

225

150-2119F

237

Dated December 7th 1903

930,00 Pauler
650 Fairly

C. C. Ferguson Sr.

vs

Deed.

C. C. Ferguson Jr.

Consideration \$ 1800.00

NEWSOME & CO., LIMITED, PRINTERS, TORONTO.

Province of Nova Scotia, Registrar of Deeds

Office, County of Pictou, JAN 15 1904

I certify that the within instrument was duly registered at 1015 AM of the above day in Book 138, page 115 on the certificate of

A. H. Douglas SR

John Gordon
Registrar.

Int. for \$1700.00 at 5%

This Indenture,

made the Seventh day of December in the year of our Lord one thousand nine hundred and three

Between Allan A. Ferguson, Senior, of Pictou in the County of Pictou, Gentleman,

_____ of the one Part, and
Allan A. Ferguson, Junior, of Pictou aforesaid Farmer,

_____ of the other Part

Witnesseth, that the said Allan A. Ferguson, Senior,

for and in consideration of the sum of Eighteen Hundred Dollars of lawful money of Canada to the said Allan A. Ferguson, Senior, in hand well and truly paid by the said

Allan A. Ferguson, Junior, at or before the sealing and delivery of these Presents the receipt whereof is hereby acknowledged, Hath granted, bargained, sold, aliened, enfeoffed, released, remised, conveyed and confirmed and by these presents DO th grant, bargain, sell, alien, enfeoff, release, remise, convey and confirm, unto the said Allan A. Ferguson, Junior, his

_____ Heirs and Assigns,

All that certain lot piece or parcel of land situate lying and being on the North side of the Harbour of Pictou in the County of Pictou aforesaid, abutted bounded and described as follows, that is to say: - Beginning on the shore of the said Harbour at the Southeast

All that certain lot piece or parcel of land situate lying and being on the North side of the Harbour of Pitou in the County of Pitou aforesaid, abutted bounded and described as follows, that is to say:— Beginning on the shore of the said Harbour at the Southeast corner of a lot of land now owned by Finlay Mcintosh and formerly owned by J. Simpson Harris and running thence North along the East line of said Mcintosh's land, three hundred and seventy five rods, or until it comes to the south line of lands owned by Daniel Stiles and others; thence East along the East mentioned line twenty two rods, more or less, to the Northwest corner of William McGray's land; thence South along the West line of said McGray's land, three hundred and eighty rods, or until it comes to the North line of lands now or formerly belonging to Anthony Rogers; thence west along the North side of said Rogers' land

until it comes to the Shore aforesaid and thence Westward
along the several courses of said Shore to the place
of beginning, containing fifty one acres more or
less, being the same lot of land and premises con-
veyed to the said Allan G. Ferguson, Senior, by Peter
H. S. Leroux by deed dated the 11th day of September
A. D. 1902, and duly recorded at Pictou in the books
of registry for the said County of Pictou in Book
133^o pages 5-5^o

and the buildings, hereditaments, easements, and appurtenances to the same belonging. and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, *Property* claim and demand of the said *Allan A. Ferguson senior*

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 *Allan A. Ferguson Junior, his*

Heirs and Assigns forever. And the said *Allan A. Ferguson, senior,*
for himself, his

Heirs, Executors and Administrators, do *th* hereby covenant with the said *Allan A. Ferguson, Junior, his*

Heirs and Assigns: That *he* the said *Allan A. Ferguson, senior, his*

a good, sure, perfect and indefeasible estate of inheritance in fee simple in the said lands and premises and has 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 Allan A. Ferguson, Junior,

and his Heirs and assigns, shall and may at all times hereafter, peaceably and quietly hold and enjoy the said land and premises, with the appurtenances. without hindrance or disturbance of, from or by the said Allan A. Ferguson, Senior,

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

and his Heirs, the said lands and premises unto the said _____
Allan A. Ferguson, Junior, his _____

Heirs and Assigns against the lawful claims and demands of all persons shall and will by these presents WARRANT and forever 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 Delivered,

IN THE PRESENCE OF

Allan A. Ferguson



J. W. M. A. M.

Province of

SS

Be it Remembered that on this _____ day of _____ 190 _____ before me,

the subscriber, personally came and appeared
wife of

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 for her free act and deed, freely and voluntarily, 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.

Province of *Nova Scotia*

County of *Pictou* SS.

On this *thirteenth* day of *January* A.D.. 190~~3~~*4* before me the
Subscriber personally came and appeared *J. W. Mackay*
the subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath
and said that *Allan A. Ferguson, Senior, one of*
the parties thereto, signed, sealed and delivered the same in his presence.

A. M. Donnell
Justice of the Peace *C. Pictou*