

GASPÉ OF YESTERDAY

THE LOWNDES CO. FILE

Recall of the Lowndes family business
as an active and prominent part of the
Gaspé scene in the 19th century.

KEN ANNETT

THE LOWNDES CO. FILEPREFACE

As a school-boy in Gaspé Basin in the late 1920's my way to the old, brick Intermediate School, adjoining St. Paul's Anglican Church lot to the West, lay along the primitive wooden sidewalk that bordered the South side of Gaspé Basin's Main Street. As I recall, that sidewalk began at the East end of town at the little bridge that then spanned Kavanagh's Brook. It then ran along the side of the old Roman Catholic cemetery and past the old Catholic Chapel dating from the 1860's. Rounding the bend in the street one had a fine view out over the Bay of Gaspé and the entrance to the sheltered port of Gaspé Basin - then free, open and unspoiled by later bridges built across the narrows. On past the large Roman Catholic church (destined to burn down in 1929) were the Lindsay and Veit family homes and past them the large Belleau/Blackwell property then occupied by the Missionary Sisters of Christ the King. On the shore of the Basin entrance at this point stood a vast old storehouse while offshore, at the edge of the deep-water channel, could still be seen the remains of a large wharf that had been linked evidently at one time to the storehouse on shore. In response to my inquiry about this deserted store and derelict wharf, my Dad recalled that it had belonged to the firm of LOWNDES BROS., active and influential Gaspé Basin Merchants and lumber dealers of a former time.

In this issue, "GASPÉ OF YESTERDAY" will attempt to turn back the clock to a time when LOWNDES BROS. was a prominent Gaspé firm.

THE LOWNDES CO. FILE

PRIOR TO
GASPÉ

Among other sources, the registers of the Anglican Cathedral of Quebec City show that James John Lowndes, his wife, Mary Ann Skitt, and their family were members of that congregation in the 1830's and 1840's. The baptismal records of Lowndes children are to be found in the decade from 1835 to 1846 in particular.

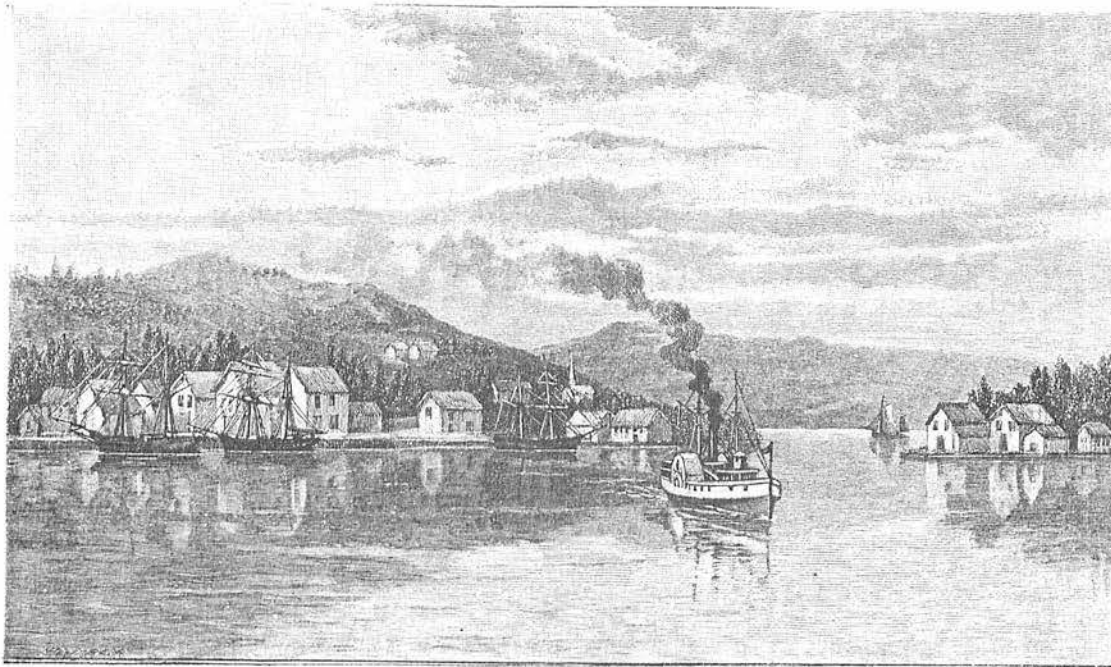
Another significant link of the Lowndes family with both Quebec City and Gaspé is to be found in a Deed of Sale of November, 1844 drawn up by E.B. Lindsay, N.P. of Quebec. In it Duncan McCallum, Quebec City Merchant, and his wife, Helen Maria O'Hara McCallum, daughter of Henry O'Hara of Gaspé Basin, sold land in Lower Town Quebec City to James John Lowndes. Duncan McCallum had business interests in Gaspé as well as in Quebec City. As it would appear that Lowndes and McCallum may have had social as well as business links this may help to account for the subsequent expansion of the Lowndes business to Gaspé Basin.

