

## Property on Kennebecasis Island

This article is about land ownership, transfers of ownership, and land division, on Kennebecasis Island during the time that Ralph McCormick and later his son, Charles, were living there year-round and raising their families (early 1830s until about 1914). A McCormick family tree, which provides information on Ralph McCormick and his descendants, can be found at [www.mccormickhouse.com](http://www.mccormickhouse.com). The people who owned land and/or lived on the Island during the 1800s and early 1900s were the McCormick's neighbours and friends. Brief histories of some of the more prominent Island families have been included herein.

The information provided below has been taken from land deeds registered with the Province of New Brunswick, maps and vital statistics contained in the New Brunswick Provincial Archives, Canada Census records, newspaper articles, internet sources and Ancestry.ca files. Much of the information on the Keefe/Keith family was kindly provided by Mr. Tony LeBlanc of Moncton, New Brunswick.

Many people in the 1800s had limited ability to read and write. This is reflected in a number of the deeds from this time period. Deeds were drafted by notaries and often signed in the presence of a Justice of the Peace. Names of people, and sometimes places, were spelled according to how a notary assumed a name should be spelled and someone selling a parcel of land would often mark an "X" next to their name, although their name may not have been spelled correctly. Consequently, several deeds that referred to the same person might include different spellings for that person's name. Registered deeds, census records, old newspaper articles and vital statistics have been used in an effort to include the proper spelling for names found in the information below. It should be noted, however, that both "Keefe" and "Keith" are proper spellings for this name. In the 1880s, the family changed the spelling of their name from "Keefe" to "Keith". Therefore, "Keefe" or "Keith", as used below, refers to the same family.

The deeds include the price that was paid to purchase the land in question. In the earlier deeds, the purchase price is given in pounds (£) and in later deeds, in dollars (\$). What "pounds" or "dollars" these were, depends on the dates of the deeds. Prior to 1841 and the proclamation of the Act of Union which created the United Province of Canada out of what were Upper Canada and Lower Canada, there was a Canadian pound which was commonly used in the provinces of British North America (the British pound was rarely used). Following the Act of Union, New Brunswick issued its own pound notes which were printed in the 1840s and 1850s. In 1860, New Brunswick changed its currency from pounds to dollars. At about the same time, the United Province of Canada began replacing its pound notes with dollars. Confederation, in 1867, saw the adoption of the Canadian dollar as the currency throughout the new country of Canada. New Brunswick dollars could be exchanged 1:1 for Canadian dollars.

It should also be noted that older deeds often refer to Kennebecasis Island as “Milkish Island” or as “Merritt’s Island” - “Milkish Island” because of the close proximity of the Milkish Creek on the Kingston Peninsula, and “Merritt’s Island” because in the early 1800s, almost half of the Island was owned by the Merritt family.

Kennebecasis Island is bounded to the west by the Saint John River and to the south by the Kennebecasis River. However, many of the deeds describe the waters to the south of the Island as the “Kennebecasis Bay or Cove”. Sometimes this terminology is also used for the waters to the east of the Island. More often, the waters to the east and to the north, separating the Island from the Kingston Peninsula, are variously called “Milkish Bay”, “Milkish Cove”, “Milkish Channel” or “Milkish Creek”.

The older deeds often use the term “chain” or “rod”, as well as “acre” when describing the dimensions or size of a parcel of land. A “chain” (ch) and a “rod” are units of length. A rod measures 16.5 feet and there are four rods or 66 feet in a chain. There are 10 chains in a furlong, and 80 chains in a mile. An acre is an area of 10 square chains (i.e., an area of one chain by one furlong) or 160 square rods.

Some of the boundaries of the original 13 lots on Kennebecasis Island as well as those of the early divisions of these lots are also the boundaries of properties on the Island today. Present day land parcels can be viewed on a “parcel identification” or “PID” map provided by the Province of New Brunswick. It can be accessed on line at <http://geonb.snb.ca/geonb/> . Where possible, properties discussed in this article have been associated with the corresponding PID currently used to identify that piece of land.

## **Early Crown grants**

Kennebecasis Island was surveyed and subdivided into 13 lots by at least the 1780s. Lot 1 was on the end of the peninsula of land on the west side of what has since become known as McCormick Cove. The remainder of the lots were laid out proceeding clock-wise around the Island with lots 12 and 13 on the east side of McCormick Cove (see figure 1).

Many of the lots are described in early land deeds as comprising “50 acres more or less”. However, the amount of acreage was only an estimate and not accurately determined, and may have been 10%, or even 20%, more or less than specified in some deeds.

Ownership of lots 1-10 passed from the Crown to 10 individual grantees (most likely United Empire Loyalists) through a land grant dated October 13, 1785 (grant no. 10). The grantees (beginning with lot 1) were: Josiah Stone, John Watson, Robert Hustice, Lewis Frazee, Michael Butler, Joseph Wood, John Bough, Bernard Mullen, Jeremiah Mabee and Gilbert Merritt.

John Foster was granted lot 11 (the largest of the Island lots at 300 acres) on March 18, 1835 (grant no. 347). Lots 12 and 13 were granted to the McCormick brothers - lot 13 (30 acres) to John McCormick on December 18, 1837 (grant no. 1383), and lot 12 (50 acres) to his brother, Ralph, on April 9, 1843 (grant no. 3017).

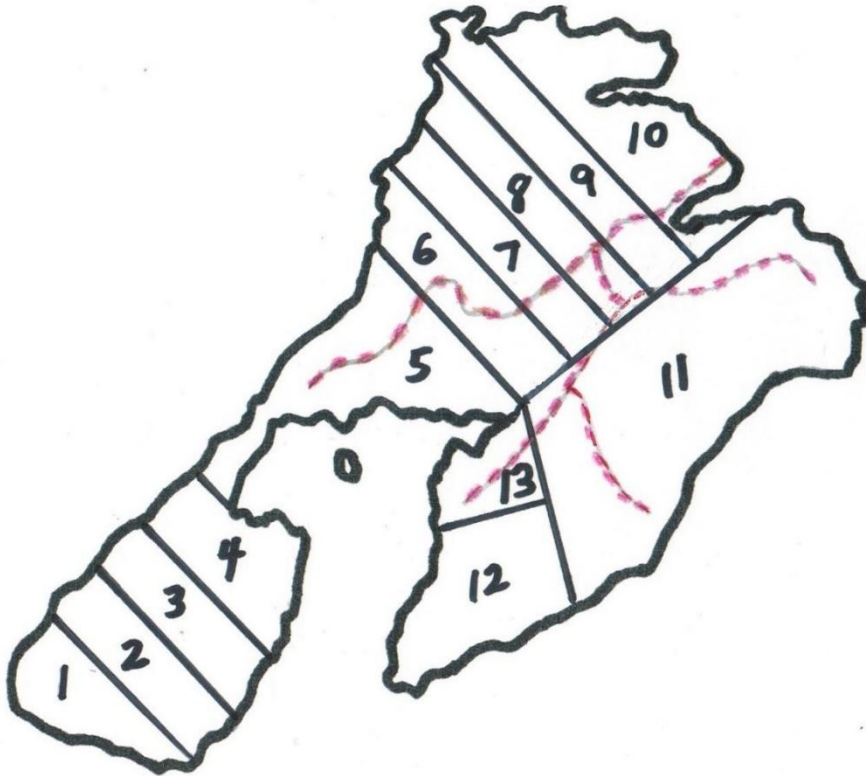


Figure 1 Lots on Kennebecasis Island following a survey in the late 1700s. Dark lines represent lot boundaries while the dashed lines are roads. The line separating lot 11 from lots 12 and 13 runs north-south by the compass. The inlet on the south side of the Island is McCormick Cove.

### **Lots 1-6: the Merritt family, Rev. Harrison and the Morrows**

Ownership of lots 1-10 passed from the grantees to others soon after the 1785 land grant. The deeds for the first transfers of ownership have not been registered and are not found in the Provincial deed books. However, there are several deeds from 1795 that relate to the purchase of a number of these lots by Thomas Merritt. Merritt acquired lot 2 from Jacob Vail (deed no. 602 dated October 9, 1795 in deed book D-1, page 338; deed registered on October 26, 1795), lots 1, 3, 4 and 10 from Robert Thompson (deed no. 603 dated May 30, 1795 in deed book D-1, page 340; deed registered on October 26, 1795) and lot 6 from Abner Hampton (deed no. 604 dated October 5, 1795 in deed book D-1, page 342; deed registered on October 26, 1795).

Less than a year later, on September 26, 1796, Merritt sold all of his land (lots 1-4, 6 and 10) to his son, Nehemiah, for £50 (deed no. 684 dated September 26, 1796 in deed book E-1, page 135; deed registered on October 20, 1796). Each of the lots is described as being “50 acres more or less”.

Lots 1-4, 6 and 10 were owned by Nehemiah Merritt (and his wife Isabella) for most of the next 40 years. It was only in the early 1830s that the Merritts began to sell their land. Because the Merritt family owned such a large part of Kennebecasis Island and for a relatively long time, the Island was referred to by many as “Merritt’s Island” and deeds dated as late as the 1860s describe land on “Merritt’s Island”.

#### 1. Lots 1, 2 and 4

On October 31, 1841, Nehemiah Merritt sold lots 1,2 and 4 to Neal Boyce for £100 (deed no. 8072 in deed book D-2, page 154; deed registered on March 11, 1842). Each of these lots is described as comprising 50 acres more or less. For £25, Boyce then sold 25 acres on the east end of lot 4 to Peter McLaughlin (deed no. 10072, dated March 16, 1842, in deed book H-2, page 382; deed registered on May 26, 1848). McLaughlin in turn sold the land back to Boyce for £25 (deed no. 10367, dated March 2, 1849, in deed book H-2, page 721; deed registered on March 15, 1849). A week later, Boyce sold the three lots to Rev. William Harrison for £300 (deed no. 10649, dated March 9, 1849, in deed book I-2, page 291; deed registered on January 9, 1850). William Harrison is described as a “clerk of Holy Orders” and was a protestant minister in Saint John.

#### 2. Lot 3

Nehemiah Merritt sold lot 3 to Thomas Morrow for £60 on March 23, 1838 (deed no. 6890 in deed book A-2, page 191; deed registered on March 27, 1838). On May 20, 1839, for £50, Thomas Morrow sold one half (25 acres) of the lot to William Morrow and wife Margaret (deed no. 7340 in deed book B-2, page 233; deed registered on July 23, 1839) and the other half (25 acres) of lot 3 to the same William Morrow on March 18, 1847 for £35 (deed no. 10650 in deed book I-2, page 292; deed registered on January 9, 1850). William Morrow then sold all of lot 3 (50 acres) to Rev. William Harrison for £80 on November 29, 1849 (deed no. 10651 in deed book I-2, page 293; deed registered on January 9, 1850).

#### 3. Lot 6

Nehemiah Merritt sold lot 6 to James Gibbons for £30 on February 13, 1833 (deed no. 5679 in deed book X-1, page 142; deed registered on June 17, 1833).

#### 4. Lot 5

On June 5, 1833, James Keefe and James Gibbons filed affidavits related to the sale of lot 5 by Keefe to Gibbons for £100 on November 10, 1832 (affidavit 5677 in deed book

X-1, page 140). In the affidavit, Keefe states that he purchased lot 5 from Michael Butler (original grantee) some 44 years ago (late 1780s), and that he had the deed in his possession until the spring of 1831 when it was “feloniously taken away”. In the affidavit, Keefe accuses his son, Thomas, and his wife, Jane, of taking the deed. Keefe also claims that Thomas is illegitimate and not his son. Apparently, Keefe’s family took the deed so that the elder Keefe would not be able to sell the property. Gibbons’ affidavit states that he purchased lot 5 from James Keefe in late 1832 for £100. The information in the affidavits was accepted as fact and ownership of lot 5 was registered in Gibbons’ name (deed no. 5678, dated November 10, 1832, in deed book X1, page 141; deed registered on June 17, 1833).

