

GASPÉ OF YESTERDAY

NEW CARLISLE REAL ESTATE SALE
1808
THE WIDOW DEBORAH COX
TO
SHERIFF THOMAS MAN

KEN ANNETT

1785

TOWN

LOTS

NEW

CARLSLE

R. CALDWELL	229.	L. IMHOFF	230.
ROBERT CALDWELL	192.	?	191.

L. IMHOFF	231.	GEORGE LONGMORE	232.
R. CALDWELL	190.	LUKE PEELY	189.

R. CALDWELL	233.	W ^m VON DEN VELDEN	234.
JAMES CALDWELL	188.	W ^m VON DEN VELDEN	187.

NICHOLAS COX	235.	MAJOR FAUNCE	236.
NICHOLAS COX	186.	MAJOR FAUNCE	185.

W ^m VON DEN VELDEN	237.	DONALD MUNROE	238.
W ^m VON DEN VELDEN	184.	DONALD MUNROE	183.

R. CALDWELL	169.	R. CALDWELL	170.
NICHOLAS COX ?	132.	KEMPHER	131.

R. CALDWELL	171.	JAMES CALDWELL	172.
KEMPHER	130.	R. CALDWELL	129.

R. CALDWELL	173.	L. KEMPHER	174.
L. KEMPHER	128.	L. KEMPHER	127.

NICHOLAS COX	175.	W ^m VON DEN VELDEN	176.
JOHN JEFFRIES	126.	W ^m VON DEN VELDEN	125.

W ^m VON DEN VELDEN	177.	W ^m VON DEN VELDEN	178.
ELY HAWLEY	124.	JOHN CHISHOLM	123.

NICHOLAS COX ?	109.	GEORGE GILKER	110.
?	72.	COLONEL MAN	71.

ELY HAWLEY	111.	GEORGE LONGMORE	112.
JOHN JEFFRIES	70.	JOHN JEFFRIES	69.

ALEX. BROUGHTON	113.	BENJAMIN HOBSON	114.
VACANT	68.	BENJAMIN HOBSON	67.

OLIVER O'HARA	115.	OLIVER O'HARA	116.
AMOS HALL	66.	W ^m VON DEN VELDEN	65.

JOS. GOODWILLIE	117.	JOS. GOODWILLIE	118.
HUGH MUNROE	64.	JOS. GOODWILLIE	63.

?	49.	MAN	50.
?	12.	MAN	11.

THOMAS MAN	51.	THOMAS MAN	52.
THOMAS MAN	10.	THOMAS MAN	9.

VACANT	53.	JOHN LANE	54.
ISAAC MAN, JR.	8.	ISAAC MAN, JR.	7.

RONALD MCDONALD	55.	WILLIAM MAN	56.
CHRIS CURTIS	6.	CHRIS CURTIS	5.

DONALD MUNROE	57.	W ^m VON DEN VELDEN	58.
CHRIS CURTIS	4.	CHRIS CURTIS	3.

18.

8.

3.

3.

JAMES SCOTT	239.	W ^m SCOTT	240.
DONALD MUNROE	182.	DONALD MUNROE	181.

JACOB TEASLE	179.	JOS. GOODWILLIE	180.
JOS. GOODWILLIE	122.	DAVID SCOTT	121.

GEORGE COWL	119.	ELY HAWLEY	120.
JOS. GOODWILLIE	62.	NEIL MCKINNON	61.

JOS. GOODWILLIE	59.	JOS. GOODWILLIE	60.
JACOB TEAGUE	2.	NEIL MCKINNON	1.

NEW CARLISLE REAL ESTATE SALE OF 1808.FOREWORD

The GASPÉ OF YESTERDAY article, NEW CARLISLE IN INFANCY- THE 1785 PLANS OF WILLIAM VONDENVELDEN, published by SPEC in the issue of November 23, 1982, reflected the survey of lots for Loyalist settlement and the names of those claiming lots in the year following the arrival of the Loyalists and veteran soldiers in 1784. With respect to the Town Lots, each of one acre, the Lieutenant-Governor of Gaspé, Nicholas Cox, held the adjoining lots #175, #186 and #235.

An earlier article of the GASPE OF YESTERDAY series, THE LIFE AND TIMES OF NICHOLAS COX, published by SPEC in the issue of April 15, 1981 recalled the career of Gaspesia's distinguished Lieutenant-Governor, who died in 1794. His Widow, Deborah Cox, was provided for by a government pension from the time of her husband's death until she died in October, 1815. Over that period of more than twenty years there are references to the Widow Cox in various deeds and documents of the Quebec Archives.

Thomas Man, one of the sons of Colonel Isaac Man and a Loyalist, was Sheriff of the District of Gaspé from the time of Loyalist settlement until shortly before his death in 1831. He was survived by his widow, Rebecca Perry Man.

The following Deed drawn by James Voyer, N.P. in May, 1808, relative to the sale of New Carlisle Town Lots is of particular interest as an echo of Loyalist Days of long ago.

KEN ANNETT

2.

