

FARM HISTORY

LOT 32, Concession 2, Hamilton Township, Northumberland County

On March 15, 1809, Asa Callendar was granted 200 acres by the Crown, consisting of the north half and the south half of Lot 32, Con. 2.

On Aug. 15, 1811, Asa Callendar sold it to William Moore, and on May 7, 1818, William Moore et aux sold it to William M. Roblin, then on June 4, 1822, William M. Roblin sold it to Peter Dixon.

From the original Indenture of Bargain and Sale it reads:

"This Indenture, made the fourth day of June in the year of our Lord one thousand eight hundred and twenty-two at Hope in the District of Newcastle in the Province of Upper Canada by and between William M. Roblin of the Township of Adolphus Town in the Midland District in the said Province, gentleman, and Peter Dixon of the said Township of Hope in the said District of Newcastle, yeoman, witnesseth that the sum of one hundred and seventy-five pounds was paid by Peter Dixon to William M. Roblin for the 200 acres, (as described in the document as follows): that certain parcel or tract of land situate in the Township of Hamilton, in the District of Newcastle, aforesaid, being composed of Lot Number thirty-two in the second concession of said Township of Hamilton, containing by admeasurement two hundred acres, more or less, bounded as follows; that is to say commencing in front of the said concession at the south east angle of the said Lot, then north sixteen degrees, west one hundred chains more or less to the rear of the said concession, then south seventy-four degrees west twenty chains to the allowance for road between Lots number thirty-two and thirty-three. Then south sixteen degrees east one hundred chains more or less to the place of beginning."

This Bargain and Sale was registered--"I do hereby certify that a memorial of the within deed is registered in the Registers office for the County of Northumberland the twenty-second day of June in the year of our Lord one thousand eight hundred and twenty-two at one o'clock in the afternoon."-Book E, Page seventy-two, Memorial No. 939.

(Signed)

D.M.G. Rogers
Register

Note; The Town of Port Hope had been known as "Smith's Creek" and later as "Toronto", but was named "Port Hope" in 1819, and confirmed by the legislature of Upper Canada on March 6, 1834. The population at that time was 1,517.

On January 7, 1845, the following will was made by Peter Dixon;

" In the name of God - Amen . I, Peter Dixon of the Township of Hamilton in the District of Newcastle, and Province of Upper Canada, yeoman, being of sound will, perfect memory and mind - blessed be Almighty God for the same, do make, publish and declare this my last will and testament in manner and form following, that is to say: I do will and declare that all my just debts be paid out of my personal estate.

I do hereby will and devise all that north half of Lot Number Thirty-two in the second concession of Hamilton, being one hundred acres, more or less unto Robert Dixon, my eldest son, subject nevertheless to restrictions, and reservations herein after mentioned.

And I do will and devise unto my son, John Dixon all that south half of Lot Number thirty-two in the second concession of Hamilton, being one hundred acres more or less, subject to restrictions

and reservations hereafter mentioned, that is to say-

I do hereby bequeath unto my daughters, Ellen, Anne, Elizabeth and Jane, the sum of Fifty Pounds each to be paid to them by my son, Robert and John in equal proportions, and it is my will that Robert Dixon shall pay, or cause to be paid unto his sisters, Ellen and Anne, their separate legacies of Fifty Pounds each in two equal payments of twenty-five pounds each after the first and second years after he shall come into possession hereintoforesaid named. And it is my will that John Dixon shall pay or cause to be paid unto his sisters, Elizabeth and Jane their separate legacies of Fifty pounds each, in two equal payments of twenty-five pounds each at the expiration of the first and second years after he shall be put in possession of that part of the estate left him by this will. And further, I do hereby will that unto all other children that may hereafter be born to me in holy wedlock, I do hereby will and bequeath unto them, if females- Fifty Pounds each- if males- One hundred Pounds each to be paid by the said Robert and John in equal proportion and in manner aforesaid as they may severally become of age.

Unto my dearly beloved wife, Ellen Dixon, I leave all my property, and the receipt of the rents and profits thereof until otherwise disposed of by this my last will and testament for the support and education of my children, and after the time of such disposal of said estate, I do hereby give and bequeath unto her, the sum of Twenty pounds per annum to be paid to her out of the estate of my sons, Robert and John, and by them in the following proportions- Robert paying two thirds and John one third the amount in quarterly payments, so long as she continues my widow, and it is my will that my said two sons, Robert and John shall be put in possession of the estate herein willed to them, at the time they shall severally come of age.

