

Form 24

Purpose: to change the registered interest, benefits or burdens

(Instrument code: 450)

(If change requested relates to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register).

For Office Use

Registration District:	Pictou County
Submitter's User Number:	24366
Submitter's Name:	Joseph R. Tracey
In the matter of Parcel Identification Number (PID)	
PID: 65243867	PID: 65243875
PID: 65243883	PID: 65243859
PID: 65243891	PID: 65243909
PID: 65243917	PID: 65243925
PID: 65243933	

The following additional forms are being submitted simultaneously with this form and relate to the attached document:

- ☒ Form 24(s)
☐ Form 8A(s)

Additional information:

- ☐ This Form 24 creates or is part of a subdivision or consolidation.
☐ This Form 24 is a municipal or provincial street or road transfer.
☐ This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.
☐ This Form 24 is adding a benefit or burden where the corresponding benefit/burden in the "flip-side" parcel is already identified in the LR parcel register and no further forms are required.

Power of Attorney:

- ☐ The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
☐ Recorded in the attorney roll
☐ Recorded in the parcel register
☐ Incorporated in the document

OR

- ☒ No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register, as set out below.

The registered interests and related information are to be changed as follows:

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) if applicable</i>	
Mailing address of interest holder to be added (if applicable)	
Manner of tenure to be removed (if applicable)	
Manner of tenure to be added (if applicable)	
Description of mixture of tenants in common and joint tenancy (if applicable)	
Access type to be removed (if applicable)	1. PID: 65243867 – N/A (No change) 2. PID: 65243875 – No Access 3. PID: 65243883 – No Access 4. PID: 65243859 – No Access 5. PID: 65243891 – No Access 6. PID: 65243909 – No Access 7. PID: 65243917 – No Access 8. PID: 65243925 – No Access 9. PID: 65243933 – N/A (No change)
Access type to be added (if applicable)	1. PID: 65243867 – N/A (No change) 2. PID: 65243875 – Private 3. PID: 65243883 – Private 4. PID: 65243859 – Private 5. PID: 65243891 – Private 6. PID: 65243909 – Private 7. PID: 65243917 – Private 8. PID: 65243925 – Private 9. PID: 65243933 – N/A (No change)
Percentage or share of interest held (for use with tenant in common interests)	

Non-resident (to qualified solicitor's information and belief) (Yes/No?)	
Reference to related instrument in parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law and no document is attached) Instrument code: 443	

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*): **N/A**

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*: **N/A**

The following benefits are to be added and/or removed in the parcel register(s):

Instrument type	Easement / Right of Way
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	Together with an Easement / ROW - Easement/ROW Holder (Benefit)
Mailing address of interest holder to be added (if applicable)	N/A
Servient tenement parcel(s) (list all affected PIDs):	PID 65243958 PID 65243941
Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

The following burdens are to be added and/or removed in the parcel register(s): **N/A**

The following recorded interests are to be added and/or removed in the parcel register(s): **N/A**

May 4, 2009

The textual qualifications are to be changed as follows: **N/A**

The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed: **N/A**

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register as instructed on this form.

Dated at Halifax, in the County of Halifax and Province of Nova Scotia, on this 11th day of June, 2025.



Signature of Authorized Lawyer

Name: Joseph R. Tracey
Address: 7020 Mumford Road, Suite 401, Halifax, NS
B3L 4S9
Phone: 902-455-7730
E-mail: jtracey@springvalelaw.ca
Fax: 902-455-7739

- ☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

May 4, 2009

This **GRANT OF EASEMENT** made this 10th day of June, 2025.

BETWEEN:

ROSEVIEW DEVELOPMENTS INC., a body corporate
(hereinafter called the "**Grantor**")

-and-

ROSEVIEW DEVELOPMENTS INC., a body corporate
(hereinafter called the "**Grantee**")

WHEREAS the **Grantor** is the owner of lands known as Lot 25-PR1 (PID 65243958) and Lot 25-PR2 (PID 65243941), in the Town of Pictou, Province of Nova Scotia, being and, and further described in Schedule "A" attached hereto (the "**Grantor Lands**").