**5. Lots 5 and 6**

By early 1833, James Gibbons and his wife Ann were the owners of both lot 5 and lot 6. On August 30, 1834, they then sold these lots to John Hennessy for £130 (deed no. 5986 in deed book Y-1, page 212; deed registered on October 7, 1834). Gibbons is described as a farmer living on Kennebecasis Island while Hennessy is described as a grocer from Saint John. Hennessy, in turn, sold lots 5 and 6 to Rev. William Harrison for £200 on May 17, 1848 (deed no. 10144 in deed book H-2, page 465; deed registered on July 22, 1848). Lot 5 is described as being situated on Merritt’s Island and bounded on one side by the Kennebecasis River and on the other by the Milkish Creek while lot 6 is described as being on Kennebecasis Island and bounded on the southwest by lot 5 and on the northwest (probably should be the northeast) by lot 7. Lot 5 crossed Kennebecasis Island from the Milkish Channel on the north side to what is now called McCormick Cove on the south side. Lots 5 and 6 are each described as comprising 50 acres more or less.

**6. Lots 1-6**

By late 1949, Rev. William Harrison owned the 6 lots on the western end of Kennebecasis Island (lots 5 and 6 acquired on May 17, 1848, lots 1, 2 and 4 acquired on March 9, 1849, and lot 3 acquired on November 29, 1849). Lots 1-6 comprise all of the land on the western and northern sides of what is today known as McCormick Cove. Lot 6 included land on the northern side of the marsh that enters McCormick Cove on its northeastern shore with the southeastern corner of the lot near the head of the marsh.

Lots 1-6 changed hands several times between the 1850s and early 1880, when the Morrow family purchased them. Deed information is found in the following table.

Grantor	Grantee	Deed no.	Deed dated	Deed registered	Purchase price
Rev. William Harrison	Cyprian and Henrietta Godard	13721 (deed book M2, pg. 314)	May 2, 1855	April 21, 1856	£3000
Cyprian and Henrietta	Rev. William Harrison	18235 (deed book	February 26, 1861	March 2, 1861	£4500

Godard		R2, pg. 131)			
Rev. William Harrison	Lewis Rivers (Portland mill owner)	23438 (deed book C3, pg. 427)	February 15, 1869	March 1, 1869	\$6000
Lewis Rivers	Robert Robertson	26517 (deed book I3, pg. 289)	October 22, 1872	October 26, 1872	\$5000
Robert Robertson	The estate of Frederick W. Hatheway	31922 (deed book V3, pg. 8)	May 2, 1878	June 1, 1878	\$1
The estate of Frederick W. Hatheway	William J. and James Morrow ("joint tenants" and "lime burners" from Saint John)	33464 (deed book Y3, pg. 341)	February 7, 1880	July 12, 1880	\$3500

In late 1883, Morrow brothers, William and James, who were joint owners of lots 1-6, divided the land (see figure 2). For \$1500, James sold his share of lots 1-4 and a small piece of lot 5 to William (deed no. 37158, dated November 28, 1883, in deed book G4, page 366; deed registered on December 3, 1883). For \$1500, William sold his share of most of lot 5 and all of lot 6 to James (deed no. 37159, dated November 28, 1883, in deed book G4, page 367; deed registered on December 3, 1883). William's land corresponds to PID 222505 on the current map of Kennebecasis Island.

### **A short history of the Morrow family on Kennebecasis Island**

When James and William Morrow purchased lots 1-6 on Kennebecasis Island, they were living in the Fairville area of what was then Lancaster (now Saint John West) NB. Their father, William John Morrow Sr, was foreman of a brick yard. The deed to their property on Kennebecasis Island describes James and William Jr as "lime burners". Likely they were employed at one of the many lime kilns that existed at that time in Saint John and Lancaster. James and William Jr had three brothers, Joseph (1846 - 1917), Robert (1850 - 1922), and Albert (1859 - 1931), and a sister, Jane (1853 - 1930). Their parents, William Morrow Sr (1811 - 1880) and Mary (née Linton, 1819 - 1922), were Irish immigrants who had arrived in New Brunswick at a young age.

James and William Morrow Jr were in their thirties when they took up residence on Kennebecasis Island in 1880. James was born on October 22, 1845 while William was born on July 31, 1848. The Morrows' neighbours were the Keefes (see below) and within a few years of establishing themselves on the Island, James and William had both married into the Keefe family.

In late 1881 or early 1882, William married Caroline Frances Keefe (b. April 19, 1860). Caroline was a daughter of William Lloyd Keefe and Elizabeth Saunders, and a

granddaughter of Thomas Keefe, whose father, James, was one of the first non-natives to settle on Kennebecasis Island. William and Caroline had four children (Hattie Fern, b. September 7, 1882; Henry Thomas (Harry), b. September 1, 1886; John Wellington, b. April 26, 1888; Revilla Leona, b. February 14, 1896) who were raised on the Island. William died on April 23, 1923 when he was struck by a horse in a barn on his farm. He was found dead by his son, John. By the early 1920s, some of William's children had married and moved off the Island. By 1926, Caroline and at least her son, Harry, were living at 24 Adelaide St. in the North End of Saint John. This was Caroline's address when at the age of 66 she married George Frederick White on September 9, 1926. There is no record of Caroline's death in the Provincial Archives.

On January 14, 1884, James Morrow married Catherine Adelaide Keefe (b. December 15, 1861). Adelaide was a daughter of John Thomas Keefe and Letitia Kerr, and a granddaughter of Thomas Keefe. Adelaide and Caroline Keefe were first cousins. James and Adelaide raised six children (Ethel Pearl, b. January 20, 1885; Clarence George, b. June 20, 1887; Evelyn Clara, b. May 7, 1889; Delila Emma, b. August 8, 1893; Vincent, b. May 22, 1897; Dorothy, b. 1900) on their Island farm. James was still living on the farm at the time of his death on August 3, 1930. By this time, most of the Morrow children had married and all had left the Island. Adelaide moved to Saint John soon after James' death. She died there on April 26, 1940.

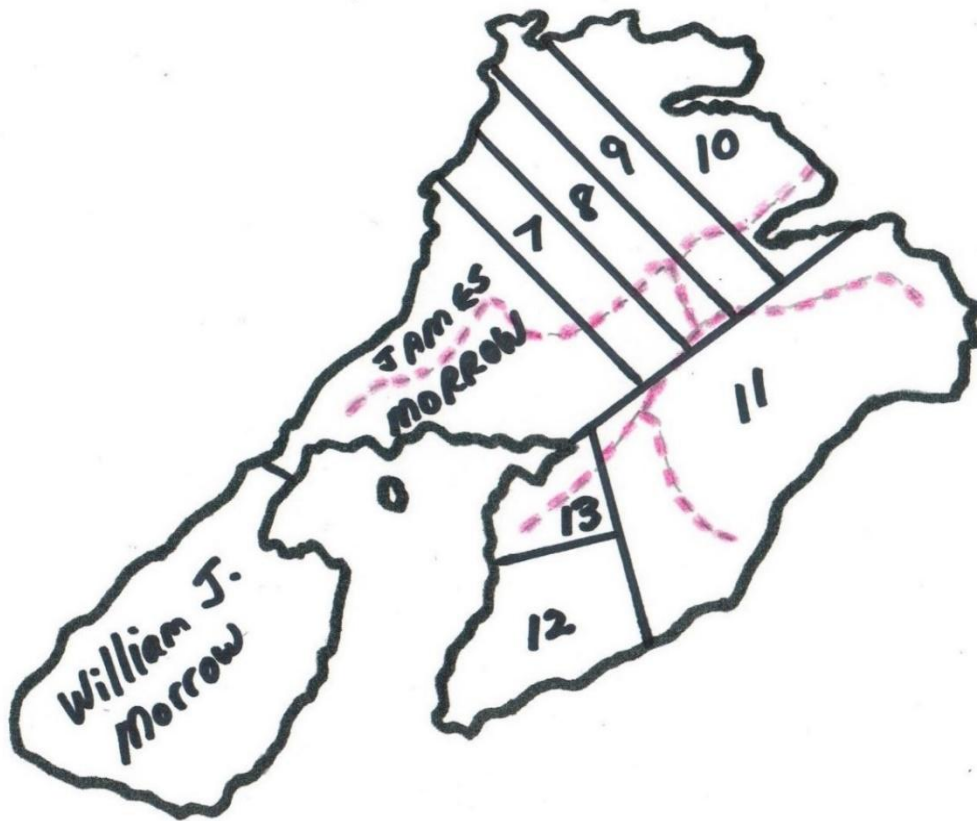


Figure 2 Morrow family holdings on Kennebecasis Island in the late 1800s and early 1900s during the time that Ralph McCormick, and later his son, Charles, and their families, were living on lots 12 and 13.

### **Lots 7 and 8: the Keefe/Keith family**

#### **A short history of the Keefe/Keith family on Kennebecasis Island**

James Keefe was born c1750. It's not known if he was born in North America, in what were then the American Colonies, or in Britain. However, he served in the British Army as a sergeant in the Queen's Rangers during the American Revolution. In May 1783, Keefe and his family were among the thousands of Loyalists who arrived in Saint John on board the "spring fleet" which had sailed from New York. An accounting, for administrative purposes, of the newly arrived Loyalists, described the Keefe family as consisting of one adult male, one adult female, one child over 10 years of age and one child under 10 years of age. The Keefe's had a third son, Thomas, who was born in Saint John c1785.



James Keefe received a grant of land in the South End of Saint John (known then as Parrtown) but there is no record of him actually settling there. Rather, Keefe seems to have been drawn to Kennebecasis Island soon after his arrival in New Brunswick. In 1786, the Royal Gazette published a notice about a 17-year-old Keefe boy who died in a March storm on the Milkish Creek side of Kennebecasis Island. This may have been James' oldest son. In 1789, Keefe purchased 50 acres of land on the Island from Michael Butler who was granted lot 5 in 1785. The Keefe family seems to have been living on the Island by at least 1795 since in a petition for more land (lots 7, 8 and 9) dated September 25, 1807, Keefe stated that he had been living on the Island for 12 years, that he owned lot 5, that his was the only family living on the Island, that he had cleared some of the land and that he had planted more than an acre of turnips on land owned by Jeremiah Mabee (lot 9), and that he needed more land.

At that time, if a grantee did not develop their land in some way (live on it, rent it, clear it and grow crops, harvest the forest, etc.), someone else could petition the Crown for the land. This is what Keefe was doing with respect to lots 7, 8 and 9 which had been granted to others in 1785 (see above). Although there are no records in the land grant files to indicate that James Keefe's petition was looked on favourably, it seems that he was successful in acquiring ownership of lots 7 and 8 since the Keefe family began to sell these lots in the 1830s. Keefe was not successful in obtaining ownership of lot 9. This lot was sold by grantee, Jeremiah Mabee, to Jeremiah Drake in 1814. In 1829, Drake sold the lot to Thomas Johnston and the Johnston family owned this property well into the 20<sup>th</sup> century.

James Keefe's wife's name is not known nor are those of his two oldest sons. There is also no record of what happened to these members of the Keefe family other than a report that a 17-year-old Keefe boy (who may have been James' son) died on Kennebecasis Island in 1786. There is also no record of when James died although it was later than June 1833. Much more is known about James' youngest son, Thomas.

Thomas Keefe was born in Saint John c1785 and c1811, married Jane Hayter (born c1786). Thomas and Jane lived most of their lives on Kennebecasis Island and died there in the 1870s. They had at least 7 children including James (b. c1813), John Thomas (b. 1815), William Lloyd (b. 1817), Michael (b. c1820) and Joseph (b. c1822). Only John and William stayed on the Island where they married, raised families, and farmed the land that belonged to their grandfather, James, and their father, Thomas. The other Keefe brothers moved to Maine in the 1830s and 1840s and never returned to live in New Brunswick.

John Thomas Keefe (b. May 12, 1815) married Letitia Kerr (b. c1826 in Cork Co., Ireland) on October 5, 1846 in Hampton, NB. Letitia had arrived in New Brunswick from Ireland in June 1839. John and Letitia lived on lot 8 on the Island where they farmed the land and raised 10 children (born between 1847 and 1869). John had purchased 40 acres of lot 8 from his father in 1840 (see below). John and Letitia's daughter, Adelaide (b. December 15, 1861; d. April 26, 1940), was married to James Morrow (see Morrow family history above). Adelaide lived on the Island until the death of her husband in

August 1930. Of John and Letitia's other children, only their youngest son, Albert (b. May 18, 1869), had not left the Island when the census was taken in 1891. John died of an apparent heart attack on July 21, 1898 while rowing to Bayswater with Albert to attend church. Letitia passed away at a relatively young age on April 26, 1872.