I do give my executors full power and authority to do and act in all things after my decease as may seem best to them, having full confidence respecting the trust hereby committed to them.

And further, I do hereby nominate and appoint Thomas M. Sowden of Hamilton, William Bletcher of Hope, and Thomas Hutchinson of Hamilton and District Newcastle, Executors to this my last will and testament, hereby revoking all former wills by me made. In witness hereunto I have set my hand and seal this seventh day of January, one thousand eight hundred and forty-five.

(Signed) Peter Dixon

Signed, sealed, published, and declared by the said Peter Dixon as and for his last will and testament in presence of us, who at his request have hereunto set our names as witnesses and in the presence of each other.

Witnesses:

his

(signed) William X Atkinson

mark

(signed) George Butler

(signed) William Sowden

On August 29, 1856, it was registered at the registry office that Robert Dixon came into possession of the north half of Lot 32, Con.2, Ham.Twp. (This would be by his father's will after his death, or when Robert became of age at some time after his father's death.) No record, as to which case, is available.

On Oct. 23, 1857, Ellen Dixon, widow of Peter Dixon bought the farm from her son, Robert for 1000 pounds.

On Nov. 2, 1859, an Indenture of Bargain and Sale shows that Ellen Dixon sold the farm to her son Robert for one hundred and fifty pounds. The deed was witnessed by R.S. Benson and Thomas M. Benson. On the same day, Nov.2, 1859, a Mortgage was arranged between Robert and his mother, Ellen in the amount of \$508.00 on Lot 32, Con.2., with the following terms: The mortgage was to be paid in five equal, consecutive payments of \$101.60 each on Nov.1st. of each and every year, the first to be paid Nov.1, 1860, and shall pay on June 1st. the sum of \$54. and in each and every year thereafter as long as she (the party of the second part) shall live, and remain the widow of the said Peter Dixon, deceased, by equal quarter yearly payments of \$13.50 each on the 1st. day of September, December, March and June in each and every year- the first of such payments to be made on Sept. 1, next (1860)-- the said sum of \$54.00 per annum being the amount of a legacy to her with which the said land and premises are charged by the last will and testament of the said Peter Dixon, deceased.

Signed by:

Witnesses: R.S. Benson
T.M. Benson

Robert Dixon
her
Ellen X Dixon
mark

Received on the date of the above Indenture the sum of five hundred and eight dollars, being the full consideration money mentioned therein.

(Same witnesses)

Robert Dixon

On the next day, Nov.3, 1859, the following will was made by Ellen Dixon, but was not recorded in the Registry for West Northumberland until Nov. 30, 1867.

"This is the Last Will and Testament of me, Ellen Dixon, of the Township of Hamilton in the County of Northumberland, widow of Peter Dixon, late, of the same place, yeoman, deceased -- I devise and bequeath all the Real and Personal Estate to which I shall be entitled at the time of my decease unto my daughter, Mary Maria absolutely, and I appoint William Bletcher of the town of Port Hope, in the County of Durham, gentleman, Sole Executor of this my will, hereby revoking all former testamentary writings.

In witness whereof I have hereunder set my hand and seal this third day of November in the year of our Lord one thousand eight hundred and fifty-nine.

Signed and sealed by the said Testatrix as her last will and testament in the presence of us present at the same time, who at her request, in her presence and in the presence of each other have subscribed our names as witnesses (having been first read over and explained)

her
(Signed) Ellen X Dixon
mark

(Sd.) T.M. Benson of the Town of Port Hope
in the County of Durham, Esquire

(Sd.) R.L. Benson of the same place,
Gentleman

On April 24, 1862, a Release was signed by James Newson and Ellen Newson (Ellen Dixon) and William Adamson and Anne Adamson (Anne Dixon) to Robert Dixon.

By the will of Peter Dixon, Jan. 7, 1845, his daughters, Ellen and Anne were to receive 50 pounds to be paid by brother, Robert, (now of the Township of South Monaghan in the County of Northumberland.) This release was to verify the they had received the 50 pounds, and that; "therefore we do by these presents acquit, release, and discharge the said Robert Dixon and lands"-etc.

