

Amherst Township Lot 14

Originally compiled by Mallory Burton February 22, 2024. Last updated April 7, 2024



Approximate location of 100-acre Lot 14 as shown on Open Street Map

Summary:

The 100-acre lots were a block of extremely valuable lots that lay south of the 1000-acre Denson Grant in Upper Nappan. Deed research shows that only 5 lots with a north/south orientation occupied the land between the Ox Bend of the Nappan River on the west and a block lots adjoining Cobequid Road on the east: lots 17, 16, 15, 14, and 25. The Michael Keiver homestead occupied lots 15, 16, and 17. The Noiles family occupied Lot 14, and the Casey family occupied Lot 25. These lots were bordered on the north by the 1000-acre Denson Grant later purchased by Thomas Cochran. Amherst Township Lot 1 east of the extreme gore of the 1816 Samuel McCully Grant formed the southern boundary.

In 1779 John Stuart purchased Amherst Township Lot 14 from Patrick Porter. Following John's death, his son Charles Stuart sold at least part of the property to Edward Noiles Senior. Edward Noiles Senior passed 25 acres of the property north of Nappan Road to his son Josiah Noiles in 1863. Unmarried Josiah Noiles left the property to his nephew James Wilson.

Edward Noiles Senior also deeded long narrow portions of the property south of Nappan Road on Lot 14 to his sons Albert and George. The brothers later deeded portions of their land to their brother Robert. The original boundary between Lots 14 and 25 was obscured when Robert C. Noiles acquired portions of the Casey properties to the east. Robert's estranged wife Jane Gould later acquired the westernmost portion of Lot 14 and the Bacon family acquired the central and eastern portions of the lot.

1779 Patrick Porter to John Stuart (Deed Book C, p. 167)

Grantor: Patrick Porter of Lunenburg, Yeoman

Grantee: John Stuart of Windsor

Price: 25 pounds

Property: Lot 14 consisting of meadow and upland in Amherst Township no size given

Boundaries: no boundaries given

1841 Charles Stuart to James Coates (Deed Book Q, p. 182) Mortgage

Grantor: Charles Stuart of Nappan, Yeoman

Grantee: James Coates of Amherst, Merchant

Price: 187 pounds, 13 shillings

Properties: two properties devised to Charles Stuart by his father John Stuart

Property 1: a 4 3/4 acre marsh property location not specified

Property 2: the 100-acre property where Charles Stuart resided

Boundaries:

Boundaries as described in the deed	Clarification
Bounded westerly by Michael Keiver's lands	Michael Keiver's original homestead on Lots 15, 16, 17. Keiver had died in 1817 and his heirs owned the property.
Northerly by lands of Colonel Cochran	Thomas Cochran had purchased the 1000-acre grant of Henry Denny Denson in 1784. Thomas had died in 1817 and his heirs owned the property. Lot 14 lay south of the Cochran heir's Lot S sold to Moses Seaman.
Easterly by lands of Jeremiah Casey,	Jeremiah Casey had purchased neighbouring lot 25 in 1823.
And Southerly by lands of Samuel Stuart and John Coates	Samuel Stuart owned part of Amherst Township Lot 1, previously owned by his father John Stuart.

1842 Charles Stuart to Edward Noiles (Deed Book Q, p. 530) Under Charles Stuart to Isaac E. Stuart in the Registration Index

Grantor: Charles Stuart of Amherst. (James Coates also appeared so perhaps Edward was taking over the sale)

Grantee: Edward Noiles of Amherst

Price: 160 pounds

Property: acreage and lot number are not specified in the deed

Boundaries:

Boundaries as described in the deed	Clarification
Westerly by Michael Keiver's land,	Michael Keiver's original homestead on Lots 15, 16, 17. Keiver had died in 1817 and his heirs owned the property.
Northerly by Colonel Cochran's land,	Thomas Cochran had purchased the 1000-acre grant of Henry Denny Denson in 1784. Thomas had died in 1817 and his heirs owned the property. Lot 14 lay south of the Cochran heir's Lot S.

