

# Tracing the Cassidy Property at Cassidy Lake

A research document by Brian Cassidy

Last Update: May 4, 2006

The purpose of this document is to trace in detail the extent and ownership of the Cassidy property at Cassidy Lake. We begin with it's first survey and ownership transfer to James DeCourcy by crown grant in May of 1815. It is sold to Elijah Baxter in December of 1815. A 150 acre section of this land was purchased in 1823 by William Cassidy. Through a series of transactions, William subsequently expanded the property in the following 17 years reaching approximately 596 acres at its maximum in 1850 (if we include the 80 acres deeded to each of sons William Jr. and James in 1849). Beginning in 1849, William passed the property on to various sons and other individuals. The section deeded to son Francis Edward Cassidy was passed on to his son Robert Allen Cassidy and was in turn subdivided and passed on to his sons Stanley and Gordon. Stanley Cassidy passed his property on to son Peter. Gordon Cassidy subdivided his portion and transferred it to sons Gordon and Douglas. The property willed to Peter Cassidy and those properties owned by Douglas Cassidy and Gordon Cassidy are all that remain in the Cassidy name in 2006. These properties total 318 acres.

The following is a chronological list of events relevant to the acquisitions and disbursements of this property. Copies of relevant documents can be found in the appendices.

## **May 8, 1815 – Samuel DeForest Crown Grant**

REF: Land Grant 775 (Vol 1 Page 23) PANB Microfilm F16307

REF: Land Petition James Sederquist 1814 PANB Microfilm F4177

Samuel DeForest acquires property on south side of Cassidy Lake (1110 acres) by crown grant. This same grant allots adjacent properties to Nelson Nelson (300 acres), James Sederquest (300 acres) and William Sederquest (210 acres). The petition for this land was filed under the name James Sederquest on April 6, 1814. This crown grant is titled *Samuel DeForest and 3 Others, Parish of Hampton, Kings County*.

## **May 9, 1815 – James DeCourcy Crown Grant**

REF: Land Grant 777 (Vol 1 Page 27) PANB Microfilm F16307

REF: Land Petition James DeCourcy 1814 PANB Microfilm F4176

James DeCourcy acquires property on the north side of Cassidy Lake (315 acres) by crown grant. The same grant allots adjacent properties to Joseph Lee (220 acres), Archibald McLarren (1193 acres) and Thomas Orr (328 acres). The petition for this land, in the name of James DeCourcy, was signed on September 23, 1814 in Hampton, Kings County. This crown grant is titled *Archibald McLarren and 3 Others, Parishes of Hampton and Sussex, Kings County*.

**December 23, 1815 – DeCourcy Property transferred to Elijah Baxter**

REF: Kings County Land Records -- Grantor James DeCourcy and Grantee Elijah Baxter – Book M1 Page 213 PANB Microfilm F6228

Only a few months after acquiring property on the north side of the lake, James DeCourcy sold it to Elijah Baxter. The deed gives a property size of *300 acres more or less*. The actual size is likely closer to 315 acres as shown in the 1815 crown grant.

**July 6, 1819 – George Baxter Crown Grant**

REF: Land Grant 1118 (Vol 4 Page 189) PANB Microfilm F16309

In 1819, George Baxter acquired a 350 acre lot immediately to the west of the original DeCourcy property. This property is significant because two sections of it were acquired by William Cassidy; one on 1824 (75 acres) and another in 1850 (138 acres).

**January 3, 1823 – William Cassidy purchases a portion of the DeCourcy property from Elijah Baxter**

REF: Sales contract between William Cassidy and Elijah Baxter

This is a purchase agreement for a portion of land (150 acres) owned by Elijah Baxter. While it is likely that this land lies completely or primarily within the DeCourcy grant, its precise location, stated as *40 Rods on Elijah Baxter and 30 Rods on Land granted to George Baxter from thence to extend back to complete the amount of 150 Acres*, is uncertain. Since there is no reference to the lake in this agreement, it is likely that it is not fronted on the lake but rather located somewhat north of the lake. Furthermore, there appears to be no registered deed corresponding to this land transaction. No record of such a deed could be located in the Kings County land records as recorded on microfilm at the New Brunswick Provincial Archives. The index to deeds for the years 1785 to 1880 is located on PANB microfilm F6220. The original copy of this agreement is currently in the possession of Brian Cassidy. It is currently unknown if copies of this agreement exist elsewhere or if it was ever registered with provincial authorities or if a corresponding property deed was ever created. It does appear that the property referenced in this document is included in the deeds of 1824 and/or 1850.

**June 9, 1824 – William Cassidy purchases 75 acres from Elijah Baxter and 75 acres from George Baxter**

REF: Kings County Land Records -- Grantor Elijah Baxter and Grantee William Cassidy – Book Q1 Page 451 PANB Microfilm F6229

REF: Kings County Land Records -- Grantor George Baxter and Grantee William Cassidy – Book Q1 Page 453 PANB Microfilm F6229

These were two independent transactions conducted on the same day. Both properties were identical in size (75 acres) and the sum of money transferred the same (29 pounds). The Elijah Baxter property was taken from the southwest corner of the original 315 acre DeCourcy grant. The George Baxter property was taken from the southeast corner of that 350 acre property which he had acquired by crown grant in 1819. Each section consisted of 15 chains of lakefront property and was 50 chains deep.

**September 3, 1830 – William Cassidy purchases 75 acres from Elijah Baxter**  
REF: Kings County Land Records -- Grantor Elijah Baxter and Grantee William Cassidy – Book C2 Page 291 PANB Microfilm F6232

This deed is for 75 acres located, as best we can currently determine, in the northwest section of the original DeCourcy property. It is interesting to note that this deed was not registered until February 27, 1841, the same date on which the next deed (dated January 6, 1841) between Elijah Baxter and William Cassidy was registered. According to crown grant survey maps, the true size of this lot was approximately 99 acres.

