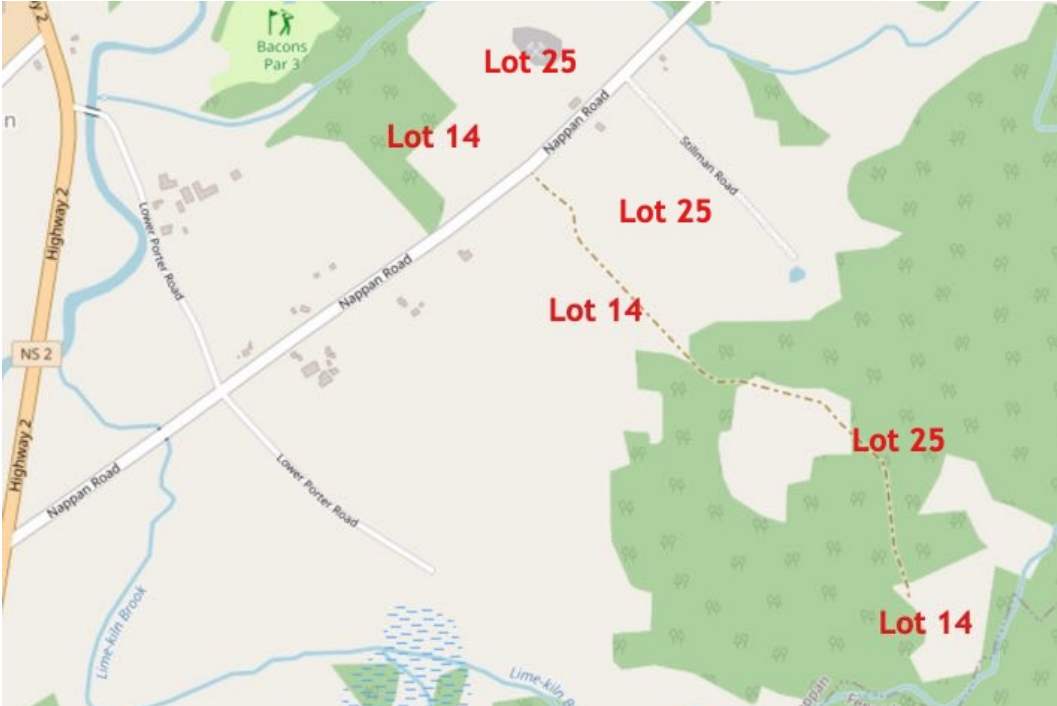


# 100-acre Lot 25: Jeremiah Casey Sr.

Originally compiled by Mallory Burton April 5, 2024. Updated April 9, 2024.



Approximate location of Lot 25 adjacent to Lot 14 as shown on Open Street Map

### Summary:

The 100-acre lots were a block of valuable lots that lay south of the 1000-acre Denson Grant in Upper Nappan 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 1823, Jeremiah Casey purchased 6 seventh-shares of 100-acre Lot 25 from Amos Fowler, Nathaniel Bliss, Hugh Logan, and James Shannon Morse. In 1839 Jeremiah gifted his son Daniel a half-share in Lot 25. Nathaniel sold his half-share to his father-in-law who later sold the property to his daughter, Nathaniel's widow Bridget and her sons Amos and Thomas. Bridget later sold the 12 acres north of Nappan Road to Renee Noiles and her daughters and the brothers later sold the half-share south of Nappan Road to J. R. Lamy.

On September 15, 1848, Jeremiah divided his remaining share of the property among his other children Francis, Owen, and Nathaniel. Owen Casey and Philip Mahoney, husband of Francis Casey, sold their shares to Nathaniel. In 1858, Nathaniel mortgaged a 12-acre property north of Nappan Road plus an 18-acre lot south of Nappan Road to John D. Kinnear. The southern portion of the mortgage was discharged in 1860, and Kinnear sold the 12-acre property to George Gould who deeded it to his son Peter Gould. The remainder of Nathaniel's property was sold to Robert C. Noiles on adjoining Lot 14 to the west.

