

NOVA-SCOTIA.



WILLIAM the FOURTH, by the Grace of God,
of the United Kingdom of Great-Britain and
Ireland, King, Defender of the Faith, and of
the United Church of England and Ireland, on
Earth the Supreme Head.

To all to whom these Presents shall come,

signed R. MacLellan

Greeting.

1211

KNOW ye that We of our special grace,

certain knowledge, and mere motion, have given and granted, and by these Presents, for Us, Our Heirs and Successors, do give and grant unto

Thomas Ethridge five hundred and fifty acres of land, and unto Robert Branton seven hundred and fifteen acres containing in the whole nine hundred and sixty four acres of land situate being in the County of Cape Breton consisting of the following lot as severally described, that is to say, unto the said Thomas Ethridge a lot or tract of land number twenty one, on the north side of the north east branch of Marguerite River beginning at a stake on the bank at the foot of the mountain below the Ford there bounded by a line running north twenty four degrees east one hundred chains then south sixty six degrees east fifty chains thence south twenty four degrees west one hundred and fifty chains more or less to the River, thence along the margin of the River down Ocean Bluff to a commencement contains five hundred and fifty acres more or less the course of the said lot being according to the Magnet as it was in the year of our Lord one thousand eight hundred and eleven and the said Robert Branton lot number twenty seven on the north side of the north east branch of Marguerite River, beginning at the south west corner boundary of lot number twenty eight granted to Andre Bonard Esquire, thence bounded by the west side line of the said lot number twenty eight by the Magnet as it is in the year of our Lord one thousand eight hundred and six north seventy four degrees and ten minutes, thence by the Magnet as it was in the year of our Lord one thousand eight hundred and thirty south seventy nine degrees a thirty minutes west forty one chains thence south as in the year one thousand eight hundred and six aforesaid one hundred chains more or less

to the River thence along the Margin of the Paved up Stream to the place
beginning containing Fifty Hundred acres and fifty five acres more or less re-
serving the road leading to the mouth of Maguicite River and the road
which runs across the front of the lot last described agreeable to the
enclosed plat. —

containing in the whole

Nine hundred and sixty five
Acres, and hath such shape, form and marks, as appears by a plat thereof hereunto annexed; together with all
woods, under woods, timber and timber trees, lakes, ponds, fisheries, water and water courses, profits, commo-
dities, appurtenances and hereditaments, whatsoever, thereunto belonging, or in any wise appertaining; to-
gether with the privilege of hunting, hawking, and fowling, in and upon the same; **SAVING and RESERV-**
ING, nevertheless, to Us, our Heirs and Successors, all Coals, and also Gold, Silver, and other Mines and
Minerals, to **HAVE AND TO HOLD** the said parcel or tract of *Nine hundred and sixty five*

— acres of Land, and all and singular other the Premises hereby granted unto the said *Thomas*

Chridy and Robert Granton in severally in the several and
respective lots shares and proportions described and to their
several and respective

