

Joseph Gould 2nd Nappan Road Lots

Originally compiled by Mallory Burton January 2023. Last updated February 22, 2024.



Approximate location of J. Gould lots on Open Street Map

Summary:

Theoretically, two adjacent lots belonging to Joseph Gould 2nd (1802-1855) were located on the original 20,000-acre grant made in 1764 to Captain Adam Gmelin. In 1771, Col. J. F. W. DesBarres acquired the northernmost 8,000 acres of the Gmelin Grant in a court-ordered sale. At first, DesBarres leased his properties, but in 1817 he began to sell them to former tenants. After his death in 1824, his son Augustus continued selling the properties. The DesBarres estate eventually became the communities of Maccan, Nappan, and Fenwick.

In actuality, the two lots Joseph Gould 2nd purchased from Augustus DesBarres were located on Amherst Township property. However, when the error was discovered, and the Roach Line replaced the Gmelin Line as DesBarres's eastern boundary, it seems Joseph Gould 2nd was allowed to keep the properties. His 21-acre lot was bounded by the Nappan River and Nappan Road and lay west of the Roach Line. His 23-acre lot lay east of the Roach Line and was bordered on the north by the Nappan River, east by today's Lime Kiln Brook, and included parcels both north and south of Nappan Road.

The two lots or various portions of them have been owned by Jedore Gould and his wife Nancy, Michael Gould, Joseph Gould 2nd and his wife Mary (Curran), their unmarried son Joe Gould, William M. Fullerton and heirs, R. Thompson Coates and wife Alice, Albert E. Lawrence, and Price Read and wife Vera.

1838 Augustus DesBarres to Joseph Gould (Deed Book P, p. 118)

Grantor: Augustus DesBarres of St. Johns NFLD, son and executor of J. F. W. DesBarres

Grantee: Joseph Gould the Second of Nappan, Husbandman, son of Jedore Gould

Price: 212 pounds 10 shillings

Property 2: 21-acre 2 rod upland and marsh lot north between Nappan Road and the Nappan River west of the Roach Line

Boundaries:

Boundaries as described in the deed	Clarification
a piece of upland and marsh commencing on the northern side of the said new road... (which leads up past Nicholas Keivers to the Old Post Road) at what is called Roach's Line,	The new road is today's Nappan Road. The Old Post Road is Cobequid Road. Roach's Line was a survey line run by Thomas Roach which separated the Gould and Keiver properties. The line ran just east of the intersection of today's Hwy 2 and Nappan Road.
thence on the said line north forty two degrees west to a tree standing on the bank of the River Nappan	Along Roach's line to the Nappan River
thence down the said river by its different courses until it comes opposite to two marked Spruce trees which stand in a line being two degrees east with a stake on the old road	Westerly heading downstream
thence to the said trees	
thence two degrees east to the stake	
thence north eighty four degrees east twelve chains and fifty links or until it comes to a stake at the bend of the old road leading into the new road	
thence in a straight line by the eastern side of the old road until it meets the new road	
thence north seventy five degrees east along said road to the place of beginning.	Along Nappan Road heading east to beginning point

Note:

The estate plan of William Keiver shows that the Keiver properties were bounded on the west by the Roach Line and today's Lime Kiln Brook. Joseph Gould 2nd's 21-acre 2 rod lot lay between Nappan River and Nappan Road and west of the Roach Line.

Jedore Gould was among the first tenants of J. F. W. DesBarres, settling on the property as early as 1771 when DesBarres acquired it. Jedore's son Joseph Gould 2nd and his wife Mary likely lived on this property as Mary Gould is shown on an 1860 map in this location. After the deaths of Joseph Gould 2nd and his wife Mary, the property passed to their son Joseph "Joe" Gould. Although the property was mortgaged several times, it remained in Joe's possession until 1893.

1842 Michael Gould to Nancy Gould (Deed Book R, p. 30)

Grantor: Michael Gould of Nappan

Grantee: Nancy Gould, widow of the late Jedore Gould of Nappan

Price: 100 pounds

Properties: two properties totalling 30 acres, probably a sub-lease as Jedore's property had been leased. This property lay east of the Roach Line.