AND WHEREAS the **Grantee** is the owner of lands known as Lot 25-1 (PID 65243867), Lot 25-2 (PID 65243875), Lot 25-3 (PID 65243883), Lot 25-4 (PID 65243859), Lot 25-5 (PID 65243891), Lot 25-6 (PID 65243909), Lot 25-7 (PID 65243917), Lot 25-8 (PID 65243925), and Lot 25-9 (PID 65243933), in the Town of Pictou, Province of Nova Scotia, and further described in Schedule "B" attached hereto (the "**Grantee Lands**").

NOW THIS INDENTURE WITNESSETH in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada, now paid by the **Grantee** to the **Grantor**, the receipt and sufficiency of which is hereby acknowledged and the mutual covenants herein contained;

The **Grantor** hereby grants to the **Grantee**, their successors and assigns, an easement over that portion of the **Grantor Lands**, travelling from Beeches Road to Sea Birch Drive, or from Sea Birch Drive to Beeches Road, to the **Grantee Lands**, said easement is for access to the **Grantee Lands**. (the "**Access Easement**"). For greater certainty, the location of the Access Easement is identified as proposed access and utility easement 25-E1 and proposed access and utility easement 25-E2 attached hereto as Schedule 'C'.

Said Access Easement is for the benefit of the **Grantee Lands**, for normal residential uses, by way of vehicular travel and pedestrian travel.

Said Access Easement will extinguish absolutely upon the **Grantor Lands** becoming a public road.

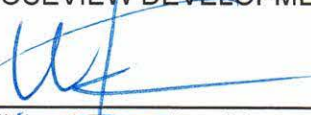
The **Grantor** shall not cause directly or indirectly any interruption, blockage, obstruction, stoppage, delay or cessation of all or any of said described access which has the effect of disrupting the ordinary use of the Access Easement.

The **Grantor** covenants and agrees with the **Grantee** that the **Grantor** will not change or disturb the area identified as the Access Easement or place any obstruction on the Easement without the consent of the **Grantee**, nor will the **Grantor** erect or permit or suffer any permanent structure to be erected on the Access Easement;

IN WITNESS WHEREOF the Grantor has duly executed this Grant of Easement the day and year first above written.

SIGNED AND DELIVERED
in the presence of:



)
)
) ROSEVIEW DEVELOPMENTS INC.
)
)
) per: 
) _____
) Michael Rose, President
)

AFFIDAVIT OF EXECUTION AND
MATRIMONIAL PROPERTY ACT AFFIDAVIT COMBINED (CORPORATE)
PROVINCE OF NOVA SCOTIA

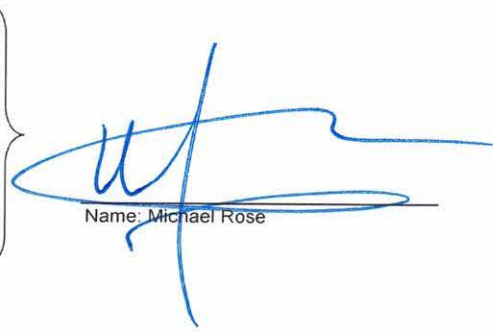
CANADA
PROVINCE OF NOVA SCOTIA

I, Michael Rose, of Pictou, Province of Nova Scotia, make oath and say that:

1. I am the President of ROSEVIEW DEVELOPMENTS INC. the "Corporation" and have a personal knowledge of the matters herein deposed to.
2. I executed the foregoing instrument for and on behalf of the Corporation.
3. I am authorized to execute the foregoing instrument on behalf of the Corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
5. 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.
6. I acknowledge that the Corporation executed the foregoing instrument by its proper officer(s) duly authorized in that regard 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, for the purpose of registering the instrument.