heirs, or assigns, for ever, in free and common soccage *they* the said Grantees *their* heirs or assigns,
YIELDING and **PAYING** therefor, unto Us, our Heirs or Successors, or to our Receiver-General for the
time being, or to his Deputy or Deputies for the time being, that is to say: two shillings, sterling, for every
hundred acres hereby granted, to commence on the midsummer day after the expiration of two years from the
date hereof, and to be paid yearly, and every year; and in default of such payment this Grant to be void: **PRO-**
VIDED always, and this present Grant is upon this condition, that the said Grantees *their* heirs or as-
signs, shall and do, within five years from the date hereof, for every fifty acres of the land hereby granted, ac-
counted plantable, clear and drain three acres at the least in that part of the land granted, which *they*
shall judge most convenient, or else shall clear and work three acres of swampy and sunken grounds, or drain
three acres of marsh, if any such be within the bounds of this Grant; and that for every fifty acres accounted bar-
ren, the said Grantees *their* heirs or assigns, shall put and keep on the said land, within three years
after the date hereof, three neat cattle, which number he or they shall be obliged to continue on the said lands
until three acres of every fifty of the improvable land hereby granted shall be fully cleared and improved: **AND**
in case no part of the land hereby granted shall be fit for present cultivation, the said Grantees *their*
heirs or assigns, shall erect thereon, within three years from the date hereof, an habitable dwelling-house,
and put on the said land the like number of three neat cattle for every fifty acres. **AND** in case the said land
hereby granted, shall be so rocky or stoney as not to be fit for culture or pasture, and the said Grantees *their*
heirs or assigns, shall employ, within a reasonable time from the date hereof, and so continue to employ for the
space of three years next ensuing, one able hand, for every hundred acres, in cutting wood, clearing the land,
or in digging any stone quarry, it shall be deemed a sufficient cultivation. **AND** in case the said Grantees *their*
heirs or assigns, shall not, within the space of five years from the date hereof, have fulfilled the several terms
and conditions herein prescribed, then this present Grant, and every matter and thing therein contained, shall
be void and of none effect, and the lands hereby granted, or intended so to be, shall revert to us, our heirs and
successors; any thing herein to the contrary notwithstanding. **AND PROVIDED** also, that no part of the
parcel or tract of land hereby granted to the herein before named Grantees be within any reservation heretofore
made and marked for us, our heirs and successors, by our Surveyor-General of Woods, or his lawful Deputy, in
which case this our Grant for such part of the land hereby given and granted by us as aforesaid, and which shall,
upon a survey thereof being made, be found within any such reservation, shall be null and void, and of no effect;
any thing herein contained to the contrary notwithstanding. **AND PROVIDED** also, that this Grant shall be
registered in the Secretary's Office of our said Province of Nova-Scotia; to which registry shall be attached a
duplicate of the plan hereto annexed, and a docket thereof be entered in our Auditor's Office, and also in the Office
of our Receiver-General of Quit Rents, within three months after signing the same, otherwise this Grant to be
void and of none effect. **AND** in case it shall appear, or be found, that the whole or any part of the lands hereby
granted, shall be adapted to the growth and culture or fit for the production of Hemp or Flax, the said

Grantee & their heirs or assigns, shall, and, by the acceptance of this Grant, he and they do severally bind and oblige themselves, to sow, annually, a proportionable part of the lands hereby given and granted with Hemp and Flax Seed, GIVEN under the Great Seal of our said Province of Nova-Scotia, WITNESS our trusty and well-beloved

His Excellency Lieutenant General Sir Peregrine Malcolm Lieutenant Governor.

and Commander in Chief, in and over our said Province, this *twentieth* day of *January* in the *second* year of our reign, and in the year of our Lord One Thousand eight hundred and *thirty two*

By His Excellency's Command, and with the advice of His Majesty's Council, at a Council held at Halifax, this *twentieth* day of *January* one thousand eight hundred and *thirty two*