VENTE PAR DAME VEUVE DEBORAH COX A THOS. MAN - 4 MAI 1808

On this day, the fourth of May in the year of Our Lord One Thousand eight hundred and eight, in the afternoon, Before us, James Voyer and Charles Lagorce, Public Notaries, duly admitted and sworn for the Province of Lower Canada, residing at Quebec, province aforesaid, personally came and appeared Mistress Deborah Cox, Widow of the late Nicholas Cox, Esquire, in his lifetime Lieutenant Governor of Gaspé, who, for the consideration herein-after-mentioned acknowledged to have granted, bargained, sold, aliened, conveyed,and confirmed and hereby doth grant, bargain, sell, alien, convey, and confirm unto Thomas Man, Esquire, residing in the Town of New Carlisle in the Bay of Chaleurs, District of Gaspé, also present before us, the said Notaries, and accepting hereof to himself and his Heirs and Assigns for ever, that is to say, certain lots of land being Numbers Two hundred and thirty five, One hundred and eighty six and One hundred and seventy five, adjoining one another, lying and being in the Town of Carlisle in Chaleurs Bay in the District of Gaspé, each containing and admeasuring one superficial Acre, bounded on the East Side by the lands of James Caldwell and on the West Side by those of John Caldwell, the said Lot Number 175 bounded in Front by the Lot of land belonging to the Heirs of the late John Jefferies and the said Lot Number 235 bounded in the rear by the Park Lot herein after described.

Item another Lot of land being Number six lying and being in the Park of the aforesaid Town of Carlisle containing one Acre in front by eight Acres in depth, bounded in front by the line which divides it with Lot Number 235 aforesaid and in the rear by the King's ungranted Lands, on the East side by the lands of the said James Caldwell and on the West side by those of the said John Caldwell, together with all the right, title, interest, claim and demand whatsoever which the said Widow Deborah Cox may have in and to the aforesaid and described three Lots of land and every part and parcel thereof.

3.

To have and to hold the said three Lots of land and other the premises hereby bargained and sold or mentioned so to be and every part and parcel thereof, with the appurtenances thereunto belonging and appertaining unto the said Thomas Man and his Heirs and Assigns from henceforth and forever.

Subject, nevertheless, to the terms and conditions, provisoes, limitations, restrictions and reservations in the Tickets and Certificates by virtue of which the aforesaid Lots of land now sold or intended to be, were granted.

Which said Lots of land belong to the said Widow Cox by virtue of the Grant unto her made thereof by His Majesty by virtue of the Tickets and Certificates issued in her favor for the same.

This Sale and assignment by the said Widow Deborah Cox to the said Thomas Man made for and in consideration of the sum of Fifteen pounds current money of the said Province, which she, the said Widow Cox hereby acknowledges to have received of and from the said Thomas Man at or before the execution of these presents, the receipt whereof the said Deborah Cox did and doth hereby acknowledge and thereof did and doth hereby release, acquit and discharge the said Thomas Man and his Heirs and Assigns by these presents.

And the said Deborah Cox did and doth hereby for herself, her Heirs, covenant, promise and agree to and with the said Thomas Man, his Heirs and Assigns that she, the said Widow Deborah Cox and her Heirs and the Heirs and Assigns of the said late Nicholas Cox, her husband, the said three Lots of land and premises before mentioned to be hereby bargained and sold and every part and parcel thereof, with the appertances thereunto appertaining, unto the said Thomas Man, his Heirs and Assigns forever against her, the said Widow Deborah Cox and her Heirs, shall and will warrant and forever defend by these presents.

4.

And further, that he the said Thomas Man, his Heirs and Assigns shall and may hold, possess, occupy and enjoy the said Lots of land and premises hereby bargained, sold and conveyed or mentioned or intended so to be without any let, hindrance or interruption of her, the said Deborah Cox or her Heirs or Assigns or the Heirs or Assigns of the late Nicholas Cox Esquire, her Husband.

And further and also that the said Deborah Cox hath not done, suffered or caused to be done any matter or thing whereby the said three Lots of land and premises hereby bargained, sold and conveyed or mentioned or intended so to be are incumbered in any manner or way whatsoever.

And for the due execution hereof the parties thereto have respectively made Election of Domicile in the House of Mistress Deborah Cox in the Upper Town of Quebec where and promising and obliging and thus done and passed in the house of Mistress Cox in the said city of Quebec, the day, month and year first above written.

The said Parties having to these presents set and subscribed their hands and signatures in the presence of us the said notaries, who have also to the same set and subscribed our names, after the same having been first duly read according to Law.

(Signatures) Deb. Cox
Thos. Man
Jas. Voyer, N.P.
Chas. Lagorce, N.P.

24
L'entle par l'am
Veuve Deborah
Cox

pay a. 10. 43.
44

Thos. Man
1808.



