

Correspondence
respecting
Mr. Felton.

MINUTES OF EVIDENCE.

Saturday, 21 November 1835.—ELZEAR BEDARD, Esquire, in the Chair.

Mr. John Dundun, farmer, of the township of Ascot, called in; and being interrogated, answered:—I have known the honourable William Bowman Felton for upwards of 12 or 13 years; he resided at a place called Belvidere, in the township of Ascot. In 1830 I was, as I had long been, desirous of becoming proprietor of a lot of land, and having understood that Mr. Felton had land to sell, I called upon him for the purpose of effecting a purchase if I could. After some interviews, I ascertained from Mr. Felton himself, that he was willing to sell me half of lot No. 7, in the fourth range of the township of Ascot, and eventually I concluded for the purchase of the east half of the said lot. The price that Mr. Felton asked was 11 s. 3 d. per acre, but I told him I thought 10 s. per acre sufficient; and he gave as a reason for insisting on 11 s. 3 d., that he had sold the other half to one Duggan; and when I told him that Duggan had only paid 10 s., and that I thought I should have it at the same price, he said, on the contrary, that as Duggan was there before me I ought to pay more, because I should have less trouble than he: eventually I agreed to give him 11 s. 3 d., and he accordingly sold me the said half lot at that price. It was understood between us that I was to make the payments as soon as I could, and that he was to give me my deed as soon as I had paid the whole amount. On that occasion I paid him, on account, the sum of 60 dollars, by a yoke of oxen valued at that price, which I delivered to him in part payment of the price of the land. Upon this agreement between us, Mr. Felton delivered to me, with his own hand, the paper writing which I now produce, and marked (A), to the purport following:—

(A.)

Mr. John Dundun.

You have hereby full authority and permission to occupy the east half of lot No. 7, in the fourth range of the township of Ascot.

Belvidere, 4 Sept. 1830.

William B. Felton.

Received 60 dollars on account,

W. B. Felton.

The receipt at the bottom thereof, for 60 dollars, was given me for the said yoke of oxen. In consequence of this agreement, I settled upon the said lot of land, cleared part of it, and my family are now upon it. I paid to Mr. Felton altogether, including the 60 dollars above-mentioned, the sum of 25 l. 17 s. 6 d. on account of the said land, for which I show his acknowledgment under his hand, marked (B.), and is as followeth:—

(B.)

Cr.	John Dundun's Account :	£.	s.	d.
1 Oct. 1829	- By two days with oxen at Sherbrooke	1	-	-
3 Sept. 1830	- By yoke oxen - - - - -	15	-	-
26 — - -	- By cutting brush, 15 days' labour	2	5	-
2 Dec. 1830	- By 70 cords wood - - - - -	5	7	6
1 April 1831	- By one and a half tons hay, at 30 s.	2	5	-
		£.	25	17 6

Belvidere, 18 May 1833.

W. B. Felton.

The whole of the said sum so paid, was paid on account of the purchase of the said land, and Mr. Felton has no other claim against me whatever. Since my said purchase, I learnt that letters patent had issued in my name for the said half lot, and upon application at the office of the provincial secretary, I ascertained that the fact was so. When I bought the land I thought that Mr. Felton had a deed for it; indeed he told me he was the proprietor of the said half lot, and when I hesitated at giving him the price that he required, he declared he was in no hurry about selling his land, and that if I would not pay his price that he would hold it, as others did, and make the most of it. There was never any mention of my performing any settlement duties on the said lot, either as a condition of the sale or otherwise; I was to have the lot for the price which I agreed to pay, and I was entitled to do what I pleased with it. I am a British subject, born in Ireland.

Mr. James Dundun, farmer, of the township of Ascot, called in; and being interrogated, answered:—I have known the Hon. William Bowman Felton for 10 or 11 years; he resided at a place called Belvidere, in the township of Ascot. I bought 100 acres of land from him, and I think it was in 1826 I bought the west half of lot No. 15, in the 9th range of the township of Ascot; when I called first he was absent, but one of his brothers told me that if I would leave 100 dollars, he would secure the half lot for me. I accordingly left the money, and I called some time after. He told me (that is, the Hon. W. B. Felton) he had received the 100 dollars which I had left with his brother, and that I might have the half lot upon payment of 10 s. per acre. I considered it a high price, and then demanded a reduction, because he had sold the other half lot for 5 s. per acre, to James Parks; he refused