Signed *August D. George*

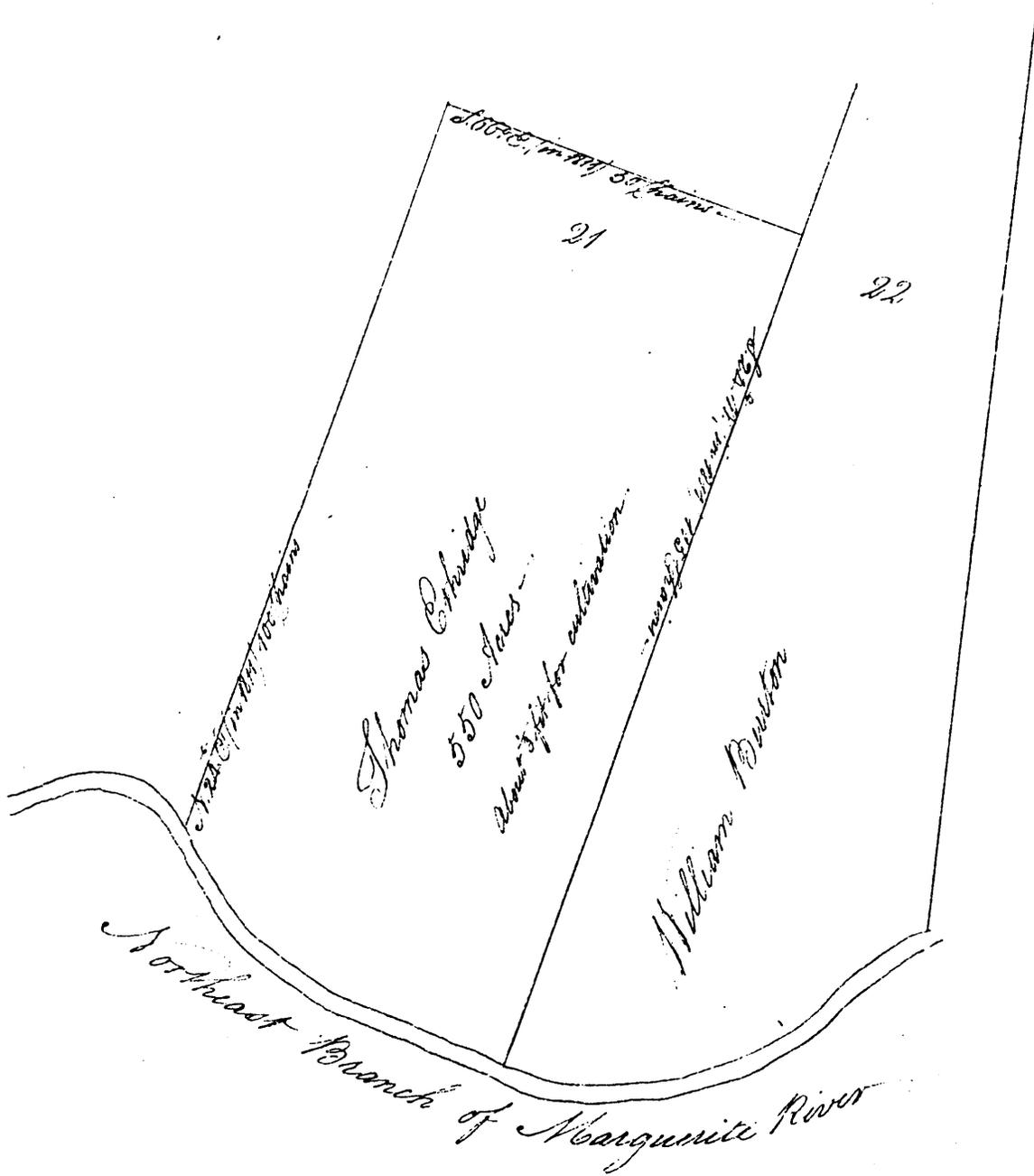
Registered at *two* o'clock in the day time in the Registry of Grants at the Secretary's Office, in Book letter *O* page *46* this *twentieth* day of *January* one thousand eight hundred and *thirty two*.

Signed *August D. George*

Docketed in the Office of the Receiver-General of His Majesty's Quit Rents, having first received five shillings for every fifty acres contained in said Grant, to each person, above two hundred acres,

