

Lots 1 and 1/2 of 2, Block B, Plan 156., Iona Station			
	Grantor	Grantee	Land & Remarks
March 22, 1821	Crown	Honourable Thomas Talbot	Lot C, Concession 5, South of A.
June 28, 1920	Mary Pollard	Christina Lodge	(\$1.00 - natural love & affection) Lots 1, 2, and 3
Mar. 19, 1932	Christina Lodge	Eliza Carroll	(\$1.00 - natural love & affection) Lots 1, 2, and 3
July	Eliza Carroll	Charles & Irene Skinter	North-west 1/2 Lot 2 & Lot 3
May 7, 1955	Eliza Carroll	Frank & Faye Veraart	Lots 1 & 1/2 of 2
Sept. 23, 1969	Eliza Carroll	Frank & Faye Veraart	

Mrs. Pyatt: This is all the information we have here. We haven't got the original deed, this information was given to us by the lawyer when we bought this house. The lawyer got this information out of the registry office at St. Thomas.

This information doesn't say who built the house. In 1821 Honourable Thomas Talbot was granted land. We have no information between the years 1821 and 1920. In 1920 Mary Pollard sold the house to Christina Lodge (for \$1.00, natural love & affection). March, 1932, Christina Lodge sold house to Eliza Carroll (\$1.00, natural love & affection). May 7, 1955, Eliza Carroll sold Charles and Irene Skinter north-west 1/2 Lot 2 & Lot 3. Sept., 1969, Eliza Carroll sold house (Lots 1 & 1/2 of 2) to Frank & Faye Veraart.



Emma and Jim Pyatts House.
Taken Winter 1966. Bought in
July 1929 from Mrs John Carroll.
P.L. 156 Blk C. Lots 1 & 2.
Carleton St, Iona Station Ontario.

History of Emma & Jim's property
Location Lot 1 & 2 in Block C. 5th & 6th Township of Simcoe
Ann Wastie sold to north side of Carleton St
East side of Dufferin Ave.
Samuel Clark - Oct 15 - 1906
Catherine Clark, Margaret Clark to Fannie Jane
Campbell 1917
Fannie Jane Campbell to Leonard Evans
Charlotte Evans.
Leonard Evans to Fannie Jane Campbell
Charlotte Evans
Fannie Jane Campbell to Fanny May Carroll 1925
Fanny May Carroll to James Pyatt July 1929.
Emma Pyatt

Research on Lots B & C in Concession 5 south of Conc. A. Dunwich
Donald L. Carroll February 1983

The first Deed to property is known as the Crown Patent, these lots B & C were patented to Hon. Thomas Talbot, 22 Mar 1821. They were well located, at least lot C was, on the townline between Southwold and Dunwich soon to be an important road. In order to have more properties face onto this main road Talbot divided lots B & C into four lots crosswise the two lots, ever since known as small lots 1, 2, 3 and 4 numbering from Hogg Street to Shackelton.

To get land a prospective settler would go to Talbot and ask to be located on a piece of land, he might request where he would like to go or let Talbot choose a spot for him. Even if he had a lot of money he could not get a deed to land until the settlement duties were done. - Ten acres of land cleared, half the road allowance in front of his land cleared and a house at least 16 x 18 feet built, (less than the size of a two car garage). You can see Talbot's strategy here, he wanted the townline opened as soon as possible so by placing four settlers on it, it would be done much sooner than if he had located one settler on lot C.

Lot 1 - The first settler on small lot 1 was Oliver Miles Pearce Senior, he and perhaps his family pioneered the lot, started to clear it and then for some reason, perhaps a chance for a larger farm somewhere else, sold their improvements to one Enos Call, a carpenter of St. Thomas, no doubt a speculator with some cash, on The Pearces were not there very long as it was less than two years from the date of Talbot's patent until the lot was sold again, this time to Michael McCormack, of Yarmouth Twp. Wheelright 8 Mar 1823, on lot 1 to Michael McCormack, of Yarmouth Twp., Wheelright,

Small lot 1

Michael McCormack, (sometimes spelled McCormick) also bought small lot 3 the same day from Charles Peats, who in turn got it from one Thomas Huckins, the original settler located on lot 3 by Talbot. 8 Mar 1824, exactly one year later Michael McCormick had both 100 acre lots in shape to get deeds for them, so went to Port Talbot, proved to him the settlement duties were done, paid him three barley corns for each property and received deeds. The same day he sold both properties for £175 for 200 acres to William Brooks. Yeoman of Dunwich. Brooks only kept lot 3 for 11 years selling it to Israel Randall, this left Brooks with only lot 1.