William Lloyd Keefe (b. May 3, 1817) married Elizabeth Ann Saunders (b. June 6, 1819) on May 13, 1839. William and Elizabeth lived on 10 acres of land on the southeast side of lot 8 where it borders lot 11. They had 12 children, born between 1840 and 1862. Three of their children (Joseph, b. December 25, 1848; James M., b. July 5, 1852; Caroline, b. April 19, 1860) later raised their own families on the Island. The other children either died young or married and left the Island. William died on May 21, 1901 while Elizabeth died on May 18, 1904. Both William and Elizabeth are buried in the Keefe/Keith family cemetery on the Island (see "lot 11" below).

Joseph Keefe (b. December 25, 1848) was William and Elizabeth's fifth child and second son. Joseph was married to Martha Gamble (b. c1851) and they had four children, all of whom were born on the Island between 1869 and 1878. Joseph owned 40 acres of land on lot 11 that bordered on lots 7 and 8. This was land that William Keefe had purchased from William McColgan in March 1865 (see "lot 11" below). Joseph bought the land from his father in October 1871, a few years after his marriage to Martha Gamble. By 1881 when the Census was taken, Joseph and his family were no longer living on the Island.

James M. Keefe (b. July 5, 1852) was William and Elizabeth's seventh child and third son. James married Mary Estelle Beatty (b. January 16, 1862 in Saint John) on January 21, 1883. Mary Beatty was James' second wife as he is listed in the 1881 Census as a widower. There is no record of who James' first wife was, or when he married. Family lore says that Mary did not like the spelling of "Keefe" and therefore in the mid 1880s, "Keefe" was changed to "Keith". James and Mary raised four children on their Island farm - Elizabeth, b. November 14, 1883; Mabel, b. July 1, 1886; Louis, b. October 1, 1889; Leonard, b. November 4, 1894. James bought the Keith farm from his father in 1891 (see below). A few years later, in 1899, he purchased his brother Joseph's land (see "lot 11" below). He also owned a small parcel of land on the north side of Keith's cove which he purchased from George Johnston in 1892 (see "lots 9 and 10" below). It was after James bought land on the cove, that the cove became known as "Keith's Cove". James died on September 16, 1912 while Mary died on February 10, 1943. Both James and Mary are buried in the Keefe/Keith family cemetery.

Caroline Keefe (b. April 19, 1860) was the eleventh child and sixth daughter of William and Elizabeth. Caroline was married to William Morrow and lived on the western end of Kennebecasis Island (see above).

When the 1901 Census was taken, other than Caroline and Adelaide Keefe who were married to the Morrow brothers, the only Keefes/Keiths still living on the Island were William and Elizabeth, and their son James and his family.

After James' death in 1912, the Keith farm was worked by his wife Mary and their two sons. On February 23, 1922, Leonard married Edith Mae Forbes (b. c1902). Leonard then bought out his mother and brother and took over ownership of the Keith farm. Leonard and Edith had two children - James, b. November 27, 1924 and Audrey, b. July 30, 1927.

Leonard and his family were the last of the Keiths to live year-round on Kennebecasis Island. They moved to Saint John in 1944 after the death of James' mother the previous year. Leonard and Edith died in Saint John on January 13, 1970 and July 20, 1970, respectively.

## **Deeds related to the sale of lots 7 and 8**

### **1. Deed no. 5492**

By deed, dated July 9, 1832, Thomas and Jane Keefe sold lots 7 and 8 to John and James Keefe for £50 (deed no. 5492 in deed book W1, page 342; deed registered on July 23, 1832). In the deed, John and James are described as mechanics. Lots 7 and 8 are said to comprise 100 acres (50 acres each) and to be bounded "on the front by the Kennebecasis River, on the east by lot 9 owned by Thomas Johnston, on the west by unoccupied land and on the south by land owned by John Foster."

The 1832 sale of lots 7 and 8 is interesting for a number of reasons. The sale took place about four months before James Keefe sold lot 5 to James Gibson and about a year before Keefe filed an affidavit in which he accused Thomas and Jane Keefe of stealing the deed to lot 5 sometime in 1831 (see "lot 5" above). If James Keefe had legal ownership of lots 7 and 8 as a result of his 1807 petition, it's not known how Thomas Keefe acquired the lots and had the legal right to sell them. Also -Thomas' sons, James and John, were born in 1813 and 1815, respectively, and were only 19 and 17 years of age in 1832 - almost too young to be purchasing land from their father! Of note is the reference to "land owned by John Foster". Lot 11 is to the south of lots 7 and 8 (see figure 1). Lot 11 was granted to John Foster in March 1835, yet deed 5492, dated July 1832, describes at least part of lot 11 as already owned by John Foster.

### **2. Deed no. 5495**

Two weeks after John and James Keefe purchased lots 7 and 8, James Keefe, "yeoman", (either one of the brothers, or Thomas' father, "old James") sold a part of lots 7 and 8 to Ralph McCormick for £30 (deed no. 5495, dated July 25, 1832, in deed book W1, page 344; deed registered on July 28, 1832). The land that McCormick purchased is described as follows:

Being a part of Lots Number seven (No. 7) and Number eight (No. 8) on said Island, and bounded on the West by Lot Number 6 owned by Nehemiah Merritt Esquire, on the south by Lot Number nine owned by Thomas Johnston and on the North by Milkish River, and on the Rear by part of the

said Lots - the part of the said Lots hereby conveyed being twenty five acres in front of each lot, that is to say, in all Fifty acres by survey, Twenty five acres of said Lot Number seven and Twenty five acres of said Lot Number eight, with all privileges...

Lots 7 and 8 were each about 50 acres in size, "more or less". Ralph McCormick seems to have purchased half of each of these lots. The deed is somewhat confusing in that it describes McCormick's purchase to be at the "rear" of the lots while at the same time "in front of" each lot but also "part" of the lots. If James Keefe is one of the brothers mentioned in deed no. 5492, there is no transfer of ownership from John to James, or an equitable division of lots 7 and 8 between the brothers, thereby giving James the right to sell a part of the lots. If James Keefe is "old James", Thomas' father, then both father and son have sold parts, or all, of lots 7 and 8 indicating that ownership of these lots and the right to sell them was in dispute.

**3. Deed no. 11074**

On January 6, 1840, Thomas and Jane Keefe sold the

northwestern part of Lot number Eight with the exception of ten acres on the rear of said Lot situated on Kennebecasis Island and bounded on the North West by the Milkish Bay or Cove and on the North East by Lot number nine belonging to Thomas Johnston and on the South East by the said reserved ten acres and on the South West by Lot number seven belonging to Thomas Keefe and running back from the shore of the Milkish Bay or Cove to the said reserved ten acres the same containing 40 acres more or less ...

to their son, John, for £40 (deed no. 11074, in deed book I2, page 745; deed registered on February 1, 1851). Thomas and Jane Keefe retained the "reserved ten acres" on the boundary with lot 11.

**4. Deed no. 27857**

Thomas Keefe sold lot 7 (50 acres) to Cyprian and Henrietta Godard for \$200 on October 31, 1865 (deed no. 27857 in deed book L3, page 66; deed registered on February 17, 1874). For several years in the late 1850s and early 1860s, the Godards owned lots 1-6 (see "lots 1-6" above).

**5. Deed no. 49825**

The names of Thomas and Jane Keefe appear in the 1871 Census where their ages are given as 87 and 85, respectively, but they are not listed in the 1881 Census. They passed away in the 1870s. Their son, William, seems to have acquired ownership of his parent's land after their deaths although there is no registered deed transferring ownership to William.

In a deed date September 10, 1891 (deed no. 49825 in deed book J5, page 716; deed registered on April 2, 1897), William and Elizabeth, for \$400, sold “a part of Lots number seven (7) and number eight (8)” to their son, James M. Keith (by this time, “Keefe” had become “Keith”).

The land purchased by James M. Keith is described as containing 50 acres more or less and bounded:

On the northwest by lands owned by John Keith, on the southwest by lands of James Morrow and Ralph McCormick, on the southeast by lands of John Hutchings and on the northeast by lands of George Johnston, Andrew Irvine and Joseph Keith ...

The deed includes an exception which is “free right of way or passage through the above described premises for funeral purposes said right of passage being in connection with the road leading to the family burying ground, the same being located on the lands of Joseph Keith.”

The 5 deeds described above relate to the sale of all, or part, of lot 7 and/or lot 8. There are no other registered deeds dated between the 1830s and 1890s for the sale of these lots. If the description of the property in the 5 deeds is correct, then it seems that the lots were sold more than once by the same people.

For example, in July 1832, Thomas Keefe sold lots 7 and 8 to his sons, John and James. Two weeks later, James Keefe (either one of Thomas’ sons or his father) sold one half of both of these lots to Ralph McCormick. Eight years later in 1840, Thomas sold 40 acres of lot 8 to his son, John (some of the same land that he had sold to John and James in 1832) while retaining 10 acres of this lot for himself and his wife, Jane. Twenty-five years later in 1865, Thomas sold lot 7 to Henrietta Godard - land that had already been sold twice - first to John and James Keefe, and later to Ralph McCormick. In 1891, part of lots 7 and 8 were again sold - this time by William Keefe to his son, James M. Keith.

The deed for the sale of lot 8 by Thomas Keefe to his son in 1840 refers to lot 7 as being owned by Thomas. Therefore, either the previous two sales of lots 7 and 8 were invalidated (possibly due to a dispute as to ownership between Thomas and his father, James) or the land was returned to Thomas Keefe sometime after 1832.

## **Lots 9 and 10: the Johnston family, a school and a hotel**

Lots 9 and 10 were situated on the northeast corner of Kennebecasis Island (see figure 1). To the north and east of these lots, across a body of water variously called “Milkish Bay” or “Milkish Cove”, lie Milkish Creek and Sea Dog Cove on the Kingston Peninsula.

Lot 9 was granted to Jeremiah Mabee on October 13, 1875. On February 23, 1814, Mabee sold the lot to Jeremiah Drake for £50 (deed no. 1901 in deed book M1, page 36; deed registered on April 1, 1815) and on May 7, 1829, Drake sold the lot to Thomas Johnston for £25 (deed no. 5496 in deed book W1, page 345; deed registered on July 28, 1832).

Thomas Johnston also acquired lot 10. He purchased this lot for £25 on February 12, 1833 from Nehemiah Merritt (deed no. 5840 in deed book Y-1, page 20; deed registered on January 29, 1834).

By February 1833, Thomas Johnston owned both of the lots on the northeast corner of the Island. Each of these lots was described as comprising 50 acres, more or less. Over the next 70 years, the Johnston property was subdivided and divisions changed ownership more than once. However, by the turn of the century, more than half of Thomas Johnston's land was still owned by members of the Johnston family. It was on the Johnston property that the Island's only hotel and school were located. Also, a ferry from nearby Saint John that plied the Kennebecasis River made a stop on the Island at the water's end of a public road that passed through the Johnston property (see figure 3 below).

### **Division of Thomas Johnston's property**

1. On November 21, 1857, George C. Irvine (wife Elizabeth), a school teacher, purchased a 20-acre parcel of Thomas Johnston's land for £50 (deed no. 16438 in deed book O2, page 76; deed registered on January 4, 1858). The parcel is described in the deed as being on the northeastern part of Kennebecasis Island and as part of lots 9 and 10, and is delineated as follows:

begin at an ash stump on the shore of Milkish Bay,  
then run southwesterly 95 rods until the termination or rear end of the  
northeasterly side of lot 8 (Keefe family),  
then follow the southwestern side of lot 9 in a northwesterly direction 45 rods,  
then in a northeasterly direction along the southwestern side of the road  
called "William Keefe's Road" to the shore of Milkish Bay.

The Irvine land is further described as bounded on the southeast by Arthur McFarlane's land, on the southwest by lot 8, on the northwest by "William Keefe's Road" and on the northeast by Milkish Bay.