On June 11, 1862, an Indenture of Release between Ellen Dixon, widow and relict of Peter Dixon, etc. and Robert Dixon was signed to end the Mortgage agreement of Nov. 2, 1859. In this Indenture, for \$304.80, she will discharge and release the farm Lot 32, Con. 2., but not the legacy of \$54.00. per annum.

Signed by Ellen Dixon (her mark), Robert Dixon

Witnessed by F. Albert Benson

and wife
On June 10, 1862, a Mortgage was signed Between Robert Dixon- and Erland Erlandson of the Town of Port Hope in the County of Durham, Esquire.

For the sum of \$550. on one hundred acres, Lot 32, Con. 2, with Interest of 10% per annum to be paid one half yearly during said term on Dec. 10, and June 10 in each and every year, until the said Principal sum, and interest is fully paid and satisfied.

Witnesses- F. Benson
Geo. Ward

Signed- Robert Dixon
Eliza Dixon

(Receipts show semi-annual payments from Nov. 1862 to June, 1867 of \$27.50.)

On April 1, 1863, Farm Lease-- Robert Dixon to Thomas Greenaway Robert Nixon of the Twp. of South Monaghan in the County of Northumberland yeoman, (called the Lessor) of the first part and Thomas Greenaway, farmer (called the Lessee) of the second part.

"For and in consideration of the yearly rent, covenants and conditions herein reserved and contained, he the said Lessor hath demised, leased and to farm let unto the said Lessee -- land lying and being in Twp. of Hamilton, County of Northumberland, Province of Canada, 100 acres etc. Lot 32, Con. 2 ---Save and except and reserving to the said Lessor, his heirs and assigns during the first year of the term hereby, demised only and no longer the Brick dwelling house thereon, and full right of access ingress and egress to and from the said house at all times for himself, his family, servants and agents--and also reserving during the whole of the said demised term to the said Lessor, his heirs and assigns, the old garden on the east side of the said demised premises, being about one acre of ground with full access and egress.

To have and to hold for seven years from Apr. 1, 1863, paying yearly rent of \$250. as follows: Next Oct. 1 - \$100. and \$150. on the 1st. day of April, 1864, and yearly rent then of \$300. to be paid Apr. 1 and Oct. 1. And will in each year of said term suffer the said Lessor to gather and rake from the orchard on the said demised premises, fifteen bushels of apples of the average quality grown in said orchard. -And will at the expiration or sooner determination of said term, leave 25 acres ploughed up, and 20 acres properly seeded down.- And shall not nor will, during said term use, or suffer to be used any of the barns upon said premises for the purpose of sheep cotes or horse or cattle stables.

-And the said Lessor reserves full power and authority at all times to enter the premises with all necessary cattle and horses and conveyances to cut and remove any timber from off the said premises, he and they doing no unnecessary damage to said Lessee.

Signed: Robert Dixon

Witness: T. M. Benson

Thomas Greenaway

On Nov. 30, 1867, the will of Ellen Dixon was registered, which had been made on Nov. 3, 1859. She must have died, because the Executor, William Bletcher arranged a Discharge to Robert Dixon.

On Nov. 28, 1867, by a quit claim deed, Robert Dixon paid William Peter Dixon, also a son of Peter Dixon, deceased, the sum of \$200.00. With that, He released any claim on the Lot 32, Con 2 farm "as a devisee or legatee under the last will and testament of my said late father".

Signed: William Peter Dixon

Witnessed: H. A. Ward

T. M. Benson

On Nov. 30, 1867, --Deed-- Robert Dixon to Henry Rosevear.---- Robert Dixon of Twp. of South Monaghan, yeoman, Eliza Susan Dixon, his wife, and Henry Rosevear of the Township of Hamilton, yeoman ----- In consideration of six thousand and 22 dollars and fifty cents, (6022.50) Henry Rosevear is granted 100 acres, being the north half of Lot 32, Con. 2 of the Township of Hamilton, And to a Mortgage thereon to one Allen Earlenson for Five Hundred and Fifty dollars and Interest Which the party of the third part (Henry Rosevear) assumes and covenants to pay.

Signed: Robert Dixon

Witness: T. Irish

Eliza S. Dixon

Also on the same date, Nov. 30, 1867, a Mortgage for \$4,200.00 with Interest at 6% per annum was drawn up between Henry Rosevear, the first part, Sarah Anne Rosevear, the second part, and Robert Dixon, The third part. "The said Principal Sum shall not bear Interest until after Apr. 1, 1868" but a plan was set up whereby \$800. was due annually on Apr. 1 each year. However, receipts show-- Payments of \$800. in 1868, \$2,204. in 1869, \$1084. in 1870, and \$424. in 1871.

