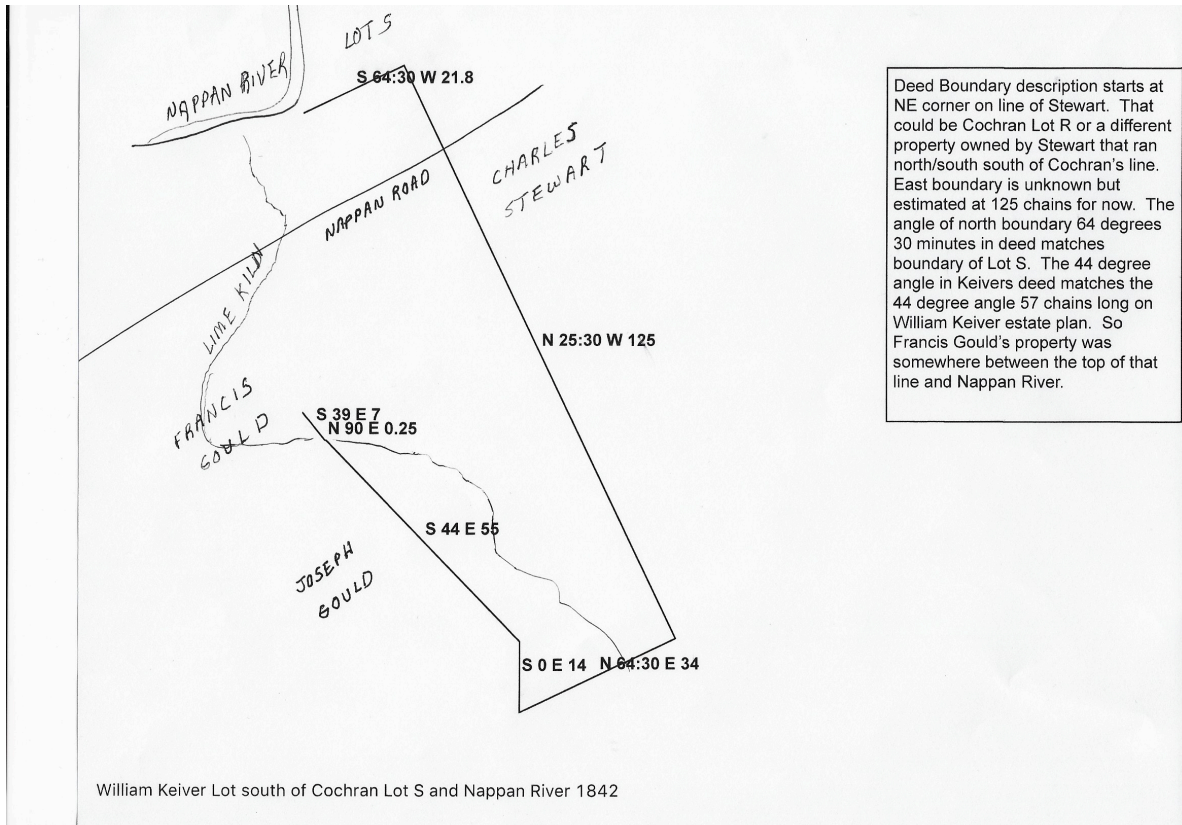


# The Michael Keiver Homestead

Compiled by Mallory Burton January 27, 2023. Last updated February 28, 2024.



Drawing of Keiver homestead partially constructed from deed descriptions.

## 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 (1747-1817) left the 350-acre homestead farm to his wife Margaret (Hunter) and to his three youngest sons with instructions to care for their mother. However, Michael's son William and his son-in-law Robert Pugsley eventually owned the homestead jointly. After William Keiver's death, his property was devised to his widow Nancy (Jenks) and four daughters Francis, Mary Abba, Ida, and Alice. Robert Pugsley conveyed his lots to his son David, who subsequently conveyed to Leonard D. and George W. Pugsley.

The Michael Keiver homestead eventually became the homesteads of Charles T. Read, Price Read, Gordon Bacon, Walton Bacon, George Allan Stiles, Henry J. Cousins, Jacob Porter, and others. If you drive down Lower Porter Road south of Bacon's orange-roofed buildings for a little over 1 km, you are driving through Michael Keiver's original homestead.

