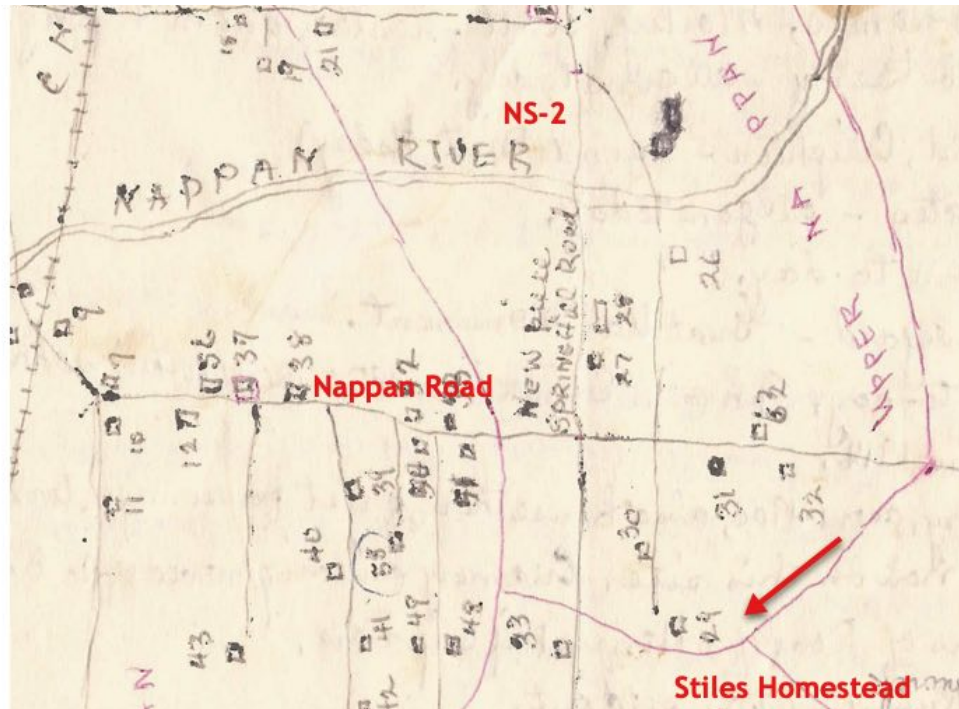


Allan Stiles Homestead

Originally compiled by Mallory Burton March 4, 2024. Last updated March 24, 2024.



Stiles Homestead as shown on Ernest Coates Hand-Drawn Map

Summary:

In 1805, Michael Keiver purchased 100-acre lots 15, 16, and 17, located in Amherst Township. The western border of the homestead was formed by Lime Kiln Brook and the neighbouring property of J. F. W. DesBarres, originally the Gmelin Grant. The northern border was the Ox Bow bend of the Nappan River and a portion of the original 1000-acre grant to Henry Denny Denson later acquired by Thomas Cochran.

In his will, Michael Keiver left the 350-acre homestead farm to his wife Margaret (Hunter) and to his three youngest sons. However, by 1842, Michael's son William Keiver (1800-1860) and Michael's son-in-law Robert Pugsley (1791-1864) owned the entire homestead jointly.

The Stiles homestead was located south of the Gordon Bacon homestead on Nappan Road, at the end of Lower Porter Road on the east side of the road. George Allan Stiles first purchased a 35-acre portion of a lot allocated to Robert Pugsley and an adjacent 16 1/2-acre parcel allocated to Abba Mary Keiver. Allan Stiles passed the property to his son Allison, who acquired an additional 50 acres originally allocated to Abba Mary and Francis Keiver. After the death of his wife, Allison deeded the property and others to his son-in-law Albert Davis. The property was later acquired by Kenneth Smith.

1881 Mary Keiver to Gilbert R. Pugsley (Deed Book 3, p. 334)

Grantor: Mary A. Keiver of Nappan, spinster

Grantee: Gilbert Robert Pugsley of Nappan

Price: 500 dollars

Property: 50 acres of intervale and upland “being my share of the Real Estate of my late Father William Keiver deceased”.