Signatures on Mortgage:

Signed: Henry Rosevear

Witness; W.J. Kearns

Sarah Anne Rosevear

Dec. 2 Discharge of Mortgage-To Allen Earlenson (Erland Erlandson (?))
 1867

April 8 Discharge of Mortgage-To Robert Dixon
 1871

On May 10, 1871, a Quit Claim Deed was signed between John Hagerman of the Township of Mariposa in the County of Victoria, yeoman, and Mary Maria Hagerman, of the same place, wife of the said John Hagerman of the First Part, and Henry Rosevear of the Township of Hamilton, yeoman of the second part.

Whereas by the last will and testament of Peter Dixon late of the said Township of Hamilton, yeoman deceased, a legacy of Fifty Pounds is bequeathed to the said Mary Maria Hagerman (who is a daughter of the said Peter Dixon) and is charged upon the lands hereinafter mentioned and the said legacy has been fully paid and satisfied--- and Whereas the said Henry Rosevear is now owner of the said lands, this

Indenture witnesseth that in consideration of Two hundred dollars paid to the parties of the First Part by the Party of the Second Part, that they grant, release and quit claim all estate, right, title, (etc.) to The north half of Lot 32, Con. 2 of the Township of Hamilton in the County of Northumberland in the Province of Ontario, and Dominion of Canada.

Both this Indenture and the receipt for the \$200. were signed:

Witness: John Dixon

John Hagerman

Mary Maria Hagerman

THE FAMILY OF PETER AND ELLEN DIXON

Robert Dixon

John Dixon

Ellen Dixon - married James Newson

Anne Dixon- married William Adamson

Elizabeth Dixon

William Peter Dixon

Mary Maria Dixon- married John Hagerman

DICTIONARY MEANINGS OF WORDS USED IN EARLY DOCUMENTS

GENTLEMAN - a man of good breeding and education

YEOMAN - freeholder ; farmer

ESQUIRE - a title of dignity next to a knight; a title of courtesy

DEVISE - to contrive; bequeath; Noun--a will

RELICT - a woman left a widow

DEMISE - death; a lease As a verb - to convey by lease; bequeathed by will

INGRESS - entrance

EGRESS - act of going out; power or right to depart

DOWER - the portion of a married woman or widow

COTE - a pen; a sheep fold (sheep cote--a sheep pen)

THE FAMILY OF HENRY AND MARTHA ROSEVEAR

Erwin Rosevear

Herbert Rosevear

Elva Charlotte Rosevear married Christopher J. Staples, Cobourg, farmer

Laura Annie E. Rosevear married George Macklin, Twp. Haldimand, farmer

Cecelia Mary Rosevear married Charles W. Macklin, Twp. Haldimand, farmer

Marietta Alvira Rosevear married Sidney Macklin

Henry Rosevear died Oct. 16, 1898, having made his Will on Jan. 19, 1895. His sons, Erwin and Herbert, both farmers in the Twp. of Hamilton were appointed Executors, and his wife, Martha, Executrix of the will.

On April 9, 1900, they sold the farm at Lot 32, Con. 2 to John Henry Macklin for Six thousand five hundred dollars (\$6500.)

Signatures on the deed; Martha Rosevear

Erwin Rosevear

Witness: Ida Woodruff

Herbert Rosevear

(Of the town of Cobourg, Stenographer)

The same day, April 9, 1900, a Quit Claim Deed was drawn up in which the daughters of Henry Rosevear released all their claims on the farm sold to John Macklin in consideration of the premises and one dollar, paid by him.

Signed by Elva Charlotte Staples, Laura Annie E. Macklin, Cecelia Mary Macklin, Marietta Alvira Macklin Witness: Herbert Rosevear

Also on April 9, 1900, a Mortgage for \$4000., with Interest at 5% per annum was arranged between John Henry Macklin and his wife, Margaret, and Martha Rosevear of Cobourg. Conditions were stated for payment of Interest and Principal, and the buildings were to be insured for at least \$2000.