SWORN TO at Halifax,
Province of Nova Scotia, this
10th day of June, 2025, before
me:


JOSEPH R. TRACEY
A Barrister of the
Supreme Court of Nova Scotia


Name: Michael Rose

SCHEDULE A – (Burdened Lands)

Lot 25-PR1 (PID 65243958)

Lot 25-PR2 (PID 65243941)

SCHEDULE "B" (Benefiting Lands)

Lot 25-1 (PID 65243867)

Lot 25-2 (PID 65243875)

Lot 25-3 (PID 65243883)

Lot 25-4 (PID 65243859)

Lot 25-5 (PID 65243891)

Lot 25-6 (PID 65243909)

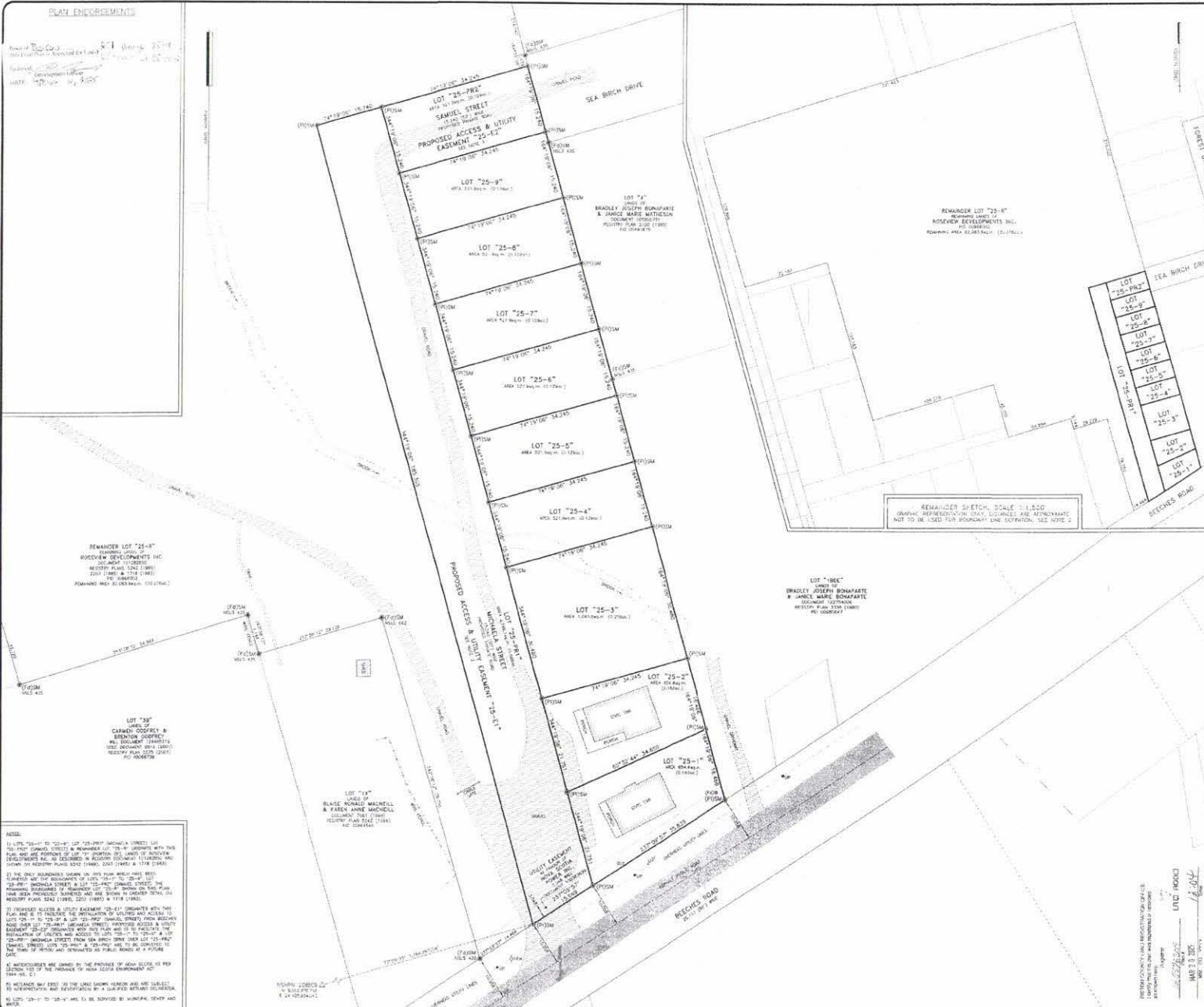
Lot 25-7 (PID 65243917)