It is proposed to structure this article on the plan of "GASPÉ OF YESTERDAY" article No. 211 "FORILLON DEED SERIES" (Martin Sheppard, N.P.) and illustrate, through the notarial Deeds that follow, some aspects of the interests and activities of the Lowndes family in Gaspe.

The following summary of a series of notarial acts involving Members of the Lowndes family of Gaspe Basin is for the years 1866 to 1890. Deeds for subsequent years will have to wait for a future issue of "GASPÉ OF YESTERDAY". The following listing of individuals whose names are to be found in the Deeds below may be interesting and helpful.

ALEXANDRE, Jacques	EDDY, John	MANN, J.C.
ANNETT, W.H.	EDEN, Benjamin M.	McKENZIE, Ellen
BALLEINE, George	EDEN, Laura Anne	McKENZIE, ELLEN H.
BEATTIE, James	EDEN, John	McKENZIE, James
BELLEAU, J.C.	EDEN, Joseph	McKENZIE, Mary McK.
BOUTILLIER, Le Horatio	ENRIGHT, Patrick	McKENZIE, Neil
BERNIER, N.	FOWLER, S.H.	McKENZIE, Patrick
BOYLE, John	FOX, Chas.C.	McKINNON, Angus
BROWN, G.G.	GAIN, Michael	MILLER, Eliz. E.
CARSWELL, Joseph	GIBAUT, Frs.	MILLER, SOLOMON
CARTER, Alfred Theodore	LANGLOIS, Nicholas	MORIN, Joseph
CASS, Joseph	LANGLOIS, Thomas T.	MOSHER, Robert
CASS, John	LAWS, Alfred D.	MOSHER, William
COFFIN, Abraham	LAWS, Elizabeth	MULRONY, Edward
COFFIN, William	LAWS, George	PAINCHAUD, Antoine
COFFIN, WYNDHAM	LAWS, William Th.	PALMER, Charles
COLLAS COMPANY	LOWNDES, Eliza M.	PERCHARD, Edward
DAVIS, Henry	LOWNDES, Henry	POPE, John
DUMARESQ, Frs.	LOWNDES, Hy.Scott	RICHMOND, Rev.John
DUMARESQ, John	LOWNDES, James J.	ROBERTS, J.G.
DUNN, James	LOWNDES, Mary S.	ROSE, Elias
DUVAL, George	LOWNDES, Rupert	SCOTT, Eleanor
		SCOTT, Henry

SHAW, Widow Mary	SYVRET, Jacques	VEIT, Frederick
SHORT, John	THOMAS, Rev. Ernest	VEIT, Samuel
SLOUS, Major	VAUTIER, Abraham	WATSON, R.
STANLEY, William	VAUTIER, Philip	WILSON, John F.



GASPÉ.

SKETCH OF GASPE BASIN IN THE TIME OF THE LOWNDES BROS. CO.
 IN 1873. [Reference "GASPÉ OF YESTERDAY", No. 58, "LADY
 DUFFERIN VISITS GASPÉ". Part I. SPEC, March 10, 1982.]

DATE OF DEED 1866, March 14th.

NOTARY John Short, J.P.

TYPE OF DEED Sale by way of mortgage

MORTGAGORS Neil McKenzie and Ellen Holland McKenzie, his wife.

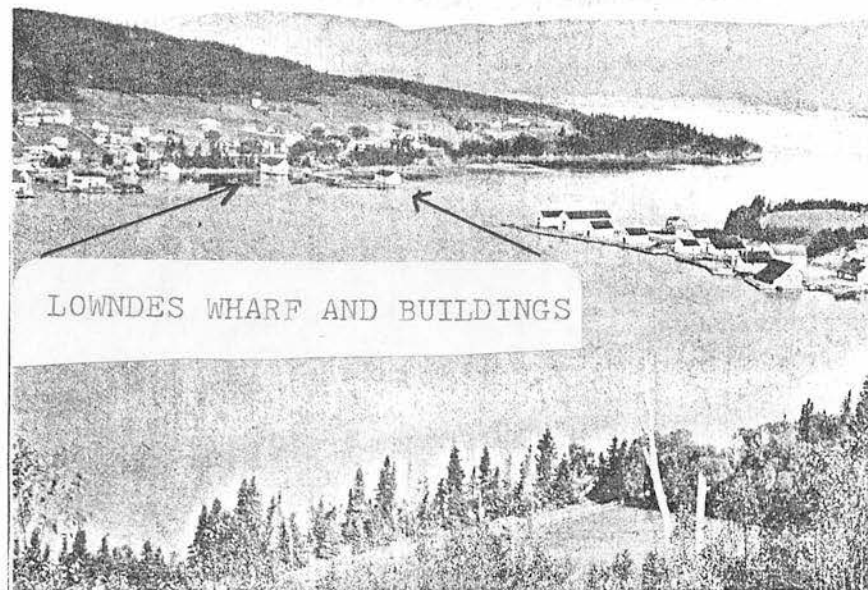
MORTGAGEE James John Lowndes

PROPERTY All that certain lot of land, together with the improvements thereon erected and made, known and distinguished as part of Lot Number Three, bounded on the East by the property of Mr. John Wilson, on the West by the property of J.C.Belleau, Esquire, on the South by the River York, on the North by the River Dartmouth.

