GASPÉ OF YESTERDAY

NEW CARLISLE REAL ESTATE SALE

1808

THE WIDOW DEBORAH COX

TO

SHERIFF THOMAS MAN

KEN ANNETT

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FOREWORD

The GASPE 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

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.

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.

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.

VE 24 plane acivil +3. (enle Verne Listorah nothisday, the fourth of May, in the Tho Man Mour of Our Lord One Thousand sight hundred and 4. Mai 1808. sight, in the oflermoon Bofore Ils, james layer and Charles Lagores Sellie Motories dulaja domitted Sworn for the from nee of Lourer lineda, Residing Quebe province a foresisio, personally same som peared Mittrefil chown he Cox Midow of Nicolas Lossin his life time Lieutiment Covernor of Grape, who for the consideration hering entioned asknowledged to have granted trangainer Told aliened Conveyed in footfad and confirmed and hereby doth grank bongain, Sell, Whin Lowery inferfy and confirm unto the Thomas Man the Residency in the Town of New Larlish in the Bay of Chaleny District of Caspe, also for Us the said Motorice and accepting hereof to himself his Heirs and a pigns for ever, that is to say Ture Cartain Lots of Land being Sumbers ring one another lying & breing in the Town tiste in Chain. Bon, in the District of Gaste containing & indmiaming one Surerpicial estere bounded on the East whide by the lands of James Caldwell Von the West side by those of John Calde the vaid Lot Viember 175 The said for Number 255 bounded in the near by the Stark Lot herein water described Hem w mother Lot of Land being Number Jix and being in the Short of the a foresaid Tourn of Carliste, Londering wie sin front by eight (Ateres in depth, frounded in front by the line which Devide it with Lot Number 235 inforces sold and in the rear by the Kings unigranted La Expedice.

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