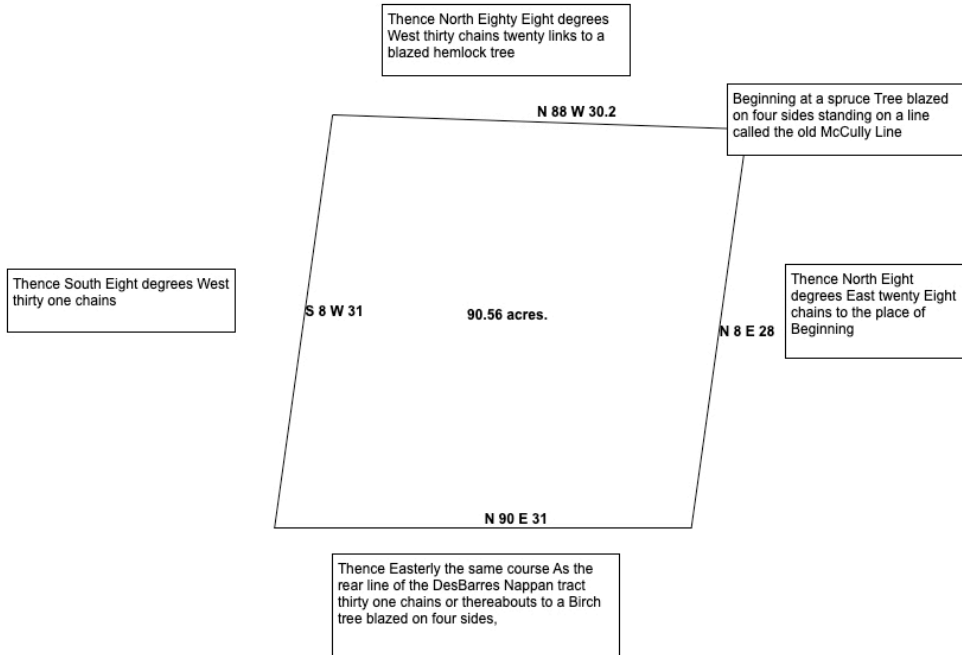


Samuel Holt Lot

First compiled by Mallory Burton March 24, 2024. Last updated March 29, 2024.



Samuel Holt Lot drawn with Metes and Bounds Software

Summary:

The Samuel Holt homestead was 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 to cover a debt owed by Gmelin to DesBarres. 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.

Samuel Holt's lot in Fenwick was bounded on the north by the Thomas Holt homestead and on the east by the Gmelin Line, the lot's shared boundary with the adjacent 1816 Samuel McCully Grant. The lot was bounded on the west by Lot 17 in the bank of lots west of today's NS-2 and south of Fenwick Road. Its southern boundary was the rear line of DesBarres' 8,000-acre tract. Ripley Branch Road off NS-2 runs through this lot.

Samuel Holt purchased the property from Augustus DesBarres in 1865 and the lot was almost immediately divided into an eastern and western portion. Subsequent owners of the property included Alexander Lewis, James McLaurin, Osborne Ripley, Rufus Smith, Oman Lewis, William H. Ripley, Joseph E. Ripley, William T. Pipes, J. Clarence Purdy, A. C. Higgs, and John Dale.

1865 Augustus DesBarres to Samuel Holt (Deed Book KK, p. 377)

Date: Nov 30, 1865

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

Grantee: Samuel Holt of Nappan

Price: One hundred and seventy English dollars

Property: 89-acre property in Nappan where Samuel Holt now resides

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at a spruce Tree blazed on four sides standing on a line called the old McCully Line	This is the Gmelin Line, western border of the 1816 Samuel McCully Grant
Thence North Eighty Eight degrees West thirty chains twenty links to a blazed hemlock tree	
Thence South Eight degrees West thirty one chains	
Thence Easterly the same course As the rear line of the DesBarres Nappan tract thirty one chains or thereabouts to a Birch tree blazed on four sides,	The Holt Lot was the southernmost lot in the Southeast corner of the DesBarres estate.
Thence North Eight degrees East twenty Eight chains to the place of Beginning	