Boundaries as described in the deed	Clarification
Easterly by lands of Jeremiah Casey	Jeremiah Casey had purchased neighbouring lot 25 in 1823.
And southerly by lands of Samuel Stuart and John Coates	Samuel Stuart owned part of Amherst Township Lot 1, previously owned by his father John Stuart.

1848 Edward Noiles Senior to Rufus R. and Albert Noiles (Deed Book X, p. 245, reg. 1852)

Grantor: Edward Niles Senior of Nappan, Farmer

Grantee: Rufus R. Niles and Albert Niles, both of Nappan, Yeoman

Price: 250 pounds

Property: 25 acres “a portion of that lot of land purchased by the said Edward Niles from one Charles Stewart by Indenture bearing date the fourth of May one thousand eight hundred and fifty [sic] two”

Boundaries:

Boundaries as described in the deed	Clarification
Lying on the north side of the road leading from the Cobequid Road, through Napan,	Nappan Road
and extending down from said road to Colonel Cochran’s land	Colonel Cochran’s land lay to the north. Thomas Cochran had purchased the 1000-acre grant of Henry Denny Denson in 1784. Thomas had died in 1817 and his heirs owned the property. Lot 14 lay south of the Cochran heir’s Lot S.
Containing 25 acres more or less	

Note:

This same property was sold by Edward to Josiah Noiles in 1863.

1852 Edward Niles to Nathaniel Niles (Deed Book X, p. 246)

Grantor: Edward Niles, Senior of Nappan, Farmer

Grantee: his son Nathaniel Niles, of Nappan, Yeoman

Price: 50 pounds

Property: 40 acres “off the extreme southern end of that portion of the lot”...“purchased by the said Edward Niles from one Charles Stuart...by Indenture bearing date the fourteenth day of May A.D. 1842”

Boundaries:

Boundaries as described in the deed	Clarification
Situate on the south side of the road leading from the Cobequid road near John Bent’s, through Napan aforesaid,	Nappan Road
And bounded on the south by Samuel Stuart’s land	Samuel Stuart owned part of Amherst Township Lot 1, previously owned by his father John Stuart.
And on the north by the remaining portion of the southern part	The part of the lot immediately south of Nappan Road

Note:

Nathaniel died in 1857 in Sackville so this sale may not have been completed and/or the property reverted to Edward Noiles.

In 1862, Edward Noiles Senior began to dispose of his properties to his remaining sons. Edward Noiles Senior probably died in late 1862 or early 1863 as his probate documents are dated January 1863. The deed sequence is confusing as the deeds are also registered 1863. Edward Noiles Senior deeds the property north of Nappan Road to his son Josiah. Edward Noiles Senior conveyed the 75 acres of Lot 14 south of Nappan Road to his sons Albert, George, who subsequently conveyed property to their brother Robert. Edward Noiles Senior also conveyed 1/4 shares in a one-acre lot adjacent to the Nappan River, bordered on the north by the Denson Line and on the east by a road, probably today's NS-2.

1863 Edward Noiles to Josiah Noiles (Deed Book HH, p. 48, registered 1863)

Date: 20th January, 1862, registered 6th January 1863 (Edward Niles's probate papers are dated January 1863)

Grantor: Edward Noiles Sr. of Amherst, Yeoman

Grantee: Josiah Noiles his son

Price: 5 pounds

Properties: a property north of Nappan Road and 1/4 share of one acre

Property 1: 25-acre upland situate in Amherst on the north side of a road leading to the River Philip

Boundaries:

Boundaries as described in the deed	Clarification
Bounded on the South by the said road,	Nappan Road
West by Jacob Corbets land	Jacob Corbett purchased the neighbouring lot to the west on the old Michael Keiver homestead in 1848 (Deed Book V, p. 556) and sold it to George Moir in 1863 (Deed Book HH, p. 231).
Northerly by Densons line so called	Thomas Cochran had purchased the 1000-acre grant of Henry Denny Denson in 1784. Thomas had died in 1817 and his heirs owned the property. Lot 14 lay south of the Cochran heir's Lot S.
And Easterly by George Gould's land containing twenty five acres more or less	Did George Gould purchase some of Casey's Land?