On this day, the fourth of May, in the
Year of Our Lord One thousand eight hundred and
eight, in the afternoon, before Mr. James Chapman and
Charles Legare Public Notaries duly admitted and
sworn for the Province of Lower Canada, residing at
Quebec Province aforesaid, personally came and
appeared Mitchell Ebenezer Cox Widow of the late
Nicolas Cox in his life time. Lieutenant Governor
of Gaspe, who for the consideration herein after
mentioned acknowledged to have granted, bargained
Sold, Aliened, conveyed, in feoffed and confirmed and
hereby doth grant, bargain, Sell, Alien, Convey
in feoff and confirm unto Mr. Thomas Man Esquire
residing in the Town of New Carlisle in the Bay of
Chicoulet, District of Gaspe, also present before
us the said Notaries and accepting hereof to himself

Three
G. C. M.
in two hundred thirty
line one hundred and
eighty six and one hundred
and seventy five
G. C.
T. M.

his Heirs and assigns forever, that is to say: ~~Three~~
Certain Lots of Land being Numbers ~~175~~ and
adjoining one another lying & being in the Town
of Carlisle in Chicoulet Bay, in the District of Gaspe
each containing & measuring one Acre & six
Steres, bounded on the East Side by the lands of James
Caldwell & on the West side by those of John Caldwell
the said Lot Number 175 bounded in front by the
King's Highway the said Lot Number 255 bounded
in the Rear by the Park Lot herein after described.
Item another Lot of Land being Number six lying
and being in the Park of the aforesaid Town of
Carlisle, containing ~~one~~ ^{one} Acre in front by eight
Steres in depth, bounded in front by the line which
divides it with the Lot Number 255 aforesaid
Sold, and in the Rear by the King's ungranted Lands,

Lot of land be-
longing to the heirs
of the late John
Caldwell and
G. C.
T. Man
G. C. M.
The line which
above mentioned
with the

L'entle par
J. M.

on the East Side by the Lands of the said James Caldwell
 and on the West Side by those of the said John
 Caldwell, together with all the right, title, interest
 claim and demand whatsoever which the said Widow
 Deborah Cox may have in & to the aforesaid
 & described three Lots of Land & every part and parcel
 thereof. To have & to hold the said Three Lots of
 Land & also the premises here by bargain & sold or
 mentioned so to be & every part and parcel thereof
 with the appurtenances thereto belonging and
 appertaining unto the said Thomas Man and his
 Heirs & assigns from henceforth & for ever. Subject
 nevertheless to the terms and conditions, provisoes,
 limitations, restrictions and reservations in the ^{the} ~~the~~
 Patent by virtue of which the aforesaid Lot of Land
 now sold or intended so to be, were granted. Which
 said Lots of Land belong to the said Widow
 Cox by virtue of the Grant unto her made
 thereof by His Majesty by virtue of the Letters
 and Licenses of full power in her favor for the same.

1699
 1700
 1701

This Sale and assignment by the said Widow
 Deborah Cox to the said Thomas Man ^{made} for and in
 the consideration of the sum of Fifteen pounds
 current money of the said Province, which ~~the~~ ^{the} said Widow
 Cox & Thomas Man here by acknowledge to have Received
 of and from the said Thomas Man at or before the
 execution of then presents the receipt whereof ~~the~~
 the said Deborah Cox, did and doth hereby
 acknowledge and thereof, did and doth hereby Release
 acquit and discharge the said Thomas Man and his
 Heirs and assigns by then presents. And ~~the~~ ^{the} said

9-6
 J.M.
 B.L.

Deborah - Cox, did and doth hereby for herself her
 heirs, coheirs, assigns and agrees to and with the
 said Thomas Man his heirs and assigns that she the
 said Widow Deborah Cox, ~~her heirs and assigns~~
~~and assigns of the said late Nicolas Cox Esquire~~ shall stand
 the said three Lot of Land and premises before mentioned
 to be hereby bargained and sold & every part and
 parcel thereof, with the appurtenances thereunto
 appertaining unto the said Thomas Man his heirs
 and assigns for ever against her the said Widow Deborah Cox
 & her heirs and the heirs of the said late Nicolas
 Cox, Esquire her husband, shall and will warrant
 and for ever defend by these presents. And further
 that he the said Thomas Man his heirs and assigns
 shall and may have hold, possess, occupy and enjoy
 the said ~~Lot or Tract~~ of Land and premises here by
 bargained sold and conveyed or mentioned or intended
 so to be without any let hindrance or interruption
 of him her the said Deborah - Cox or her heirs
 or assigns or the heirs or assigns of the late Nicolas
 Cox Esquire her husband.

And further and also, that she the said Deborah
 Cox hath not done suffered or caused to be done,
 any matter or thing whereby the said three Lots
 of Land and premises here by bargained sold and
 conveyed or mentioned or intended so to be are
 incumbered in any manner or way whatsoever
 And for the due execution hereof the parties
 thereto have respectively made Election of
 Domicile in the Town ~~and parish~~ of St. Michaels
 Deborah Cox in the upper Town of Quebec
 where he promising & obliging & Thus done
 and passed in the House of Council in the said City
 of Quebec, the day Month & Year first above written

The
 P.D.

The said Parties having to them presents set and subscribed
 their hands and signatures in the presence of the
 said Notary, who have also to the same set and
 subscribed Our names, after the same having been
 first duly read according to Law. *five marginal*
notes appeared thirty eight words expunged
null ten.

Chas. L. George
(Notary Public)



W. C. Mearns
 Attorney
(for the parties)