The registry office records do not show how lot 1 passed to the next owners, Samuel and Catherine Griffin. Samuel witnessed the sale from McCormack to Brooks, Catherine may have been a daughter of Brooks and they may have lived with him. (Harry Milligan says his grandmother used to tell him about living on that farm.) Samuel Griffin is buried at Iona - died 15 Dec 1868. however the stone is broken so his age is not known.

4 Dec 1838 - was the date of a bargain and sale made at Back Street Dunwich, between Samuel and Catherine Griffin, now of Southwold, and John McIntyre, labourer of Dunwich, 100 acres for £100, Catherine received 5 shillings to bar her dower. The following is quoted from the document of this sale which quote makes it look as if Catherine was an heir of Brooks. "James Clement Crysler and Edward Ermatinger, Esquires, two of His Majesty's Justices of the Peace in and for the said district, that Catherine Griffin wife of Samuel Griffin the grantor in the said deed named personally appeared before them, and being duly examined by them touching her

consent to be barred of her Dower, of, and in the lands in the said Indenture mentioned, it did appear to them that the said Catherine Griffin did give her consent thereto freely and voluntarily without coercion, or fear of coercion on the part of her husband or any other person whomsoever."

The next legal document on small lot one is dated 12 July 1871, John McIntyre has died sometime previous to this date. The Canada Southern Rail Road bought 7 and 28/100's of an acre of land from the Widow Janet McIntyre and Arch'd Kerr the Administrator of John's estate, for \$436.80.

4 Jun 1873 - McIntyre family sell a lot of 30 rods of land on the north side of the railway, back from the townline, leaving a lot next the townline, to Joshua Bobier, Cheesemaker, of Dunwich, for \$30.00. The next March Joshua mortgaged this lot for \$1000.00 so must have built on it. This is an interesting document because all the

heirs of John McIntyre signed it, they were -

- Janet McIntyre - widow (Mother)
- Henrietta McIntyre - wife of James McIntyre (son?)
- Mary McKillop - wife of Duncan McKillop - farmer
(Lived on farm now owned by descendant
Duncan McKillop west of Iona)
- Isabella Graham - wife of Angus Graham - Cabinet Maker
- Jessie McLaws - wife of William McLaws - Blacksmith
- James McIntyre - Labourer
- Margaret " married - William Wastie - Yeoman
- Christie Jane " - Thomas Lilley - Carriage Maker
- Catherine " - Wellwood Bury - Yeoman
- John McIntyre - Farmer
- Andrew " - "

23 Jun 1875, Joshua, still unmarried, sold out to William H, Stevenson for \$1800.00

29 Jan 1876, McIntyre family sold a $\frac{1}{2}$ acre lot on the north side of the Railway to John L. Decow for \$60.00, next the town line leaving a 40 foot street along railway.

Small lot 1

29 Feb 1876, one month later the McIntyre family sold a $\frac{1}{2}$ acre lot on the south side of the tracks on the town line to the same John L. Decow, again for \$60.00, Decow is listed as a hotel keeper at Iona.

9 Mar 1876, about five weeks after he bought it, John and Minerva Decow sold the lot south of the tracks to Meredith Conn, grain merchant of Tyrconnell for \$950.00, perhaps only part of it as it is now described as $\frac{1}{5}$ acre instead of $\frac{1}{2}$.

12 Jun 1880, Meredith and Mary Conn sold the property to Alexander Pollock of ~~Port~~ Stanley, Mariner, \$1750.00, it looks like a real estate boom. (There must have been a building, perhaps a hotel, on this property)

17 Feb 1881, 8 months later, we find Alex and Mary Pollock selling to Joseph, Joseph W. and William Britton for only \$1000.00, something must have happened for them to take such a loss in such a short time.

To go back to the main part of the farm.

25 Sep 1878, the members of the McIntyre family sign off the property to the youngest son, Andrew, for \$1200.00.

Whatever Andrew's problem was he seemed to be in financial hot water for the next 12 years, sometimes having mortgages to four different people at a time on different parts of the property.

15 Sep 1880, Andrew signs power-of-attorney over to James P. Finlay of St. Thomas one of his creditors. Over the next six years the mortgages get straightened around, perhaps with Findlay's money.