The land that George Irvine purchased was on the south and west sides of what later became known as "Keith's Cove", and was bounded on the north side by what is today known as the "Old Ferry Road" and on the west side by property owned by the Keefe family. The Irvine property is shown as section E in figure 3 and corresponds roughly to land currently identified by PIDs 30004238, 30004246 and 222638.

George Irvine sold his property to his son, Arthur G. Irvine (a cooper by trade), for £10 on July 5, 1866 (deed no. 21995 in deed book Z2, page 319; deed registered on September 11, 1866). Arthur Irvine then sold the property to his brother, Andrew (also a cooper by trade) for \$200 on June 24, 1867 (deed no. 22619 in deed book A3, page 404; deed registered on June 28, 1867).

George Irvine was born in Fermanagh Co., Ireland in 1789. In 1829, he married Elizabeth Sanderson (b. 1811). The Irvines had ten children, including Andrew and Arthur, born between 1830 and 1851. The family immigrated to New Brunswick in 1840 so some of the Irvine children were born in Ireland and others in Canada. George bought land from Thomas Johnston on Kennebecasis Island in 1857 and he and his family settled there soon after. In addition to farming the land, George, who was a teacher, also offered schooling to the Island's children and many attended classes at his house. George died on July 13, 1866 while Elizabeth died on March 13, 1874.

Shortly before George's death, he sold his Island farm to his son, Arthur. Arthur was born in New Brunswick on March 22, 1846. On June 25, 1866, only two weeks before his father's death, Arthur married Sarah Johnston (b. February 6, 1845). Sarah was Thomas and Catherine Johnston's daughter and a neighbour on Kennebecasis Island. In 1867, Arthur sold the Irvine farm to his brother, Andrew. Arthur and Sarah lived on and off the Island and at least one of their children (Francis) was born there. By 1890, the Irvines were living in the Millidgeville area of Saint John. Arthur died there on March 13, 1913; Sarah died on April 8, 1932. Both Arthur and Sarah are buried in the Hutchings private cemetery (see below) on Kennebecasis Island.

Andrew Irvine (b. May 18, 1839 in Fermanagh Co., Ireland) married Martha Kirk (b. July 22, 1848) on September 18, 1867. Andrew had purchased the Irvine farm from his brother, Arthur, only a few months before his marriage. Andrew and Martha had ten children born between 1867 and 1890. They lived year-round on Kennebecasis Island until about 1890 and then moved to Saint John's North End. Andrew died on March 6, 1920 while Martha passed away on December 9, 1932.

By 1891 when the Census was taken, there were no Irvines living on Kennebecasis Island.

**2.** On May 8, 1869, Thomas Johnston Jr purchased 30 acres of land from his father for \$42 (deed no. 23854 in deed book D3, page 218; deed registered on October 4, 1869). The deed describes Thomas Johnston Jr's land as being the northwest parts of lots 9 and 10, delineated as follows:

commence at the boundary of land owned by John Keefe,  
then follow the shore northeastwards to a point on the eastern part of lot 10,  
then follow the fence in a westerly direction to the side line between John Keefe and Thomas Johnston, Sr, forming a right angle with the said side line.

This property is shown as sections A and B in figure 3, corresponding to PIDs 221457 and 30305544, respectively.

Twelve years later, on September 22, 1877, Thomas Johnston Jr, and his wife Catherine, sold half of their parcel of land (15 acres, section B in figure 3) to Mary Atchison for \$50 (deed no. 31652 in deed book U3, page 286; deed registered on February 4, 1878; the deed refers to Mary Atchison as the wife of Henry Atchison who was a bookkeeper). Two years later on November 19, 1879, Henry and Mary Atchison sold their property to James and Catherine Carter for \$110 (deed no. 33156 in deed book X3, page 635; deed registered on November 22, 1879).

Catherine Carter was Thomas Johnston Sr's widow. Following Johnston's death in the early 1870s, Catherine married James Carter (sometime after 1875). As Thomas Johnston's widow, Catherine fell heir to all of her husband's land at the time of his death. Deeds from the 1870s refer to Catherine as either Catherine Johnston or Catherine Carter depending on whether she sold land before, or after, remarrying.

The land that Mary Atchison acquired from Thomas Johnston Jr and then sold to Johnston's mother (section B in figure 3) is delineated in the deeds as follows:

commence at a poplar tree on the west by the property of Thomas Johnston on the fence line dividing the property of Thomas Johnston and John Johnston where it runs in a westerly direction, and running from said tree in a northwesterly direction to a large rock on the shore on the northeast by the river, then follow the shore in a northeasterly direction until it strikes the fence line first mentioned, then follow the fence in a westerly direction along the line of John Johnston's property to the place of beginning.

The Thomas Johnston referred to here is Thomas Johnston Jr. John Johnston is Thomas Johnston Jr's brother who for a time owned the land marked as section C in figure 3.

Thomas Johnston Jr retained ownership of the other half of his 30 acres (section A in figure 3) until September 6, 1897 when he sold it to his mother, Catherine Carter, for \$400 (deed no. 50795 in deed book M5, page 49; deed registered on May 12, 1898). By 1897, Catherine Carter had ownership of the 30 acres of land (sections A and B in figure 3) that her deceased husband had sold to their son some 30 years previously.

**3.** By the 1870s, there were enough children living on Kennebecasis Island to warrant a school. On February 10, 1875, Catherine Johnston sold about ¼ acre of land on the Old Ferry Road (see figure 3) to School district 9 for \$5 (deed no. 28888 in deed book N3, page 518; registered on February 18, 1875) so that a school could be built. A one-room school operated on the Island from about 1880 until the early 1900s. Prior to



the school being built, many children on the Island went to school at George Irvine's farm as George was a former school teacher.

4. On July 11, 1876, Catherine Johnston sold a parcel of land (acreage is not specified in the deed) to her son, John, and his wife, Alice, for \$25 (deed no. 30190 in deed book Q3, page 520; deed registered on July 17, 1876). This property is shown as section C in figure 3. Fourteen years later, on August 2, 1890, John Johnston (now living in Cambridge, MA) sold the property back to his mother for \$130 (deed no. 47189 in deed book D5, page 11; deed registered on November 1, 1893). On September 21, 1895, Catherine (by now, Catherine Carter) resold this piece of land for \$500 to Elizabeth Young and her husband Robert, a machinist and engineer from Jersey City, New Jersey (deed no. 48701 in deed book H5, page 152; deed registered on September 23, 1895). Section C in figure 3 is delineated in the deeds as follows:

commence at a line on Thomas Johnston's land where it intersects the side line of John Keefe's farm,  
then run along the said side line to a certain marked cedar tree,  
then run on a line parallel with the western side line of Thomas Johnston's farm until it strikes the waters of the Milkish Stream or Creek,  
then follow the shore until striking the side line of said Thomas Johnston's land,  
then along said side line to the place of beginning.

Section C in figure 3 corresponds to PID 220251.

5. On August 16, 1890, Catherine Carter sold half (50 acres) of Thomas Johnston's original estate to her son George L. Johnston (a cooper by trade) and his wife, Lavinia, for \$500 (deed no. 43703 in deed book V4, page 426; deed registered on September 16, 1890 - also see deed no. 50590 dated February 24, 1898 in deed book L5, page 451; deed registered on February 25, 1898). The part of the estate sold by Catherine Carter is described as follows:

bounded in the north by a part of the said estate owned by the said Catherine Carter,  
in the south by land owned by Andrew Irvine,  
in the west by the land of John Keith, and  
in the east by the Kennebecasis Bay or water.

The parcel of land purchased by George Johnston is shown as section D in figure 3 and corresponds to PID 220236.

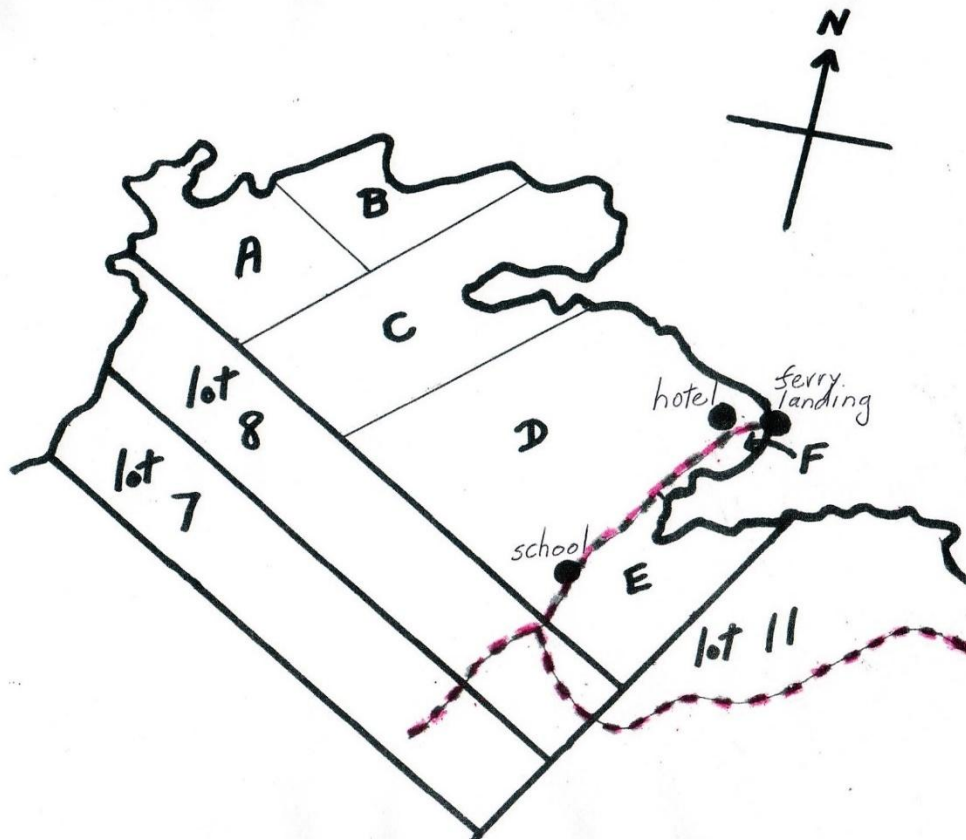


Figure 3 Subdivisions within the “Johnston property” (lots 9 and 10) in the early 1900s. Dashed lines represent roads. The road separating section D from sections E and F was originally called “William Keefe’s Road” and later “Old Ferry Road”. The cove near where the ferry landed is still known today as “Keith’s Cove”.

In the 1890s, George Johnston sold two small portions of his property. On October 8, 1892, he sold James M. Keith 2.5 acres for \$25 (deed no. 46690 in deed book B5, page 439; deed registered on March 17, 1893). The deed delineates the parcel of land as follows:

begin at an ash tree or large boulder on the northeastern corner of land owned by the said George L. Johnston,  
 then run southeasterly across the marsh until striking the land of Andrew Irvine,  
 then westerly along and following the land of said Arthur Irvine until reaching the highway,  
 then along said highway about 24 rods to the place of beginning.

The land that James Keith purchased (section F in figure 3) was on the north shore of the cove that came to bear his name and was bounded by “William Keefe’s Road” to the

north and Andrew Irvine's property to the west. Because the Keith family owned land on the cove near where the ferry landed, the cove became known as "Keith's Cove".

The second parcel of land that George Johnston sold was about  $\frac{3}{4}$  of an acre on which a hotel stood. George sold the land and the hotel to his brother, Thomas Johnston Jr for \$400 on September 6, 1897 (deed no. 50796 in deed book M5, page 50; deed registered on May 12, 1898). The Johnston Hotel was built in the 1890s and stood for many years on the Johnston property, very close to where the ferry from Saint John docked (see figure 3). Saint Johners and others could travel by ferry to Kennebecasis Island and spend time there staying at the hotel. The Johnston Hotel was the only hotel to have ever been built on the Island. The building was still standing into the 1960s although it had not been in use as a hotel for some time before then.

### **A short history of the Johnston family on Kennebecasis Island**

Thomas Johnston was born in Ireland in c1811 and immigrated to New Brunswick in May 1826. In May 1829, he bought 50 acres of land on Kennebecasis Island from Jeremiah Drake. In February 1833, he bought an additional 50 acres from Nehemiah Merritt. Johnston's 100 acres were on the northeastern part of the Island and consisted of original lots 9 and 10 as laid out in an early survey of the Island.