TERMS Payment of the sum of FOUR HUNDRED DOLLARS current money of the Province. Interest at the rate of seven per cent per annum. Repayment date June 1, 1867.

SIGNATURES Neil (X) McKenzie; Ellen (X) Holland; Jas.J.Lowndes; John Short, J.P.

WITNESSES S.H.Fowler; Edward Perchard.



DATE OF DEED 1866, April 3rd.
NOTARY John Short, J.P.
TYPE OF DEED Mortgage
MORTGAGOR James Beattie, Blacksmith, of Gaspé Basin.
MORTGAGEE Messrs Lowndes Bros.
PROPERTY Lot six in the Dartmouth Range of the Township of Gaspé Bay South together with all the improvements thereon erected and made, also one ox, one heifer and three sheep.
AMOUNT Sum of Eighty dollars current money of the Province.
Repayment date, August 1, 1867.
SIGNATURES James Beattie; Lowndes Bros.; John Short, J.P.
WITNESSES Joseph Morin; Edward Perchard.

DATE OF DEED 1866, July 25th.
NOTARY John Short, J.P.
TYPE OF DEED Sale
VENDOR Neil McKenzie, for himself and in his capacity of Tutor, duly appointed, to Ellen, Patrick and James McKenzie, junior children issue of his marriage with the late Mary McKenna and her only legitimate heirs at Law, and Ellen Holland, second wife of the said Neil McKenzie.
VENDEES Messrs Lowndes Bros.
PROPERTY A certain lot of land of an irregular figure, situate and lying on the North side of the South West Branch of Gaspe Bay, being part and parcel of lot number three bounded on the one side towards

PROPERTY the South by the River York, on one side towards the
(ctd) North by a street of thirty-five feet in width, the land
of which is already sold to the Municipal Council by the
said Neil McKenzie, towards the East by the property of
John Wilson and towards the West by the property of J.C.
Belleau, together with all the buildings and improvements
thereon erected.

PRICE Nine hundred and fifty pounds current money of the
Province.

CONDITION Neil McKenzie to have the right to remove from the land
sold the dwelling house of himself and his family. Also
to retain the right to fish salmon "in front of the
said property".

SIGNATURES Neil McKenzie; Ellen (X) Holland.
James J. Lowndes; Henry Lowndes.

WITNESSES John F. Wilson; John Boyle.

DATE OF DEED 1867, April 11th

NOTARY John Short, J.P.

TYPE OF DEED Sale by way of Mortgage.

MORTGAGOR Patrick Enright, Farmer and Fisherman of Chien Blanc.

MORTGAGEE Lowndes Bros.

PROPERTY All that lot of land, together with the improvements
thereon erected and made known and existing, being the
northern part of Lot 4, first range, North East,
Township of Malbay, situate on the South side of Gaspé
Bay and containing fifty (50) acres, bounded in front
by Gaspé Bay, towards the North by Lot number sixteen,
towards the south by James Dunn (?) and towards the
East by Jacques Alexandre. Also all his claim and
improvements on the eastern half of lot number sixteen
bounded in front by Gaspé Bay, to the North by George

PROPERTY Duval (?), towards the West by lands occupied by
(ctd) Jacques Syvret and towards the South by the lot here-
tofore described. Likewise his household furniture and
moveable effects consisting of one Bay Horse, one ox,
one cow and one heifer, seven sheep...rigging and
stores for fishing boats...one seine.

AMOUNT Three hundred dollars. Interest at seven percent.
Date of repayment - August 15, 1868.

SIGNATURES Patrick Enright; James J.Lowndes; John Short,J.P.

WITNESSES Joseph Morin; John Wilson.

DATE OF DEED 1867, August 14th.

NOTARY John Short, J.P.

TYPE OF DEED Indenture of Sale

VENDOR John Pope of Gaspé Basin. Teacher.

VENDEES James John Lowndes and Henry Lowndes, Esquires.

PROPERTY All that certain piece or parcel of land situate,
lying and being on the North side of Gaspé Bay South,
containing one acre and one rood, more or less, of
superficial measurement, on a front of one acre,
bounded towards the North by the property owned by
John Short of Gaspé Basin, towards the South by
more of the property of the said John Short, towards
the West by the highway and towards the East by the
waters of the River Dartmouth and marked Lot number
eight on the plan of this tract of land by Antoine
Painchaud, Provincial Land Surveyor, with lateral
lines as already run and existing by said Antoine
Painchaudm Esquire.

SALE PRICE One hundred dollars current money of the Province

SIGNATURES John Pope; Lowndes Bros. by J.J.Lowndes.

WITNESSES E.C.Perchard; Henry Davis.

DATE OF DEED 1867, November 13th.

NOTARY John Short, J.P.

TYPE OF DEED Obligation

OBLIGOR Robert Mosher of Gaspé Basin.

OBLIGEE Lowndes Bros.

LOAN Two hundred and ninety dollars.