Deeds pertaining to the eastern half of the lot**1865 Samuel Holt to Alexander Lewis (Deed Book UU, p. 197, registered 1875)**

Date: December 6, 1865

Grantor: Samuel Holt of Nappan, Husbandman, and Mary his wife

Grantee: Alexander Lewis of Nappan, Yeoman

Price: twenty seven pounds ten shillings

Property: "being the Eastern part of the lot purchased by said Samuel Holt from Augustus Wallet DesBarres containing forty three acres and three eighths of an acre"

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at a spruce tree blazed on four sides standing on a line called the Old McCully Line	This is the Gmelin Line, western border of the 1816 Samuel McCully Grant
Thence North eighty eight degrees west fifteen chains ten links to a stake at the North East corner of said Samuel Holts part;	
Thence South eight degrees West twenty nine chains fifty links to a blazed Spruce tree,	
Thence Easterly the same course as the rear line of the DesBarres Nappan tract fifteen chains ten links to a blazed birth tree-	The Holt Lot was the southernmost lot in the Southeast corner of the DesBarres estate.
Thence North eight degrees West to the place of beginning	

Boundaries as described in the deed	Clarification
With the ways (including a right-of-way from said lot-across Samuel Holts lot to Samuel Holts-Road so called	Probably today's Ripley Branch Road on the West side of NS-2

1875 Alexander Lewis to Robert B. Dickey Mortgage (Deed Book UU, p. 198)

Grantor: Alexander Lewis of Nappan, husbandman and Mary (Ripley) his wife

Grantee: Hon. Robert B. Dickey of Amherst, Senator

Price: two hundred and fifty dollars

Property: "the Eastern part of lot purchased by Samuel Holt from Augustus Wallet DesBarres containing fifty acres more or less"

Boundaries:

"bounded Westerly by the western half of the lot owned by Oman Lewis Easterly by the old McCully line and more fully described on said Samuel Holts deed to Alexander Lewis dated ninth December A. D. 1865"

1899 James F. McLaurin to Arthur R. Dickey Mortgage (Deed book 54 p. 253)

Grantor: James F. McLaurin of Fenwick, farmer, and Lizzie his wife

Grantee: Arthur R. Dickey of Amherst

Price: 150 dollars

Property: 2 properties, the second of which was the eastern half of Samuel Holt's lot

Property 2: "the Eastern part of a lot purchased by Samuel Holt from Augustus Wallet DesBarres containing Fifty Acres more or less"

Boundaries:

"bounded Westerly by the Western half of the lot Owned by Oman Lewis dated thirty December A.D. 1865"

1906 Charles R. Smith to James F. McLaurin Release of Securities (Deed Book 80, p. 289)

According to this document, McLaurin's mortgage with Arthur Dickey had been transferred through a circuitous route to Smith who had collected \$690 from McLaurin and declared the mortgage fully paid. However it appears the mortgage had not been paid, or a new mortgage had been taken as Smith later obtained ownership of the property.

1912 Richard B. H. Davison Sheriff to Charles R. Smith (Deed Book 108, p. 564)

Charles R. Smith was charged with selling the property. James McLaurin's wife Elizabeth then owned an "equity of redemption" in the mortgage. So perhaps she did receive a share of the sale price after Smith had taken his foreclosure settlement.

1926 Charles R. Smith to Osborne Ripley (Deed Book 163, p. 426)

Grantor: Charles R. Smith of Amherst, Barrister and Mary G. Smith his wife

Grantee: Osborne E. Ripley of Fenwick, Farmer

Price: one dollar

Property: "the eastern part of lot purchased by the late Samuel Holt from the Late Walter Augustus DesBarres containing fifty acres more or less"

Boundaries:

"bounded westerly by the western half of the lot owned by Oman Lewis, eastwardly by the old McCully line (so called) and more fully mentioned and described by the said Samuel Holt's deed to one Alexander Lewis and which said deed is dated the third day of December A. D. 1865, the said lands and premises hereby sold and conveyed being the same mentioned and contained in a deed of conveyance made by R. B. H. Davison Esquire High Sheriff of said

County of Cumber dated the seventeenth day of August A.D. 1912 and recorded in Book No. 108, page 564 as No. 1194 - 1912 in the Registry of Deeds at Amherst.”