**1823 James Shannon Morse to Jeremiah Casey (Deed Book H, p. 413)**

Grantor: James Shannon Morse of Amherst, Esquire

Grantee: Jeremiah Casey of Amherst, farmer

Price: 10 pounds

Property: "the seventh part of One hundred acre lot number twenty five"

Boundaries:

Boundaries as described in the deed	Clarification
Bounded Easterly by the hundred acre lots fronting on the Cobequid road	This bank of lots, lying with an east/west orientation, were bounded on the west by lot 25 and the east by Cobequid Road.
And Westerly by the hundred acre lot number fourteen	Lot 14, probably drawn originally by Patrick Porter, was sold to John Stuart in 1779. Edward Noiles Sr. had purchased Lot 14 in 1842 (Deed Book Q, p. 182)

**1823 Amos Fowler to Jeremiah Casey (Deed Book H, p. 413)**

Grantor: Amos Fowler of Westmoreland, NB

Grantee: Jeremiah Casey of Cumberland County

Price: 20 pounds

Property: 2 seventh shares in lot 25 which lately belonged to the William Bulmer estate (see Deed Book F, p. 128)

Boundaries: none described

**1823 Nathaniel Bliss, Hugh Logan and James Shannon Morse to Jeremiah Casey (Deed Book H, p. 417)**

Grantors: Nathaniel Bliss, Hugh Logan and James Shannon Morse Esquire, all of Amherst

Grantee: Jeremiah Casey "of Napan (Taylor)"

Price: 10 pounds

Property: 3 seventh shares of Lot 25

Boundaries: same as in the 1823 deed above

**1839 Jeremiah Casey to Daniel Casey (Deed Book P, p. 24)**

Grantor: Jeremiah Casey of Amherst, husbandman

Grantee: Daniel Casey, son of Jeremiah Casey

Price: "in consideration of the Love, Good Will, and Affection which I have and do bear towards My Loveing[sic] son Daniel Casey of said Amherst, yeoman"

Property: a half-lot or share of upland in 100-acre lot 25

Boundaries: none described

**Deeds pertaining to Daniel Casey's eastern side of Lot 25**

**1844 Daniel Casey to James O'Brien (Deed Book R, p. 555)**

Grantor: Daniel Casey of Amherst, Yeoman

Grantee: James O'Brien of Amherst

Price: 100 pounds

Property: the half-share of lot 25 deeded to Daniel by his father Jeremiah Casey

Boundaries: none described

**1867 James O'Brien to Bridget Casey et. al. (Deed Book XX, p. 612, registered 1878).**

Grantor: James O'Brien of Fort Lawrence, Yeoman

Grantees: Bridget Casey of Nappan, widow, Amos Casey and Thomas Casey of Nappan, Yeoman

Price: 100 pounds from Bridget Casey and 130 pounds from Amos and Thomas Casey

Properties: a half-share in the 100 acres of Lot 25 that formerly belonged to Jeremiah Casey

Property 1: 12 acres north of Nappan Road

Boundaries:

"lying and being on the North side of a Road in Nappan township of Amherst leading from the Cobequid Road to the Parrsboro Road being part of a certain half lot or share of upland farm formerly belong to Jeremiah Casey Senior and known in the General plan of the said Township by the number twenty five (25) and now in possession of me the said James O'Brien containing by estimation twelve(12) acres more or less."

Property 2: 88 acres south of Nappan Road

Boundaries:

"to said Amos Casey and Thomas Casey their heirs and assigns forever, all that certain lot piece or parcel of land situate lying and being on the South side of a road in Nappan Township of Amherst leading from the Cobequid Road to the Parrsboro Road being part of a certain lot or share of Upland farm formerly belonging to Jeremiah Casey Senior and known in the general plan of the said Township by the number twenty five(25) and now in the possession of me the said James O'Brien containing by estimate eighty-eight (88) acres more or less"

**Note:**

O'Brien's measurement of 88 acres for the southern half-share of Lot 25 seems to be derived from subtracting the 12 acres north of Nappan Road from the total of 100 acres. However, O'Brien failed to take account of the other 13-acre lot north of Nappan Road that had been sold to George Gould. The shared property south of Nappan Road was approximately 75 acres.

**1896 Bridget Casey to Celia Noiles et. al. (Deed Book 45, p. 200)**

Grantor: Bridget Casey of Nappan, widow

Grantee: Sarah Jane Noiles, Celia Ann Noiles and Renee Jane Noiles

Price: 400 pounds

Property: 12 acres north of Nappan Road

Boundary:

"all that lot piece or parcel of land situate and being on the North side of a Road in Nappan Township aforesaid leading from the Cobequid road to the aforesaid Road, being a part of a certain half lot or share of upland formerly belonging to Jeremiah Casey being and known on the general plan of the said Township as lot Number twenty five and now in the possession of the said Bridget Casey containing by estimation twelve acres more or less"

**Note:**

Amos Casey sold his interest in the property south of Nappan Road to his brother Thomas in 1878, having moved to Massachusetts. (Deed Book XX, p. 610). In 1881, Thomas Casey sold the property to J. R. Lamy (Deed Book 3, p. 497).