**January 6, 1841 – William Cassidy purchases 150 acres from Elijah Baxter**  
REF: Kings County Land Records -- Grantor Elijah Baxter and Grantee William Cassidy – Book C2 Page 292 PANB Microfilm F6232

This transaction is for 150 acres located on the eastern side of the original DeCourcy property. With this deed, the Cassidy property had expanded to include all the land in the original DeCourcy property (315 acres) plus 75 acres of adjacent property to the west. According to crown grant survey maps, the true size of this lot was approximately 174 acres.

**July 18, 1849 – William Cassidy transfers 80 acres to each of sons William Cassidy Jr. and James A. Cassidy**

**June 1, 1850 – William Cassidy purchases 138 acres from Robert Nesbitt**  
REF: Kings County Land Records -- Grantor Robert Nesbitt and Grantee William Cassidy – Book I2 Page 628 PANB Microfilm F6236

This deed is for a strip of land on the western side of William's property. This was land originally acquired in a crown grant of 350 acres by George Baxter in 1819, and 75 acres of which William purchased in 1824. The remaining 275 acres was purchased by Robert Nesbitt from Ralph Jarvis of Saint John in March of 1850. It has not been researched how this 275 acres was transferred from George Baxter to Ralph Jarvis. William purchased 138 acres from Robert Nesbitt which was one half of the property which Nesbitt had purchased from Jarvis. This deed is the first document in which the lake has a name and is referred to as Sidiques Lake. This purchase brought the total size of William's property to its largest extent of approximately 596 acres.

**March 30, 1852 – William Cassidy sells 3 lots totaling 105 acres**

**July 1, 1867 – Confederation of Canada (New Brunswick, Nova Scotia, Quebec and Ontario become Canadian provinces)**

**September 24, 1868 – William Cassidy transfers 250 acres to son Francis Edward Cassidy**

REF: Kings County Land Records -- Grantor William Cassidy and Grantee Francis Edward Cassidy – Book H3 Page 19 PANB Microfilm F6251

This deed transfers ownership a section of William's property to Francis Edward Cassidy totaling 250 acres. In this agreement, the lake is named DeForest Lake.

**February 24, 1872 – William Cassidy sells 80 acres to William Kirkpatrick**

**September 16, 1875 – Francis Edward Cassidy acquires 80 acres by way of mortgage from William Kirkpatrick**

**1883 – Cassidy Lake Church constructed**

**March 26, 1886 – William Cassidy dies (born 1797)**

**June 3, 1890 – Francis Edward transfers church property to the Methodist Church**

REF: Church property transfer agreement

The property described in this agreement is transferred to the Methodist church on June 3, 1890. Included in this agreement are the cemetery and an access road between the church and the cemetery. A copy of this agreement is in the possession of Brian Cassidy. This property is New Brunswick land PID 152413.

**c1920 – Francis Edward transfers property to son Robert Allen Cassidy**

**October 25, 1927 – Francis Edward Cassidy dies (born 1834)**

**1951 – Stanley Cassidy acquires two small lots on west side of Cassidy Lake**

These are New Brunswick land PIDs 146274 and 30095129.

**1952 – Robert Allen transfers part of property to son Leslie Gordon Cassidy**

This area was 125 acres or approximately 40% of the total Cassidy property.

**1954 – Leslie Gordon Cassidy transfers part of his property to son Gordon Cassidy**

This is New Brunswick land PID 00100016 (10 acres).

**1954 – Leslie Gordon Cassidy transfers part of his property to son Douglas Cassidy**

This is New Brunswick land PID 00100008 (115 acres)

**1954 – Robert Allen transfers property to son Stanley Bernard Cassidy**

This is New Brunswick land PID 200766 (193 acres) and is essentially the same as the original property purchased by William Cassidy from Elijah Baxter January 3, 1823.

**May 8, 1965 – Robert Allen Cassidy dies (born 1879)**

**May 6, 1993 – Stanley Bernard Cassidy dies (born 1912)**

The will of Stanley Cassidy leaves his portion of the Cassidy Lake property to son Peter Cassidy. This is New Brunswick PID 200766 (193 acres).

## CASSIDY LAKE PROPERTY IDS

The following table describes, as of 2006, the New Brunswick land property IDs that are derived from William Cassidy's original property. Also included but not part of the William Cassidy property are two small lots acquired on the west side of Cassidy Lake by Stanley Cassidy in 1951 (PIDs 146274 and 30095129). PID 200766 is essentially the same property originally purchased by William Cassidy from Elijah Baxter January 3, 1823.

PID	AREA	2006 OWNER	INFO DOCUMENTS				
			Year	No.	Book	Page	Type
200766	78 hectares 193 acres	Estate of Stanley Cassidy*	1954	112570	72	575	101
			1962	126201	102	97	101
			1993	298315	1062	387	110
00100008	46.4 hectares 115 acres	Douglas Gary Cassidy	1952	109801	67	3	101
			1984	221746	502	369	101
			1995	311483	1182	477	101
00100016	4.07 hectares 10 acres	Robert Gordon Ramsey Cassidy	1954	112570	72	575	101
			1962	126513	102	528	101
			1985	228793	537	447	114
			1985	233353	561	751	101
			1995	311484	1182	483	101
152413	589 sq meters	United Church of Canada	1890	43651	V4	329	101
146274	1539 sq meters	Estate of Stanley Cassidy*	1951	108671	64	452	101
			1993	298315	1062	387	110
			1996	321703	1279	567	115
30095129	1030 sq meters	Estate of Stanley Cassidy*	1951	108535	64	264	101
			1956	115921	79	479	101
			1996	321703	1279	567	115

\*willed to son Peter Cassidy by Stanley Cassidy (this will unsettled as of 2006)

### CASSIDY LAKE PROPERTY TRANSACTIONS BY WILLIAM CASSIDY

The following table describes the various transactions which William Cassidy used to acquire and dispose of property on the north side of Cassidy Lake. The first transaction was a purchase agreement with Elijah Baxter on January 3, 1823 which agreement was of questionable value because there was no corresponding registered Kings County deed. The section deeded to son Francis Edward Cassidy in 1868 plus the section deeded to William Kirkpatrick in 1872 is the property which remains in the Cassidy name in 2006.