Boundaries:

Boundaries as described in the deed	Clarification
On the North by lands of George Pugsley,	In 1877 Nancy Keiver had sold her 35-acre dower lot from the William Keiver estate to David Pugsley (Deed Book YY/219). In 1881 David Pugsley sold to his son George W. Pugsley (Deed Book 3/423.)
On the East by lands owned by David Pugsley,	Robert Pugsley, who owned the original Michael Keiver homestead jointly with William Keiver, sold this 100-acre lot to David Pugsley in 1849 (Deed Book Z, p. 338). In 1881 David Pugsley sold to Leonard Pugsley (Deed Book 3/425).
On the south and West by lands owned by Joseph and William Gould, Seaman Lowe, and the Road leading to Fenwick	In 1838, Joseph Gould 2nd had purchased the adjacent 67-acre lot from Augustus DesBarres (Deed Book P, p. 118). William was Joseph’s son. J. Seaman Lowe had purchased the lots allocated to Francis Keiver, 2 of which were shared with Abba Mary Keiver.

The lots allocated to Abba Mary Keiver in this area from the William Keiver estate were:

The upland on rest of [?] lot to the interval 23 acres

Half of 22 acres of intervale next to Pugsley land 11.12.23 (shared with Francis Keiver)

One half of 30 acres of woodland rear of Intervale [?] at the Intervale 15.0.25 (shared with Francis Keiver)

On the William Keiver estate map, these lots are located just southeast of the bridge on Lower Porter Road that crosses Lime Kiln Brook. The white area inside the dotted lines is most likely the “intervale”. The Francis Keiver lots were sold to J. Seaman Lowe.

1885 Gilbert R. Pugsley to George W. Pugsley (Deed Book 12, p. 153)

Grantor: Gilbert R. Pugsley of Amherst Hill, farmer

Grantee: George Pugsley of Nappan

Price: 100 dollars

Property: 12-acre parcel of upland at Nappan (part of the Abba Keiver lot south of the 35-acre dower lot)

Boundaries:

Boundaries as described in the deed	Clarification
Commencing on the north side of a bridge on the road leading to Fenwick	The bridge on Lower Porter Road where it crosses Lime Kiln Brook as shown on the William Keiver estate plan
Running easterly 3 chains and twenty links to a corner stake on the line between the said Gilbert R. Pugsley and Seaman Lowe	J. Seaman Lowe had purchased almost all of the lands allotted to Francis Keiver in 1873. (Deed Book SS, p. 300).

Boundaries as described in the deed	Clarification
Thence up a small brook until it strikes the lands owned by Leonard Pugsley	Robert Pugsley, who owned the original Michael Keiver homestead jointly with William Keiver, sold this 100-acre lot to David Pugsley in 1849 (Deed Book Z, p. 338). In 1881 David Pugsley sold to Leonard Pugsley (Deed Book 3/425).
Thence running northwesterly until it strikes the back line of the said George Pugsley	In 1877 Nancy Keiver had sold her 35-acre dower lot from the William Keiver estate to David Pugsley (Deed Book YY/219). In 1881 David Pugsley sold to his son George W. Pugsley (Deed Book 3/423.)
Thence following the lands of the said George Pugsley until it strikes the Road leading to Fenwick	Heading west along the former 35-acre dower lot to Lower Porter Road
Thence along said Road to the place of Beginning	North along Lower Porter Road