## **Michael Keiver purchase of lots 15, 16, and 17:**

### **1771 John Clarke to Robert McGowan (Deed Book B, p. 207)**

Grantor: John Clarke of Windsor

Grantee: Robert McGowan of Amherst

John Clarke and Robert McGowan were both original grantees in the 1757 Amherst Township grant known as the Saunders Grant.

Price: 7 pounds

Property: Lot 17

Boundaries: none described

The deed assigned “all my right title & intent to that certain right [crossed out] Lot or share of Land that I have in the Township of Amherst described Number 17 containing Five Hundred acres more or less...”

### **1804 Robert McGowan to John McGowan (Deed Book F, p. 168)**

Grantor: Robert McGowan of Amherst

Grantee: John McGowan of Nappan

Price: “In consideration of the natural love and affection which he hath and bears towards his son John” and 5 shillings

Property: 100 acres of Lot 17

Boundaries: non described

“a certain lot of land situate lying and being at Napan in the Township of Amherst in the county and province aforesaid containing by estimation one hundred acres being part and parcel of the lot number seventeen...”

### **1804 John McGowan to Michael Keiver (Deed Book G, p. 280 Registered 1818)**

Grantor: John McGowan of Amherst

Grantee: Michael Keiver

Price: 60 pounds

Property: Lot 17

Boundaries: none described

“one certain lot of land situate and lying and being at Napan in Township of Amherst... containing by estimate one hundred acres, being part and parcel of lot number seventeen according to the survey and plan of the said Town of Amherst...”

Note: This deed was not registered until 1818, after Michael Keiver’s death, so it would seem to be describing the same property as the 1805 deed.

### **1805 John McGowan to Michael Keiver (Deed Book F, p. 169, registered 1808)**

Grantor: John McGowan of Amherst

Grantee: Michael Keiver of Amherst

Price: 80 pounds

Property: 100-acre lot 17

Boundaries: none described

“a certain Tract or parcel of land situate on the River Nappan [sic] in the Township of Amherst county and province aforesaid being part of the right or share number seventeen containing by estimation one hundred acres, more or less...”

### **1805 Thomas Forrest to Michael Keiver (Deed Book F, 170, registered 1808)**

Grantor: Thomas Forrest of Amherst

Grantee: Michael Keiver.

Price: 80 pounds

Properties: 4 properties in all

Property 1: 2 100-acre lots 15 and 16 lying south of Nappan River

Property 2: 2 common marsh lots of 2 acres each bordered north and south by Thomas Embree. The common lots were located north of the Nappan River.

“Two certain Tracts or parcels of land, situate, lying, and being on the Southside of the River Nappan [sic], in the Township of Amherst being part and parcel of the lots number fifteen and sixteen containing One hundred acres each more or less according to the original plan and survey thereof, and also two common Marsh lots so called containing two acres each more or less bounded northerly and southerly by lands belonging to Thomas Embree...”

### **Michael Keiver's Will and Dispersals**

In his detailed will dated 29 August 1817, Michael Keiver left his homestead farm in Amherst, then rented to a Jeremiah Casey, to his widow Margaret (Hunter). When his youngest son turned 21, his three youngest sons Michael, William, and John were to divide the 350-acre farm and care for their mother.

(Nova Scotia Probate Records 1760-1993 online at Family Search. Probate files 1762-1938, Estate Files No. 2269-2329, #2287, beginning on image 218, pages disordered).

John Keiver gave up his interest in the homestead to his brothers Nicholas and Michael. Michael later sold his half share to brother-in-law Robert Pugsley on the condition Pugsley cared for Michael Keiver's widow. Nicholas sold his interest to brother William leaving William with the other half-interest.

Michael Keiver Sr. had also acquired several properties in Amherst north of the Nappan River and a 500-acre grant on the road to River Philip. However, the current paper only deals with his homestead properties south of the Nappan River.

