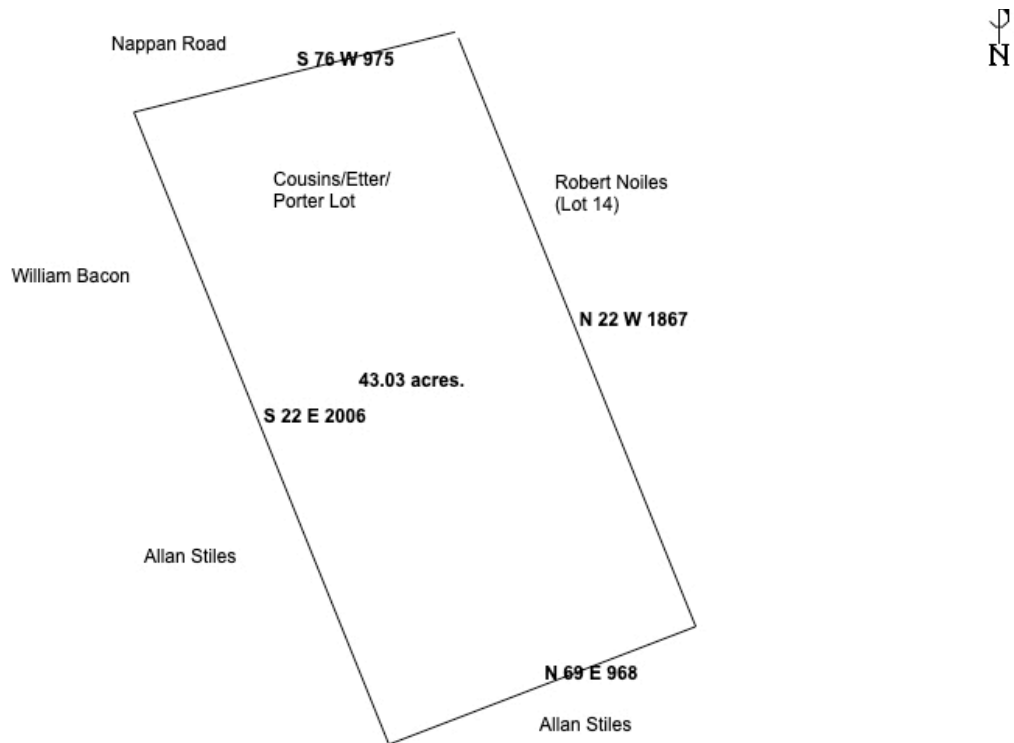


# The Cousins/Etter/Porter Lot in Upper Nappan

Originally compiled by Mallory Burton in February 2023. Last updated March 7, 2024.



Lot as described in 1909 deed from Amos B. Etter to Jacob Porter

## 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 property later owned by Henry J. Cousins, Amos. B. Etter, Jacob Porter and his son Sylvester, was located on a lot that had been allocated to Robert Pugsley. On the William Keiver estate map, it's the long narrow Pugsley lot on the eastern side of Michael Keiver's original homestead south of the "Moore" lot. The property stretched from Nappan Road in the north to Amherst Township Lot 1 in the south.

**1849 Robert Pugsley to David Pugsley (Deed Book Z, p. 338, registered 1855)**

Grantor: Robert Pugsley of River Hebert and wife Margaret (Keiver)

Grantee: David Pugsley of River Hebert

Price: 400 pounds

Properties: a 100-acre parcel and a 12-acre parcel originally part of the Keiver homestead

Property 1: 100-acres

Boundaries:

Boundaries as described in the deed	Clarification
“lying on the South Side of the Main Road leading to Amherst	Today’s Nappan Road
beginning at the angle of William Keiver’s land	This Pugsley lot was directly south of the lot labelled “Moore” on the William Keiver estate map. Nancy Keiver’s dower lot lay west.
thence along the said Road until it meets Edward Noils land	Heading northeast on Nappan Road to Edward Noils land on neighbouring Lot 14. Charles Stuart had sold the land to Edward Noils in 1842 (Deed Book Q, p. 530).
thence along Edward Noils boundary line until it meets the rear line,	South(east) along the Noiles line
thence along the said line until it meets William Keiver’s land,	Southwest along the rear line
thence Along William Keiver’s land until it Meets the Said Road the place of beginning containing one hundred acres more or less”	Heading north(west) along Keiver’s land to Nappan Road, the place of beginning