SECURITY A certain piece or parcel of land situate, lying and being in the Township of Gaspé Bay South in the County and District of Gaspé, being the western quarter of Lot number fifteen containing fifty acres of land, more or less, belonging to the said Robert Mosher by Deed of Sale and Transfer from his late Father in 1861.

SIGNATURES Robert Mosher; Lowndes Bros.

WITNESSES Edward Perchard; Joseph Morin.

DATE OF DEED 1868, February 19th.

NOTARY John Short, J.P.

TYPE OF DEED Sale and Transfer.

VENDORS Lowndes Bros.

VENDEE Stephen H. Fowler

PROPERTY The undivided half of all the vendors right, claim and demand which they have upon and in all that piece of land and premises situate in Gaspé Basin on which stands the Mill known as the "SHAW MILL" and which is comprised in totality between the public highway and the river or Basin, together with the undivided half of the Steam Saw Mill and wharf thereon erected, sundry buildings in course of construction upon the said parcel of land and/or water lot and also with the half of all the machinery, fittings, chains, belts, saws, tools, lathes and

PROPERTY appurtenances necessary to work the said Saw Mill.
 (ctd) [Lowndes Bros. title to the premises sold was based on an 1867 Bill of Sale between James C, James, Esq. and James J. Lowndes and also on a Deed of Conveyance to Lowndes Bros. from Miller Haughton Co., Merchants and Copartners in England.]

SALE PRICE Four thousand dollars current money of the Province.

SECURITY Lowndes Bros. to hold a mortgage on premises pending final payment of sale price.

SIGNATURES James J. Lowndes; Henry Lowndes; S.H. Fowler.

WITNESSES J.H. Mann; E.C. Perchard.

DATE OF DEED 1868, March 5th

WARDEN Horatio Le Boutillier

TYPE OF DEED Surety Bond by Henry Lowndes as Secretary-Treasurer of the County Council of the County of Gaspé.

AMOUNT OF BOND Five hundred dollars of good and lawful money of the Province of Canada.

SIGNATURES Henry Lowndes; James J. Lowndes; S.H. Fowler; Horatio Le Boutillier, Warden.

WITNESSES N. Bernier; G.G. Brown; Chas. C. Fox.

DATE OF DEED 1870, October 19th.

NOTARY John Short, J.P.

TYPE OF DEED Sale.

VENDOR Abraham Vautier.

VENDEE Lowndes Brothers.

PROPERTY That certain piece or parcel of land and premises situate, lying and being on the North side of the York River, first range of the Township of Gaspé Bay South, comprising the whole area within the following

PROPERTY boundaries, to wit, bounded on the South by the waters
 (ctd) of the York River, on the West by property of the said
 Lowndes Brothers, known as the Gaspé Steam Mill
 property, on the North by the highway and on the East
 by a lot of land measuring forty-two feet along the
 course of the highway and forty feet between the
 arm high water mark.

SALE PRICE Two Hundred dollars.

SIGNATURES Abraham Vautier; Lowndes Bros.

WITNESSES J.H.Morin; Abraham Coffin.

DATE OF DEED 1872, October 2nd.

NOTARY John Short, J.P.

TYPE OF DEED Mortgage

MORTGAGORS Lowndes Bros.

MORTGAGEE Henry S.Scott, Merchant, of Quebec City.

DETAILS OF \$4833.00 being the first dividend due by the said
MORTGAGE SUM Lowndes Bros to their creditors which was
 paid by the said Henry S,Scott in the month
 of February last.

\$2800.00 advanced by Henry S.Scott in the month of
 October last to assist Lowndes Bros. in
 carrying on their business.

\$ (???) a further sum guaranteed by the said Henry
 S.Scott to Burstall and Co. of Quebec for
 advances to Lowndes Bros. during the ensuing
 lumbering season, which sum will not be known
 until the close of the said ensuing season.

SECURITY Mortgage all and singular that real estate at Gaspe
 Basin owned by them and known and described as follows:
 .First the Gaspe Steam Mill,land,wharves, water lot
 and appurtenances belonging thereto;
 .Secondly, Water lot upon Gaspe Basin outside with
 wharves, stores,buildings and improvements thereon
 erected and made.

SECURITY . Also a lot of land and premises at Gaspé Basin being
 (ctd) the individual property of the said James J. Lowndes,
 being bounded in front by the waters of Gaspé Basin,
 in rear by a public road, on the East by property owned
 by Joseph Eden and to the West by a bye-road and the
 property of J.C. Belleau, together with buildings and
 improvements thereon.

. And also, lastly, a lot of land and premises at Gaspé
 Basin (being the individual property of the said Henry
 Lowndes) which is bounded in front by the waters of
 Gaspé Basin, in rear by a public road, to the West by
 the property of John Wilson and on the East by the
 property of Joseph Eden.

SIGNATURES James J. Lowndes; Henry Lowndes; John Short, J.P.

WITNESSES John Dumaresq; S. Miller.

DATE OF DEED 1872, October 9th.

NOTARY John Short, J.P.

TYPE OF DEED Indenture of Quittance

FROM Ellen Holland McKenzie, Widow of the late Neil McKenzie.

