

THIS WARRANTY DEED dated July 19, 2013 is made between

JOHN RICHARD SMITH, of 141 ELLIS Road, Torrington, Connecticut, USA, 12345
the "Grantor", and


JESSICA JANE DOE and JOHN WILLIAM DOE spouses, both of 124 ELLIS Bay
Harbor Drive, Key Largo, Florida, USA, 54321, as joint tenants and not as tenants in
common, the "Grantee"

IN CONSIDERATION of One Dollar and other valuable consideration the Grantor conveys to
the Grantee the lands described in Schedule "A" to this instrument as joint tenants and not as
tenants in common and 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 instrument the singular includes the plural and the masculine includes the feminine, with
the intent that this instrument shall be read with all appropriate changes of number and gender.

JOHN WILLIAM DOE, signed, sealed and delivered this instrument in the presence of:

[Signature]
Witness ARNA J. Lemieux

[Signature]
JOHN WILLIAM DOE 

PID: 12345678

AAN: 01948334

6007 ELLIS Road, Youngs Cove, Annapolis County, Nova Scotia

ALL that certain lot, tract, piece or parcel of land situate, lying and being at Young's Cove, in the County of Annapolis and Province of Nova Scotia, bounded and described as follows:

BEGINNING at the Sterline line fence, so called near the school house and running in an easterly direction along the shore road a distance of 1445 feet to the middle of the Hogan Mill Bridge;

THENCE turning in a northerly direction and running along the line of the Roland B. Hogan property to mesne high water mark on the Bay of Fundy shore;

THENCE turning in a westerly direction and following the mesne high water mark to the point of the Sterline line so called;

THENCE turning southerly and running along the said Sterline line to the shore road, near the school house to the point of beginning.

CONTAINING 20 acres more or less.

BEING the same lands as conveyed by JOHN R. SMITH to JOHN W. DOE by Deed dated October 31, 1936, and recorded in the Registry of Deeds for the County of Annapolis in Book 195 at Page 226, under recording no. 9560

ALSO BEING AND INTENDED TO BE the same lands as conveyed by JOHN W. DOE to JESSIA J. DOE by Deed dated July 28, 1969 and recorded in the Registry of Deeds for the County of Annapolis in Book 500 at Page 63 under recording no. 73344.

CH
JDM

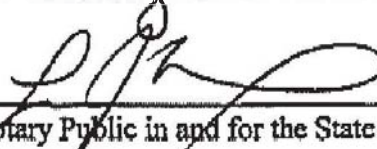
UNITED STATES OF AMERICA
STATE OF CONNECTICUT

GRANTORS' AFFIDAVIT & PROOF OF EXECUTION (INDIVIDUAL)

I JOHN WILLIAM DOE, of 141 ELLIS Road, Torrington, Connecticut, USA, 06790, the "Deponent", make oath and swear that:

1. I acknowledge that I executed the foregoing instrument 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 or s.79(1)(a) of the *Land Registration Act* as the case may be.
2. The Deponent is nineteen years of age or older and is not a resident of Canada under the *Income Tax Act* (Canada).
3. For the purpose of this affidavit "spouse" means an individual who is married to another individual; is married to another individual by a marriage that is voidable and has not been voided by a declaration of nullity; has gone through a form of marriage with an individual, in good faith, that is void and they are cohabiting or have cohabited within the preceding year; or is a party to a registered domestic-partner declaration made in accordance with Section 53 of the *Vital Statistics Act* as amended, but does not include an individual who becomes a former domestic partner pursuant to section 55(1) of the Act.
4. The Deponent is not a spouse and, with respect to the within property, the Deponent has no former domestic partner with the rights contemplated by section 55 of the *Vital Statistics Act*, nor any former spouse with rights in the within property under the *Matrimonial Property Act*, as amended.
5. Regardless of the customary recital of nominal consideration of one dollar in the annexed deed, the transfer of my interest in the parcel(s) conveyed by this instrument is a gift of such interest and no consideration for this interest has been paid by the Grantee to me. The parcel(s) conveyed by this instrument are not subject to a mortgage.

I certify that on this 19th day of July, 2013
the Deponent came before me, made oath,
and swore the foregoing affidavit at
Torrington, Connecticut, USA.


A Notary Public in and for the State
of Connecticut


JOHN WILLIAM DOE

LINDA JOHN
NOTARY PUBLIC
COMMISSION EXPIRES JAN. 31, 2016

JOHN WILLIAM SMITH

and

ROBERT JOHN DOE and JENNIFER JANE DOE

WARRANTY DEED

TAYLOR MacIntosh COCHRANE
Barristers & Solicitors
50 ELLIS Street
Kentville NS V1Y 2A7
(250) 763-9977