DATE	GRANTOR	GRANTEE	TYPE	SIZE[1] (acres)	TRUE SIZE[2] (acres)	TOTAL SIZE[2] (acres)	FEE PAID
Jan 3, 1823	Elijah Baxter	William Cassidy	Purchase	150	150	0[3]	£40
Jun 9, 1824	Elijah Baxter	William Cassidy	Deed	75	75	75	£29
Jun 9, 1824	George Baxter	William Cassidy	Deed	75	75	150	£29
Sep 3, 1830	Elijah Baxter	William Cassidy	Deed	75	99	249	£20
Jan 6, 1841	Elijah Baxter	William Cassidy	Deed	150	174	423	£90
Jul 18, 1849	William Cassidy	William Cassidy Jr.	Deed	80	80	343	£40
Jul 18, 1849	William Cassidy	James A Cassidy	Deed	80	80	263	£40
Jun 1, 1850	Robert Nesbitt	William Cassidy	Deed	138	172	435	£35
Mar 30, 1852	William Cassidy	William Kirkpatrick Sr.	Deed	62½	62½	372½	£20
Mar 30, 1852	William Cassidy	William Kirkpatrick Jr.	Deed	32½	32½	340	£20
Mar 30, 1852	William Cassidy	Henry Cripps	Deed	10	10	330	£5[4]
Sep 24, 1868	William Cassidy	Francis Edward Cassidy	Deed	250	250	80	\$2000
Feb 24, 1872	William Cassidy	William Kirkpatrick	Deed	80	80	0	\$240

[1] Property size recorded on document

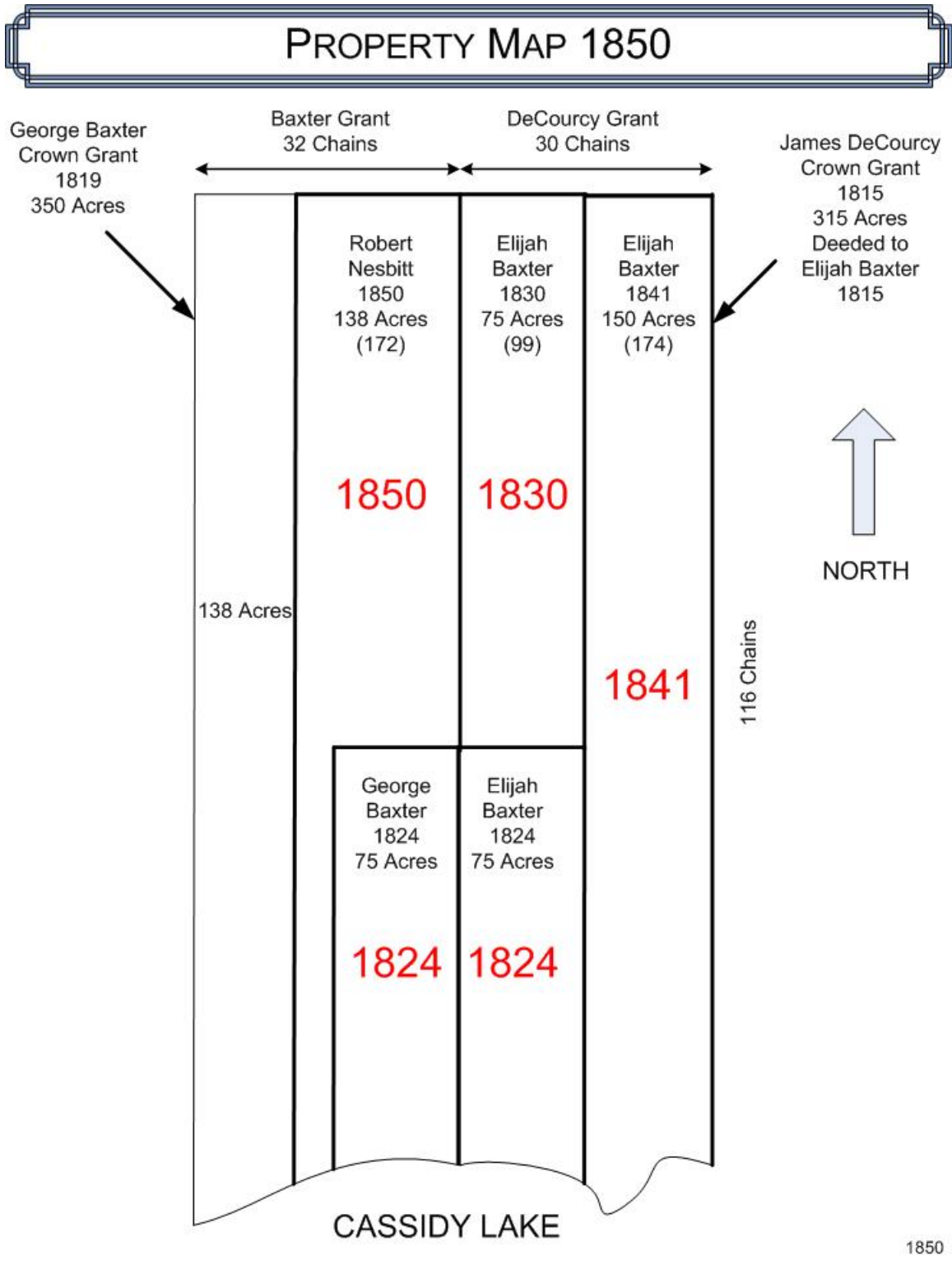
[2] Probable true size according to crown grant survey maps

[3] No corresponding deed registered (property included in later deeds)

[4] There were also several shillings in addition to the 5 pounds but the deed text is unreadable

## 1850 Property Map

The following diagram shows the extent of William Cassidy's property in 1850. The numbers in parentheses represent the estimated true size in acres.