1888 George W. Pugsley to Allan Stiles (Deed Book 21, p. 368, registered 1889)

Grantor: George W. Pugsley of Nappan and Augusta his wife

Grantee: G. Allan Stiles of Salem, Farmer

Price: 250 dollars

Property: 16 and 1/2 acres

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at the West corner of land owned by Douglas Pugsley and running northerly and Westerly along the Fenwick Road sixteen chains and ninety seven links,	Running north and northwest along Lower Porter Road
Thence Northerly seventy three degrees East twelve chains and thirty nine links or until it strikes land owned by H. Cousins,	Henry J. Cousins had purchased 75 acres of the adjacent lot from Leonard D. Pugsley in 1883 (Deed Book 8, p. 339, 340). Cousins would later sell a portion of this property to Allan Stiles.
Thence Southerly and Easterly fifteen chains and forty links or until it strikes the Brook,	A small tributary of Lime Kiln Creek as marked on the Wm. Keiver estate plan near lower right hand corner
Thence Southerly seventeen degrees East eighty links to the place of beginning	Along brook to Lower Porter Road

Note:

On the Wm. Keiver estate map, this is part of the lot allocated to Mary Abba Keiver that is east of Lower Porter Road, south of the 35-acre dower lot and north of the small brook that feeds into Lime Kiln Brook.

1889 Henry J. Cousins to Allan Stiles (Deed Book 21, 366)

Grantor: Henry J. Cousins of Nappan and Ida his wife

Grantee: G. Allan Stiles of Salem, farmer

Price: 1000 dollars

Property: 35 acres (of the lot labelled Puglsey on the far right of the William Keiver estate map)

Boundaries:

Boundaries as described in the deed	Clarification
Bounded on the north by Robert Noiles land, commencing at a yellow birch tree standing on Cousins' line	The boundary of this lot ran at a southeast bearing of 22 degrees so technically the Robert Noiles lot on the east was "north" Robert Noiles was the son of Edward Noiles. In 1867 Robert's brother Albert sold 13 acres and a share of 80 acres south of Nappan Road. (Deed Book MM, p. 113). The Noiles lot was Lot 14.
And running along Cousins' line a South Easterly course, till it comes to lands of Leonard Pugsley to a board fence,	Leonard Pugsley still owned the property south of the current lot.
Thence along said board fence a southerly course to Gilbert Pugsley's land,	Gilbert Pugsley's land was the land on the west that Gilbert Pugsley had sold to Allan Stiles the previous year. (Deed Book 21, p. 368).
Thence along Gilbert Pugsleys land a northwesterly course to lands of George Pugsley	In 1877 Nancy Keiver had sold her 35-acre dower lot from the William Keiver estate to David Pugsley (Deed Book YY/219). In 1881 David Pugsley sold to his son George W. Pugsley (Deed Book 3/423.) This lot would later be purchased by Robert Bacon and become the Gordon Bacon farm.
Thence along George Pugsley's land a Northwest course to a blazed stake,	
Thence across a northeast course to place of beginning	Then northeast back to the Noiles line.

Note:

This is the southern section of the 75-acre lot Cousins purchased from Leonard Pugsley in 1883 (Deed Book 8, p. 339, 340). Cousins sold the northern 40 acres of this property to Amos B. Etter in 1889 (Deed Book 22, p. 325).

1889 George Allan Stiles to John W. Read 2nd Mortgage (Deed Book 21, p. 369)

Grantor: George Allan Stiles of Salem, farmer, and Levinia his wife

Grantee: John W. Read (2nd) of Nappan, farmer

Price: 1000 dollars

Properties: a 35-acre and a 16 1/2-acre parcel

Property 1: the 35-acre property acquired form Henry J. Cousins (Deed Book 21, p. 366)

Boundaries:

Boundaries as described in the deed	Clarification
Bounded on the North by Robert Noiles land, commencing at a yellow birch tree standing in Cousins land	The boundary of this lot ran at a southeast bearing of 22 degrees so technically the Robert Noiles lot on the east was "north" Robert Noiles was the son of Edward Noiles. In 1867 Robert's brother Albert sold 13 acres and a share of 80 acres south of Nappan Road. (Deed Book MM, p. 113). The Noiles lot was Lot 14. Cousins was the previous owner of the current land being mortgaged.
And running along Cousins line a Southeasterly course till it comes to lands of Leonard Pugsley	Leonard Pugsley still owned the property south of the current lot.
To lands of Leonard Pugsley to a board fence,	Leonard Pugsley still owned the property south of the current lot.
Thence along said fence a Southerly course till it comes to Gilbert Pugsley's land,	This was the land on the west that Gilbert Pugsley had sold to Allan Stiles the previous year. (Deed Book 21, p. 368).
Thence along Gilbert Pugsley's land a North westerly course to land of George Pugsley	In 1877 Nancy Keiver had sold her 35-acre dower lot from the William Keiver estate to David Pugsley (Deed Book YY/219). In 1881 David Pugsley sold to his son George W. Pugsley (Deed Book 3/423.) This lot would later be purchased by Robert Bacon and become the Gordon Bacon farm.
thence along George Pugsley's land a North westerly course to a blazed stake	
thence across the lot a North East course to the place of beginning containing thirty five acres more or less	

Property 2: the 16 1/2 acre lot Stiles had acquired from George Pugsley (Deed Book 21, p. 368)

Boundaries not described.

1913 Albert Lawrence to Allison Stiles (Deed Book 113, p. 443)

Grantor: Albert E. Lawrence of Amherst, Farmer and Emma E. Lawrence his wife

Grantee: Allison Stiles of Upper Nappan, Farmer

Price: one dollar

Property: 50 acres of intervalle and upland (this is the remainder of Abba Keiver's upland and intervalle south of the small brook plus a portion of lands allotted to Francis Keiver)

Boundaries:

Boundaries as described in the deed	Clarification
On the north by lands the property of Allan Stiles	George Allan Stiles, Allison's father had purchased the 16 acres to the north from George W. Pugsley (Deed Book 21, p. 368).
On the east by lands owned by Allan Stiles, Francis Smith Junior and Jacob Porter	George Allan Stiles, Allison's father had purchased the 35 acres to the (north)east from Henry J. Cousins (Deed Book 21, 366). Jacob Porter had purchased the 43 acres north of Allan Stiles from Amos B. Etter in 1909 (Deed Book 95, p. 147). However, Jacob Porter also owned property to the south so it's difficult to determine which is meant. In 1889 Leonard D. Pugsley sold a 10-acre piece of land bordering Stiles and the brook to Francis Caleb Smith Jr. (Deed Book 23, p. 188)
On the south by lands owned by Jacob Porter and lands formerly owned by Joshua Gould and George Gould	This could be the 67-acre lot that once belonged to Joseph Gould 2nd, then to W.W. Bent who sold it to George Gould in two sections. (Deed Book CC, p. 322 and Deed Book CC, p. 406). Lower Porter Road bisected that property. George Gould (1812-1899) had a son named Joshua.
And on the West by the Road leading from Upper Nappan to Fenwick by Jacob Porter's containing fifty acres more or less	Lower Porter Road.

Deed Trail for Albert Lawrence acquisition of the 50 acres:

1881 Abba Mary Keiver to Gilbert R. Pugsley (Deed Book 3, p. 334). 23+11+15 acres=49 acres

1892 J. S. Lowe to Gilbert R. Pugsley (Deed Book 33, p. 15) +7 acres =56 acres

1888 Gilbert R. Pugsley to Allan Stiles (Deed Book 21, p. 368) -16 1/2 acres=49 1/2 acres

1901 Gilbert R. Pugsley to Albert Lawrence (Deed Book 60, p. 141) 50 acres

J. Seaman Lowe had acquired 11+15 acres of the Abba Mary Keiver/Frances Keiver shared lots. He had only disposed of 7 acres to Gilbert Pugsley.

In 1917, George Allen Stiles left his son Allison E. Stiles the whole of his real estate. (Deed Book 128, p. 605).

1944 Allison N. Stiles to Albert Davis (Deed Book 190, p. 96)

Grantor: Allison Stiles of Upper Nappan, Farmer

Grantee: Albert Davis of Upper Nappan, Farmer (Allison's son-in-law)

Price: one dollar

Properties: There were several properties conveyed. However, only the first property will be discussed in this document.