Sarah Jane Noiles, Celia Ann Noiles and Renie Jane Noiles who purchased Bridget's 12 acres north of Nappan Road had each inherited 100 dollars from their father Peter Man Noiles estate sometime after 1891. Celia later married Peter Gould who lived on the other half of Lot 25 north of Nappan Road. Celia and Sarah Jane sold their shares to Renie. In 1949, Renie bequeathed the property to her son Carmen Coates.

## Deeds pertaining to western half of Lot 25

### 1848 Jeremiah Casey to Francis Casey (Deed Book V, p. 46)

Date: September 15, 1848

Grantor: Jeremiah Casey Senior of Amherst, Farmer

Grantee: Francis Casey, Spinster, daughter of Jeremiah Casey

Price: "in consideration of the Love, Good Will, and Affection which I have and do bear towards My Loving daughter Francis Casey"

Property: 6 acres and privileges for cutting wood and pasture on a lot owned by Jeremiah Casey

Property 1: 6 acres adjoining Daniel Casey

Boundaries:

Boundaries as described in the deed	Clarification
Commencing at the North East angle of that part of the farm belonging to Daniel Casey, on the south Side of the road leading through the Settlement of Nappan aforesaid,	Beginning at the NE corner along brother Daniel Casey's land south of Nappan Road
Thence running along the line of the said Daniel Casey in a Southerly direction until it comes opposite a spruce tree, thence running West until it reaches the Brook,	Running south along Daniel Casey's land, then running west to a Brook. Unlike Owen Casey's property, which ran west to Noiles' line, this smaller property stops at the Brook.
Thence following the several courses of said brook till it strikes the Main road aforesaid	Following the Brook downstream in a northerly direction to Nappan Road
Thence following said line of road to the place of beginning	East on Nappan Road to beginning

Property/privilege 2:

"Together with the privilege of cutting and carrying away such wood and poles as she the said Francis Casey shall require for her own particular use from the Wilderness portion of the said lot of land Now in the possession of Me the said Jeremiah Casey with a right of Way to and from the same"

Property/privilege 3:

"Also a right to a portion of such pasture lands as May be so used on the undecided portion of the aforesaid lot land"

### 1848 Jeremiah Casey to Nathaniel Casey (Deed Book V, p. 45)

Date: September 15, 1848

Grantor: Jeremiah Casey of Amherst, farmer

Grantee: Nathaniel Niles Casey, laborer, son of Jeremiah Casey

Price: "in consideration of the Love, Good Will, and Affection which I have and do bear towards My Loveing[sic] son Nathaniel Niles Casey"

Several properties: 12 acres adjoining Lot 14 on the west south of Nappan Road and two other parcels of indeterminate size and location

Property 1: 12 acres of Lot 25

Boundaries:

Boundaries as described in the deed	Clarification
Commencing on the North East angle of the lands of Francis Casey on the Main Road leading Through said Settlement of Nappan at the Brook,	Beginning at NE corner at sister Francis Casey's 6-acre property south of Nappan Road at a Brook
Thence following the several courses of said brook until it reaches in a direct line with a spruce tree,	Following Brook south upstream to a spruce
Thence along said line till it strikes the line of Daniel Casey's lands,	Heading east to brother Daniel Casey's land
Thence following said line in a Southerly direction till it reaches the southern extremity of the lands now under plough	South along Daniel Casey's land to end of ploughed lands
Thence following said line of ploughed lands until it strikes the line of Edward Noils Senior	West on line of ploughed lands to Noils' Lot 14
Thence along said line to the Main road aforesaid,	North along Noils' Lot 14 to Nappan Road
Thence along said road to the place of beginning	East along Nappan Road to Brook.

**Property 2:**

"Also such a portion of the cleared lands on said lot of land Now in the possession of Me the Said Jeremiah Casey Senior in read of the aforesaid Granted lands as shall make up the number of acres of land on the North Side of the road as has been Granted by Deed of Gift bearing the same date as these presents to Owen Casey, brother to the aforesaid Nathaniel Niles Casey on the south side of the road."