Property 2: 1/4 share of a 1-acre property

Boundaries:

Boundaries as described in the deed	Clarification
Bounded northerly by the said Denson line	Thomas Cochran had purchased the 1000-acre grant of Henry Denny Denson in 1784. Thomas had died in 1817 and his heirs owned the property. Lot 14 lay south of the Cochran heir's Lot S.
Easterly by the road	Probably today's Lower Porter Rd.

Boundaries as described in the deed	Clarification
Southerly by Mrs. Keiver's land	Widow of Michael Keiver
And westerly by the Nappan River	This sounds like a small piece of land adjacent to the Nappan River in the vicinity of the Ox Bow bend

Note:

Property 1 sounds exactly like the property described in the 1848 deed to Rufus and Albert Noiles. However, deed descriptions from the neighbouring Cochran property indicate that Josiah Niles lived on the property. After his death, the unmarried Josiah willed the property to his nephew James Wilson.

1862 Edward Niles to George Niles (Deed Book HH, p. 47)

Date: 20 January 1862 (registered 1863)

Grantor: Edward Noiles Senior of Amherst, Yeoman

Grantee: my son George Noiles

Price: 5 pounds

Properties: a 25-acre piece of Lot 14 (the easternmost section) and a 1/4 share of an acre on the Denson Line

Boundaries as described in the deed	Clarification
Laying On the South Side of the road leading from Nappan to the post road near Edward Coates and Bounded Northerly by said road,	Nappan Road
Easterly by Nathaniel Casey's lands	Nathaniel Casey was on the neighbouring Lot 25 to the east
Southerly by Samuel Embree's land	Samuel Stuart owned part of Amherst Township Lot 1, previously owned by his father John Stuart.
And Westerly by Albert Noiles land Containing Twenty five Acres More of less	Albert Noiles bought the neighbouring property to the west on the same day (Deed Book HH, p. 47)

Property 2: 1/4 share in a one acre lot on the Denson Line

Boundaries:

Boundaries as described in the deed	Clarification
Northerly by the Denson Line so called	Thomas Cochran had purchased the 1000-acre grant of Henry Denny Denson in 1784. Thomas had died in 1817 and his heirs owned the property. Lot 14 lay south of the Cochran heir's Lot S. The boundary was still called the Denson Line.
Easterly by a Certain road	Probably today's Lower Porter Rd
Southerly by Mrs. Keiver's land	Nancy Keiver, widow of William Keiver
And Westerly by Nappan River so Called	

1862 Edward Niles to Albert Niles (Deed Book HH, p. 47)

Date: 20 January 1862 (registered 1863)

Grantor: Edward Noiles Senior of Amherst, Yeoman

Grantee: my son Albert Noiles

Price: 5 pounds

Properties: 25 acres of Lot 14 plus a 1/4 share of a one acre lot on the Denson Line

Property 1: a long narrow 25-acre lot (the middle section) south of Nappan Road on Lot 14

Boundaries:

Boundaries as described in the deed	Clarification
Lying and being on the South Side of the road leading from Nappan to the Port road Near Edward Coates And Bounded Northerly by Said road	Nappan Road
Easterly by George Niles lands	A similar property on Lot 14 sold to George Niles the same day.
Southerly by Samuel Embree's land	Samuel Embree purchased a portion of Lot 1, the former Stuart property. (Deed Book T, p. 213 and R, p. 397).
And Westerly by Robert Noiles land, Containing Twenty five acres More or less	Although it may have been Edward's intention to grant Robert the western section, there don't seem to be deeds to show this. Instead, the western section was deeded to Albert and George Niles who later shared parts of it with Robert.