TO Lowndes Bros.

SETTLEMENT Quittance by payment of a sum of two hundred and seventy
 four dollars on the balance of nineteen hundred and
 twenty five dollars remaining on the sale of property
 by late Neil McKenzie to Lowndes Bros. (see above)

SIGNATURES Ellen (X) Holland; James J. Lowndes; John Short, J.P.

WITNESSES Rev. John P. Richmond; John Dumaresq.

DATE OF DEED 1874, January 22nd.
NOTARY John Short, J.P.
TYPE OF DEED Sale
VENDOR Joseph Carswell, Master Carpenter of Gaspé Basin.
VENDEE Lowndes Bros.
PROPERTY A certain piece or parcel of land situate in the Village of Gaspé along the Public Highway, containing one hundred and fifty feet in front by the full depth, whatever it may be found to be, and bounded as follows: in front by the waters of the River York, in the rear by the said highway, on the West by property of one Peter Lespine (?), on the East by property belonging to the Baker family as the said piece of land now stands and with which the said purchasers do declare themselves satisfied.
SALE PRICE One hundred dollars current money of the Province.
SIGNATURES Joseph Carswell; James J. Lowndes; Henry Lowndes
WITNESSES John Dumaresq; John Boyle

DATE OF DEED 1872, April 6th.
NOTARY John Eden, J.P.
TYPE OF DEED Sale and Transfer.
VENDORS William Thomas Laws and Elizabeth Laws, his wife.
VENDEE Lowndes Bros.
PROPERTY Certain pieces of land and premises with Mill in course of construction thereon, as all materials and appurtenances belonging thereto, situate and being at a place called the Mill brook in the Township of York, owned in his lifetime by the late George Laws. (son of the Vendors named above)
TERMS OF SALE Transfer of above property to settle debt of \$321,28 owed by late George Laws to Lowndes Bros. In addition

TERMS OF SALE (ctd) Lowndes Bros. agree to pay the following amounts owed by the late George Laws to:

Joseph Eden.....	\$41.00
Collas and Slous.....	9.24
John Eden Son Joseph.	24.20
Wyndham Coffin.....	13.20
William Coffin.....	6.40

SIGNATURES William Thomas Laws; Elizabeth B.Laws; James J.Lowndes; Henry Lowndes; John Eden,J.P.

WITNESSES Henry Laws; Alfred D.Laws; Frs. Dumaresq; John Short.

DATE OF DEED 1874, May 9th.

NOTARY John Short,J.P.

TYPE OF DEED Sale of property.

VENDORS Solomon Miller and his wife,Elizabeth Eason, of Gaspe Basin.

VENDEE Lowndes Bros.

PROPERTY A certain piece or parcel of land and premises and being a lot of land the property of the said Solomon Miller and Elizabeth his wife, of an irregular form, situate and lying at Gaspe Basin and bounded as follows: On the East by a lot of land owned by Jane Vincent Vautier, Widow of the late Abraham Vautier. On the South (in front) by the Public Road. On the West by land in the possession of Mary Shaw, Widow of the late Joseph Shaw and on the North by property belonging to the heirs of the late Philip V.Vautier and measuring as follows, one hundred and four feet along the Public Road (in front), two hundred and eight feet in depth on each or either side and fifty eight feet seven inches in breadth in the rear, as the whole now stands, with buildings and improvements thereon erected and existing.

(ctd)

SALE Eight hundred dollars current money of the Province
PRICE
SIGNATURES Solomon Miller; Elizabeth Miller; James J.Lowndes;
 Henry Lowndes; John Short, J.P.
WITNESSES John Eddy (?); (?) Mosher

DATE OF DEED 1874, December 30th.
NOTARY Joseph Eden, J.P.
TYPE OF DEED Sale of property.
VENDOR Lowndes Bros.
VENDEE John Short
PROPERTY The following parts of a certain Island in the
 Dartmouth River, Gaspé, marked "B" and divided into
 lots numbered respectively 9, 10, 11, 12, 13, 14
 and 15 on the Government Plan, To Wit, Those parts
 of lots numbered 9 and 10 which are bordered to the
 South by a portion of lot No.10 which is deeded to
 Joseph Cass, to the North by those portions of lots
 number 9 and 10 which are deeded to Henry Davis, in
 the West by by lot number 11 and in the East by the
 western line of George Balliene's property,
 containing about six and a half acres of land more or
 less.
SALE PRICE The sum of four dollars and eighty eight cents.
SIGNATURES James J.Lowndes; Henry Lowndes; John Short; Joseph
 Eden, J.P.
WITNESSES J.G.Roberts; John Dumaresq.

DATE OF DEED 1875, August 27th.
NOTARY John Short, J.P.
TYPE OF DEED Quittance and Release
TO James Beattie, Blacksmith, Gaspé Basin
FROM Lowndes Bros.
TERMS Receipt of eighty dollars in full and final payment of Deed of Mortgage dated April 3rd., 1866.
SIGNATURES James J.Lowndes for Lowndes Bros.; John Short,J.P.
WITNESSES R.Watson; John Dumaresq.

