

A HISTORY OF 10 McLEOD CLOSE, TAREE

**INCLUDING A HISTORY OF EARLY TAREE LAND TRANSACTIONS
of the
Wynter, Flett and Mcleod Families**



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A BRIEF HISTORY OF 10 McLEOD CLOSE, TAREE

I acknowledge the traditional custodians of the land on which I live, the Biripi people and pay my respects to all Aboriginal and Torres Strait Islander people who now reside in the Mid-Coast Council area. I extend my respect to elders past and present, and to all future cultural-knowledge holders.

Introduction: This Brief History is designed to tell the history of the property now identified as 10 Mcleod Close, Taree. I have attempted to trace the property's ownership from Pre-European times up to the present. The Taree area has a wonderful history. The specific land studied has had many colourful owners over the years. I have included information about the owners as well as documentary evidence supporting my research. I have endeavoured to be as accurate as possible, however, should anyone notice any errors, omissions, or additions, please do not hesitate to let me know.

I must stress that while I have made every effort to be accurate and complete with the research, I am sure that I have missed some information. I may also be incorrect with some interpretations of the information gleaned. Many of the old, original documents I have transcribed are written in faint, old, cursive writing and, on occasions, have been extremely difficult to read and/or interrupt. Other people may have additional information that could be included in this research. So rather than this presentation be the "final destination" of the research, I encourage other people to use this as a basis for further fine tuning. If anyone would like to pursue this research further, I am more than happy to provide all of the notes and information I have accumulated as well as a digital copy of this booklet.

My main source of information was the New South Wales Land Registry Service Image Viewer. This is located at <https://nswlrs.com.au> This is an outstanding research tool for anyone researching land transactions in New South Wales from 1788 to the present. The majority of my references in this Research refer to this. Please see at the end of this Research, a brief explanation of how to use this site to view the numerous documents referred to. A further helpful source of information has been the History Section at Taree Library, as well as the Manning Valley Museum at Wingham. Also very valuable is Trove (<https://trove.nla.gov.au>) which was the site at which historic newspaper articles were sourced.

Measurements referred to in this research are all in Imperial Measurements, as were used at the time. For Conversion Information from Imperial to Metric, please see the Table at the rear of this research.

Definitions of words and terminology used in the documents can be found at the conclusion of this Research.

Throughout the research included in this project I have indicated the name of the person in possession of the land at that particular time. This may be in complete ownership of the property or under lease of the property from someone else or under mortgage. This is particularly pertinent in the early land transactions as you will see the property changing hands back and forth quite regularly. I hope that you enjoy reading this Brief History of 10 Mcleod Close, Taree; My Home.

Pre-European Settlement: The Indigenous custodians of the Manning Valley, prior to the arrival of the European settlers, were the Biripi People. They occupied an extensive area of the Manning Valley and its tributaries as far west as Gloucester, north to around Nowendoc and east to the coast to about Camden Haven River and south to about Hallidays Point.

The Biripi were part of the Kattang language group with the Dhunghaqtii people to the north and the Worimi and Gringhai to the south and southwest.

The tribal people of the Manning Valley were hunter-gatherers who moved throughout the area following the natural food sources. There are no records of the number of Indigenous people living in the area at the time but the reported sightings by the early settlers was relatively small and the settlers would suggest the

number of Indigenous people occupying the valley was relatively small, possibly 800 to 1000 people. John Guilding reported in 1828 that the "Manning River blacks were numerous and considered to be dangerous" having observed some 300 natives along the river above the navigation point. The Aboriginals roamed throughout their tribal areas hunting the native animals and birds, gathering food plants and fishing the streams. The time and direction of their migrations throughout the valley depended upon the availability of food supplies and on the clans social obligations for attendance at ceremonies and initiation. The Aboriginals, a proud and independent people living in harmony with their environment, were relegated to the fringe of European culture with their own unique culture being gradually lost. The penetration of European settlement in the valley and the alienation of the land marked the end of the Aboriginal settlement which had existed in a balance with the environment since time immemorial. European settlement had no continuity with the existing Aboriginal culture – it simply replaced it.

It is likely that the name Taree arose from "tareebit" which is the Biripi word for a fig tree common in the area.

1770: European recognition of the Manning Valley dates back to Captain Cook's voyage along the east coast in 1770 when he named the mountain ranges to the north of Taree as South, Middle and North Brother mountains.