### **Name of the Lake**

In the crown grants of 1815, the lake is unnamed. In the deeds of 1850, it is called Sidiquis Lake. A New Brunswick map of 1862 shows the name as DeForest Lake as does the deed of September 24, 1868. The name was changed to Cassidy Lake after this date, likely between 1870 and 1889. The first known reference to the name Cassidy Lake is the 1890 church property transfer agreement. The search continues for New Brunswick government documents which certify these name changes.

### **DeCourcy or DeCourey or DeCourcey or DeCoursey**

Official New Brunswick Provincial Archive records show the name on the crown grant and petition as James DeCourey. An inspection of the actual grant and petition (microfilm) showing James own signature is inconclusive. James was of Irish ancestry and both spellings are in use although DeCourey appears to be the more common. The deed which transferred the property to Elijah Baxter is officially registered under the spelling DeCourcey. An inspection of the actual deed (microfilm) text and James signature appears to show DeCoursey.

### **Kings County Parishes for Cassidy Lake**

1800 to 1834 – Hampton Parish

1835 to 1857 – Upham Parish

1858 to present – Hammond Parish

*Maps are required which show parish boundaries for each time period.*

## Hammond Parish

REF: <http://www.rootsweb.com/~nbchammo/>

Hammond Parish is one of fifteen parishes which make up Kings County, New Brunswick.

Hammond Parish was settled as early as the 1810's, as some of the descendants of the Loyalists as well as immigrants predominantly from Ireland but also from England, Scotland and Germany moved further into the hinterland of New Brunswick in search of grants of land.

The central feature which runs through some of Hammond Parish is, of course, the Hammond River. This river's beginnings are found in Hammond Parish, as can be seen in the map below, but it flows through Upham Parish and Hampton Parish on its route towards the Kennebecasis River at the community known as Hammond River, sitting at its mouth.

Hammond Parish is surrounded by the following: on the east, it is bordered by Albert County; on the north it is bordered by Sussex Parish and by Waterford Parish; on the west it is bordered by Upham Parish; on the south it is bordered by St. Martins Parish in Saint John County.

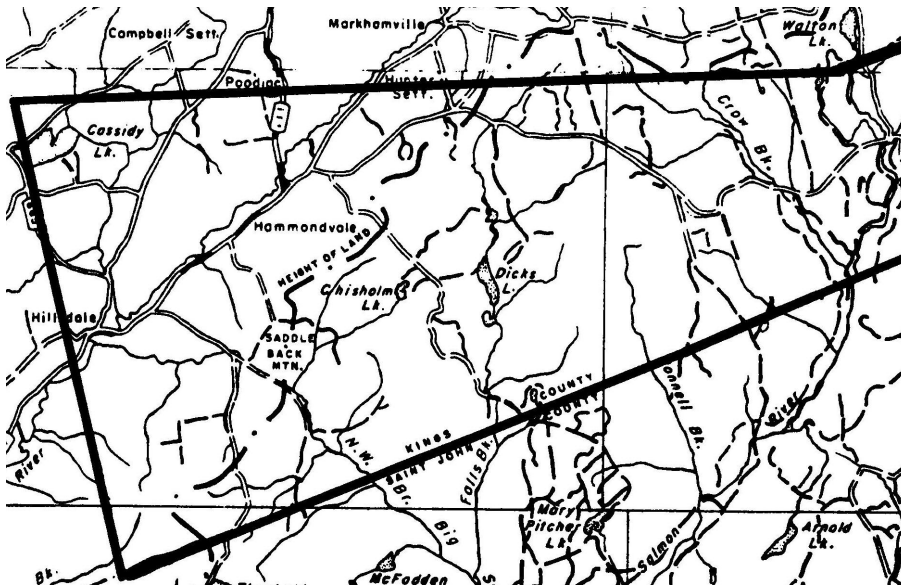
In the 1810's, when the settlers began to inhabit this area, it was known as part of the Hampton Parish. At this point there were only 7 parishes in Kings County; Westfield (1786), Kingston (1786), Sussex (1786), Springfield (1786), Greenwich (from Kingston in 1795), Norton (from Kingston and Sussex in 1795), and Hampton (formed in 1795 as well from territory originally within Sussex and Kingston parishes).

In 1835, the Hampton Parish was sub-divided into two separate parishes; Hampton and Upham. Upham included both the modern-day parish of Upham as well as modern-day Hammond Parish.

In 1858, this territory was again sub-divided, with Hammond Parish coming into being as a separate parish from the Upham Parish.

In 1874, it was again altered a bit as Waterford Parish was formed from the larger Sussex Parish. Prior to this last alteration, its northern boundary was a straight line starting as below and running roughly to the southeast corner of the parish and of the county. Territory above an imaginary line formed by following the northern boundary in a straight line was territory added in 1874.

The following map is of the western portion of Hammond Parish, where the population was centralized.



### Notes to the Appendices

In the following appendices, an attempt is made to copy original documents in text form into this document. Given the poor quality of the microfilmed versions of many of these documents, their transcription is a difficult exercise. For the crown grants, there exists both microfilm and microfiche versions of which the latter is far superior. The New Brunswick Provincial Archives is very reluctant to provide physical access to the actual documents due to their fragile nature. Please note that:

- Uncertain or unknown text is shown in *italics*.
- Signatures are shown in **bold**.
- Every attempt has been made to preserve the original text including all spelling, punctuation and capitalization.
- Various deeds show the parish of this property as Sussex. In 1815, this property was partially in Sussex Parish and partially in Hampton Parish. The Cassidy property at Cassidy Lake has been in Hammond Parish since 1858. For more information on Kings County parishes, see the section titled Hammond Parish.