Property 2: 1/4 share in one acre on Denson Line

Boundaries:

Boundaries as described in the deed	Clarification
Bounded Northerly by the Denson Line so called,	Thomas Cochran had purchased the 1000-acre grant of Henry Denny Denson in 1784. Thomas had died in 1817 and his heirs owned the property. Lot 14 lay south of the Cochran heir's Lot S. The boundary was still called the Denson Line.
Easterly by a Certain road,	Probably today's Lower Porter Road
Southerly by Mrs. Keiver's land	Nancy Keiver, widow of William Keiver
And Westerly by the Nappan River so Called	

1862 Edward Niles to Albert Niles and George Niles (Deed Book HH, p. 389, registered 1863)

Date: 22 Nov, 1862 (Edward Niles's probate papers are dated January 1863)

Grantor: Edward Noiles Senior of Amherst, farmer

Grantee: sons Albert and George Niles

Price: 5 pounds

Property: 25 acres in Amherst

Boundaries:

Boundaries as described in the deed	Clarification
On the south side of the Road leading from Nappan to Edward Coates	Nappan Road
And bounded northerly by said Road,	
Easterly by Albert Niles land,	Albert had previous been deeded the middle section.
Southerly by Samuel Embree's land	Samuel Embree purchased a portion of Lot 1, the former Stuart property.
And Westerly by David Pugsley's land and Containing by Estimate twenty five Acres More or less	David Pugsley had purchased the neighbouring 35-ace dower lot allotted to Nancy Keiver from William Keiver's homestead.

1867 Albert Noiles to Robert Noiles (Deed Book MM, p. 113)

Date: 25 July 1867

Grantor: Albert Noiles

Grantee: Robert Noiles

Price: 20 pounds

Property: 13 acres bounded by Pugsley on the west plus a [blank] share in the entire 80 acres

Deed to him by Edward Noiles

Boundaries:

Boundaries as described in the deed	Clarification
On the west by David Pugsley	A property owned by David Pugsley on the old William Keiver homestead
On the north by Nappan Road	
On the east by Nathaniel Casey	Nathaniel Casey was on Lot 25 neighbouring on the east
On the south by Samuel Embree	Samuel Embree purchased a portion of Lot 1, the former Stuart property.

1867 George Noiles to Robert Noiles (Deed Book MM, p. 114)

Date: 25 July 1867

Grantor: George Niles of Amherst, farmer

Grantee: Robert Niles

Price: 20 pounds

Property: 13 acres south of Nappan Road plus a 1/4 share in the 1-acre lot on the Nappan River

Boundaries:

Boundaries as described in the deed	Clarification
On the Nappan North North [sic]	North by Nappan Road
On the East by Albert Niles land	The other half of the 25-acre lot jointly owned by Albert and George

Boundaries as described in the deed	Clarification
On the south by Samuel Embree	Samuel Embree purchased a portion of Lot 1, the former Stuart property.
On the west by David Pugsley	David Pugsley owned the lot on the old Keiver homestead to the west, so this was the west most section of the 25-acre section owned jointly by Albert and George.

1868 Albert Noiles to George Noils 3rd (Deed Book MM, p. 545)

Grantor: Albert Noiles of Nappan, Farmer

Grantee: George Noiles 3rd, son of the late Edward Noiles of Nappan, farmer

Price: 160 dollars

Properties: a 15-acre property south of Nappan Road and a 12-acre property north of Nappan Road

Property 1: "a lot of land on which the said Albert Noiles now resides"

Boundaries:

Boundaries as described in the deed	Clarification
Northerly by the road leading through Nappan East,	
And Easterly by the said George Noiles land	
Southerly by land belonging to Samuel Embree	
And West by lands of Robert Niles Containing fifteen acres more or less	

Property 2: 12 acres "a property situation on the north side of said Road"

Boundaries:

Boundaries as described in the deed	Clarification
Bounded south and easterly by the said George Noiles land	
And Northerly by Moses Lowe land	Moses Lowe had purchased Lot S of the Thomas Cochran estate. Cochran had purchased the original 1000-acre Henry Denny Denson Grant.
And Easterly by George Gould land	George Gould had purchased the western 13 acres of Lot 25 that lay north of Nappan Road
Containing twelve acres more or less	

Notes for further study:

A map of the William Keiver estate shows the location of the Keiver and Pugsley properties. Several properties referenced in the Noiles deeds can be seen on this estate map. (Nova Scotia Probate Records, Estate Files 1764-1938, Nos. 1065-1113 (J-K) viewable on Family Search. The estate map is on image [721](#).

