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15D-2126 F

DATED *Oct 12th* 18

1896

A. M. Ferguson
and wife
Lo

Deed

Mary E. Sutherland

Consideration, \$ *600*

WILL H. NEWSOME, Law Stationer, Toronto, Ont.

200

Province of Nova Scotia, Registrar of Deeds
Office, County of Pictou, *6th Nov. 1896*
I certify that the within instrument was duly re-
gistered at 2 P.M. of the above day in Book
114, page *633-635* on the certificate
of *Gilbert Sutherland J.P.*

J. C. Gorst
Registrar

This Indenture

made the *twelfth* day of *October*
in the year of our Lord one thousand eight hundred and ninety *six*

Between *Alexander M Ferguson of Carleton*
County of Colchester and Province
of Nova Scotia (Farmer) and
Jane Ferguson his wife

of the one Part, and *Mary E Sutherland of*
Black River in the County of
Pictou, and Province aforesaid

of the other Part

Witnesseth that the said *Alexander M Ferguson and*
Jane Ferguson his wife

for and in consideration of *six hundred dollars*
of lawful money of Canada to the said *Alexander M Ferguson*
in hand well and truly paid by the said

Mary E Sutherland

at or before the sealing and delivery of these Presents
the receipt whereof is hereby acknowledged, *have and each* ^{*of them*} ~~has~~ granted, bargained, sold,
aliened, enteffed, released, remised, conveyed and confirmed and by these presents
grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm, unto the said *Mary*

James Ferguson his wife

for and in consideration of Six hundred dollars
of lawful money of Canada to the said Alexander W Ferguson
in hand well and truly paid by the said

Mary E Sutherland

at or before the sealing and delivery of these Presents

the receipt whereof is hereby acknowledged, ~~And~~ ^{of them both} each granted, bargained, sold,
aliened, enteoffed, released, remised, conveyed and confirmed and by these presents

grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm, unto the said Mary
E Sutherland her

Heirs and Assigns, **All** that certain lot piece or parcel

of land situate lying and being at Loon
River in the County of Pictou and Province
of New Scotia, abutted bounded and
described as follows, Beginning at the
South East corner of land belonging to
James Johnson running thence South

fifty five degrees East seventeen chains,
thence North thirty five degrees East sixty
chains or till it strikes to land of James McKay
thence North fifty five West seventeen chains to
the North East corner of Johnsons land, and
thence South thirty five West along said land
to place of beginning containing one hundred
acres more or less, being the said lot of land con-
veyed to William McMillan by Abel Sellers and
wife by Deed dated March 8th A.D. 1886,

and the buildings, hereditaments, easements, and appurtenances to the same belonging, and
the revisions, remainders, rents, issues and profits thereof, and all the estate, right, title,
interest claim and demand of the said

Alexander McLesquane and Jane Ferguson

his wife

of, in or to the same. **To have and to hold** the said above granted and described land and premises with the appurtenances, unto and to the use of the said *Mary*

E Sutherland her

Heirs and Assigns forever.

And the said

Alexander M Ferguson

and Jane Ferguson for themselves their

Heirs, Executors and Administrators,

do hereby covenant with the said

Mary E Sutherland her

Heirs and Assigns:—That

they the said *Alexander M Ferguson*

and Jane Ferguson do

a good, sure, perfect and indefeasible estate of inheritance in fee simple in the said land and premises and have also good right, full power and absolute authority, to grant and convey the same, in manner and form aforesaid according to the true intent and meaning hereof

And also that the said

Mary E Sutherland

and ~~her~~ Heirs and Assigns, shall and may at all times hereafter, peaceably and quietly, hold and enjoy the said lands and premises, with the appurtenances, without hindrance or disturbance of, from, or by the said

Alexander M Ferguson

or any person or persons whomsoever lawfully claiming the same, or any part thereof. And also that the said

Alexander M Ferguson

and ~~his~~ Heirs, the said land and premises unto the said

Mary E Sutherland

her

Heirs and Assigns against the lawful claims and demands of all persons shall and will by these presents **Warrant** and for ever defend

In Witness whereof the said parties hereto have hereunto set their Hands and Seals

the day and year first above written

Signed, Sealed and Delibered

IN THE PRESENCE OF

Alex. M. Ferguson

Janie Ferguson

Robert Carruthers



Province of Nova Scotia

County of Colchester S.S.

Be it Remembered that on this twelfth
day of October 1896 before me, the subscriber, personally
came and appeared Jane Ferguson wife of Alex. M. Ferguson
mentioned in the foregoing Indenture, who having been by me examined separate and apart from her said
husband, did declare and acknowledge that she executed the said Indenture, as and for her act and deed,
without fear, threat or compulsion, of, from or by her said husband, and for a full release of all her claims to
the land therein described.

Gilbert Sutherland J.P.

Province of Nova Scotia,

Colchester S.S.

On this 12th day of October A. D. 1896 before me, the subscriber, personally
came and appeared Robert Carruthers

the subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said
that Alex. M. Ferguson and Jane Ferguson

the parties thereto, signed, sealed and delivered the same in his presence.

Gilbert Sutherland J.P.