In c1844, Johnston married Catherine Armstrong, an 18-year old Irish immigrant whose family had settled in New Brunswick in 1827. Between 1845 and 1866, Catherine gave birth to 11 children - Sarah, Thomas Jr, Isabella, Elizabeth, John, Martha, James, George, Henrietta, Jemine and Hannah. Thomas and Catherine raised their large family on Kennebecasis Island where they farmed their land.

In the early 1870s, Thomas Sr died and Catherine fell heir to the Island property. Catherine remained on the Island and sometime after 1875, married James Carter. As the Johnston children reached adulthood, most left the Island. Some settled in nearby Saint John while others immigrated to the United States. Thomas and Catherine's daughter, Sarah, was married to Arthur Irvine, son of George Irvine. For a short time in the mid-1860s, Arthur and Sarah owned the land that Arthur's father, George, has purchased from Sarah's father. By the late 1880s only sons, Thomas Jr and George were still living on the Johnston farm with their mother Catherine and stepfather, James Carter.

In May 1889, George Johnston, who was a cooper by trade, married Levinia Long. Levinia joined George and his family on Kennebecasis Island. In August 1890, Catherine sold the Johnston homestead (about 50 acres as well as the farmhouse) to George and Levinia. This was not the first sale of "Johnston land". In 1857, Thomas Sr sold the southern part of the property surrounding Keith's Cove to George Irvine and in 1869, he sold 30 acres adjacent to the Milkish Channel to his son, Thomas Jr. Another son, John, bought a smaller parcel of land from his mother in 1876. Catherine also sold land on the "Old Ferry Road" on the southern edge of the property to the local School District so that a school could be constructed on the Island.

The 1890s saw a number of developments at the Johnston farm. A hotel was built on the property to provide lodging for Saint Johners who wished to get away from the city. The Johnston family was able to take advantage of the fact that their farm was located adjacent to where the ferry from Saint John docked. The hotel was owned and operated by George's brother, Thomas Jr. George also sold a small parcel of land on the south side of his property to James M. Keith. Keith's property was on the north shore of the cove to the south of the ferry landing and this body of water soon became known as "Keith's Cove". Also, George and Levinia's children were born in the 1890s thus adding to the number of people living on the Johnston estate. A daughter, Jennie, was born in December 1890, a son, Thomas Leslie, was born in February 1893, and a second daughter, Bella, was born in June 1895.

George and Levinia continued to "work" the Johnston farm throughout the 1890s and into the 1900s. In December 1896, James Carter passed away and was buried in the Hutchings family cemetery. George's mother, Catherine, lived on the Island until her passing in May, 1911. She too was interred in the Hutchings cemetery.

In February 1927, Leslie Johnston married Evelyn Watkins. Evelyn was born in England in August 1898 and immigrated to Canada as a young girl. She was the only child of A.H. Frederick Watkins and Maud Bowden. Leslie and Evelyn were married at St. Luke's Anglican Church on Main St. in Saint John. The Watkins family were members of the congregation at St. Luke's and Fred taught Sunday school there. Evelyn joined Leslie and his family on Kennebecasis Island where she gave birth to two children. Alfred was born in late 1927 while Eldon was born in 1929.

On March 11, 1931, tragedy struck the Johnston family when Leslie's 40-year old sister, Jennie, died from "acute hemorrhagic pancreatitis", a fatal inflammation of the pancreas. Jennie's death occurred at the Johnston family farm. Less than two years later further misfortune befell the family.

On Thursday, January 19, 1933, Leslie and Evelyn left their Island home and skated across the Kennebecasis River to the Millidgeville area of Saint John. After spending the day in the city, the Johnstons arrived back at Millidgeville and set out for Kennebecasis Island in a blinding blizzard. About halfway across the river, they apparently became confused because of the snowstorm and the changing direction of the wind (it was at their backs when they left Millidgeville) and instead of skating in a straight line from Millidgeville to the tip of Kennebecasis Island, they turned to their left and skated down the river to thin ice and open water opposite McCormick Cove. Leslie and Evelyn were heard calling for help but soon drowned in the icy water. Their bodies were recovered by grapplers in about 120 feet of water three days later on Sunday afternoon.

The Johnstons were survived by their children, Alfred and Eldon, who were left to be cared for by Leslie's parents, George and Levinia. By 1933, Evelyn's father had become a Minister and her parents were living in Longview, WA where Fred was rector

of Grace Episcopal Church. Evelyn was an only child and had no other relatives in the Saint John area.

In August 1935, George and Levinia Johnston's remaining daughter died. Bella suffered from heart disease from birth and was an invalid most of her life. George and Levinia and their grandchildren remained on Kennebecasis Island for a few years after Bella's death and then moved to the South End of Saint John. George died in January 1941 while Levinia died in April 1951.

George and Levinia Johnston, as well as their three children and Leslie's wife, Evelyn, are buried in the Summerville United Church cemetery on the Kingston Peninsula in King's County, NB - only a few kilometers from Kennebecasis Island.

Alfred Johnston married Alexandra Hedderwick and they had three daughters. Alfred passed away in Ottawa, ON in September 2003. Eldon Johnston married Edna Carr in May 1949. Eldon lives in Saint John, NB.

## **Lot 11: the Foster grant, the Hutchings family and the McCormicks**

Lot 11 had the largest acreage (300 acres) on Kennebecasis Island and was granted to John Foster of Cornwallis, N.S. on March 18, 1835 (grant no. 347). The Island "lot map" (figure 1) shows the northern side of lot 11 as running from east of the marsh in the northeast corner of McCormick Cove over to the eastern shore of the Island. However, Foster must have had some claim to the land on the south side of the Island before the 1835 grant since at least as early as 1832, land north of lot 11 was being described as bordered on the south by John Foster's land (see deed no. 5492 in deed book W1, page 344).

Soon after John Foster was granted land on Kennebecasis Island, he began to sell it.

1. Foster sold a 100-acre parcel comprising the northeastern quarter of lot 11 to James McMullin on April 8, 1835 for £65 (deed no. 6740, dated April 8, 1835, in deed book Z1, page 548; deed registered on October 30, 1837). The land is delineated as follows:

begin at an oak tree or stump on Milkish Bay or Cove,  
then follow a line S62°W 40 chains to a cedar stake,  
then S28°E 20 chains to a yellow birch,  
then N62°E 48.5 chains to the shore of Milkish Bay or Cove...

and is further described as bounded on the NW by land of Thomas Johnston and others, on the NE by Milkish Bay or Cove and on the SE by land occupied by William Charlton.

McMullin's property is shown as sections A and B (each comprising about 50 acres) in figure 4 and together constituted sub lot 1 of lot 11. With reference to the current New Brunswick PID map, the south half of McMullin's parcel of land corresponds to PID 222521 while the north half corresponds (roughly) with PID 30004220 and most of PID 30004212.

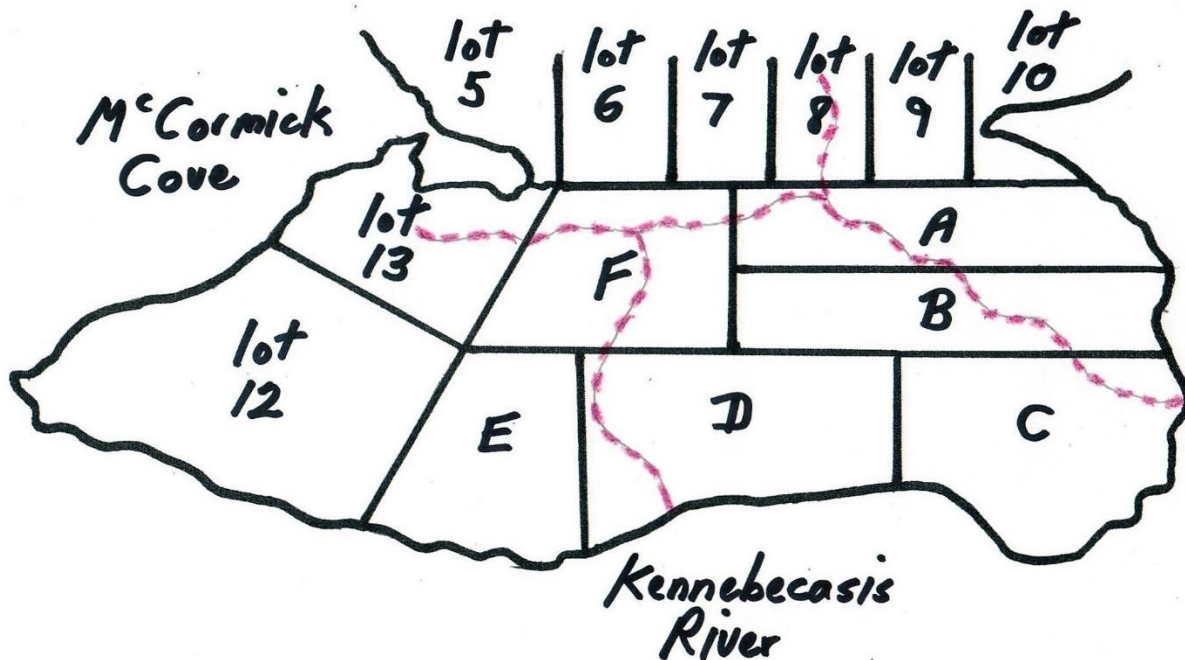


Figure 4 Subdivisions within the “Foster grant” (lot 11) in the late 1800s and early 1900s. Dashed lines represent roads.

McMullin's property changed ownership between 1843 and 1900 as set out in the following table.

Grantor	Grantee	Deed no.	Deed date	Deed registered	Purchase price	Portion of McMullin property
James McMullin (farmer)	Cornelius McFadden	10369 (deed book H2, pg. 723)	August 2, 1843	March 20, 1849	£50	B
James McMullin (farmer)	John Kerr (teacher) <sup>1</sup>	8688 (deed book E2, pg. 578)	April 27, 1844	April 29, 1844	£50	A
Cornelius McFadden	John Kerr (teacher)	10366 (deed book H2, pg. 720)	March 14, 1849	March 15, 1849	£45	B
John Kerr	Rev.	13269 <sup>2</sup>	March 29,	July 10,	£150	A and B

(teacher)	William Harrison	(deed book L2, pg. 601)	1854	1855		
Rev. William Harrison	Margaret McFarlane	19466 <sup>2</sup> (deed book T2, pg. 499)	January 4, 1863	February 3, 1863	\$350	A
Rev. William Harrison	Rebecca Clarke	20326 (deed book V2, pg. 396)	March 27, 1864	April 2, 1864	£36	B
Rebecca Clarke	Francis W Charlton	20327 <sup>2</sup> (deed book V2, pg. 396)	April 1, 1864	April 2, 1864	£50	B
Margaret McFarlane	William McColgan <sup>3</sup>	20296 <sup>2</sup> (deed book V2, pg. 359)	March 21, 1864	March 22, 1864	£60	A
William McColgan	William Keith	20970 <sup>2</sup> (deed book X2, pg. 80)	March 15, 1865	March 18, 1865	\$300	A
Francis W Charlton	Elizabeth Saunders	32865 <sup>2</sup> (deed book X3, pg. 132)	May 31, 1875	June 15, 1895	\$225	B
Elizabeth Saunders	Sarah Hutchings <sup>4</sup>	33094 <sup>2</sup> (deed book X3, pg. 527)	October 22, 1879	October 24, 1879	\$25	B
William Keith <sup>5</sup>	Joseph W. Keith <sup>6</sup>	26944 (deed book J3, pg. 222)	October 21, 1871	April 10, 1873	\$200	A <sup>7</sup>
Joseph W. Keith	James M. Keith	51495 (deed book N5, pg. 409)	March 13, 1899	March 15, 1899	\$300	A <sup>7</sup>

- 1 John Kerr was married to Cornelius McFadden's daughter, Bridget. (John and Bridget had 12 children). Their youngest daughter, Ella, married Edward Higgins. Their daughter, Ena, married Joseph McBriarty and their daughter, Mary (John Kerr's great granddaughter), married Frank Gillen, the great grandson of Ralph McCormick (see the McCormick family tree).
- 2 These deeds describe the property as being bounded on the rear by Ralph McCormick; the McCormick property referred to is that currently associated with PID 222596 as well as the property that was more recently carved out of PID 222596, i.e., property identified by PIDs 30286876, 30286884, 30286892 and 30286900.
- 3 The McColgan family lived in Summerville on the Kingston Peninsula across the narrow channel of water separating Kennebecasis Island from the Peninsula. Their property was adjacent to where the ferry

from Saint John docked. On a rocky point near the ferry slip, a lighthouse was established in 1913. The lighthouse was named the “**McColgan Point Lighthouse**” after its first lightkeeper, Samuel McColgan, who was William McColgan’s son. Samuel was born in Summerville on December 11, 1857 and died there on January 22, 1941.