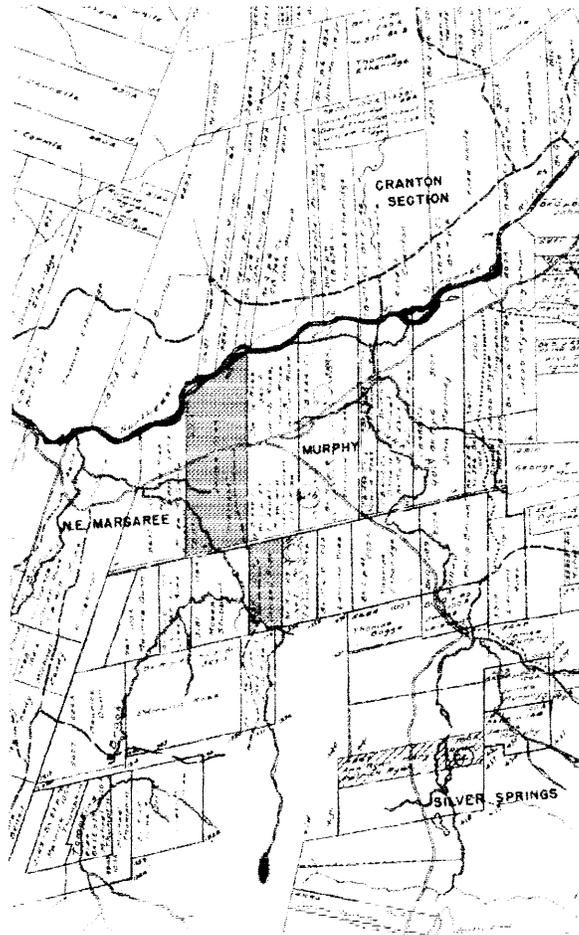
amounting to which I certify this day of one thousand eight hundred and

Docketed in the Auditor's Office, this day of one thousand eight hundred and



Sydney A. Nov. 1831
 W. J. M. P. C. S.

Scale 20 Chams



LAND GRANT DOCUMENT – THOMAS ETHRIDGE, ROBERT CRANTON .
January 9, 1832

WILLIAM THE FOURTH, by the Grace of God, of the United Kingdom of Great-Britain and Ireland, King, Defender of the Faith, and of the United Church of England and Ireland, on Earth the Supreme Head.

To all to whom these Presents shall come, Greeting.

Know ye that We of our special grace, certain knowledge, and mere motion, have given and granted, and by these Presents, for Us, Our Heirs and Successors, do give and grant unto (the following was hand written, dots will indicate indecipherable words)

--Thomas Ethridge five hundred and fifty acres of land, and unto Robert Cranton four hundred and fifteen acres, containing on the whole nine hundred and sixty-five acres of land situated laying and being in the County of Cape Breton, consisting of the following lots and severally described, that is to say, Unto the said Thomas Ethridge a lot or tract of land number twenty-one on the North side of the North East Marguerite River beginning at a stake on the bank at the foot of the mountain below the ford, thence bounded by a line running north twenty-four degrees, east one hundred chains, thence south sixty-six degrees, east fifty chains, thence south twentyfour degrees, east one hundred and fifteen chains more or less to the River, thence along the margin of the River down stream of the place of commencement, containing five hundred and fifty acres more or less ...the corner of the said lot being according to the magnate as it was in the Year of Our Lord one thousand eight hundred and eleven, and the said Robert Cranton, lot number twenty-seven on the north side of the North East branch of the Marguerite River, beginning at the south west corner boundary of lot number twenty-eight, granted to Irad Hart, Esquire, thence bounded by the west side line of the said lot number twenty-eight by the magnate as it was in the Year of Our Lord one thousand eight hundred and thirty, south seventy-nine degrees and thirty minutes, west fortyone chains, thence south as in the year one thousand eight hundred and six aforsaid, one hundred chains more or less to the River, thence along the margin of the River down stream to the place of the beginning, containing four hundred and fifteen acres more or lessthe road leading to the south of the Marguerite River and the road which runs across the front of the lot last described, agreeable to the

containing in the whole nine hundred and sixty five

Acres, and hath such shape, form and marks, as appears by a plat thereof hereunto annexed; together with all woods, under woods, timber and timber trees, lakes, ponds, fisheries, water and water courses, profits, commodities, appurtenances and hereditaments, whatsoever, thereunto-belonging, or in any wise appertaining; together with the privilege of hunting, hawking, and fowling, in and upon the same; SAVING and RESERVING Minerals, to HAVE AND TO HOLD the said parcel or tract of

nine hundred and sixty five acres of Land, and all and singular other the Premises hereby granted unto the said Thomas Ethridge and Robert Cranton ind severalty in the several and respective lots shares and proportions described and to their several and respective