Note:

Osborne Ripley subsequently sold smaller lots to Ira Ripley, Arthur Phillips, Alfreda Jones, Joseph A. Lawless, Conan O. Ripley, Sheila Elizabeth Ripley and Glendon McGillivray, Clyde Elliot, and Gerald O’Brien. This list of names corresponds with the list of people with properties on Hwy NS-2 given by Myrtle Chappell in Fenwick 1798-1978 pages 74-75.

Deeds pertaining to the western half of the Samuel Holt lot

1865 Samuel Holt to Charles Twining mortgage (Deed Book KK, p. 378)

Date: Dec 2, 1865

Grantor: Samuel Holt of Nappan and Mary his wife

Grantee: Charles Twining of Halifax, agent for the estate of J. F. W. DesBarres

Price: twenty two pounds two shillings

Property: mortgage on 45-acre lot in Nappan where Samuel Holt now resides (westernmost half of his 89-acre lot)

Boundaries:

Boundaries as described in the Deed	Clarification
Beginning at a blazed spruce tree being the southwestern corner of land sold to Alexander Lewis	The Alex Lewis deed is dated Dec 6, 1865 and wasn't registered until 1875.
Thence running twenty nine chains fifty links to a stake,	Running north on Lewis's line
Thence North Eighty Eight degrees West fifteen chains ten links to a blazed hemlock tree,	
Thence South Eight degrees West thirty one chains	
Thence Easterly the same Course as the back line of the DesBarres grant Sixteen chains or until it Comes to the place of Beginning	The Holt Lot was the southernmost lot in the Southeast corner of the DesBarres estate.

1870 Samuel Holt to Rufus Smith (Deed Book OO, p. 570)

Date: December 6, 1870

Grantor: Samuel Holt of Amherst

Grantee: Rufus Smith of Nappan, Yeoman

Price: two hundred and thirty dollars

Property: upland lot “being the Western half of the lot purchased by me from Augustus Wallet DesBarres, the Eastern half of said lot being conveyed by deed to Alexander Lewis”

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at a spruce tree blazed on four sides standing on a line called the old McCully line	This is the Gmelin Line, western border of the 1816 Samuel McCully Grant

Boundaries as described in the deed	Clarification
Thence North Eighty Eight degrees west thirty chains and twenty links, to a Blazed hemlock tree,	
Thence South Eighty [sic] degrees West thirty one chains,	Should be 8
Thence Easterly the same course as the rear line of the DesBarres Nappan tract thirty one chains to a birch tree blazed on four sides	The Holt Lot was the southernmost lot in the Southeast corner of the DesBarres estate.
Thence North Eighty [sic] degrees East twenty Eight chains to the place of beginning	Should be 8
The said Westerly half hereby conveyed containing forty four acres	

Note: These appear to be the measurements for the eastern half of the original lot. The western half of the original lot would not have been bounded on the east by the McCully Line, but by the eastern half previously sold to Alex Lewis.

1877 Rufus Smith to Oman Lewis (Deed Book XX, p. 437)

Grantor: Rufus Smith of Amherst, farmer and Margaret his wife
 Grantee: Oman Lewis of Fenwick, Yeoman. (brother of Alex Lewis who had purchased the eastern half of the Holt lot)
 Price: three hundred dollars
 Property: “western half of the lot purchased by the said Samuel Holt from Augustus Wallet DesBarres the Eastern half being conveyed to the said Alexander Lewis
 Boundaries:

Boundaries as described in the deed	Clarification
Beginning at a spruce tree blazed on four sides standing on a line called the Old McCully line	This is the Gmelin Line, western border of the 1816 Samuel McCully Grant
Thence thereon North eighty-eight-degrees West thirty chains and twenty links to a blazed hemlock tree	
Thence South-Eighty[sic]-degrees West thirty one chains	Should be 8
Thence Easterly the same course as the rear line of the DesBarres Nappan tract thirty one chains to a birch tree blazed on four sides	The Holt Lot was the southernmost lot in the Southeast corner of the DesBarres estate.
Thence North eighty [sic] degrees East twenty eight chains to the place of beginning	Should be 8

Note: These appear to be the measurements for the eastern half of the original lot. The western half of the original lot would not have been bounded on the east by the McCully Line, but by the eastern half previously sold to Alex Lewis.