Signed: John H. Macklin
Margaret Macklin

Witnessed by Ida Woodruff - Stenographer

Receipts show payment of Interest and various amounts of Principal, every year to Martha Roesvear until Apr. 1st., 1914, when "Payment received in full" was recorded---all signed by Martha Rosevear.

The farm and residence was named "Sunnyside".

THE FAMILY OF JOHN AND MARGARET (MAGGIE) MACKLIN)
John Henry Macklin (Apr. 10, 1854 -- June 3, 1919) and Maggie Jaynes (Feb. 12, 1856 -- Feb. 19, 1915) were married Mar. 13, 1879.

Jennie Eliza Macklin (June 30, 1880 -- Dec. 21, 1957)

Married Fred Brisbin Fraser (Nov. 13, 1878 -- July 10, 1953)
on Feb. 15, 1905.

Franklin John Macklin (Jan. 31, 1882 -- May 27, 1950)

Married Lottie Mabel Jones (Jan. 9, 1882 -- Jan. 5, 1971)
on Dec. 11, 1907.

Eppie Irene Macklin (Dec. 24, 1887 -- May 24, 1962)

Married George Lester Provins (Sept. 12, 1888 -- Oct. 9, 1977)
on Dec. 23, 1914.

SECOND MARRIAGE: John Henry Macklin and Elsie Maude Gould (Dec. 2, 1875- Feb. 27, 1957) Married Mar. 15, 1916.

(The total cost of John Macklin's funeral on June 5, 1919 was \$168.09 ,
A.W. George and Son, Funeral Directors, Port Hope, Ont.
Bell Phone - Office 44 , House 171)

On Nov. 30th., 1904, John H. Macklin et ux bought from the Township of Hamilton a strip of land one rod wide on the west side of the north half of Lot 32, Con. 2 , as now fenced, being really East rod of Road Allowance between North half of Lot 32 and north half of Lot 33 for \$1.00 .

On Jan. 4, 1918 , by a Bill of Sale, John Macklin sold the farm, being the north half of Lot 32, Con. 2 comprising of 100 acres, more or less, and other lands for the sum of \$10,000. to George L. Provins and his wife, Eppie. On the same date, a Mortgage for \$7000. was arranged between George Provins and John Macklin.

On Oct. 23, 1919, an agreement was typed and signed by George L. Provins the vendor, and Henry Bickle the purchaser, and witnessed by W. Kerr.

- The vendor agrees to sell, and the purchaser agrees to purchase the north half of Lot 32, Con. 2, etc. for \$10,000., payable in 15 days, on delivery of the deed.
- Vendor to leave straw and manure on lands.
- Purchaser not entitled to rope and hay fork, but vendor agrees to put them up for sale at his public auction sale.
- The Purchaser is to be allowed 15 days to investigate the title, at his own expense--etc.

- The vendor is to pay taxes to Jan. 1, 1920.
- Insurance now on buildings to be assigned to Purchaser free of charge.
- Possession to be given by Dec. 23, 1919.
- Possession to do fall ploughing to be given immediately, with stabling for a team, and bedroom for a man when doing such fall ploughing.

On Nov. 7, 1919, Deed of Land: Geo. L. Provins and wife Eppie Provins sold the farm, Lot 32, Con. 2 for \$10,000. to Henry Bickle of Hamilton Township. Eppie Provins hereby bars her dower in the said lands.

Signed, sealed and delivered,
Frank J. Macklin

Signed: Geo. L. Provins
Eppie Provins

On Nov. 12, 1919, a Mortgage for \$4000., on property at Lot 32, Con. 2, was signed between Henry Bickle and his wife, Mary Bickle of Hamilton Township, and Frank Macklin, Jennie Fraser and Eppie Provins, Executors of the last Will and Testament of John H. Macklin, deceased.

Interest At 6% per annum was to be paid, with the first payment of \$240. to be due Nov. 12, 1920, and the said Principal sum to be due and payable on Nov. 12, 1927.

Witness: Dorothy Butler

Signed and Sealed: Henry Bickle
Mary Bickle

Inside this document, receipts are signed by Frank J. Macklin for \$240., being Interest in full to Nov. 12, 1920 from Henry Bickle, and the same in 1921. On Nov. 11, 1922 the \$240. Interest was received from Headley Bickle, and also in the years 1923, 1924, 1925, and Nov. 12, 1926. Presumably, the Principal was paid as stated in the Mortgage on the 12th. day of November, 1927.

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