DATE OF DEED 1882, April 20th.
NOTARY Rev.John P.Richmond.
TYPE OF DEED Sale of property.
VENDORS Benjamin M.Eden, hereto fore of Gaspé Basin now residing at Lakefield in the Province of Ontario and Laura Ann Eden of the same place, his wife, acting herein by and through Joseph Eden,Esquire of Gaspé Basin, specially authorized by Power of Attorney duly executed at Peterborough in the Province of Ontario.
VENDEE James J.Lowndes.
PROPERTY That certain piece or parcel of land lying, being and being situated in Gaspé Village and forming part of what is commonly known as the McKenzie Estate and bounded as follows, that is to say, on the Front by the Highway, to the West by the property of Frederick Veit, to the North by a road and to the East by the Roman Catholic Parsonage lot, together with all the appurtenances thereto, including all buildings thereon.
SALE PRICE Three hundred and fifty dollars (\$350.00) current money of the Province.

SIGNATURES

Benjamin M.Eden, By his Attorney, Joseph Eden;
Laura Anne Eden, By her Attorney, Joseph Eden;
James J.Lowndes; Rev. John P.Richmond.

WITNESSES

Frs.Gibaut; J.R.Beatty.

DATE OF DEED

1884, July 22nd.

NOTARY

Rev.John P.Richmond.

TYPE OF DEED

POWER OF ATTORNEY

FROM

William Mosher.

TO

James J.Lowndes

PARTICULAR

ACT

As duly appointed Trustee for Thomas Talton Langlois, a Minor, by will his father, Nicholas Langlois, William Mosher appoints James J.Lowndes of Gaspé Basin his true and lawful Attorney to execute the lease of lot fifty three in the Township of Gaspé Bay North in favor of Elias Rose of the said Township upon the following terms:

The lease to be for the term of four years or until the said Thomas T.Langlois attain his majority.
Elias Rose to pay all taxes due or that may become due during the term of the lease and to make improvements on the property to the amount of three hundred dollars, the whole of which amount less an annual rental of twenty dollars to be repaid to the said Elias Rose in cash, security for which repayment shall be made in the lease which shall also be a mortgage on the said property in favor of Elias Rose for the said amount.

In event of Elias Rose wishing to purchase the property at the end of the lease, William Mosher binds himself as far as he legally can do that the property shall be sold to Elias Rose for the amount of the mortgage and a further sum of one hundred and ten dollars.

SIGNATURES

William Mosher; Rev.John P.Richmond.

WITNESSES

S. Veit; W.H.Annett (both of Gaspé Basin)

18.

DATE OF DEED 1888, February 21st.

NOTARY Rev. John P. Richmond

TYPE OF DEED Lease of property.

BY Henry Scott Lowndes, Merchant, Gaspé Basin.

FROM John Cass of Gaspé Village

PROPERTY The house and dependencies and land and garden attached thereto as at present under fence as far as the fence at the top of the hill in rear of the house which said premises were occupied by the late Doctor Roy situated at Gaspé Village opposite the Roman Catholic Church.

ANNUAL RENTAL One hundred dollars per annum to be paid yearly in four equal instalments of twenty-five dollars each.

AGREEMENT The said John Cass shall, at his own cost, cause the said home and premises to be thoroughly repaired before the first day of May next, and shall build or cause to be built a good barn and stable with room for two head of cattle and storage for two tons of hay before the first day of September next.
That the said John Cass shall make or cause to be made a gate in the rear fence and shall secure unto the said Henry Scott Lowndes right of way and free use of the water in a well to the rear of the said property...

SIGNATURES John Cass; H. Scott Lowndes; Rev. John P. Richmond.

WITNESSES William Stanley; Charles Palmer.

DATE OF DEED 1888, August 20th.

NOTARY Rev. John P. Richmond.

TYPE OF DEED Lease.

FROM Gaspe Lumber Manufacturing Co., represented by Angus McKinnon of Prince Edward Island, now residing at Gaspe Village.

TO Henry Scott Lowndes of Gaspe, Merchant.

PROPERTY Lease of the Mill and Wharf at Gaspe belonging to the said Company together with all the machines, belts, pulleys and shafting now in the said Mill from such time as the said Company shall finish sawing for the present season until the Tenth day of May in the year of our Lord one thousand eight hundred and eighty nine inclusive.

TERMS

- . Fire insurance by the owner.
- . Lessee to have right to pile wood on wharf pending shipping.
- . Lessee to have right to put in the Mill any machinery that may be required and to remove it at end of lease.
- . Lessee to be responsible for any breakage of machinery by neglect
- . Lease made for sum of One Hundred and fifty dollars.

SIGNATURES Angus McKinnon, for himself and the Gaspe Lumber Manufacturing Co.; Hy. Scott Lowndes;
Rev. John P. Richmond.

WITNESSES Edward Mulrony; Michael Gain.

23rd Sept. 1890

Canada
Province of Quebec
District of Gaspé
County of Gaspé

Contract of Marriage

between

Mr. Alfred Theodore Carter

and

Miss Mary Stuart Lowndes

deposited & filed
this 25th Sept 1890
M. J. Davis
A.T.C.