1881 Elizabeth Lewis to William H. Ripley (Deed Book 25, p. 641, Registered 1890)

Date: May 6, 1881

Grantor: Elizabeth Lewis of Fenwick, Widow (of Oman Lewis)

Grantee: William Henry Ripley of Fenwick, Yeoman. (brother of Elizabeth Lewis nee Ripley)

Price: sixty dollars

Property: 44 acres “the Western half of the lot purchased by Samuel Holt from Augustus Wallet DesBarres the Eastern half of said lot being conveyed by deed to Alexander Lewis”

Boundaries:

Boundaries as described in the deed	Clarification
Beginning at a spruce tree blazed on four sides standing on a line called the old McCully line	This is the Gmelin Line, western border of the 1816 Samuel McCully Grant
Thence North eighty eight degrees West thirty One Chains	
[western boundary description missing from deed]	
Thence Easterly the same course as the rear line of the DesBarres Nappan Tract Thirty One Chains to a Birch tree blazed on four sides	The Holt Lot was the southernmost lot in the Southeast corner of the DesBarres estate.
Thence North Eighty [sic] degrees East twenty Eight Chains to the place of Beginning	Should be 8

Note: These appear to be the measurements for the eastern half of the original lot. The western half of the original lot would not have been bounded on the east by the McCully Line, but by the eastern half previously sold to Alex Lewis.

1890 William H. Ripley to Joseph E. Ripley (Deed Book 25, p. 642)

Date: May 1, 1890

Grantor: William H. Ripley of Fenwick, Farmer

Grantee: Joseph E. Ripley of Fenwick, Farmer (brother of Elizabeth Lewis and William H. Ripley. Their father Andrew C. Ripley owned Lot 5 west of Hwy 2 just opposite this lot.

Price: two hundred and eighty one dollars

Property: 44 acres “the western half of the lot purchased by Samuel Holt from Augustus Wallet DesBarres the Eastern half of said lot being conveyed by Deed to Alexander Lewis”

Boundaries for the entire Samuel Holt Lot:

Boundaries as described in the deed	Clarification
Beginning at a Spruce tree Blazed on four sides standing on a line called the old McCully line	This is the Gmelin Line, western border of the 1816 Samuel McCully Grant
Thence north Eighty Eight degrees West thirty one chains	
[western boundary missing]	
Thence Easterly the same course as the rear line of the DesBarres Nappan Tract thirty one chains to a birch tree blazed on four sides	
Thence North eighty eight degrees east twenty eight chains to the place of beginning	

1892 Joseph E. Ripley to Clarence E. Casey (Deed Book 32, p. 164)

Grantor: Joseph E. Ripley of Fenwick, farmer

Grantee: Clarence E. Casey of Amherst, law student and trustee of the property

Price: transfer of property for sale to cover financial liabilities to creditors

Properties: several Fenwick properties

Property 2: 50 acres, the western half of Holt lot where Joseph E. Ripley lived

Boundaries:

Boundaries as described in the deed	Clarification
On the east by the land of Alexander Lewis	Alex Lewis purchased the eastern half of the Samuel Holt lot in 1865.
On the south by lands of Richard Pipes	No info on this property which would have been located on Michael Francklin's 12,000-acre portion of the original Gmelin Grant.
On the west by lands of James Read	James Read purchased Lot 17 from Augustus DesBarres in 1842 (Deed Book R, p. 28)
And on the north by land of Widow Holt	Charlotte Holt, widow of Thomas Holt who owned the lot to the north.

1900 Joseph E. Ripley, Clarence E. Casey to William T. Pipes (Deed Book 56, p. 259)

Grantors: Joseph E. Ripley of Fenwick, farmer, and Mary his wife, Clarence E. Casey of Amherst

Grantee: William T. Pipes of Amherst, Barrister

Price: one dollar

Property: 50-acre in Fenwick on which Joseph Ripley now resides

Boundaries:

Boundaries as described in the deed	Clarification
"bounded easterly by lands of McLarens[sic]	The Alex Lewis lot was then occupied by Alex's daughter Elizabeth and her husband James McLaurin
Southerly by lands of J. McCully Pipes	No info on this property which would have been located on Michael Francklin's 12,000-acre portion of the original Gmelin grant
Westerly by lands of John W. Read and others	John W. Read was the son of James Read, who had purchased Lot 17 from Augustus DesBarres
And northerly by land in possession of William Dale	This is interesting because William Dale did not officially purchase the Thomas Holt lot until 1907.