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## **APPENDIX A1815-1**

**Crown Grant  
Samuel DeForest and 3 Others  
May 8, 1815**

## **APPENDIX A1815-2**

**Crown Grant  
Archibald McLarren and 3 Others  
(James DeCourcy)  
May 9, 1815**

## **APPENDIX A1819**

**Crown Grant  
George Baxter  
July 6, 1819**

**APPENDIX B1814-1**

**Land Petition  
James Sederquest  
April 6, 1814**

**APPENDIX B1814-2**

**Land Petition  
James DeCourcy  
September 23, 1814**

## APPENDIX C1815

### Property Deed James DeCourcy to Elijah Baxter December 23, 1815

Know all men by these presents that I James Decoursey of the Parish of Norton in Kings County and Province of New Brunswick *Farmer* for and in consideration of the Sum of Fifteen Pounds Current Money of the Province of New Brunswick to me in hand paid by Elijah Baxter of the said Parish of Norton in Kings County and Province aforesaid the Receipt of which I do hereby acknowledge have Granted bargained and Sold and by these presents do grant Bargained and sell unto the said Elijah Baxter his Heirs Executors administration and assigns that lot of Land lying and being in the Parish of Sussex in the County and Province aforesaid and known and distinguished by Lot No. 4 – four Bound on the East by Thomas Orr on the west by John Campbell on the South by a Lake on the North by Abraham Baxter which the said Elijah Baxter is said to have – Containing three Hundred Acres more or less to have and to hold the Said Lands Belonging to the said James Decoursey his Heirs and Assigns and to him and them and their only use and *behoof* forever – and I do for myself and my Heirs Executors administrators and assigns Covenant with the said Elijah Baxter his Heirs and assigns that I am *Ceared* of the Premises as a good *Indefalitle* Estate of Inheritance in *the simple free* of and from all manner of Incumbrances whatsoever and have good right and lawful Authority to grant bargain and sell the same in manner and *form* as above. Written In Witness *where of of* I have hereunto set my hand and Seal this twenty third day of December one Thousand Eight hundred and fifteen in the fifty sixth year of his Majestys Reign.

Signed Sealed and delivered  
in Presence of  
Clarissa Ketchum  
Charlotte Ketchum

**James DeCoursey**

Kings County

Be it Remembered that on the Twenty third Day of December in the year of our Lord one thousand eight hundred and fifteen before me Isaac Ketchum one of his Majestys Justices of the Peace for Said County personally appeared James Decoursey and acknowledged that he did sign seal and deliver the within written Deed freely and Voluntarily for the uses and purposes therein mentioned.

**Isaac Ketchum** Justice of the Peace

Received December 25<sup>th</sup>, 1815

Registered January 1<sup>st</sup>, 1816

**Daniel Micheau** Register

# APPENDIX C1824-1

## Property Deed Elijah Baxter to William Cassidy June 9, 1824

Elijah Baxter & Wife Deed to William Cassady  
No. 3918

Know all Men by these presents that Elijah Baxter of the Parish of Norton County of Kings & Province of New Brunswick Yeoman, and Mary his Wife, for and in Consideration of the sum of twenty nine pounds lawful Currency of this province to the said Elijah Baxter well and truly paid by William Cassady of the parish of Sussex County & Province aforesaid, Carpenter at or before the ensealing and Delivery of these Presents, the Receipt Whereof the said Elijah Baxter do hereby acknowledge, Have granted, Bargained, sold, released and conveyed unto the said William Cassady, part of that lot of land Granted to James DeCourcy, on or near the Old Westmorland Road, in the Parish of Sussex aforesaid, Known and Distinguished by Lot No. 4 in the Grant to Archibald McLarren & others *Butted* & Bounded as follows Viz. Commencing on the Bank of the Lake, on the western line of said Lot, thence along said line North Fifty Chains thence east Fifteen Chains thence South Fifty Chains or to the bank of said Lake, thence Westerly along said Lake to the place of beginning containing in the whole seventy five Acres, be the same more or less, with all and singular the improvements thereon, and the Reversion & Reversions, Remainder & Remainders Rents issues and profits of all and singular the the premises with the Appurtenances, and all the Claim title, & Demand, Dower Right of Dower of the said Elijah Baxter & Mary his wife, of in, or out, of every part thereof, To Have and to hold the said tract or parcel of Land with all and Singular the premises, with the Appurtenances thereunto belonging unto the said William Cassady his Heirs and Assigns, and for the only proper use, benefit and behalf of the said William Cassady his heirs & Assigns for ever.

In Witness whereof the said Elijah Baxter and Mary his Wife have hereunto set their hands & Seals this Ninth day of ~~February~~ June in the Year of our Lord One Thousand eight Hundred and twenty four.

Signed sealed and delivered  
In the presence of

**Elijah Baxter**  
**Mary Baxter**

The words February & June in the  
second line from the bottom  
being first altered

**James Smith**



D. B. Wetmore

On the 9<sup>th</sup> Day of June 1824 before me David B. Wetmore Esquire one of his Majesties Justices of the Common Pleas for the County of Kings personally appeared the above named Elijah Baxter & Mary his Wife and in my presence signed and sealed the foregoing Deed and acknowledged the same to be done for the uses and purposes therein Mentioned. If the said Mary being by one *examined* separate and apart from her Husband acknowledged that she executed the same freely and Voluntarily without fear threat or compulsion.

**D. B. Wetmore I.C.P.**

Read and Registered the foregoing Deed this 18<sup>th</sup> Day of June, 1824

*Kinyon Chaloner* Reg.