Robert Coates had purchased the George Moore Lot in 1881 (Deed Book 4, p. 29). The Moore Lot north of Nappan Road adjoined on the west.

Ed Noiles is shown on an 1860 map of Cumberland County on the north side of Nappan road just west of Wm. Casey. 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.

It was likely Edward Noiles Senior who purchased a lot on the east side of NS-2 south of Nappan Road from Mary Gould, widow of Joseph Gould 2nd in 1847. A document in the probate papers mentions a charge against the estate for services provided in a court action between Edward Noiles and Mary Gould.

When Cochran's Lot S to the north was sold in 1873, its southern boundary was (from east to west) "lands of Mrs. Daniel Casey, George Gould, Josiah Niles, George Moore, and Mrs. William Keiver." (Deed Book RR, p. 208). George Moore's property on lot 15 was part of the original Keiver estate. Josiah Niles was on Lot 14. George Gould and Mrs. Daniel Casey were on Lot 25.

When Cochran's Lot S to the north was sold in 1891, its southern boundary was (from east to west) "lands of the widow of Daniel Casey, Peter Gould, James Wilson, Robert Coates, and lands purchased by Lowe from George W. Pugsley." (Deed Book 29, p. 423).

In his will of 1881, unmarried Josiah Noiles left both of the properties deeded to him by his father in 1863 to his nephew James Edward Wilson, son of his sister Sarah.

The purpose of this document was to establish the location of Lot 14 between the Keiver properties and Jeremiah Casey on Lot 25. Noiles and Bacon family descendants may be interested in tracing the properties further. The following list provides a partial deed trail:

1873. Robert bought 73 acres from Nathaniel Casey and immediately mortgaged to Bent (Deed Book RR, p. 308.)

1873 Bent mortgage. (Deed Book RR, p. 309)

1897 Robert B. Dickey to James A. Dickey (Deed Book 47, p. 174)

1899 James A. Dickey to R. Thompson Coates (Deed Book 54, 434). Robert Noiles Lot

1902 R. Thompson Coates to Frederick Noiles Deed Book 62, p. 409) Robert Noiles Lot

1902 Frederick Noiles to Jane Gould (Deed Book 63, p. 162) Robert Noiles Lot

1903 Sherriff Logan Albert Noiles to CWHolmes

1903 CWHolmes to Howard F Noiles. (the lots above)

1907 Jane Gould to Cassie McDonald (Deed Book 86, p.162). Cassie McDonald. 30 acres of Noiles Lot

1916 Jane Gould to S. A. Logan (Lime Kiln right of way). She must have also sold him the 5-acre lot because he later sold a 1/2 interest in it to Fillmore and then the whole property. They

also obtained a right-of-way from Styles. Frank Smith, who owned a part of Lot 1 to the south sold a lot of unknown size next to the lime quarry to Fillmore. This deed includes a survey of the lot.

1922 Jane Gould to Laura Secord (Deed Book 150, p. 190)

1939 Jane Gould to Aubrey Noiles (Deed Book ? P. 493).

1892 Albert E. Lawrence to Thomas Read. Bounded by Porter Road

1910 Joshua, George, Fred Gould to Robert Bacon (Deed Book 99, p. 292). Bounded on west by Porter Road

1913 Robert Bacon to W S Bacon (Deed Book 114, p. 268) Gould Lot adjacent to Albert Lawrence

1949 L. Bacon to G. Bacon (Deed Book 200, p. 538) Dower Lots

Eventually the property went to James R. Ramy (Lot 25 portion), Robert Bacon, Laurie Bacon, Clinton Bacon