1910 Helen K. Douglas and heirs of William Pipes to J. Clarence Purdy (Deed Book 99, p. 464)

Grantors: Helen K. Douglas and husband Joseph H. Douglas, merchant, M. Grace Rhodes wife of Edgar R. Rhodes, Barrister, Fannie R. C. Pipes, spinster all of Amherst

Grantee: J. Clarence Purdy of Amherst, Lumberman

Price: one dollar

Properties: two properties

Property 2 : 50 acres “all that lot of land situate at Fenwick in the County of Cumberland on which the said Joseph E. Ripley now resides”

Boundaries:

Boundaries as described in the deed	Clarification
“bounded easterly by lands of Mclarens [sic],	The Alex Lewis lot was then occupied by Alex’s daughter Elizabeth and her husband James McLaurin
Southerly by lands of J. McCully Pipes	No info on this property which would have been located on Michael Francklin’s 12,000-acre portion of the original Gmelin grant
Westerly by lands of John W. Read and others,	John W. Read was the son of James Read, who had purchased Lot 17 from Augustus DesBarres. He inherited the lot.
And northerly by land in possession of William Dale containing fifty acres more or less”	William Dale had purchased the Thomas Holt lot to the north in 1907.

1914 J. Clarence Purdy to A. C. Higgs (Deed Book 118, p. 559)

Grantor: J. Clarence Purdy of Amherst, Lumberman and Effa J. Purdy his wife

Grantee: A. C. Higgs of Nappan, Farmer

Price: 1

Property: 2 properties

Property 2: “all that lot of land situate at Fenwick...on which the said Joseph E. Ripley now resides”

Boundaries:

Boundaries as described in the deed	Clarification
Eastern by lands of McLarens[sic];	The Alex Lewis lot was then occupied by Alex’s daughter Elizabeth and her husband James McLaurin
Southerly by lands of J. McCully Pipes;	No info on this property which would have been located on Michael Francklin’s 12,000-acre portion of the original Gmelin grant
Westerly by lands of John W. Read and others;	John W. Read was the son of James Read, who had purchased Lot 17 from Augustus DesBarres. He inherited the lot.
And northerly by lands in possession of William Dale containing 50 acres more or less	William Dale had purchased the Thomas Holt lot to the north in 1907.

1932 A.C. Higgs to John Dale (Deed Book 176, p. 444)

Grantor: Albert C. Higgs of Coversdale in the County of Albert and Province of New Brunswick, Merchant, and Dora M. Higgs his wife

Grantee: John Dale of Fenwick, Farmer

Price: one dollar

Property: 50-acre property in Fenwick

Boundaries:

Boundaries as described in the deeds	Clarification
Bounded easterly by lands formerly owned by McLarens[sic],	The Alex Lewis lot was then occupied by Alex's daughter Elizabeth and her husband James McLaurin. Osborne Ripley had purchased the property in 1926 (Deed Book 163, p. 426)
Southerly by lands formerly owned by J. McCully Pipes	No info on this property which would have been located on Michael Francklin's 12,000-acre portion of the original Gmelin grant
Westerly by lands formerly owned by John W. Read and others	John W. Read was the son of James Read, who had purchased Lot 17 from Augustus DesBarres. He inherited the lot.
And northerly by lands owned by William Dale	William Dale had purchased the Thomas Holt lot to the north in 1907.

Notes for further study:

T. Holt and A. Lewes are shown in this location near the end of a road that became today's NS-2.

In *Fenwick 1778-1978*, Myrtle Chappell discusses various families living on the original homestead of Samuel Holt on pages 74-76. She included photos of the James McLaurin and Jo Ed Ripley homes.

The McLaurin house on Ripley Branch Road west of NS-2 is visible from street view on Google Earth.