- 4 Sarah Hutchings was married to John Hutchings and was William Charlton’s daughter. Her brother was Francis W. Charlton, also listed in the table. By 1879, Sarah Hutchings owned both section B and section C of lot 11, having purchased section C from her father in 1870 (see below).
- 5 William Keith (Keefe) is the same William Keith who owned at least parts of lots 7 and 8 (see above) and who sold these lots to his son, James M. Keith, in September 1891. James M. Keith also owned land on the north side of Keith’s Cove (section F in figure 3) and as of March 1899, section A in figure 4.
- 6 The **Keith family cemetery** (PID 474049) is located on what was Joseph Keith’s, and later his brother’s, property. The sideline of the cemetery is on the sideline of what was Arthur, and later Andrew, Irvine’s land. The cemetery is referred to in deed 49825 (James M. Keith purchasing parts of lots 7 and 8 from his parents, William and Elizabeth) and in deed 51495 (James M. Keith purchasing section A of lot 11 from his brother, Joseph). William (d. November 21, 1901, age 84) and Elizabeth (d. May 18, 1904, age 85) Keefe are buried in the cemetery as are their son James M. (d. September 16, 1912, age 60) and his wife, Mary E. (d. February 10, 1843, age 85) Keith.
- 7 These deeds describe the amount of land as 40 acres but don’t suggest that ownership of only part of the original 50 acres is being transferred. 40 acres may be a more accurate assessment (by survey) of the amount of land in parcel A.

2. John Foster sold a 50-acre parcel on the south shore of the Island to Edward Foster on April 29, 1835 for £20 (deed no. 14005, dated April 29, 1835, in deed book M2, page 649; deed registered on November 8, 1856). The land is delineated as follows:

commence at a certain stake on the shore,  
then running N28°W 18.5 chains to a certain white birch,  
then N62°E 33 chains to a cedar stake,  
then S28°E 14 chains to a small cedar.



This parcel of land is referred to as “no. three” (sub lot 3 of lot 11) and said to be bounded on the northeast by land occupied by William Charlton, on the southeast by the Kennebecasis River and on the southwest by land belonging to Arthur Foster.

Edward Foster’s property is shown as section D in figure 4. On the PID map, Edward Foster’s property bordered on the Kennebecasis River and corresponded to all of the land between the eastern border of PID 222588 over to the eastern border of PID 222554 and south of the southern border of PID 222521 and PID 222596.

Edward Foster’s land changed ownership between 1839 and 1921 as set out in the following table.

Grantor	Grantee	Deed no.	Deed date	Deed registered	Purchase price
Edward Foster	Thomas Crawford	14006 (deed book M2, pg. 650)	November 15, 1839	November 8, 1856	£45
Thomas Crawford	Arthur Adams	20678 (deed book W2, pg. 279)	September 9, 1864	September 15, 1864	\$240
Arthur Adams	Jane Adams	46046 <sup>1</sup> (deed book Z4, pg. 526)	May 8, 1891	May 31, 1892	\$200
Jane Adams	Roy Rupert Vincent	76663 (deed book 2, pg. 424)	March 10, 1921	March 22, 1921	

- 1 The deed describes the property as being bounded on the northwest by land owned by Ralph and Patrick McCormick and on the southwest by land owned and occupied by Ralph McCormick; the second instance of Ralph McCormick is Ralph Jr. (see below).

**3.** John Foster sold a second 50-acre parcel on the south shore of the Island to Arthur Foster on April 29, 1835 for £20 (deed no. 6448, dated April 29, 1835 and registered on October 13, 1836; see deed book Z1, page 206). The land is delineated as follows on the southeastern side of Kennebecasis Island:

commence at a certain stake on the shore,  
then running N38°W 18.5 chains to a white birch tree,  
then S62°W 13 chains,  
then S2°W 19 chains to the Kennebecasis River.

This parcel is further described as bounded on the northeast by land of Edward Foster and on the southeast by the Kennebecasis River. Arthur Foster’s land is section E in figure 4 and corresponds to PID 222554 and PID 222547.

This property also borders lot 12 (50 acres), granted to Ralph McCormick on April 9, 1843 (currently, the southern part of PID 222653).

Note: The east line of Arthur Foster's land was the west line of Edward Foster's land yet the direction of this line is given as N38°W in Arthur's deed and as N28°W in Edward's deed. The length of the property line, and reference to a white birch tree, is the same in both deeds.

Ownership of Arthur Foster's land changed several times between 1837 and 1889 as set out in the following table.

Grantor	Grantee	Deed no.	Deed date	Date registered	Purchase price
Arthur Foster	Richard Wells	6548 (deed book Z1, pg. 320)	March 7, 1837	March 8, 1837	£45
Richard Wells	John N. Brown	22282 (deed book Z2, pg. 719)	January 1, 1867	February 6, 1867	\$400
John N. Brown	Arthur G. Irvine	37971 (deed book I4, pg. 210)	August 28, 1884	September 8, 1884	\$25
Arthur G. Irvine	Ralph McCormick Jr.	42752 (deed book T4, pg. 27)	June 26, 1889	July 25, 1889	\$200

In June 1889, Ralph McCormick's son, Ralph Jr., took ownership of the 50-acre property adjacent to his father's land (lot 12, see below) from Arthur Irvine. This is the same Arthur Irvine who owned the Irvine property adjacent to Keith's Cove in the mid-1860s (see above). In deed 42752, Ralph Jr.'s occupation is given as "dock builder", the same occupation that he has asserted in census and U.S. border crossing records, and in many vital statistics documents. Ralph Sr.'s occupation in many of these documents is "carpenter". When Ralph Jr. purchased his property from Arthur Irvine, Irvine was living in Cambridge MA and his occupation was "mechanic".

Ralph Jr. and his family (wife, Catherine Furlong, and six children - William Paul, John Thomas, Mary Bridget, Charles George, James Ralph and Teresa Elizabeth) lived on the Island throughout the 1890s.

The land defined by section C in figure 4 (corresponds to PID 222604) was never sold by John Foster. The deeds related to the sale of property to James McMullin (sections A and B in figure 4) and to Edward Foster (section D in figure 4) describe the southeast corner of John Foster's grant (section C in figure 4) as land "occupied" by William Charlton. The deeds use the term "occupied" rather than "owned" which might imply that although Charlton was on the land, he was not the owner. It's not known how Charlton came to be on Kennebecasis Island (there are no deeds which describe the sale of any land to him) but it seems that he was settled there before lot 11 was granted to John Foster. There are also no records related to any disputes over land between Foster and Charlton.

On June 20, 1870, William Charlton sold his land (50 acres) to his daughter, Sarah Hutchings for \$1 (see deed no. 24871 in deed book F3, page 141; deed not registered until January 9, 1874). The property is described as lot 2 of the Foster grant (i.e., sub lot 2) and is delineated as follows:

begin on the shore of Milkish Bay,  
then S62°W to a cedar stake,  
then S28°E 14 chains to the shore to a small marked cedar,  
then follow the shore of the Kennebecasis Bay to the place of beginning.

Since Charlton was able to sell his property, he must have had legal ownership to it. How he acquired this is not known. Sarah lived on the land with her family until her death in 1923.

Like section C in figure 4, section F was never sold by John Foster (corresponds today to PIDs 222596, 30286876, 30286884, 30286900 and 30286892). However, a number of deeds, dated as early as 1854, for the resale of parts of lot 11, refer to the northwest corner as "land owned by Ralph McCormick. This is the same Ralph McCormick who was granted lot 12 in 1843 (see "lots 12 and 13" below). How and when McCormick acquired 50 acres of land in the northwest corner of lot 11 is not known. There's no deed on file transferring ownership of any land from John Foster to Ralph McCormick nor is there any document related to a land dispute between these individuals.

The earliest reference to Ralph McCormick on Kennebecasis Island is an 1832 deed transferring ownership of parts of lots 7 and 8 to him from James Keefe (see above). This land shared a boundary with the northwest corner of lot 11.

When Ralph McCormick sold his land to his son and daughter in 1892 (see "lots 12 and 13" below), the property included not only lots 12 and 13 but also the northwest corner of lot 11 (section F in figure 4). Therefore, McCormick must have been the legal owner of this part of the Foster grant but how or when he acquired it is not known.

### **A short history of the Charlton/Hutchings family on Kennebecasis Island**

William Charlton (b. c1800, in Ireland) and his wife Sarah (née Donald, b. c1796) immigrated to New Brunswick from Ireland in May 1828. With them was Sarah's sister, Isabella. By the early 1830s, the Charlton family was living on Kennebecasis Island. William and Sarah raised three children there - Francis (b. c1834), Mary (b. c1836) and Sarah (b. September 1, 1840). William and Sarah Charlton spent the rest of their lives on the Island and are buried in the Hutchings private cemetery on what was their property. Sarah died on September 29, 1874; William passed away on December 21, 1886.

William and Sarah's daughter, Sarah, married John Hutchings (b. May 3, 1835) in the early 1860s. John was an immigrant from England. John and Sarah lived in the Charlton farmhouse and raised five children on the Island: Herbert, b. c1865; John Jr, b.

c1867; Francis, b. c1869; George, b. c1870; Sarah Victoria, b. May 24, 1874. After Sarah inherited her father's land upon his death in 1886, the Charlton farm came to be known as the Hutchings farm.

In 1879, Sarah had purchased a piece of land (section B in figure 4) bordering on her father's property from Elizabeth Saunders (Elizabeth and her husband, William, are buried in the Hutchings private cemetery). Therefore, after 1886, Sarah and John Hutchings owned about 100 acres of land (corresponding to PID 222521 and PID 222604) in the southeast corner of Kennebecasis Island (see figure 5). The Saunders property that Sarah purchased had previously been owned by her brother, Francis, and his wife, Catherine. Francis and Catherine left the Island sometime in the late 1870s. Sarah's older sister, Mary, married George Hatchery, a seaman. Mary and George were living on the Island when the Census was taken in 1861 but are not listed in any Island Census thereafter.

Sarah's son, John Jr, married Rebecca Squires (b. c1867 in St. John's, Newfoundland) on March 25, 1889. John and Rebecca had at least four children - John E., b. c1890, George Gordon, b. c1892, Sarah Victoria, b. c1894 and Norman, b. c1896. Sarah's daughter, Victoria, married James Gamble who lived on the Kingston Peninsula.

John Hutchings died in 1914; Sarah died on May 15, 1923. Both John and Sarah lived on the Island until their deaths and both are buried in the Hutchings private cemetery. At the time of Sarah's death, her son, John Jr and his wife, Rebecca and their children, Victoria and Norman, were still living on the Hutchings farm. John Jr and Rebecca fell heir to the farm.

Family lore says that the Charlton/Hutchings farm was originally owned by Robert Strayhorn and that he built the farmhouse. Robert and his wife, Isabella, are buried in the Hutchings cemetery. However, they are not listed in any of the Census records for the Island. William Charlton arrived in New Brunswick from Ireland in 1828 and settled on Kennebecasis Island before 1835. If Strayhorn built the farmhouse, he must have done so in the early 1830s when he was a very young man (b. c1811). Robert Strayhorn died on July 29, 1877. His death was noted in the local newspaper where it was reported that he was living on Main St. in Saint John's North End. In the Hutchison Directory (see New Brunswick Provincial Archives) from the 1860s, Robert's occupation is variously given as stone mason and grocer. Isabella died on February 1, 1902.