Property 1: The portion of the lot lying north of Nappan Road

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at a stake placed on the line of lands in possession of Joseph Gould at the River Nappan	Jedore had also sub-leased lands to his sons John and Joseph 2nd as early as 1820. Starting at the northeast corner of Joseph's property on the Nappan River.
Thence following the different courses of said River Napan until it meets the mouth of small creek which is known or commonly called Beaver Lake Creek	Heading upstream in an easterly direction to today's Lime Kiln Brook
Thence along the said creek taking its different courses until it meets the north side of the main road leading through Nappan	Heading up the creek in a south and southwesterly direction to today's Nappan Road
Thence along said road until it meets the division line of lands between Joseph Gould, and before owned by Jedore Gould deceased	Heading west on Nappan Road to Joseph Gould 2nd's lot.
Thence on said line in a direct line to the place of beginning	Along Joseph Gould's line to the starting point on the Nappan River

Property 2: the portion of the lot lying south of Nappan Road

Boundaries:

Boundaries as described in the deed	Clarification
beginning at the south side of Main road leading through Nappan at a small creek commonally [sic] called Beaver Lake	Beginning at junction of Nappan Road and Lime Kiln Brook.
thence following the different courses of said creek until it Meets the line of lands in the possession of Bartlet Gould,	Up the creek to Bartlet Gould's lot. Bartlet Gould had also sub-leased a property from Jedore Gould that included some land within the westernmost "bump" of Lime Kiln Brook.
thence on said line Between the said Bartlet Gould and formerly owned by the said Gedore Gould in a direct line until it Meets the aforesaid road	Then heading in a northerly direction on an unspecified line to Nappan Road.
thence along said road until it Meets the place of beginning containing in two different pieces or parcels of land thirty acres more of less	Then east along Nappan Road to the beginning point.

1844 Augustus DesBarres to Joseph Gould (Deed Book V, p. 218)

Grantor: Augustus DesBarres of NFLD, son and executor of J. F. W. DesBarres

Grantee: Joseph Gould of Nappan, Husbandman

Price: 204 pounds 5 shillings

Property: 13 acres of upland and 10 acres of marsh east of the Roach line on either side of Nappan Road, likely the same property described in the Michael/Nancy Gould 1842 deed.

Boundary:

Boundaries as described in the deed	Clarification
commencing on Roach's line,	Roach's line was a survey line run by Thomas Roach east of the Gmelin Line. The starting point for this property was Roach's Line at the Nappan River.
thence southwardly and eastwardly on said line until it comes to land owned by Messrs. Keiver	The heirs of Michael Keiver owned the property east of a creek known today as Lime Kiln Brook. Joseph's boundary ran from Nappan River southeast on Roach's Line to the creek, crossing what later became Nappan Road.
thence on said line down a small creek until it comes to the River Nappan aforesaid,	Heading north downstream on the creek along Keiver's property line to the Nappan River
thence down said river to the place of beginning.	Heading west downstream on the Nappan River to the beginning point at the Roach line.

1856 Alfred Atkinson and Mary Gould to William Keiver (Deed Book AA, p. 45)

Grantor: Mary (Curran) Gould, widow of the late Joseph Gould [2nd] of Nappan and Alfred Atkinson, Merchant, administrator of the said Joseph Gould deceased

Grantee: William Keiver of Nappan

Price: 37 pounds

Property: a property in Nappan of unknown size, south of Nappan Road adjacent to Keiver

Boundaries:

that certain piece or parcel of land situate at Nappan in the county of Cumberland Bounded Easterly by the Creek,	Today's Lime Kiln Brook
Southerly and Westerly by the said William Keiver's land,	William Keiver had purchased the former lands of Bartlet Gould from Thomas B. Gould in 1846 (Deed Book T, p. 74)
and northerly by the Main road...	Today's Nappan Road

Note: After the death of Joseph Gould 2nd, his widow Mary sold 4 properties to cover debts and expenses. The properties had been advertised in the Halifax Royal Gazette for 30 days sometime after the August 18, 1856 court order. This lot was part of the 23-acre lot Joseph Gould 2nd purchased from Augustus DesBarres in 1844, namely the part south of Nappan Road and adjacent to William Keiver's property.

1886 Joseph Gould to William M. Fullerton (Deed Book 13, p. 521)

Grantor: Joseph Gould of Nappan (this is Joe Gould, son of Joseph Gould 2nd)

Grantee: William M. Fullerton, Barrister, of Amherst

Price: 1120 dollars

Property: two properties in Nappan “being part of the estate of the late Joseph Gould deceased

Property 1: the nine-acre three rood portion of Joseph Gould’s 23-acre lot that lay north of Nappan Road

Boundaries:

Boundaries as described in the deed	Clarification
Lying on the northerly side of the Road leading from the old William Keiver place to the Maccan Road bounded southerly by said Road,	Lying north of today’s Nappan Road
Westwardly by upland owned by the said Joseph Gould	Joseph Gould’s 21-acre lot lying west of the Roach Line
Northwardly by the Nappan River,	
And eastwardly by the Bartlet Creek so called containing nine acres and three Roods more or less	Bounded easterly by today’s Lime Kiln Brook
The said Joseph Gould to have the privilege of hauling that marsh as he requires for his own use from the corner of said marsh to meet down the Nappan River excluding the dyke said privilege not to extend to any other persons but the said Joseph Gould	