Property 2: 12-acre marsh in a different area

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at the Beaver Lake Brook Bridge	The bridge over today’s Lime Kiln Brook at Nappan Road
thence Along the Aforesaid Road until it meets William Keiver’s upland	East along Nappan Road to approximately today’s Lower Porter Road
thence Along the edge of the Said upland until it Meets a ditch Along William Keivers Marsh,	South approximately on Lower Porter Road
thence Along Said ditch until it Meets Said Brook,	Heading northwest along the ditch back to the Brook
thence Along the Said Brook until it Meets the Said Bridge the place of beginning, Containing Twelve Acres More or Less”	Heading northeast on the brook to the bridge

**1881 David Pugsley to Leonard D. Pugsley (Deed Book 3, p. 425)**

Grantor: David Pugsley and his wife

Grantee: Leonard David Pugsley

Price: 4000 dollars

Properties: 4 properties formerly belonging to the Keiver homestead

Property 1: 100 acres

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at the angle of lands now deeded by me to George W. Pugsley	David Pugsley had purchased Nancy Keiver's 35-acre dower lot adjacent on the west. In 1881 he deeded the dower lot to his son George W. Pugsley (Deed Book 3, p. 423).
And thence along the said Main Road until it reaches Robt. Noiles line,	East along Nappan Road to the Robert Noiles property line Edward Noiles Senior sold properties south of Nappan Road on Lot 14 to his sons Albert and George. They, in turn, sold the westernmost strip to their brother Robert Noiles.
Thence along said R. Noiles Boundary line until it meets the rear line	Robert Noiles was the son of Edward Noiles Senior. In 1867 Robert's brother Albert sold him 13 acres and a share of 80 acres south of Nappan Road on Lot 14. (Deed Book MM, p. 113)
Thence along said rear line until it meets Gilbert Pugsley land formerly owned by William Keiver,	In 1881 William's daughter Abba Mary Keiver sold 50 acres to Gilbert R. Pugsley (Deed Book 3, p. 334.) These properties lay to the west.
Thence along said line until it Meets the Main Road to the place of Beginning	

**1883 Leonard D. Pugsley to Henry J. Cousins (Deed Book 8, p. 339, Deed Book 8, p. 340)**

Grantor: Leonard D. Pugsley of Nappan, Farmer

Grantee: Henry J. Cousins of Salem, Farmer, and Ida (Read) his wife

Price: 2000 dollars

Property: 75 acres

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at the angle of lands owned by George W. Pugsley	David Pugsley had purchased Nancy Keiver's 35-acre dower lot adjacent on the west. In 1881 he deeded the dower lot to his son George W. Pugsley (Deed Book 3, p. 423).
And thence along the Main Road until it reaches Robert Niles land	East along Nappan Road to the Robert Noiles property line. Edward Noiles Senior sold property south of Nappan Road to his sons Albert and George. They, in turn, sold the westernmost strip to their brother Robert Noiles.

Boundaries as described in the deed	Clarification
Thence along said Robert Niles Boundary line until it reaches a board fence,	Robert Noiles was the son of Edward Noiles Senior. In 1867 Robert's brother Albert sold him 13 acres and a share of 80 acres south of Nappan Road. (Deed Book MM, p. 113)
Thence along said board fence to Gilbert Pugsley's land formerly owned by William Keiver	West along the rear of the lot to Gilbert Pugsley's line. In 1881 William's daughter Abba Mary Keiver sold a lot west of Pugsley to Gilbert R. Pugsley (Deed Book 3, p. 334. )
Thence along said line to the main road at the place of beginning containing 75 acres more or less	North along Gilbert Pugsley's land.
And reserving to the said Leonard D. Pugsley the right of way over the Road leading from the Main Road to the intervale	

**1889 Henry J. Cousins to Amos B. Etter (Deed Book 22, p. 325)**

Grantor: Henry J. Cousins of Nappan, Farmer, and Ida (Read) his wife

Grantee: Amos B. Etter of Nappan, Merchant.