## APPENDIX C1824-2

### Property Deed George Baxter to William Cassidy June 9, 1824

George Baxter Deed to William Cassady  
No. 3919

Know all Men by these presents that George Baxter of the Parish of Norton County of Kings & Province of New Brunswick Yeoman For and in Consideration of the sum of Twenty nine pounds lawful Currency of this Province to the said George Baxter well and truly Made by William Cassady of the parish of Sussex County and Province aforesaid Carpenter, at or before the ensealing and delivery of these presents. The Receipt whereof the said George Baxter do hereby acknowledge. Have Granted Bargained Sold released & conveyed unto the said William Cassady, part of that Lot or tract of Land Granted to me. Fronting on the Lake near the Old Westmorland Road in the Parish of Sussex, the said part Butted and bound as follows Viz. Commencing on the bank of the said Lake on the Eastern line of the said lot, thence along said line North Fifty Chains, thence West fifteen chains, thence South Fifty Chains or to the bank of the said Lake, thence Easterly along the said bank to the place of beginning Containing in the whole Seventy five Acres be the same more or less, with all and singular the Improvements thereon, and the Reversion and Reversions, Remainder & Remainders, Rents, Issues, & Profits of all and singular the Premises, with the Appurtenances thereunto belonging, and all the claim, Title, and Demands of the said George Baxter, of in, or out of every part thereof. To Have and to Hold the said tract or Parcel of land & all and Singular the Premises, with the Appurtenances thereunto belonging unto the said William Cassady his Heirs and Assigns, and for the only proper use and behoof of the said William Cassady his Heirs & Assigns forever.

In Witness whereof the said George Baxter have hereunto set his hand and seal this ninth day of ~~February~~ June in the Year of Our Lord One thousand eight hundred and Twenty four.

Signed sealed & delivered                      **George Baxter**  
In the presence of

The erasure of the word "February"  
And insertion of the Word "June" in the  
Third line from the bottom being first made.  
**James Smith**

D. B. Wetmore

On this 9<sup>th</sup> Day of June in the Year 1824 before me David B. Wetmore Esquire One of his Majestys Justices of the Common Pleas for the County of Kings personally appeared the above named George Baxter and in my presence signed & sealed the foregoing Deed and Acknowledged the same to be done for the uses & purposes therein Mentioned.

**D. B. Wetmore J.C.P.**

Read and Registered the foregoing Deed this 18<sup>th</sup> June, 1824

*Kinyon Chaloner* Register.

## APPENDIX C1830

### Property Deed Elijah Baxter to William Cassidy September 3, 1830

Elijah Baxter to William Casady  
No. 7785

Know all Men by these presents that Elijah Baxter of the Parish of Norton County of Kings and Province of New Brunswick and Mary my wife of the one part and William Casady of the Parish of Sussex & County aforesaid & Province aforesaid of the other part. Witnesseth that the said Elijah Baxter for and in consideration of the Sum of twenty Pounds Currency *to learn peace* by the said William Casady, at or before the Ensealing and delivery of these Presents the receipt whereof is hereby Acknowledged. Hath bargained, granted, Sold & confirmed, and by these presents do grant bargain, Sell & Confirm unto the said William Casady his Heirs and Assigns a certain piece or parcel of Land lying or being in Sussex aforesaid & County aforesaid. Bounded as follows. Beginning at a Beech tree being the Centre of lot number four on the East line thence North to the rear of said lot Sixty rods or till it meets the line Easterly of a Lot of Land granted to George Baxter thence South till it Meets Lands Deeded to William Casady. Easterly across said Lot to the first Mentioned Bounds Containing Seventy five Acres, more or less. Together with all and Singular the hereditaments, *Inoluments* & appurtenances thereunto belonging. With all the right in the interest Claim property and *demand* of the said Elijah Baxter in and to the said Lot of Land & Premises or any part thereof To Have and To Hold the said Lot of Land and the *meses* and all and Singular the priviledges and appurtenances thereof and thereto in any way belonging to him the said William Casady his Heirs and Assigns forever. And the said Elijah Baxter doth for himself and his Heirs Executors Administrators and Assigns Covenant promise and agree to and with the said William Casady and His Heirs Executors Administrators and Assigns that in Said Elijah Baxter *is and ino Stornds* Seized for good and Sufficient Estate of Inheritance in fee Simple of and in to the said lot of Land and Premises *gacintis*. And that he hath good right and lawful power and authority to Grant Sell and Convey the said piece of Land and Premises in manner and form as the same is hereby granted and conveyed or intended to be land that the said William Casady and his Heirs Executors Administrators and Assigns Shall and May at any time hereafter and at all times peaceably and quietly enter into. Have, Hold, Occupy and Enjoy the said Lot of Land and Premises and every part thereof with the Appurtenances without *let*, Molestation, Eviction or disturbance from or by any person or persons whomsoever claiming the same or any part thereof. And the said Elijah Baxter and his Heirs the said Lot of Land and Premises hereby granted and conveyed unto the said William Casady his Heirs and Assigns against the lawful claim and demand of all and any every person and persons whomsoever Shall and Will Warrant & forever defend by these *Cueints*. In Wintess whereof the said Elijah Baxter and *for the lforuse* of the said Elijah Baxter have hereunto *Subsealed His Hands and affixed these Seals* this 3<sup>rd</sup> day of September 1830.

**Sarah DeForest**

**Elijah Baxter  
Mary Baxter**

D. B. Wetmore

On the 2<sup>nd</sup> Day of September 1830 personally appeared before me David B. Wetmore Esquire One of his Majestys Justices of the Court of Common Pleas for the said County of Kings Mary Baxter the lawful Wife of the said within named Elijah Baxter whose name is Subscribed to the foregoing Deed who being by one examined Separate and apart from her said Husband declared that she did Voluntarily and without any ~~threat~~ force or compulsion from her said Husband Sign Seal and execute the foregoing Deed for the purposes therein Contained.