Property 2: 9 acres in unknown location

Boundaries as described in the deed	Clarification
Also all that lot of upland situate at Nappan Aforesaid and Bounded northerly by a new road leading from Nappan Road to Fenwick Road and by lands of George Gould	
Southeastwardly by lands of Jacob Porter	
And southwesterly by lands owned by Seaman Lowe and Douglas Puglsey containing nine acres more or less	

1893 Joseph Gould to R. Thompson Coates (Deed Book 36, p. 494)

Grantor: Joseph Gould of Nappan, Farmer

Grantee: R. Thompson Coates of Nappan, Trader

Price: in settlement of a lawsuit Coates had filed after purchasing a mortgage agreement made between Joseph Gould and Arthur R. Dickey in 1886 (Deed Book 14, p. 280)

Properties: "all the lands which were inherited from his deceased father Joseph Gould and which now remains his property"

Property 1: a 10-acre 3 rood lot, probably half of the 21-acre lot originally purchased by Joseph Gould 2nd in 1838

Boundaries:

Boundaries as described in the deed	Clarification
"all that lot of upland at Nappan aforesaid bounded Southerly by the main Road	Nappan Road
Westerly by William Gould's lot of upland	Joe's brother
Northerly in part by the Nappan River	
and easterly and in part northerly by marsh deeded by said Gould to William M. Fullerton now deceased containing ten acres three roods be the same more or less"	Joe Gould had sold a lot east of the Roach Line to William M. Fullerton in 1886 (Deed Book 13, p. 521)

Property 2: a 3-acre lot of marsh land at Nappan at unknown location

Boundaries:

"Westerly by marsh of George Gould, Southerly by William Gould's lot of marsh on the Main Road and easterly and northerly by the upland and by Thomas Gould's marsh containing three acres more of less the same being all the lands inherited by said Gould from his said deceased father excepting the marsh conveyed to said Fullerton and the back or pasture lot and the Edward Niles lot so called

1894 Lucy A. Fullerton and Albert T. Fullerton to R. Thompson Coates (Deed Book 39, p. 334)

Grantor: Lucy A. Fullerton and Albert T. Fullerton of Amherst, administrators of the estate of the late William M. Fullerton late of Amherst

Grantee: R. Thompson Coates of Nappan, Farmer

Price: 3,146 dollars

Properties: 10 1/2 acres of marsh and upland, 14 acres of upland, and a 9-acre 3 rood marsh previously owned by Joseph Gould 2nd and inherited by his sons Thomas and Joe Gould

Property 1:

"all those certain lots pieces or parcels of upland and marshland situate at Nappan aforesaid forming a portion of the estate of the late Joseph Gould apportioned to Thomas Gould one of his sons and by the said Thomas conveyed by deed to William Gould and afterward by the said William Gould by deed to the said William M. Fullerton containing ten and one half acres of marsh land and fourteen acres of upland more or less the same including all the lands and premises at present occupied by the said Thomas Gould and including deed intended to convey all the share and right which the said Thomas Gould held or to which he was entitled whether by devise or otherwise from the estate of his late father, the late Joseph Gould deceased wherever situate and howsoever the same may be described."

Property 2: the 9 acre 3 rood property acquired by William M. Fullerton in 1886 “also all that lot of marsh land situate at Nappan in the said County being part of the estate of the said late Joseph Gould deceased”

Boundaries:

Boundaries as described in the deed	Clarification
Lying on the north side of the road leading from the old William Keiver place to the Maccan Road bounded southerly by the said road	Nappan Road
Westerly by upland owned by the said Joseph Gould	Joseph Gould’s lot west of the Roach Line
Northerly by the Nappan River	
And easterly by the Bartlett Creek so called containing nine acres and three roods more or less	Lime Kiln Brook
Reserving to Joseph Gould the privilege of hauling the marsh and that he may require for his own use from the corner of the said marsh lowest down the Nappan River outside of the dyke	

1903 R. Thompson Coates to Albert E. Lawrence (Deed Book 67, p. 173)

Grantor: R. Thompson Coates of Nappan, Merchant and Alice A. his wife

Grantee: Albert E. Lawrence of Upper Nappan, Farmer

Price: one dollar

Property: a 50-acre block of consolidated properties lying between Nappan River and Nappan Road being all the remaining portion of the Real Estate formerly belonging to the late Joseph Gould deceased and now owned by the said R. Thompson Coates

Boundaries:

Boundaries as described in the deed	Clarification
“all that lot and block of upland and marsh land situate lying and being on the north side of the road leading up Nappan River bounded northerly by said River,	On the north side of Nappan Road and bounded on the north by Nappan River
southerly and south westerly by the said Road, lands of Rufus Gould and by the heirs of late George Gould deceased and by lands conveyed to Albert Higgs by the said R. Thompson Coates	George Gould was one of the 4 sons of Francis and Jane Gould who purchased a 108-acre property that ran west of Joseph Gould 2nds properties. (Deed Book O, p. 591). Albert Higgs had purchased most of the northern sections of Henry Ripley’s old homestead on the Nappan River.
and easterly by a Creek emptying into the said Nappan River and dividing the lands hereby conveyed from marsh owned by a F. McKay containing in all fifty acres more or less	Lime Kiln Brook. F. McKay is probably the widow of Howard McKay.