**1836 John Keiver to Nicholas and Michael Keiver (Deed Book O, p. 510, registered 1838)**

Grantor: John Keiver of Amherst

Grantees: brothers Nicholas and Michael Keiver of Maccan

Price: 125 pounds

Property: 1/3 interest in their father's 350-acre farm

Boundaries:

Boundaries as described in the deed	Clarification
"laying on the south side of the River Nappan Beginning at the west angle of a lot of land owned by Charles Stuart	John Stuart purchased neighbouring lot 14 on the east from Patrick Porter in 1779 (Deed Book C, p. 167). Charles Stuart inherited the lot from his father John Stuart.
thence south sixty four degrees thirty minutes west twenty one chains and eight links to a spruce tree	South of Denson's original grant then owned by the heirs of Thomas Cochran. Lot 14 also lay south of Cochran's Lot S. (Deed Book K, p. 228)
thence following the several courses of an old fence as it now stands westerly to the River Nappan	The fence led across the marsh to the oxbow bend of the Nappan River
thence down said River westerly until it meets the Mouth or out let of the Beaver Lake Brook	Down the Nappan River west to the outlet of today's Lime Kiln Brook
thence up the various winding of said Brook Southerly until it Meets the boundary line of land now in the possession of Francis Gould	South up Lime Kiln Brook to the border of Francis Gould. In 1841, Francis Thomas Gould had purchased the adjacent property on which Francis Bartlet Gould then lived. (Deed Book R, p. 153)
thence south thirty nine degrees East seven chains to the edge of the upland thence along the edge of the upland Easterly twenty five links,	Bartlet Gould's upland was known as Bartlet's Island
thence south Forty four degrees East fifty five chains to a birch tree,	
thence due South fourteen chains to the rear line of said tract,	The rear line of the tract was Amherst Township Lot 1, originally owned by John Stuart. David Keiver purchased 100 acres of the 300-acre Lot 1 in 1828. (Deed Book Q, p. 43)
thence north sixty four degrees thirty minutes East thirty four chains or until it Meets the South Angle of lands Owned by Charles Stuart aforesaid	John Stuart purchased neighbouring lot 14 from Patrick Porter in 1779 (Deed Book C, p. 167). Charles Stuart inherited the lot from his father John Stuart.
thence North, twenty five degrees thirty minutes West until it Meets the place of beginning containing three hundred and fifty acres more or less."	North along Charles Stuart's line

**1835 William Keiver to Nicholas Keiver (Deed Book N, p. 38)**

Grantor: William Keiver of Maccan

Grantee: Nicholas Keiver of Maccan

Price: 115 pounds

Property: for 1/3 share of father's 350 acre farm at Amherst

Boundaries:

Boundaries as described in the deed	Clarification
"beginning at the west angle of a lot of land owned by Charles Stuart	John Stuart purchased neighbouring lot 14 from Patrick Porter in 1779 (Deed Book C, p. 167). Charles Stuart inherited the lot from his father John Stuart.
thence South sixty four degrees thirty minutes west twenty one chains and eight links to a spruce tree	
thence following the course of an old fence as it now stands westerly to the River Napan being the southern boundary lines of lands owned by the heirs of Thomas Cochran	South of Denson's original grant then owned by the heirs of Thomas Cochran. Lot 14 also lay south of Cochran's Lot S. (Deed Book K, p. 228)
thence down said River Westerly until it meets the mouth or outlet of Beaver Lake Brook	Down the Nappan River west to the outlet of today's Lime Kiln Brook
thence up the various windings of said Brook southerly until it meets the Boundary line of Lands now in the possession of Francis Gould	South up Lime Kiln Brook to the border of Francis Gould. In 1841, Francis Thomas Gould had purchased the adjacent property on which Francis Bartlet Gould then lived. (Deed Book R, p. 153)
thence south thirty nine Degrees east seven chains to the edge of the upland Easterly twenty five links	
thence South forty four degrees east fifty five chains to a Birch tree	
	"thence due South fourteen chains to the rear line of said tract" this measurement in the 1836 Deed Book O, p.510 is missing in this description.
thence North sixty four degrees East thirty four chains until it meets the South angle of Lands owned by Charles Stewart aforesaid	John Stuart purchased neighbouring lot 14 from Patrick Porter in 1779 (Deed Book C, p. 167). Charles Stuart inherited the lot from his father John Stuart.
thence North twenty five Degrees thirty minutes West until it meets the place of beginning containing three Hundred acres Fifty acres more or less..."	North along Charles Stuart's line

**1842 Michael Keiver to Robert Pugsley (Deed Book R, p. 90)**

Date: 19 September, 1842

Grantor: Michael Keiver, Husbandman, of Amherst and Sarah his wife

Grantee: Robert Pugsley (his brother-in-law) of River Hebert

Price: 575 pounds

Terms: the deed included a provision for care of Michael Keiver's widow Margaret

Property: for 1/2 share of 350 acres

Boundaries:

<b>Boundaries as described in the deed</b>	<b>Clarification</b>
Beginning at the West Angle of a lot of land Owned by Charles Stewart,	At the time, Charles Stuart owned Lot 14, neighbouring on the east.
Thence South sixty four degrees thirty Minutes West twenty one chains eighty links to a Spruce tree,	
Thence following the course of the old fence as it now stands Westerly to the River Nappan,	Several deeds mention an old fence that ran across the marsh to the Ox Bend of the Nappan River.
Thence down said River Westerly until it Meets the Out let of Beaver Lake Brook,	Heading west down the Nappan River to today's Lime Kiln Brook.
Thence up the various windings of Said Brook Southerly until it Meets the Boundary line of lands Now in the possession of Francis Gould,	South up Lime Kiln Brook to the border of Francis Gould. In 1841, Francis Thomas Gould had purchased the adjacent property on which Francis Bartlet Gould then lived. (Deed Book R, p. 153)
Thence South thirty nine degrees east Seven Chains to the edge of the upland,	
Thence along the edge of the upland Easterly twenty five links,	
Thence south forty four degrees East fifty five chains to a birch tree	
Thence due South fourteen chains to the rear line of said tract,	The rear line of the tract was Amherst Township Lot 1, originally owned by John Stuart. David Keiver purchased 100 acres of the lot in 1828. (Deed Book Q, p. 43)
Thence north sixty four degrees thirty Minutes east thirty four chains or until it Meets the South angle of lands owned by Charles Stuart aforesaid,	At the time, Charles Stuart owned Lot 14, neighbouring on the east.
thence North twenty five degrees thirty Minutes West until it Meets the place of beginning containing three hundred and fifty acres more or less	North along Stuart's line to the place of beginning

**1842 Nicholas Keiver to William Keiver (Deed Book R, p. 46)**

Date: 22 October 1842

Grantor: Nicholas Keiver of Shepody and Isabella his wife

Grantee: William Keiver of Maccan, Yeoman

Price: 650 pounds

Property: for 1/2 share of their father Michael's original homestead

Boundaries of the whole tract:

Boundaries as described in the deed	Clarification
At the West angle of a lot of land owned by Charles Stewart	John Stuart purchased neighbouring lot 14 from Patrick Porter in 1779 (Deed Book C, p. 167). Charles Stuart inherited the lot from his father John Stuart.
Thence south sixty four degrees thirty minutes west twenty one chains and eighty links to a spruce tree,	South of Denson's original grant then owned by the heirs of Thomas Cochran. Lot 14 also lay south of Cochran's Lot S. (Deed Book K, p. 228)
Thence following the courses of the old fence as it now stands Westerly to the River Nappan,	
thence down the said River Westerly until it Meets the out let of Beaver Lake Brook	Down the Nappan River west to the outlet of today's Lime Kiln Brook
Thence up the various windings of said Brook Southerly until it Meets the boundary line of lands now in the possession of Francis Gould,	South up Lime Kiln Brook to the border of Francis Gould. In 1841, Francis Thomas Gould had purchased the adjacent property on which Francis Bartlet Gould then lived. (Deed Book R, p. 153)
Thence South thirty nine degrees east Seven chains to the edge of the upland,	
Thence along the edge of the upland easterly twenty five links,	
Thence South forty four degrees east fifty five chains to a birch tree,	
Thence due south fourteen chains to the rear line of said tract,	The rear line of the tract was Amherst Township Lot 1, originally owned by John Stuart. David Keiver purchased 100 acres of the lot in 1828. (Deed Book Q, p. 43)
Thence north sixty four degrees thirty minutes east thirty four chains or until it Meets the South angle of lands owned by Charles Stuart,	John Stuart purchased neighbouring lot 14 from Patrick Porter in 1779 (Deed Book C, p. 167). Charles Stuart inherited the lot from his father John Stuart.
Thence north twenty five degrees thirty minutes west until it meets the place of beginning containing by estimation three hundred and fifty acres more or less	North along Charles Stuart's line



### Notes for further study:

A map of the estate of William Keiver shows the location of the Keiver 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.

Myrtle Chappell discusses the Keiver homestead in Fenwick 1778-1978, pages 80-82. She mentions several homesteads once located on the original homestead of Michael Keiver including Price Read, Charles Read, the Stiles homestead later owned by Kenneth Smith, Gordon Bacon, Jacob Porter, David Pugsley, and G.B. Moore.

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>