**Property 3:**

"Also one half of the remaining portion of said lot of land belonging to Me the Said Jeremiah Casey Senior Now in a Wilderness State, subject to the rights and privileges reserved in a Deed of gift bearing the date of these presents, Made to Francis Casey"

**1848 Jeremiah Casey to Owen Casey (Deed Book W. , p. 146)**

Grantor: Jeremiah Casey of Amherst, Farmer

Grantee: Owen Casey, laborer, son of Jeremiah Casey

Price: "in consideration of the Love, Good Will, and Affection which I have and do bear towards My Loving son Owen Casey"

Property:

Property 1: a 20-acre portion of the farm belonging to Jeremiah Casey on north side of Nappan Road adjoining Lot 14

Boundaries:

Boundaries as described in the deed	Clarification
Commencing at the North East angle of the lands of Daniel Casey, thence along said lands until it strikes the Main road leading through Nappan aforesaid,	Beginning at the NE corner on the Cochran/ Denson Line, then south along brother Daniel's land to Nappan Road

Boundaries as described in the deed	Clarification
Thence along said line of road in a Westerly direction until it strikes the lands of Edward Noils Senior,	Along Nappan Road west to Edward Noiles Sr. on Lot 14
Thence along said land Northerly to Cochrans lands,	Along Lot 14 to Cochran's Line. Thomas Cochran had purchased the 1000-acre grant to Henry Denny Denson.
Thence easterly To the place of beginning containing twenty acres More of less. Together with the buildings thereon.	East along Cochran's line to place of beginning

Property 2:

"Also one half of the remaining portion of said lot of land now belonging to Me the said Jeremiah Casey Senior now in a Wilderness State and remaining ungranted, Subject Nevertheless to the rights and priviledges[sic] reserved in a Deed of Gift bearing the date hereof to Francis Casey"

**1855 Philip Mahoney to Nathaniel Casey (Deed Book Z, p. 148)**

Grantor: Philip Mahoney of Nappan and his wife Francis (Casey)

Grantee: Nathaniel Casey (brother of Francis)

Price: 20 pounds

Property: the 6 acres gifted to Francis by her father Jeremiah Casey

Boundaries:

Boundaries as described in the deed	Clarification
Commencing at the northeast angle of lands owned by Daniel Casey on the south side of the road leading through the settlement of Nappan aforesaid,	Beginning at the NE corner of the property on Nappan Road at the line of Daniel Casey
Thence running along the line of the said Daniel Casey in a Southerly direction until it comes opposite a Spruce tree	South on Daniel Casey's line
Thence running West until it reaches the Brook,	West to a brook
Thence following the several courses of said brook till it strikes the Main road aforesaid	North on the brook to Nappan Road
Thence following the said road to the place of beginning containing six acres More or less	East on road to place of beginning

**1856 Owen Casey to Nathaniel Casey (Deed Book AA, p. 524)**

Grantor: Owen Casey of Amherst and his wife Margaret

Grantee: Nathaniel Casey of Nappan

Price: 22 pounds

Property: 18 acres

Boundaries:

Boundaries as described in the deed	Clarification
Northwardly by land now in possession of the said Nathaniel Casey,	
Eastwardly by the lands of Daniel Casey,	
Southwardly by Wilderness land claimed by John Bacon and others,	Lot 1 owned by the Stuarts and then Samuel Embree should have been the southern border.
And Westwardly by the lands of Edward Noils Senior, containing eighteen acres more or less	Lot 14

**Note:**

Owen Casey had been gifted 20 acres north of Nappan Road by his father Jeremiah. Perhaps the lot was described incorrectly or the brothers switched lots as there is no deed trail of a sale.

**1858 Nathaniel Casey to John D. Kinnear (Deed Book CC, p. 202)**

Grantor: Nathaniel Casey of Amherst, Farmer, and Mary Ann Casey his wife

Grantee: John D. Kinnear of Amherst, Esquire

Price: 75 pounds

Properties: a 13-acre property and an 18-acre property south of Nappan Road

Property 1: 13 acres adjoining Lot 14 north of Nappan Road

Boundaries:

Boundaries as described in the deed	Clarification
Commencing at the North Easterly Angle of Daniel Caseys land, thence Along Said land until it Strikes the Main Road leading through Nappan Aforesaid,	Starting at the NE corner of the lot and heading south to Nappan Road
Thence Along Said line of Road in a Westerly direction until it Strikes the lands of Edward Noiles Senior,	West along Nappan Road to Edward Noiles on Lot 14
Thence Along Said land Northerly to Cochran's land,	Northerly along Lot 14 to the Denson Line. Thomas Cochran had purchased Denson's 1000-acre grant.
Thence Easterly to the place of Beginning Containing Thirteen Acres More of less	Easterly on the Denson Line to place of beginning

Property 2: 18 acres south of Nappan Road and adjoining Lot 14 on the west

Boundaries:

Boundaries as described in the deed	Clarification
Northwardly by lands now in possession of the said Nathaniel Casey	Property 1 above
Eastwardly by the lands of the said Daniel Casey,	Nathaniel's brother to the east

Boundaries as described in the deed	Clarification
Southwardly by wilderness claimed by John Bacon and others,	Perhaps the seventh share of Lot 25. This could also mean southeasterly, referring to the Cobequid lots. Property descriptions of Amherst Township Lot 1 indicate that it formed the southern boundary of the 100-acre lots to the north. Lot 1 stretched from the Extreme Gore of the Samuel McCully grant to the base line of the Cobequid Lots.
and Westwardly by the lands of Edward Noiles Senior Containing Eighteen Acres More or less	Lot 14

**Note:**

The 18-acre property seems to be made up of the 12 acres south of Nappan Road allocated by Jeremiah Casey to Daniel Casey plus the 6 acre property allocated by Jeremiah to Francis Casey. The southern property covered by the mortgage was released in 1860 (Deed Book DD, p. 617) and Nathaniel signed over the northern portion to Kinner (Deed Book DD, p. 618). John D. Kinnear then sold the portion of the lot north of Nappan Road to George Gould.

**1860 John D. Kinnear to George Gould (Deed Book DD, p. 619)**

**Grantor: John D. Kinnear of Amherst, Esquire**

Grantee: George Gould of Nappan, Farmer

Price: 75 pounds

Property: 13 acres north of Nappan Road

Boundaries:

Boundaries as described in the deed	Clarification
Commencing at the North Easterly Angle of the late Daniel Casey's land	Beginning at the NE corner of the property. Daniel Casey died between 1858 and 1860.
Thence along said land until it strikes the Main road leading through Nappan Aforesaid,	South to Nappan Road
Thence Along said line of Road on a Westerly direction until it strikes the lands of Edward Noiles Senior,	West along Nappan Road to Lot 14
Thence along said lands Northerly to Cochran's lands	North along Lot 14 to the Denson Line. Thomas Cochran had purchased Henry Denny Denson's 1000-acre grant to the north.
Thence Easterly to the place of Beginning Containing Thirteen Acres More or less	East along the Denson Line to place of beginning

**Note:** George Gould deeded this property to Peter Gould in 1879 (Deed Book 55, p. 236).



**1873 Nathaniel Niles to Robert C. Noiles (Deed Book RR, p. 308)**

Grantor: Nathaniel Casey of Nappan, Yeoman, and Mary Ann his wife

Grantee: Robert C. Niles of Nappan, Yeoman

Price: 1200 dollars

Property: 75 acres "all that farm of land whereon I reside situated on the South side of the Main road leading down Nappan River Settlement"

Boundaries:

<b>Boundaries as described in the deed</b>	<b>Clarification</b>
Bounded Northerly by the said road,	Nappan Road
Easterly by the farm occupied by the Widow of the late Daniel Casey,	Bridget Casey
Southerly by the side line of the Samuel Embree lot,	Samuel Embree had purchased the northeast corner of Amherst Township Lot 1.
Westerly by land of George Niles brother of the said Robert and containing seventy five acres more or less	George and Robert C. Niles were sons of Edward Noiles Senior who purchased Lot 14.

**Notes for further study:**

The acreage given in later deeds is confusing, making it seem as though the two half-shares are 100 acres each. However, I believe there was only a single 100-acre lot. The Moore Lot, the section of Lot 15 north of Nappan Road was 23 acres and the Josiah Noiles Lot, the section of Lot 14 north of Nappan Road was 25 acres. The half-share of Lot 25 north of Nappan Road sold by Nathaniel Casey to George Gould was 13 acres and the half-share of Lot 25 belonging to Daniel Casey's widow Bridget was 12 acres. If there had been two 100-acre plots, each of those lots would have been approximately 25 acres.

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

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. 483).

The 1873 A. F. Church Map shows P. Gould and Mrs. Casey north of Nappan Road and N. Casey and M. Gould south of Nappan Road.

Daniel Casey had purchased an additional 100-acre lot in the block that adjoined Cobequid Road from Samuel Stillman in 1854 (Deed Book Y, p. 550). Daniel sold the northern 50 acres to Martin Gray in 1857 (Deed Book BB, p. 326). Following Daniel's death, widow Bridget Casey sold the southern half of the Stillman lot to her brother Michael O'Brien (Deed Book FF, p. 546). Stillman Road leading south from Nappan Road may have been the base line (western border) for the Cobequid Lots.