Sept 23rd 1890

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On this day the Twenty third of September in the year of our Lord One thousand eight hundred and ninety Before the undersigned Ernest Thomas minister of the congregation of the Methodist Church of Canada at Gaspé Basin in the County and District of Gaspé and residing at the village of Gaspé in the county and district aforesaid acting to these presents in default of a notary public and Rupert James Lowndes of the said village and Eleanor Scott of Sandy Beach both justices special^{ly} called for the execution of these presents as by law and statute provided

Personally came and appeared Alfred Theodore Carter Esquire of the said village of Gaspé. Crown land agent party hereto of the First Part; and

Miss Mary Stuart Lowndes of Gaspé Village daughter of age of James John Lowndes of the said village of Gaspé Gentleman party hereto of the Second Part

Which said parties of the First and second parts with the view and intention of uniting themselves in the Holy Bonds of Matrimony have formed and entered into the following contract and agreement, To wit:

Firstly: That there shall be no community of property Communauté de Biens between them the said parties of the First and second parts during their said intended marriage whether of the property which may now belong to them, or which may hereafter be acquired by them or either of them during the continuance of the same, the Coutume de Paris Civil Code of Lower Canada, and every other Law, Usage, and Custom to the contrary notwithstanding.

Secondly That each of the said parties hereto of the first and second parts shall severally and respectively, hold, use, enjoy, administer and dispose of their separate and respective property and estate, without the let or hindrance of the other. he the said party of the first part hereby giving and granting unto the said party of the second part and in so far as the same can be prospectively given full power and authority for the free and absolute administration and disposal by her as she may be advised of all immovables, movables, and effects which

which may be held by her on the day of her said intended marriage or which she may hereafter acquire during the continuance of the same in any manner and under any title whatsoever during the continuance thereof absolutely clear free from and discharge of and from all and every debts, claims or demands, whatsoever proceeding from the act or acts of the said party of the first part.

— Thirdly That in order to establish what shall constitute the property of each of the said parties hereto, it is hereby covenanted and agreed that the property of the said party of the second part shall consist of her wearing apparel, jewels, trinkets, wedding gifts and paraphernalia, together with all monies, property and effects which may be held by her the said party of the second part on the day of her said intended marriage or which she may hereafter acquire during the continuance of the same in any manner and under any title whatsoever as her sole and absolute property and whatsoever monies, property and effects, that she the said party of the second part cannot prove or justify as belonging to her, whether by written acknowledgement or otherwise shall be considered the property of the said party of the first part.

— Fourthly: That they shall not be responsible for each others debts contracted previous to or during the present intended marriage, but such debts if any there be shall be paid off and discharged by the one who shall have contracted the same without the other or his or her property being in any wise responsible for the payment or liquidation thereof.

— Fifthly: That the said party of the first part shall of himself bear and pay all the necessary personal expenses of the said party of the second part, and also the maintenance, clothing, and education of the child or children which may be born issue of the present intended marriage as well as the household expenses

— Sixthly: That the said party hereto of the first part doth by these presents give and grant à titre de donation pure simple and irrevocable, unto the said party of the second part: hereto present and accepting, all and singular the household furniture, chattels and effects set forth and mentioned in a certain Schedule thereof marked "A" identified by the signatures of the said party hereto and the said Ernest Thomas and hereto annexed together

together with all other furniture, chattels, and effects which may be hereafter purchased either to replace the same or to increase the stock now in use as her sole and absolute property To have and to hold the said household furniture, chattels and effects as mentioned in the said schedule A — together with all that may be hereafter purchased or otherwise acquired either to renew or augment the same unto the said party of the second part thereof accepting as her own property for ever by virtue of these presents

— Seventhly: The said party of the first part by reason of the Love and Affection ^{to her} and benevolence towards the said party of the second part did and doth settle on, give and grant unto the said party of the second part thereof accepting the sum of Two Thousand Dollars current money of the said Province, and the same is hereby settled on, given to and granted, together with Two policies on his own life for One Thousand dollars each which he the said Alfred Theodore Carter has effected in the Canada Life Assurance Company, and which he binds himself to keep in full force and value up to the time of his decease by the regular payment of the premiums required by the said Company and which said policies of insurance the said Alfred Theodore Carter doth hereby promise and bind himself to transfer assign and make over to the said party of the second part hereof in order that she may be fully authorised and empowered to receive the said two sums of one thousand dollars each when the same may become due or payable. To have and to hold the said sum of two thousand dollars and the said two policies of insurance for one thousand dollars each and all profits, emoluments, advantages appurtenances or accessories, thereunto in any way belonging unto the said party of the second part during the term of her natural life in case she shall survive the said party of the first part, and until her decease when the same shall become the sole and absolute property of the child or children which may be born issue of the present intended marriage, and in default of a child or children to revert to and become the sole and absolute property of the heirs and legal representatives of the said party of the first part and shall not and become and be a first and primary

lien or hypothec on the real estate now occupied by the said party of the first part

Done and passed at the said village of Saopé at the residence of James John Loundes in presence of relations and friends of the said parties this twenty third day of September in the year of our Lord one thousand eight hundred. Dumsly

In witness whereof the said contracting parties with the said relatives and friends have signed with and in presence of the said Minister and witnesses having been first duly read and approved.