1923 Albert E. Lawrence to Price Read (Deed Book 153, p. 604)

Grantor: Albert E. Lawrence, Merchant and Emma E. Lawrence, both of Amherst

Grantee: Price A. Read of Upper Nappan, Farmer

Price: one dollar

Property: a 50-acre block of consolidated properties lying between Nappan River and Nappan Road being all the remaining portion of the Real Estate formerly belonging to the late Joseph Gould deceased and now owned by the said R. Thompson Coates

“all that lot of land covered by R.T. Thompson Coates and Alice A. Coates his wife to the said Albert E. Lawrence by deed bearing date the 14th day of April 1903 and recorded in the Registry of Deeds at Amherst in the County of Cumberland in Book n. 67 at page 173”

Boundaries:

Boundaries as described in the deed	Clarification
“all that lot and block of upland and marsh land situate lying and being on the north side of the road leading up Nappan River bounded northerly by said River,	On the north side of Nappan Road and bounded on the north by Nappan River
southerly and south westerly by the said Road, lands of Rufus Gould and by the heirs of late George Gould deceased and by lands conveyed to Albert Higgs by the said R. Thompson Coates	George Gould was one of the 4 sons of Francis and Jane Gould who purchased a 108-acre property that ran west of Joseph Gould 2nds properties. (Deed Book O, p. 591). Albert Higgs had purchased most of the northern sections of Henry Ripley’s old homestead on the Nappan River.
and easterly by a Creek emptying into the said Nappan River and dividing the lands hereby conveyed from marsh owned by a F. McKay containing in all fifty acres more or less	Lime Kiln Brook. F. McKay is probably the widow of Howard McKay.

Exceptions: excepting a 2-acre lot of land conveyed by the said Albert E. Lawrence and Emma E. Lawrence his wife to George Gould by deed bearing date the 20th day of July 1904 and registered in the Registry of Deeds at Amherst in the County of Cumberland in Book No. 73 at page 474

Note:

Price Read also acquired the land south of Nappan Road in this area. Price and Vera Read’s son Richard later owned a home on the east side of Hwy 2 south of the Nappan Road/Hwy2 intersection.

Notes for further study:

According to Myrtle Chappell 1778-1978 p.35, "The first home on the eastern side of the road [Hwy2] as you start up the hill [heading south], is owned by Richard Read (Elsie Ripley, Myrnetta Holden Bowser). Possibly this was Gould property years ago, as a Joe Gould had a house over back from the road in this area. It was still standing less than sixty years ago." A map at the back of Chappell's book shows Richard Read in location #34.

The Joe Gould mentioned was the son of Joseph Gould 2nd, who also owned a triangle-shaped property adjacent to today's Hwy2 right at the Hwy2/Nappan Road crossroads. This lot is a bit of a mystery as I have yet to determine how Joe acquired it. It could be the property Ed Noiles purchased from Mary Gould in 1857. The 1860 map shows Ed Noiles living on the lot. Joe Gould likely lived on this lot as it was the last of his properties sold. After Joe Gould died about 1909, Kate Murphy, daughter of Joseph Gould 2 and executor of her brother Joe's estate transferred the property to Timothy O'Hearon (Deed Book 92, p. 254). Timothy O'Hearon sold the property to J. Seaman Lowe in 1911 (Deed Book 104, p. 55). J. Seaman Lowe sold it to Burton Thomas Read along with a large number of properties originally belonging to the William Keiver estate (Deed Book 135, p. 764). Burton Thomas Read passed several of these properties, including Joe's lot, on to his son Price Read (Deed Book 162, p. 245). Price Read and his wife Vera sold a property adjacent to Hwy 2 to their son Richard Read in 1954 (Deed Book 213, p. 319).

An 1860 map shows an Ed. Noiles just southeast of the intersection of Nappan Road and today's Hwy 2. Joseph Gould, Lorrington [Lawrence] Gould, and Mary Gould are located just north of the intersection. A Mrs. Keiver, a D. Pugsley and Nathaniel Casey were 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 has E. Noiles, G. Gould, and J. Gould southeast of the intersection of Nappan Road and today's Hwy 2. East of the creek are Mrs. Keiver, D. Pugsley, and G.B. Moore. Lime Kiln Brook is labelled Beaver Lake Creek.