Lot 25-8 (PID 65243925)

Lot 25-9 (PID 65243933)

PLAN ENCLOSUREMENTS

Project: 2025-015
 Date: 2025-01-15
 Scale: 1:1000



LEGEND:

4 IN. O.D.P.	4 IN. O.D.P.	4 IN. O.D.P.
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Form 24

Purpose: to change the registered interest, benefits or burdens

(Instrument code: 450)

(If change requested relates to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register).

For Office Use

Registration District:	Pictou County
Submitter's User Number:	24366
Submitter's Name:	Joseph R. Tracey
In the matter of Parcel Identification Number (PID)	
PID: 65243958	PID: 65243941

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The following additional forms are being submitted simultaneously with this form and relate to the attached document:

- ☒ Form 24(s)
☐ Form 8A(s)

Additional information:

- ☐ This Form 24 creates or is part of a subdivision or consolidation.
- ☐ This Form 24 is a municipal or provincial street or road transfer.
- ☐ This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.
- ☐ *This Form 24 is adding a benefit or burden where the corresponding benefit/burden in the "flip-side" parcel is already identified in the LR parcel register and no further forms are required.*

Power of Attorney:

- ☐ The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
- ☐ Recorded in the attorney roll
 - ☐ Recorded in the parcel register
 - ☐ Incorporated in the document

OR

- ☒ No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register, as set out below.

The registered interests and related information are to be changed as follows: **N/A**

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*): **N/A**

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*: **N/A**

The following benefits are to be added and/or removed in the parcel register(s): **N/A**

The following burdens are to be added and/or removed in the parcel register(s):

Instrument type	Easement / Right of Way
Interest Holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable)	65243867 (Easement/ROW Holder Burden – Dominant PID) 65243875 (Easement/ROW Holder Burden – Dominant PID) 65243883 (Easement/ROW Holder Burden – Dominant PID) 65243859 (Easement/ROW Holder Burden – Dominant PID) 65243891 (Easement/ROW Holder Burden – Dominant PID) 65243909 (Easement/ROW Holder Burden – Dominant PID) 65243917 (Easement/ROW Holder Burden – Dominant PID) 65243925 (Easement/ROW Holder Burden – Dominant PID) 65243933 (Easement/ROW Holder Burden – Dominant PID)
Mailing address of interest holder added (if applicable)	
Reference to related Instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of	

lcw)

Instrument code: 443

The following recorded interests are to be added and/or removed in the parcel register(s): **N/A**

The textual qualifications are to be changed as follows: **N/A**

The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed: **N/A**

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register as instructed on this form.

Dated at Halifax, in the County of Halifax and Province of Nova Scotia, on this 11th day of June, 2025.



Signature of Authorized Lawyer

Name: Joseph R. Tracey
Address: 7020 Mumford Road, Suite 401, Halifax, NS
B3L 4S9
Phone: 902-455-7730
E-mail: jtracey@springvalelaw.ca
Fax: 902-455-7739

- ☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

May 4, 2009


A Notary Public in and for the
Province of Nova Scotia

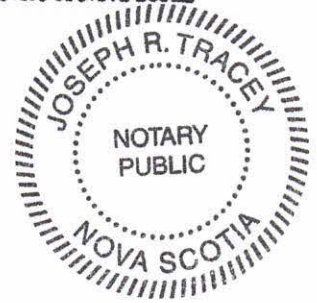
This **GRANT OF EASEMENT** made this 10th day of June, 2025.