**D. B. Wetmore J.C.P.**

Read & Registered  
the 27<sup>th</sup> February 1841  
**Wm Simpson** Register

# APPENDIX C1841

## Property Deed Elijah Baxter to William Cassidy January 6, 1841

Elijah Baxter to William Casady  
No. 7786

Know all Men by these Presents that I Elija Baxter Sr of the Parish of Norton in Kings County and Province of New Brunswick Farmer for and in consideration of the Sum of Ninety pounds Current money of the Province of New Brunswick to me in hand paid by William Cassady of the Parish of Sussex in Said County and Province aforesaid the receipt of which I do hereby acknowledge Have granted bargained and Sold, and by these Presents do grant bargain and Sell unto the said William Cassady his Heirs Executors Administrators and Assigns that one half part of Lot of Land lying and being in the Parish of Sussex in the County and Province aforesaid and distinguished by Lot No. 4 four the Eastern half of said Lot granted to James Decourcey and by him by Deed conveyed to Elijah Baxter Sr bounded as follows on the East by a Lake thence North to the rear of Said Lot thence following the rear line of said half lot joining lot No. 3 three, granted to one Thomas *Ower* thence South to the Lake following the Several Courses of said Lake till it meets the first mentioned Bounds, Containing One hundred and fifty Acres more or less, which Said William Cassady is to have and to hold the Said Land belonging to the said Elijah Baxter Sr his and Assigns and Which and *theow* and their only use and behoof for Ever and I do for myself and my Heirs Executors Administrators and Assigns covenant with the said William Cassady his Heirs and Assigns that I am *Leased* of the said *Premises* as a good indefeasible Estate of inheritance in *for* Simple free of and from all manner of incumbrances whatever, and have good right and lawful Authority to grant bargain and Sell the same in manner and form as above written. In Witness where of I have hereunto Set my hand and Seal this Sixth day of January One thousand Eight hundred and forty one.

Signed Sealed and delivered in the Presence of –

Signed Sealed and

Delivered in presence of

**Elijah Baxter**

***Sophia N. Gidney***

D. B. Wetmore

On the 6<sup>th</sup> day of January 1841 Before me David B. Wetmore Esquire One of his Majestys Justices of the Court of Common Pleas for Kings County personally appeared the within named Elijah Baxter Senior and in my presence Signed and Acknowledged the within Deed, to be his free will act and Deed for the uses and purposes therein mentioned.

**D. B. Wetmore J.C.P.**

Rec'd & Registered

the 27<sup>th</sup> February 1841

**Wm Simpson Register**

## APPENDIX C1850

### Property Deed Robert Nesbitt to William Cassidy June 1, 1850

Robert Nesbitt and Wife to William Cassidy (Sen.) Deed  
No. 10965

This indenture made the first day of June in the year of our Lord one thousand Eight hundred and Fifty between Robert Nesbitt Schoolmaster and Jane his wife of the one part and William Cassidy Sen. Carpenter of the other part all of them of the Parish of Sussex in Kings County and Province of New Brunswick. Witnesseth that the said Robert Nesbitt and Jane his wife for and in consideration of the sum of Thirty five pounds lawful currency of the said Province to him the said Robert Nesbitt in hand well and truly paid by the said William Cassidy Sen. At or before the ensealing and delivery of these presents the receipt whereof is hereby acknowledged Have granted bargained and Sold and by these presents Do grant bargain and Sell unto the Said William Cassidy Sen. His Heirs Executors Administrators and Assigns All that certain Farm lot piece or parcel of Land or ground situate lying and being in that part of the Parish of Sussex which was formerly part of the Parish of Hampton in Kings County in the said Province of New Brunswick being part of a certain Lot granted to one George Baxter and bounded as follows that is today on the South be a Lake called Sidiques lake on the West by part of the said lot, commencing at a Cedar Stake on the bank of the Lake and running Northerly and owned by the said Robert Nesbitt on the North by land granted to Matheson and McCurdy and on the East by land owned by the said William Cassidy containing by estimation One hundred and thirty Eight acres more or less together with all Houses buildings and improvements whatsoever thereon standing and being and the reversion and reversions remainder and remainders rents issues and profits thereof and of every part and parcel thereof with the appurtenances. To Have and To Hold the said Farm lot tract piece or parcel of Land Said buildings and improvements and all and singular the premises hereby granted bargained and Sold or mentioned or intended so to be and every part thereof with the appurtenances unto the said William Cassidy Sen. His heirs and assigns for Ever to the only proper use and behoof of the said William Cassidy Sen. His heirs and assigns for Ever. In Witness whereof the said Robert Nesbitt and Jane his wife have hereunto set their hand and seals the day and year above written.

The words under the twenty sixth line "Commencing at a Cedar Stake on the bank of the Lake and running Northerly" interlined before signing.

Witness. Signed Sealed and delivered  
in Presence of John Hagarty  
William Hagarty

**Robert Nesbitt**  
**Jane Nesbitt**

Kings County. Be it remembered that on the day and year herein written personally appeared before me John Hagarty Esquire one of Her Majesty's Justices of the Peace in and for the said County Robert Nesbitt and Jane his wife and acknowledged that they Executed the within Deed of conveyance freely and voluntarily for the uses and purposes therein mentioned And the said Jane wife to the said Robert Nesbitt being by me examined separate and apart from her said husband Declared that she Executed the same without any fear threat or compulsion of or from him her said husband.

**John Hagarty J.P.**

Recd and Registered the 5<sup>th</sup> day of October, 1850. **Wm McLeod. Register.**



## **APPENDIX C1868**

### **Property Deed William Cassidy to Francis Edward Cassidy September 24, 1868**

William Cassidy To Francis Edward Cassidy  
No. 25825

This indenture made this twenty fourth day of September in the Year of Our Lord One Thousand Eight Hundred and Sixty Eight between

All that certain Lot piece or parcel of Land situate lying and being in the parish of Sussex aforesaid described and bounded as follows. Commencing at a Cedar Stake on the Northern Shore of DeForest's Lake so called, at the South eastern angle of Lands owned and occupied by Robert Nesbitt, thence running Northerly, along the division line between said William Cassidy and said Robert Nesbitt until it strikes land ~~owned~~ occupied by William Kilpatrick Junior thence Eastwardly to land owned by William Cassidy Junior thence Southwardly until it strikes the Lake aforesaid, thence following the Shore of said Lake Westwardly to the place of Beginning. Said Lot of Land being bounded on the West by Lands owned and occupied by the said Robert Nesbitt on the North by Lands occupied by said William Kilpatrick Junior on the East by Lands owned by William Cassidy Junior and on the South by said Lake, and containing two Hundred and Fifty Acres more or less.