Signed in presence of

Rupert Loundes

Eleanor Scott

Ernest Thomas

Alfred J. Carter

James J. Loundes

John Loundes

Eliza M. Loundes

In testimonium et alio

Ernest Thomas

Schedule A mentioned in the sixth section of the contract of marriage hereto annexed

The household furniture chattels and effects contained in and about the present residence of Alfred Theodore Carter in the village of

Signed this twenty third day of September in the year of our Lord one thousand eight hundred and ninety

In the presence of:-

Rupert Loundes

Eleanor Scott

Alfred J. Carter

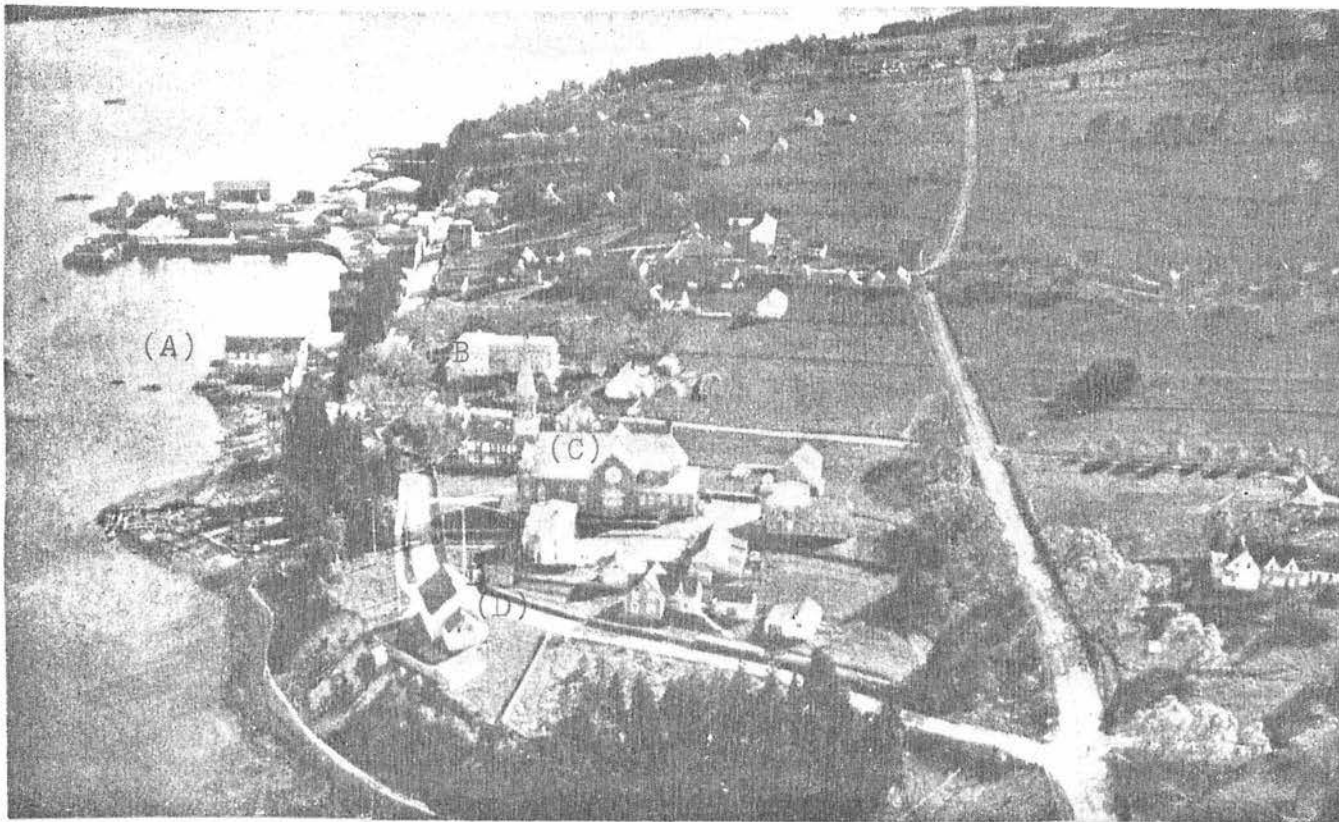
James J. Loundes

John Loundes

Eliza M. Loundes

In testimonium veritatis

Ernest Thomas



The Village of Gaspé as seen from the air

- A. LOCATION OF LOWNDES CO. STOREHOUSE AND REMAINS OF LOWNDES CO. WHARF.
- B. THE BELLEAU / BLACKWELL / MISSIONARY SISTERS OF CHRIST THE KING PROPERTY.
- C. ROMAN CATHOLIC CHURCH (DESTROYED BY FIRE-1929)
- D. OLD ROMAN CATHOLIC CHAPEL WITH GRAVEYARD ADJACENT.



Bird's eye view of Gaspé