BETWEEN:

ROSEVIEW DEVELOPMENTS INC., a body corporate
(hereinafter called the "**Grantor**")

-and-

ROSEVIEW DEVELOPMENTS INC., a body corporate
(hereinafter called the "**Grantee**")



WHEREAS the **Grantor** is the owner of lands known as Lot 25-PR1 (PID 65243958) and Lot 25-PR2 (PID 65243941), in the Town of Pictou, Province of Nova Scotia, being and, and further described in Schedule "A" attached hereto (the "**Grantor Lands**").

AND WHEREAS the **Grantee** is the owner of lands known as Lot 25-1 (PID 65243867), Lot 25-2 (PID 65243875), Lot 25-3 (PID 65243883), Lot 25-4 (PID 65243859), Lot 25-5 (PID 65243891), Lot 25-6 (PID 65243909), Lot 25-7 (PID 65243917), Lot 25-8 (PID 65243925), and Lot 25-9 (PID 65243933), in the Town of Pictou, Province of Nova Scotia, and further described in Schedule "B" attached hereto (the "**Grantee Lands**").

NOW THIS INDENTURE WITNESSETH in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada, now paid by the **Grantee** to the **Grantor**, the receipt and sufficiency of which is hereby acknowledged and the mutual covenants herein contained;

The **Grantor** hereby grants to the **Grantee**, their successors and assigns, an easement over that portion of the **Grantor Lands**, travelling from Beeches Road to Sea Birch Drive, or from Sea Birch Drive to Beeches Road, to the **Grantee Lands**, said easement is for access to the **Grantee Lands**. (the "**Access Easement**"). For greater certainty, the location of the Access Easement is identified as proposed access and utility easement 25-E1 and proposed access and utility easement 25-E2 attached hereto as Schedule 'C'.

Said Access Easement is for the benefit of the **Grantee Lands**, for normal residential uses, by way of vehicular travel and pedestrian travel.

Said Access Easement will extinguish absolutely upon the **Grantor Lands** becoming a public road.

The **Grantor** shall not cause directly or indirectly any interruption, blockage, obstruction, stoppage, delay or cessation of all or any of said described access which has the effect of disrupting the ordinary use of the Access Easement.

The **Grantor** covenants and agrees with the **Grantee** that the **Grantor** will not change or disturb the area identified as the Access Easement or place any obstruction on the Easement without the consent of the **Grantee**, nor will the **Grantor** erect or permit or suffer any permanent structure to be erected on the Access Easement;

SIGNED AND DELIVERED
in the presence of:



ROSEVIEW DEVELOPMENTS INC.

per: 
Michael Rose, President

AFFIDAVIT OF EXECUTION AND
MATRIMONIAL PROPERTY ACT AFFIDAVIT COMBINED (CORPORATE)
PROVINCE OF NOVA SCOTIA

CANADA
PROVINCE OF NOVA SCOTIA

I, Michael Rose, of Pictou, Province of Nova Scotia, make oath and say that:

1. I am the President of ROSEVIEW DEVELOPMENTS INC. the "Corporation" and have a personal knowledge of the matters herein deposed to.
2. I executed the foregoing instrument for and on behalf of the Corporation.
3. I am authorized to execute the foregoing instrument on behalf of the Corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
5. 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.
6. I acknowledge that the Corporation executed the foregoing instrument by its proper officer(s) duly authorized in that regard 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, for the purpose of registering the instrument.

SWORN TO at Halifax,
Province of Nova Scotia, this
10th day of June, 2025, before
me:


JOSEPH R. TRACEY
A Barrister of the
Supreme Court of Nova Scotia


Name: Michael Rose

SCHEDULE A – (Burdened Lands)

Lot 25-PR1 (PID 65243958)

Lot 25-PR2 (PID 65243941)

SCHEDULE "B" (Benefiting Lands)

Lot 25-1 (PID 65243867)

Lot 25-2 (PID 65243875)

Lot 25-3 (PID 65243883)

Lot 25-4 (PID 65243859)

Lot 25-5 (PID 65243891)

Lot 25-6 (PID 65243909)

Lot 25-7 (PID 65243917)

Lot 25-8 (PID 65243925)

Lot 25-9 (PID 65243933)

Schedule "C"