Property 1:

Boundaries:

Boundaries as described in the deed	Clarification
On the northeast side of the old Porter Road so called	Today's Lower Porter Road
Beginning at the road at the south line of lands of William Bacon;	Robert Bacon had purchased the 35-acre dower lot of Nancy Keiver to the north in 1889 and deeded it to his son William S. Bacon in 1916 (Deed Book 23, p. 110, Deed Book 124, p. 766)
And thence following line of William Bacon to a corner where Bacon and Sylvester Porter's lands join;	Sylvester Porter owned 43 acres of the lot marked Pugsley on the William Keiver estate plan to the east, south of Nappan Road and the "Moore" lot.
Thence southerly along lands of Sylvester Porter about four hundred yards;	
Thence at right angles and running easterly along lands of Sylvester Porter to lands of Aubrey Noiles	Robert C. Noiles had owned the westernmost strip of Lot 14 to the east. Aubrey was his son.
Thence southerly and about parallel to the old Porter Road to lands of Frank Smith;	Francis William Smith, son of Francis "Frank" Lewis Smith. Francis L. Smith had acquired the property in this area from his father Francis Caleb Smith Jr.
Thence at right angles westerly along the edge of the intervale to the barn of Frank Smith or Floyd Smith;	Frank and Floyd were brothers.
Thence southerly at right angles just across a small brook;	
thence south easterly to Sylvester Porter's line on his wood lot;	
Thence easterly along the course of Sylvester Porter's line to William Bacon's line;	
Thence about direct west to the old Porter Road so called;	
Thence northerly along the old Porter Road to the place of beginning	

Note: This property then passed to Harry Bacon (Deed Book 198, p. 619), then to the Nova Scotia Farm Land Settlement Board (Deed Book 203, 667) and then to Kenneth Smith (Deed Book 246, p. 461).

Notes for further study:

In *Fenwick 1778-1978*, Myrtle Chappell discusses the Stiles properties on page 80. According to Chappell, the property had been owned for years by Stiles but “now is the property of Mr. and Mrs. Kenneth Smith.”

A map of the estate of William Keiver shows the location of the Keiver and Pugsley properties. (Nova Scotia Probate Records, Estate Files 1764-1938, Nos. 1065-1113 (J-K) viewable on Family Search. The estate map is on image 721. A written description of the allocation of the properties beginning on image 745 is very useful as it mentions neighbouring properties not shown on the maps.

An 1860 map shows a Mrs. Keiver, a D. Pugsley and Nathaniel Casey located east of today's Lime Kiln Brook and a road called Baker's or possibly Baken's Rd., probably today's Lower Porter Road.

To view this map online, go to the Nova Scotia Provincial Archives Historical Maps section at <https://archives.novascotia.ca/maps/> and search for “Cumberland County”. The map is titled “Cumberland County Grants” and dated 1860. Controls at the bottom of the page will allow you to enlarge and rotate the map. You can also download the map and then use the controls on your computer to enlarge and rotate the map.

The 1873 A. F. Church map shows Mrs. Keiver, D. Pugsley, G.B. Moore and A. Stiles east of Beaver Lake Creek, today's Lime Kiln Brook.

The Ernest Coates hand-drawn map shows the following homesteads located on the original Michael Keiver homestead:

#29 Farm of Alan, Allison Stiles, Kenneth Smith, grandson of Alan.

#30 Farm of Roderick Read, son of Charles Read & gson of Burton Read

#31 Farm of Gordon Bacon & Helen (Ripley) Bacon

#32 Farm of Jacob, Sylvester, Russell Porter (Jacob M Ida Read)

The map can be obtained at Cumberland County Genealogical Society (CCGS) or downloaded here:

<https://ripleyresearch.weebly.com/cumberland-county-maps.html>

My website page:

<https://ripleyresearch.weebly.com/the-keiver-properties.html>