## APPENDIX C1890

### Property Deed Francis Edward Cassidy to Methodist Church June 3, 1890

This Indenture made this third day of June in the year of Our Lord one thousand eight hundred and ninety and in pursuance of the Acts of Parliament and the General Assembly in such case made and provided.

Between Francis Edward Cassidy, the elder, of the parish of Hammond in the County of Kings and province on New Brunswick, farmer, and \_\_\_\_\_ his wife, of the first part and "The Trustees of the Clover Hill Methodist Church at Cassidy's Lake in the parish of Hammond Kings County in their corporate capacity and hereinafter referred to as "The Trustees" of the second part.

Witnesseth that the said parties hereto of the first part in consideration of the sum of five dollars of lawful money of Canada to them now paid, the receipt whereof is hereby acknowledged do grant, bargain, and sell unto the said "The Trustees" their associates successors and assigns the following described lots of land namely:

First. All that certain lot of land situate in said parish of Hammond and described as follows, namely: Beginning at a Cedar stake (marked A) on the North Shore of Cassidy's (formerly DeForest's) Lake and distant (37½) thirty seven and one half rods Easterly from the point of intersection of Robert Nesbitts Easterly line with said Northerly shore of the said lake, thence running Northwardly four and one half rods or to the highway road from said lake to the new line road to Sussex, thence along the Southern side line of said road Easterly ten rods, thence Southerly three rods to the said Northerly side of said lake, thence following the course of said Northerly shore of said lake Westwardly ten rods or to the place of beginning, being a portion of the lands described in an indenture made the twenty fourth day of September A.D. 1868 between William Cassidy of the onepart and said Francis Edward Cassidy of the other part and registered in Book H No. 3, pages 19 and 20 of Records of Deeds for Kings County.

And secondly, All that other lot of land situate in said parish of Hammond and bounded as follows, namely: Beginning at a blazed Yellow Birch tree standing among stones on the Eastern bank of a brook running into Cassidy's (formerly DeForest's) lake and distant Easterly from Robert Nesbitt's East line twenty two and one half rods and from the highway from said lake to the New Line Road to Sussex following the courses of the road hereinafter referred to eighty seven and one half rods, thence Easterly three rods, to a stake, thence Southerly five rods to a stake, thence Westerly three rods to a bunch of spruce trees, thence Northerly five rods to a place of beginning to be used as a burying ground together with full and free right and liberty of way and passage for the said The Trustees their successors and assigns, their tenants, servants and others authorized by them with or without horses, carts and carriages of all descriptions over and along

a piece of road leading from the said highway past the dwelling house of said Francis Edward Cassidy to said last above described lot and having a width of ten feet throughout.

Together also with all the estate right title interest dower and right of dower reversion and reversions remainder and remainders rents issues and profits property claim and demand whatsoever both at Law in Equity of the said parties hereto of the first part of in and to the same with the appurtenances.

TO HAVE AND TO HOLD the said hereditaments and premises hereby granted or expressed and intended so to be unto the said "The Trustees" in their corporate capacity, their associates and successors forever, upon trust, to hold, use, occupy and enjoy the same for the use and benefit of The Methodist Church at Cassidy's Lake in the parish of Hammond, Kings County aforesaid according to the rules usages doctrines and discipline of "The Methodist Church" and the trusts directions and provisions contained in an Act of Parliament of Canada, Chapter 106 and an Act of the General Assembly of this Province, Chapter 22 severally passed in the forty-seventh year of the reign of Her Majesty Queen Victoria and respectively intitled "An Act respecting the Union of certain Methodist Churches therein named.

In Witness Whereof, the said parties hereto of the first part have hereto set their hands and seals respectively the day and year first above written.

Signed sealed and delivered) in presence of

John Jamieson )

FRANCIS E. CASSIDY (LS)

JANE CASSIDY (LS)

## **APPENDIX D1823**

### **Property Sale Elijah Baxter to William Cassidy January 3, 1823**

THIS INDENTURE made this third day of January in the year of our Lord one thousand eight hundred and twenty three, between Elijah Baxter yeoman of the Parish of Norton in the County of Kings and Province of New Brunswick of the one part and William Cassidy carpenter of the Parish of Sussex in the County and Province aforesaid. Witnesseth that the said Elijah Baxter do engage to sell unto the said William Cassidy a certain Tract of Land for the sum of forty Pounds of New Brunswick fronted as follows; 40 Rods on Elijah Baxter and 30 Rods on Land granted to George Baxter from thence to extend back to complete the amount of 150 Acres. The said Sum of forty Pounds the said Elijah Baxter do agree to take out in Carpenter's Work in the specific time of six years, but the last four years the said William Cassidy do agree to pay the said Elijah Baxter with Interest. The said William Cassidy do engage to give the said Elijah Baxter carpenter's work to the amount of six Pounds and fifteen Shillings annually to the end of the six years viz: to the year 1830 which work is to be performed in a workmanlike manner. But if the said William Cassidy can perform the work required by Elijah Baxter in a less given time, then the said William Cassidy shall be at full liberty to demand of the said Elijah Baxter a good and warranty deed, in which the said Elijah Baxter do bind himself, his heirs administrators or assigns for the fulfilment of the same as soon as the said William Cassidy shall have performed the above conditions - And the said William Cassidy do bind himself, his heirs administrators, or assigns for the fulfilment of the written stipulations. Elijah Baxter and William Cassidy, each and both of them, do severally for themselves do bind themselves in the Sum of One hundred fifty Pounds of New Brunswick Currency on the non-performance of the above contract. In Witness whereof the said Elijah Baxter has set his hand and seal this 3rd day of January 1823.

**Elijah Baxter**

**Wm Cassidy**

Witness

**Jas Cookson**

**Samuel DeForest**