1818: John Oxley first explored the Manning Valley in 1818 when he named [Harrington](#) on the mouth of the Manning River. Later that same year he named the second Manning River outlet Farquhar Lake, believing it to be lake rather than a river outlet.

The first European settlers and explorers arrived in the Manning Valley in the early 1800's. As they arrived, they observed the lifestyle of the populous Aboriginal people, spread over the entire region, occupying all manner of ecosystems, marine, riverine and inland. The Manning River under-wrote their existence providing seafood and tropical fruits in the rainforests that lined the river.

The Manning was not opened up to the general population too early as it was felt that the penal settlement and gaol at Port Macquarie was too close.

1825: The Australian Agricultural Company, which had been formed in England for the specific purpose of agricultural investment in Australia, asked John Oxley for a recommendation of where they should operate. They accepted his second recommendation - the area north of Port Stephens (a deep harbour). His first had been the Hasting Valley area.

When he was the Surveyor-General of NSW, Oxley ordered Henry Dangar, a surveyor employed by the Company, to examine the area between Port Macquarie and Port Stephens. Dangar went west from the Hunter then north through mountainous country. He found a large stream flowing east, but only followed it until he was about 40 km from the sea, before heading north-east to Port Macquarie. (This was the Manning River.)

1826: Dangar returned again to this river, but this time followed it to the sea at the southern outlet. He assumed that the outlet at Harrington was also the same river. He named it the Manning River after Sir William Manning, the Deputy Governor of the Australian Agricultural Company.

The Company's Estate was now established as going from Port Stephens to the Manning as the northern border and the Gloucester Valley in the west.

1827: Thomas Florance, a government surveyor, mapped the position of the Manning River.

During the year two attempts were made to sail into the Manning across the bar at Old Bar and one attempt at Harrington - all failed.

Robert Dawson, the manager of the Company stationed at Port Stephens, sent a party including surveyor

John Armstrong to survey north of the Manning. They then surveyed the Manning River up to the mouth of a tributary opposite Dumaresque Island (naming it the Dawson River) and then down the southern branch.

1828: John Guilding took up a Grant near Coopernook in 1828. The supply cedar was prominent in the area at the time. John Guilding was granted an estate where he wanted it. He called it "Mooto" (now called Moto). Guilding had nine men working for him including seven convicts. Guilding lost his estate after mortgage problems and left the district. Another early settler was Arthur Onslo's whose Grant was on a small plain adjacent to the Manning River with the Aboriginal name "Korogait" near the present site of Coroki. This Grant was abandoned shortly after being granted.

1829: William Wynter, his wife Elizabeth (nee Duke) and his three younger children arrived in Sydney from Britain in 1829. William and Elizabeth had five sons and one daughter:

Delamore Wynter (1817-1894)

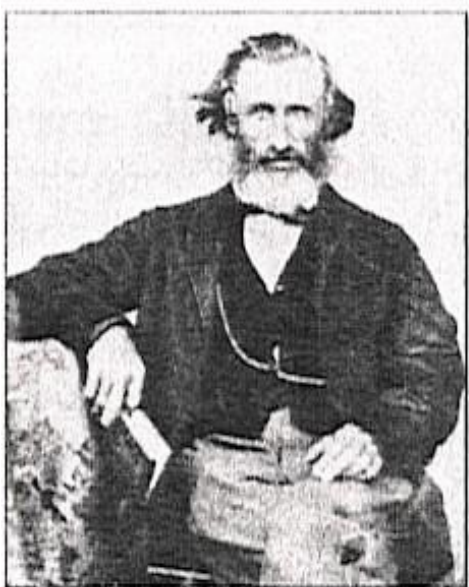
Thomas Hughenson Wynter (1819-1904)

Mary Stimson Wynter (1820-1890)

William Wynter (1822-1911)

Harold Wynter (c1822-)

Douglas Wynter (-)



William Wynter

Information: William Wynter joined the Royal Navy on April 28th, 1799. In 1807 he was elevated to the rank of Pursor. On October 6th 1814 he married Elizabeth Duke. On May 30th 1828, Wynter was allowed by the Admiralty to migrate to Australia on a number of conditions including the condition that while away from England he not engage in the service of another State or "Foreign Prince". October 14th, 1829, saw the ship "Pyramus" depart London for what was to take six months via Rio de Janeiro arriving in Hobart on April 3rd, 1829. The "Pyramus" left Hobart on April 29th and arrived in Sydney on 9th May 1829. Wynter

was listed as “settler”.