### **Hutchings private cemetery**

In section C of figure 4, on land that belonged to William Charlton and later Sarah Hutchings, not far from where the present-day ferry from the Kingston Peninsula docks, is the Hutchings private cemetery. Kennebecasis Island residents buried there include:

Robert Strayhorn	c1811 - July 29, 1877
Isabella Strayhorn	c1815 - February 1, 1902
John Hutchings	1835 - 1914
Sarah Hutchings (née Charlton)	1840 - 1923

William Charlton	c1800 - December 21, 1886
Sarah Charlton	c1796 - September 29, 1874
William L. Saunders	c1815 - June 23, 1879
Elizabeth Saunders (née Christie)	d. 1879
James H. Carter	c1821 - December 18, 1896
Catherine Carter (née Armstrong and widow of Thomas Johnston)	c1827 - May 18, 1911
Arthur G. Irvine	1846 - 1913
Sarah J. Irvine (née Johnston)	1845 – 1932

Also buried in the cemetery are Arthur and Sarah Irvine's sons, Thomas and Walter, who died young.

## **Lots 12 and 13: the McCormicks**

The last two Crown grants on Kennebecasis Island were made to John and Ralph McCormick. John was granted lot 13 (30 acres) on December 18, 1837 (grant no. 1383) while Ralph was granted lot 12 (50 acres) on April 9, 1843 (grant no. 3017).

Ralph, his wife Bridget and their son, Samuel, arrived in Saint John from Ireland in May 1831. The first reference to Ralph McCormick on Kennebecasis Island is his July 1832 purchase of 50 acres of land (half of lots 7 and 8) from James Keefe (deed no. 5495). This land was later resold by the Keefe family without any record of it having been returned to the Keefes by McCormick (see "lots 7 and 8" above). The next reference to Ralph McCormick is in 1843 when he was granted lot 12 by the Crown. Ralph's name also appears in a number of deeds dated in the 1850s and 1860s and related to the sale or resale of various parts of the Foster grant. The land in these deeds is described as being bounded by land owned by Ralph McCormick, which land is in the northwest corner of lot 11 (section F in figure 4) and adjacent to lot 13, granted to John McCormick in 1837. It's not known how, or when, Ralph McCormick acquired this piece of land.

By 1851, when the Census was taken, Ralph and Bridget had seven children. John McCormick's name does not appear in the Census. Further, there are no immigration or vital statistics records for John McCormick. It has always been assumed that John and Ralph McCormick were brothers. While there are many records pertaining to Ralph and his family, there are no records or documents that mention John McCormick, other than the 1837 land grant. John might have died, or left the Island to live elsewhere, before the 1851 Census was taken. Alternatively, Ralph and John McCormick might be the same person. John may have been Ralph's middle name and the name he used when petitioning for the land that was granted in 1837. References in the 1800s to McCormick land on Kennebecasis Island (deeds to adjacent land, for example) include Ralph's name but never John's. When Ralph McCormick sold his property to his son and daughter in 1892, he sold lots 12 and 13 and the land in the northwest corner of lot 11. There is no registered deed transferring ownership of lot 13 from John to Ralph. If John died within a few years after he was granted lot 13, Ralph could have acquired the

land as John's heir. Nonetheless, after 1837, only Ralph McCormick's name appears in any of the land or vital statistic records for Kennebecasis Island.

The McCormick family lived on the east side of the cove that they lent their name to. Ralph and Bridget farmed on the Island and raised their family there. Bridget died in March 1879 while Ralph passed away in September 1893. Figure 5 depicts land ownership on the Island in the early 1890s shortly before Ralph McCormick's death.

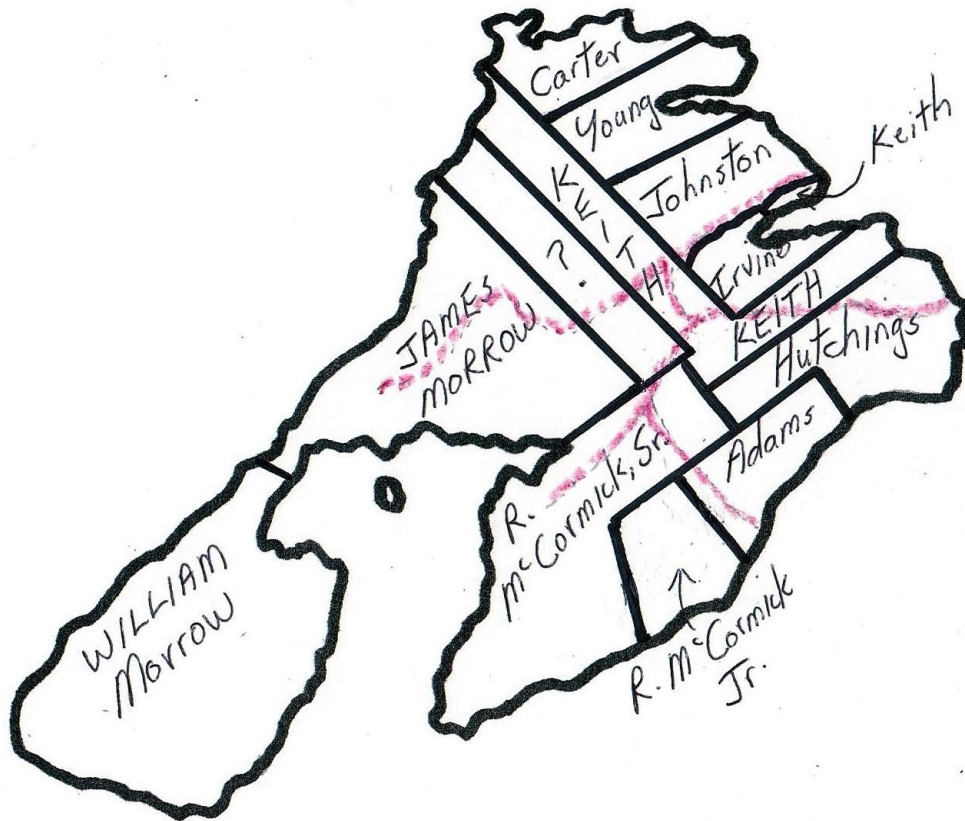


Figure 5 Ownership of land on Kennebecasis Island in the early 1890s

### Ownership of McCormick land after 1890

On October 22, 1892, for \$400, Ralph McCormick Sr. sold all of his land, "one hundred and fifty acres more or less", jointly to his son, Hugh, and his daughter, Ellen (deed no. 47105 in deed book C5, page 579; deed registered on September 15, 1893). The property is described as bounded in the northwest by the Harrison Estate (so called), in the northeast by lands of William Keith and William Saunders, in the southeast by lands of Arthur Adams and John Brown, and in the southwest by the Saint John and Kennebecasis Rivers.

In 1897, Hugh and Ellen divided the land they jointly owned (see figure 6). In a deed dated November 30, 1897 (deed no. 50431 in deed book L5, page 158; deed registered on December 21, 1897), for \$1, Ellen sold Hugh her share of 50 acres of land delineated as follows:

commencing at the northwest corner of said lot of land and adjoining lands of William Keefe,  
thence southeasterly on the division line of said lands and lands owned by the said William Keefe and John Hutchings until it strikes the east side of James Adams and Ralph McCormick,  
thence along said line to a marked birth tree thence north twenty-six degrees west until it strikes the side line of lands of James Morrow,  
thence northeasterly along the said line of said James Morrow and of the said William Keefe to the place of beginning ...

At the same time, and for \$1, Hugh sold Ellen his share of the remainder of the property (100 acres; see deed no. 50430, dated November 30, 1897, in deed book L5, page 157; deed registered on December 21, 1897). Ellen's parcel of land included most of original lots 12 and 13, and corresponds to PID 222653.

Hugh McCormick's share of his father's land corresponds to PID 222596 and PIDs 30283022, 30286876, 30286884, 30286892 and 30286900, the latter five (5) PIDs having been carved out of PID 222596 in recent years. The land in PID 30283022 was originally part of lot 13.

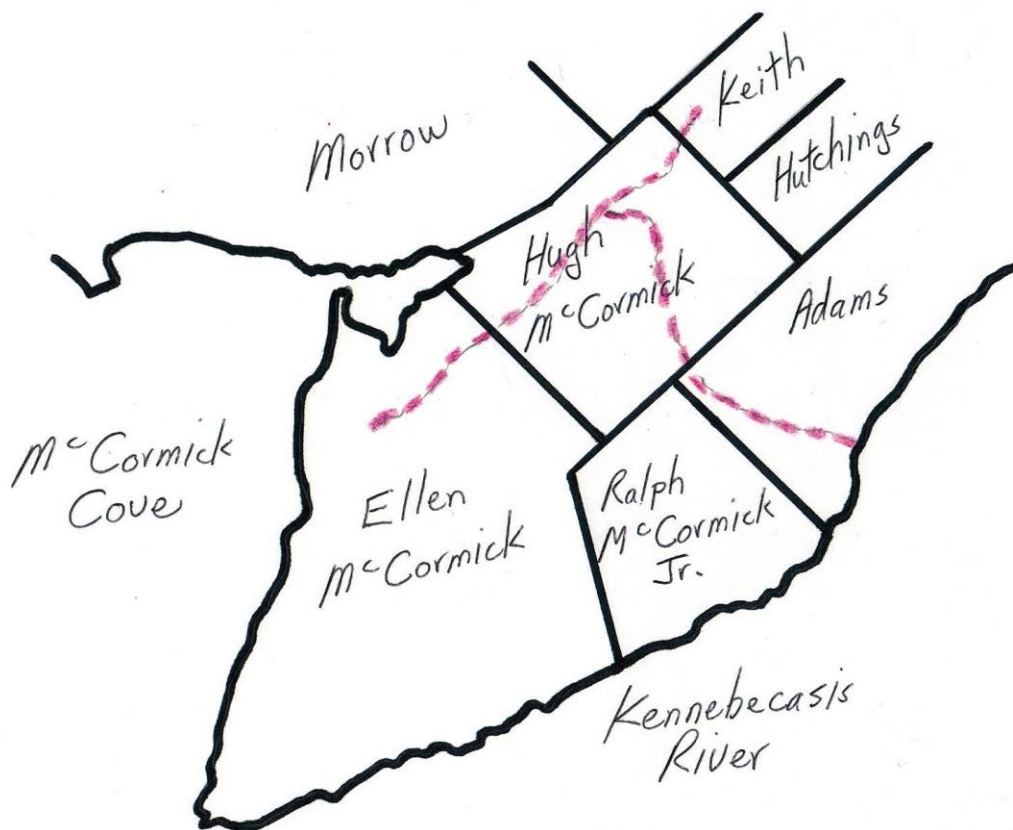


Figure 6 McCormick property on Kennebecasis Island in 1898.

### Ellen McCormick's property

On August 16, 1910, Ellen McCormick transferred ownership of her property to her sister, Catherine (married to William Leonard), for \$1 (deed no. 63890 in deed book N6, page 428; deed registered on August 18, 1910). Catherine then sold the property to her and Ellen's brother, Charles, for \$1 (deed no. 64561, dated January 12, 1911 in deed book P6, page 283; deed registered on April 4, 1911). At the same time, Charles took a \$700 mortgage on the land from Catherine (document no. 64562, dated January 12, 1911 in deed book P6, page 284; document registered on April 4, 1911).

Catherine died in December 1914. In 1915, Ellen and Charles McCormick (plaintiffs) and William Leonard and his children, Charles Leonard and Minnie Cody (defendants, representing the estate of Catherine Leonard) entered into legal proceedings re entitlement to mortgage monies. The decision of the Court was set out in a document dated March 21, 1916 (document no. 70818 in deed book F7, page 593; document registered on August 30, 1916). The Court ruled that Ellen McCormick's property was to be held by Catherine Leonard as a trustee for her sister Ellen, that William Leonard had no right or title against the plaintiffs, that conveyance of lands by Catherine Leonard to Charles McCormick (January 12, 1911) was made by Catherine Leonard as trustee and at the request of Ellen McCormick, that the mortgage on the land (January 12,



1911) was made to Catherine Leonard as trustee, that Ellen McCormick was entitled to mortgage monies and interest, and that the mortgage was a first lien and charge against the defendants. The defendants were also ordered to pay court costs of \$369.30.