Price: 1000

Property: 40 acres (the northern half of the 75 acres he had purchased from Leonard Pugsley)

Boundaries:

Boundaries as described in the deed	Clarification
On the North West by the Road,	Lower Porter Road
On the North East by land of Robert Noiles.	Robert Noiles was the son of Edward Noiles. In 1867 Robert's brother Albert sold him 13 acres and a share of 80 acres south of Nappan Road. (Deed Book MM, p. 113). The Noiles lot was Lot 14.
On the South East by land of Allan Stiles.	In 1889, Henry J. Cousins sold the southern 35 acres of his 75-acre property to Allan Stiles (Deed Book 21, p. 366).
And on the South West by lands of Allan Stiles and George W. Pugsley	In 1889 Gilbert Pugsley sold a 16-acre property, formerly allocated to Abba Keiver from the William Keiver homestead, on the west to Allan Stiles (Deed Book 21, p. 368).
Excepting the part already conveyed to the said Allan Stiles	Gilbert Pugsley sold a 16-acre property, formerly allocated to Abba Keiver from the William Keiver homestead, on the west to Allan Stiles in 1889 (Deed Book 21, p. 368).

**1909 Amos B. Etter to Jacob Porter (Deed Book 95, p. 147)**

Grantor: Amos B. Etter of Amherst, Esquire, and his wife Clarissa F. (Pugsley)

Grantee: Jacob Porter of Fenwick, Farmer

Price: one dollar

Property: 43 acres previously conveyed to Amos B. Etter in 1889 (Deed Book 22, p. 325)

Boundaries:

<b>Boundaries as described in the deed</b>	<b>Clarification</b>
Commencing at the Southwest corner of land now or formerly owned and occupied by one Robert Noiles	Robert Noiles was the son of Edward Noiles. In 1867 Robert's brother Albert sold him 13 acres and a share of 80 acres south of Nappan Road. (Deed Book MM, p. 113)
And coursing from thence south seventy six degrees West along the Road leading from the old Halifax Road so called to Nappan a distance of Nine hundred and seventy five feet	Southwest along Nappan Road
or until it comes to land owned and occupied by one William Bacon	On the Keiver estate map, Wm. Bacon's land is the 35-acre Dower lot south of Nappan Road allocated to Nancy Keiver after William Keiver's death. The deed trail for this lot is: 1877 Nancy Keiver and heirs to David Pugsley (Deed Book YY, p.219). 1881 David Pugsley to George W. Pugsley (Deed Book 3, p. 423). 1889 George W. Pugsley to J. Seaman Lowe (Deed Book 23, p.630) 1889 J. Seaman Lowe to Robert B. Bacon (Deed Book 63, p. 357 reg. 1902) From Robert Bacon, the property passed to William S. Bacon and then Gordon Bacon.
Thence south twenty two degrees east along land of said Bacon and of one Allan Stiles two thousand and six feet - (2006) to a stake	Gilbert Pugsley sold a 16-acre property, formerly allocated to Abba Keiver from the William Keiver homestead, on the west to Allan Stiles in 1889 (Deed Book 21, p. 368). Abba Keiver's property was south of the 35-acre Dower lot.
Thence north sixty nine (69) degrees east along said Stiles land nine hundred and sixty eight feet to a Birch tree on line of lands of the aforesaid Noiles	In 1889, Henry J. Cousins sold the southern 35 acres of this property to Allan Stiles (Deed Book 21, p. 366). So Stiles owned property on the west and on the south.
Thence north twenty two (22) degrees West along said Noiles land eighteen hundred and sixty seven (67) feet more or less to the place of beginning on road aforesaid containing forty-three (43) acres more or less	Northwest along Noiles land to the place of beginning on Nappan Road.

**Note:**

See drawing using these measurements on page 1.

**Notes for further study:**

Jacob Wellington Porter was originally married to Ada Read (1863-1912). Ada Read was the twin sister of Ida Read who was first married to Henry J. Cousins (1861-1911), a former owner of the property. After the deaths of Ada (Read) and Henry J. Cousins, Jacob Porter married Ida Read.

In 1925 Jacob Porter willed the property to son Sylvester Porter. Nova Scotia Probate Records, 1760-1993 for Cumberland County. Viewable online at Family Search. Estate Files, 1764-1938, no. 4073-4108. File #4102, starting on image 596.

In *Fenwick 1778-1978*, Myrtle Chappell discussed the Jacob Porter homestead in Upper Nappan on p. 81. The Bacon and Stiles properties are mentioned on the previous page. The Porters also owned property in Fenwick. Myrtle discusses those properties on pages 59-60.

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>