heirs, or assigns, for ever, in free and common soccage they the said Grantees their heirs or assigns, YEILDING and PAYING therefore, unto Us, our Heirs or Successors, or to our Receiver-General for the time being, or to his Deputy or Deputies for the time being, that is to say: two shillings, sterling, for every hundred acres granted, to commence on the midsummer day after the expiration of two years from the date hereof, and to be paid yearly, and every year; and in default of such payment this Grant to be void: PROVIDED always, and this present Grant is upon this condition, that the said Grantees, their heirs or assigns, shall and do, within five years from the date hereof, for every fifty acres of the land hereby granted, accounted plantable, clear and drain three acres at the least in that part of the land granted, which they shall judge most convenient, or else shall clear and work three acres of swampy and sunken grounds, or drain three acres of marsh, if any such be within the bounds of this Grant; and for every fifty acres accounted barren, the said Grantees, their heirs or assigns, shall put and keep on the said land, within three years after the date hereof, three neat cattle, which number he or they shall be obliged to continue on the said lands until three acres of every fifty of the improvable land hereby granted shall be fully cleared and improved: AND in case no part of the land hereby granted shall be fit for present cultivation, the said Grantees, their heirs or assigns, shall erect thereon, within three years from the date hereof, an habitable dwelling-house, and put on the said land the like number of three neat cattle for every fifty acres. AND in case the said land hereby granted, shall be so rocky or stoney as not to be fit for culture or pasture, and the said Grantees, their heirs or assigns, shall employ, within a reasonable time from the date hereof, and so continue to employ for the space of three years next ensuing, one able hand for every hundred acres, in cutting wood, clearing the land, or in digging any stone quarry, it shall be deemed a sufficient cultivation. And in case the said Grantees, their heirs or assigns, shall not within the space of five years from the date hereof, have fulfilled the several terms and conditions herein prescribed, then this present Grant, and every matter and thing therein contained, shall be void and of none effect, and the lands hereby granted, or intended to be, shall revert to us, or heirs and successors; any thing herein to the contrary notwithstanding. AND PROVIDED also, that no part of the parcel or tract of land hereby granted to the herein before named Grantee be within any reservation heretofore made and marked for us, our heirs and successors, by our Surveyor-General of Woods, or his lawful Deputy, in which case this our Grant for such part of the land hereby given and granted by us aforesaid, and which shall, upon a survey thereof being made, be found within any such reservation, shall be null and void, and of no effect; any thing herein contained to the contrary notwithstanding. AND PROVIDED also that this grant shall be registered in the Secretary's Office of our said Province of Nova-Scotia; to which registry shall be attached a duplicate of the plan hereto annexed, and a docket thereof be entered in our Auditor's Office, and also in the Office of our Receiver-General of Quit Rents, within three months after signing the same, otherwise this Grant to be void and of none effect. AND in case it shall appear, or be found, that the whole or any part of the lands hereby granted, shall be granted to the growth and culture or fit for the production of Hemp or Flax, the said Grantees, their heirs or assigns, shall,

and, by the acceptance of this Grant, he and they do severally bind and oblige themselves, to sow, annually, a proportionable part of the lands hereby given and granted with Hemp and Flax Seed, Given under the Great Seal of our said Province of Nova-Scotia, WITNESS our trusty and well-beloved His Excellency Lieutenant General Sir Peregrene MaitlandLieutenant Governor and Commander in Chief, in and over our said Province, this Ninth day of January in the Second year of our reign, and in the year of our Lord One Thousand eight hundred and thirty two.

By His Excellency's Command, and with the advice
Of His Majesty's Council, at a Council held at
Halifax, this Ninth day of January one
Thousand eight hundred and thirty two

(Signed) Prefect D. George

Registered at Two o'clock in the day
Time in the Registry of Grants at the Secretary's
Office, in the Book letter O page 45 this
Tenth day of January one thousand
Eight hundred and thirty two

(Signed) Prefect D. George