITY OF THE
DISTRICT OF YARMOUTH**

Grantor

- and -

**TOWN OF YARMOUTH
&
MUNICIPALITY OF THE
DISTRICT OF YARMOUTH
&
MUNICIPALITY OF THE DISTRICT
OF ARGYLE**

Grantee

WARRANTY DEED

GREGORY D. BARRO, KC
PINK STAR BARRO
396 Main Street, PO Box 580
Yarmouth, Nova Scotia
, Nova Scotia
B5A 4B4