28 Oct 1886, Andrew and Louisa McIntyre sell to John Piper Martyn, of St. Thomas, Broker, for \$4000.00. It would be interesting to know how much of this sum went to Finlay and how much to Andrew and Louisa.

Small lot 1

9, May 1888, Martyn wasted no time, in less than two years he had a village plan laid out, streets and lots surveyed, and had the plan registered as no 156.

Throughout these years a lot of lots were sold and resold, making it very difficult to follow any one property.

23 Apr 1892, J.P. Martyn gave to the community free of charge lot 1 on the corner of Hogg street and the town line to erect a village hall, included in the document is a constitution governing the operation of the hall and stipulating that if it is no longer used as a hall the property was to go back to Martyn's heirs, no doubt an unheard of possibility at the time.

10 Jun 1901, Martyn sells right of way to the new railroad, the Lake Erie & Detroit River Railway Company, (now C & O), \$715.00 for 7 and 15/100's acres.

This would spell the end for buildings built near the south side of the Canada Southern R.R.

28 Jul 1914, Martyn sells right of way to Ontario Hydro to build the power line that still stands south of the C & O. He received \$772.50 for this, the acreage is not stated.

1 Sep 1915, J.P. Martyn, Twp. Yarmouth, formerly of St. Thomas and his wife Hannah sell to Leonard Evans of Dunwich for \$3500.00, the deal included the village lots not sold by Martyn.

No doubt in the 29 years that Martyn owned this farm several different people farmed it on leases or shares.

3 Aug 1922, Leonard grants the farm to his wife Charlotte for \$5500.00

17 Jan 1929, Charlotte Evans sells the farm to William Gingles of Toronto, a Deliveryman for \$4100.00

Page 6 lots B & C

Small lot 1

I think Mrs Gingles, Marjorie, was asister of Leonard Evans. It would be during their ownership that Elmer Waite ran the farm. 9 May 1956, William Gingles of Toronto, Gentleman and his wife Marjorie sell to Frank Veraart and his wife Adriana, for \$9200.00 30 Oct 1972, the Frank Veraart estate sold the farm to Frank Jr. and Faye Veraart the present owners.

Small lot 2

First settler was Oliver Warner, he completed the settlement duties and received his deed from Talbot by paying his three barley corns on 20 Mar 1824, 100 acres, 50 in lot C and 50 in lot B

25 Jun 1836 - Oliver Warner sold to Daniel Hares (Ayers or Hayres) Hares' stone used to be at Iona - died 2 Sep 1863 aged 80 years, so born 1783 in Somersetshire England, so 53 when he bought the farm.

18 Nov 1862 was the date of Hares' will in which he left this farm to his wife Elizabeth and after her to James Bodman son of Richard Bodman and Hannah Humphries. This James Bodman was also known as James Ayers. His land in conc 6, the Piper farm now owned by Gerry DeBoer, Hares left to his nephew John Cole.

The 1864 map shows Daniel Ayers owner and the 1877 map shows Mrs Ayers as owner.

1 May 1895 - James Bodman (Ayers) and wife Mary Jane sell to Alex Wallace, manager of the Atlas Loan Co. in St. Thomas, 114 acres perhaps a forced sale. The 14 acres was on Shackleton Street near where Kendalls lived. Exchange of lands and 1.00 subject to mort. of 2700.00

11 Sep 1896 - Alex and Maggie Wallace sell to Wilford Grisdale exchange of lands and \$750.00, 50 acres in lot C.

21 Mar 1917 - Wilford and Isabella Grisdale sell to John Clark of Dunwich \$3900.00

1 Apr 1924 - John and Lillie M. Clark sell to J.D. Galbraith \$4750.00



Back row - George Milligan, Harold Dundas, George Elliott, Harold Dell
Carl McBride, Jim Talmon, Jack Dundas, Mack Milligan, Ken McLellan.

2nd row - Rita Downs, _____, Miss Knott, _____,
Evelyn Dell, Olive Carr, Emerson Carr.

3rd row - George Dundas, Clifford Brown, Ian McLellan, Harold McKellar,
Charlie Smith, Mabel Webb, Helen Ross, Leulla McLellan, Jean Clarke,
Fern Dell, Raymond Downs.

4th row - Harry Milligan, John Webb, Wilfred Downs, Leslie Smith,
Agnes Dell, Effie McLellan, Ada Milligan, Glen McLellan, Walter Downs.



July 15/1984 SS #6 school reunion