On July 20, 1916, Ellen McCormick sold her property to her brother, Charles, for \$1 (deed no. 70819 in deed book F7, page 595; deed registered on July 20, 2016).

In their will dated May 31, 1922 (document no. 83533 in deed book 15, page 44; registered on January 23, 1928), Charles and Mary Elizabeth McCormick left their Kennebecasis Island property to their sons, Francis (Frank) and Ralph McCormick, as "joint tenants". Charles died on July 13, 1922 and Mary Elizabeth passed away on September 23, 1946. Frank died on May 30, 1947. Due to "right of survivorship" associated with "joint tenancy", Ralph McCormick became the sole owner of his father's property.

However, since Frank died "intestate", and to leave no doubt that Ralph was the sole owner of his father's property, his sisters or their heirs [Katherine McCormick, a stenographer living in Arlington, MA; Marion McCormick, a clerk living in Arlington, MA; Mrs. Joseph Costantino (Lillian McCormick), a housewife living in Arlington, MA; Mrs. Alice Murray (Alice McCormick) living in Springfield, MA; Mrs. John Murphy (Elizabeth McCormick), living in Saint John, NB; Mrs. Marguerite Gillen (Marguerite McCormick) living in Saint John, NB; Miss Ruth McGuiggan, daughter of Ellen (McCormick) McGuiggan] filed a "release" stating their desire that their brother, Ralph McCormick, shall have all rights associated with Frank McCormick's share of the land on Kennebecasis Island (document no. 102229, dated July 18, 1947 in deed book 50, page 669; registered on August 7, 1947). Ralph paid the "releasers", \$1. At the time of the "release", Ralph was living in Poughkeepsie, NY and his stated occupation was "mechanic".

Ralph McCormick's intention was to leave his property on Kennebecasis Island to his "surviving sisters as joint tenants and last survivor to have the property absolutely". Ralph's will (document no. 146889, dated May 8, 1951 in deed book 169, page 381; registered on September 8, 1970) states his intention with respect to his property. When Ralph died on July 17, 1970, his only surviving sisters were Katherine (Kitty) and Marguerite. Thus, on September 20, 1974, following the reading of Ralph's will, the McCormick property was passed to Kitty McCormick and Marguerite Gillen (deed no. 178865 in deed book 308, page 553; deed registered on June 16, 1977). After Kitty's death on February 24, 1977, Marguerite became the sole owner of her father's land. She willed the property to her son, Thomas (Tom), who took ownership following his mother's death on April 6, 1983.

### **Hugh McCormick's property**

Hugh McCormick sold his share of his father's land (see deed no. 63457, dated March 14, 1910 in deed book M6, page 260; deed registered on March 18, 1910) to his

nephews, Charles G. McCormick and James R. McCormick, who were sons of his brother, Ralph, who owned the parcel of land to the south of Hugh's land (see figure 6). In the deed, James' occupation is given as "stone cutter" while Charles is described as a "checker". The deed does not stipulate that James and Charles were "joint tenants" such that there was no "right of survivorship" where the land would be wholly owned by one brother upon the death of the other.

Charles G. McCormick died "intestate" in April, 1965. The estate was settled in probate court where Charles' son, Brien C. McCormick, was given the power to administer and to dispose of his father's property (document no. 153593, dated May 31, 1965; deed book 197, page 187; registered in 1972). Brien McCormick later took ownership of the one-half share of the land that his father had owned with his brother James.

James R. McCormick died on March 16, 1968. In his will (document no. 309190, dated March 31, 1965 and registered on December 9, 1994, in deed book 1162, page 470), he bequeathed his half interest in the land he had purchased from his uncle, Hugh, to his wife, Lillian, and to his children, James Ralph Jr., Arthur Joseph and Mary Eleanor McKinnon. Lillian passed away on September 3, 1990 and her interest in the land went to her three children.

By deed, dated June 10, 1992 (document no. 290362, in deed book 988, page 481; deed registered on July 24, 1992), Arthur McCormick and Mary Eleanor McKinnon transferred their ownership of their father's property to their brother, James Ralph McCormick Jr. Thus, by 1992, ownership of Hugh McCormick's land (PID 222596) had passed to Brien C. McCormick and James Ralph McCormick Jr., cousins. They each had a 50% ownership in the property.

In late 1994 the McCormick cousins split the land that they co-owned. By deed dated November 10, 1994 (document no. 309191 in deed book 1162, page 474; deed registered on December 9, 1994), James Ralph Jr. transferred his ownership of the property to Brien McCormick and his wife, Gladys, as "joint tenants", except for a portion of the property defined as follows:

begin at the northwestern boundary of Thomas Gillen's property where it meets the western side of McCormick Road,  
then 225°08'00" along the northwestern boundary of the Thomas Gillen property 214 meters to a survey marker,  
then 315°20'00" along the northeastern boundary of the Thomas Gillen property 420 meters to the shore of McCormick Cove,  
then northeasterly along the shore of McCormick Cove 95 meters to lot 80-10,  
then 63°21'20" along the southeastern boundary of lot 80-10 32 meters,  
then 135°20'00" along a cut line 173 meters to the southeastern side of McCormick Road,  
then northeasterly, southeasterly and southwesterly along McCormick Road 530 meters to the place of beginning.

This parcel of land is said to be 9.5 hectares.

At the same time, Brien McCormick transferred his ownership of the portion of the property described above to James Ralph Jr. (deed no. 309192, dated November 24, 1992, in deed book 1162, page 482; deed registered on December 9, 1992). The portion of PID 222596 that was now solely owned of James Ralph McCormick, Jr. was assigned PID 30157192 (now retired).

In early 1995, James Ralph McCormick Jr. sold his land to John J. Murphy and his son, Michael J. Murphy (deed no. 309624 in deed book 1166, page 492; deed registered on January 5, 1995). Following John J. McCormick's death in 2010, the property designated as PID 30157192 was subdivided into five (5) parcels of land with PIDs 30283022, 30286876, 30286884, 30286892 and 30286900.

The property with PID 30283022 was originally part of lot 13 granted to John McCormick in 1837.

The portion of Hugh McCormick's land that was jointly owned by Brien and Gladys McCormick is currently assigned PID 222596 and is now owned by their son, John Hugh McCormick (see deed no. 22570775).

### **Ralph McCormick Jr.'s, property**

The land that Ralph McCormick Jr. purchased from Arthur Irvine in 1889 is the property currently shown on the PID map as PID 222554 and PID 222547. In his will, dated December 2, 1912 (document no. 69240 in deed book B7, page 466; registered on March 2, 1915), Ralph Jr. left his property on Kennebecasis Island to his daughters, Mary Bridget (called "Bird" and wife of John Griffith) and Teresa (later married to Leo Fitzgerald). Mary Bridget and Teresa became owners of the property following Ralph's death on January 5, 1914.

A small portion of Ralph Jr.'s property was carved off on October 20, 1948 when, for \$1, Mary Bridget and Teresa sold 15/100 of an acre to Mary Geraldine and Henry Adams (as "joint tenants") of Somerville, MA (deed no. 104340 in deed book 55, page 317; deed registered on October 22, 1948).

The property purchased by Mary Geraldine and Henry Adams (PID 222547) is described in the deed as follows:

begin on the northeastern line of the land conveyed to Ralph McCormick, Jr. on June 26, 1889 (deed book T4, page 27) at a point thereon distant one chain of four poles measured northwesterly along said line from the bank or shore of Kennebecasis Bay,  
then along said line N34°50'W 2 chains 14 links,  
then S30°15'W 1 chain 92 links,

then northeasterly 30 links to the place of beginning.

The deed also states that the Adams' will have access to, and use of, the beach on the southeasterly side and front of the lot, as well as right of way across the beach to the shore of Kennebecasis Bay.

On August 31, 1958, Teresa (McCormick) Fitzgerald sold her remaining interest in her father's property (PID 222554) to her sister, Mary Bridget, for \$1 (deed no. 120042 in deed book 88, page 259; deed registered on October 17, 1958). Mary Bridget willed the property to her nephew, Paul McCormick, and her niece, Beatrice (McCormick) Kennedy (document no. 132353, dated January 29, 1964, in deed book 116, page 507; registered on February 25, 1965). Mary Bridget died on May 20, 1964. Paul McCormick died on May 30, 1973. Paul never married and had no heirs. Thus, as of May 1973, Beatrice Kennedy became the sole owner of that portion of her grandfather's property with PID 222554. Beatrice died on March 1, 1996. Her property is currently owned by members of the Kennedy family.

Mary Geraldine Adams (widow of Henry Adams) sold the 15/100 acres of land that she and her husband purchased in October 1948 to Brien C. McCormick for \$1 on April 11, 1964 (deed no. 153562 in deed book 197, page 58; deed registered on April XX, 1964). Brien McCormick and his wife, Gladys, then sold the land to their son, Kevin Alexander McCormick, on June 20, 2006 (deed no. 22570858, registered on August 10, 2006).

Ralph McCormick Jr.'s property, identified by PIDs 222554 and 222547, is therefore still owned by his descendants.

### **Other McCormick purchases on Kennebecasis Island**

The part of the Foster grant that was owned by the Adams family (50 acres, see figure 5) was sold by Jane Adams to Roy Rupert Vincent on March 10, 1921 (deed no 76663 in deed book 2, pg. 424; deed registered on March 22, 1921). Roy Vincent then sold off parts of his property.

On September 7, 1921, he sold the central portion of his land to his brother, William James Vincent (wife Sarah) for \$1 (deed no. 81404 in deed book 11, page 88; deed registered on May 26, 1925). The land that William Vincent purchased was assigned PID 222562 (PIDs 473991, 474007, 474015, 474023, 474031, 30249809 and 30318398 are "infants" of PID 222562). On September 2, 1964, William Vincent's widow, Sarah, sold the land with PID 222562 to Charles G. McCormick for \$1 (deed no. 131360 in deed book 112, page 652; deed registered on September 3, 1964). Charles McCormick died "intestate" in April, 1965. The estate was settled in probate court where Charles' son, Brien C. McCormick, was given the power to administer and to dispose of his father's property (document no. 153593, dated May 31, 1965; deed book 197, page 187; registered in 1972). On June 2, 1993, the property that Charles McCormick had purchased from Sarah Vincent was conveyed to Brien McCormick (deed no. 297011 in

deed book 1049, page 336; deed registered on December 31, 1995). One or more of Brien's sons currently owns the property with PID 222562; the "infant" properties belong to others.

On May 17, 1922, Roy Vincent sold the eastern part of his property (land with PID 222588 that borders the Hutchings property on its northern and eastern sides) to John Patrick Gromley (deed no. 78214 in deed book 5, page 279; deed registered on June 2, 1922). There are no registered deed/last will documents associated with PID 222588 after May, 1922.

Roy Vincent sold the land in the northwestern corner of what was the Adams property to Edward Joseph Gilbert for \$1 on September 24, 1964 (deed no. 131543 in deed book 113, page 620; deed registered on September 24, 1964). Some years later, the Gilberts sold their property to Eric and Michelle Falkjar of Saint John. The Falkjars in turn sold the land to John Hugh McCormick, Brien McCormick's son (deed no. 22897210, registered on October 12, 2006). This parcel of land has PID 30109870 and straddles McCormick Cove Road as it comes down the hill toward the river.

Note: Edward Joseph Gilbert was the son of Gerarda McCormick and James Gilbert (see McCormick family tree, family 19). Edward's great great grandfather was Ralph McCormick Sr. Also - on the southern edge of the property that the Gilberts owned, is a house that has fallen down in more recent years and is no longer habitable. The materials used to build the house are those that would have been used in construction at least 80 years ago. Therefore, if the Gilbert family lived in the house, they did not build it. It's more likely that the Vincent family, or perhaps even the Adams family, built the house and that it's the first structure built on this part of Kennebecasis Island.

The only part of the former Adams property that Roy Vincent did not sell was the southwest corner, property with PID 222646. However, this parcel of land was sold to the Boy Scouts of New Brunswick on October 13, 1999 by Vera McDougall (deed no. 10756253 in deed book 1534, page 467; deed registered on January 6, 2000). Vera was married to William A. McDougall and was living in Thamesford, ON at the time. She may have been a descendant of Roy Vincent.