Wynter had sufficient capital to be eligible for a grant of land. At this stage Wynter’s assets appeared to have been One thousand, four hundred and sixty six pounds plus seventy three pounds per annum half-pay. A Land Board Report of 2nd July 1829 noted that William’s assets amounted to Two thousand, one hundred and sixteen pounds, sixteen shillings and one penny and this amount was accepted as being correct. The Report went on to say that the Board had no objection to William being granted land, and, which due to the length of his Naval service “will be free of rent forever”. Governor Darling’s annotation said, “Let him select four square miles (2,560 acres)”. He submitted his application in 1829. To support his application Wynter referred to the considerable time he spent in tropical and warm climates during his naval service and that was one of the reasons for him coming to New South Wales. Further, he stated that he wished to cultivate *“some articles which are not generally available in the colony and which are only adapted to warm climates such as coffee, cotton and tobacco. His original request to settle north of the Manning River was refused on the ground that the area was not open to general settlement even though previous applications had already been approved. He was advised to let his application “lay over for the present”, but Wynter, impatient to take up his Grant, went to the Manning River, selected 2,560 acres of land and advised the Surveyor General in a letter of 13 August 1829. See transcript of letter below.*

“The spot I have selected is to the southward of the Dawson River and extends northerly from the bight or bend in the River Manning just above Dumaresq Island. It includes the whole of the neck of land formed by the bend in the river and as much of the adjoining land to northward as will complete the number of acres I am authorised to select.”

The land Wynter selected was *“almost exclusively.....alluvial land of the first quality, thickly wooded.”* with a small poorly drained treeless flat on the north-east side.

On 17th August 1829 Wynter again sought permission to be allowed to take up his land and again was refused, but, notwithstanding, Wynter accompanied by his family and a number of convicts sailed to the Manning River and several days later took up residence in an abandoned hut on Arthur Onslo's abandoned Grant on a small plain adjacent to the Manning River with the Aboriginal name "Korogait" near the present site of Coroki. Here he stayed until he received permission to take up his own land.

A copy of the historic document now held at the Mitchell Library, Sydney, reads,

"Colonial Secretary's office. Sydney. 1st January 1831. William Wynter, Esq Manning River RETIRED AND HALF-PAY OFFICERS: Sir, The Surveyor General having stated in his report for 1 - 5 September 1830. No. 30 259, that in pursuance of the authority given to you by His Excellency the Governor, you have selected two thousand five hundred and sixty acres of land situated in a county unnamed, parish unnamed, on the north bank of the River Manning at a place called Taree, just above the western extremity of Dumaresque Island to include a neck of land bounded by a bend of the river and to extend northerly. And you have entered into a bond that either yourself or your family will reside in possession of the said two thousand five hundred and fifty acres of land, and to retain the same (if it has been surveyed) until His Majesty's pleasure shall be made known on the subject, or until a regular deed of grant shall be made out in your favour. But if the selection you have made be in an unsurveyed part of the country, it will not be possible to determine at present whether there are any prior claims, or other objections to your obtaining the precise spot applied for, or not. It is presumed, however, that there will be a sufficiency of land for all purposes, and the Government will not interfere with your selection if it can be avoided. If the Grant is confirmed, the land is to be held by you in free and common socage on the following conditions: 1. As it has been certified by the Under Secretary of State that you have served as an officer in His Majesty's Naval Service for upwards of twenty years, you will be exempt from all Quit-rent, except one pepper corn for ever. 2. Within seven years from the present date, you must expend in improvements on the land, a sum equal to one-half its value as it may hereafter fixed, by order of His Majesty's Government under the penalty of forfeiting the grant. 3. The land is not alienable, under any pretence whatever, before the expiration of seven years from this date, nor until the sum above stipulated to be laid out in improvements, shall have actually been expended on the said land; and you are not to be put in possession of the Title Deed until the end of that period. The crown will reserve to itself all land within one hundred feet of high water mark on the sea coast, creeks, harbours and inlets, all mines of gold, silver and coals; the right of constructing all roads and bridges, which may be necessary for public works; You must either reside in person on the land, or employ in the immediate charge of it, as your agent or manager, a free man, of approved character and respectability, and either yourself or your family must continue in the colony for seven years from the present date. I have the honour to be, Sir. Your Most Obedient Servant. Alex McLean".

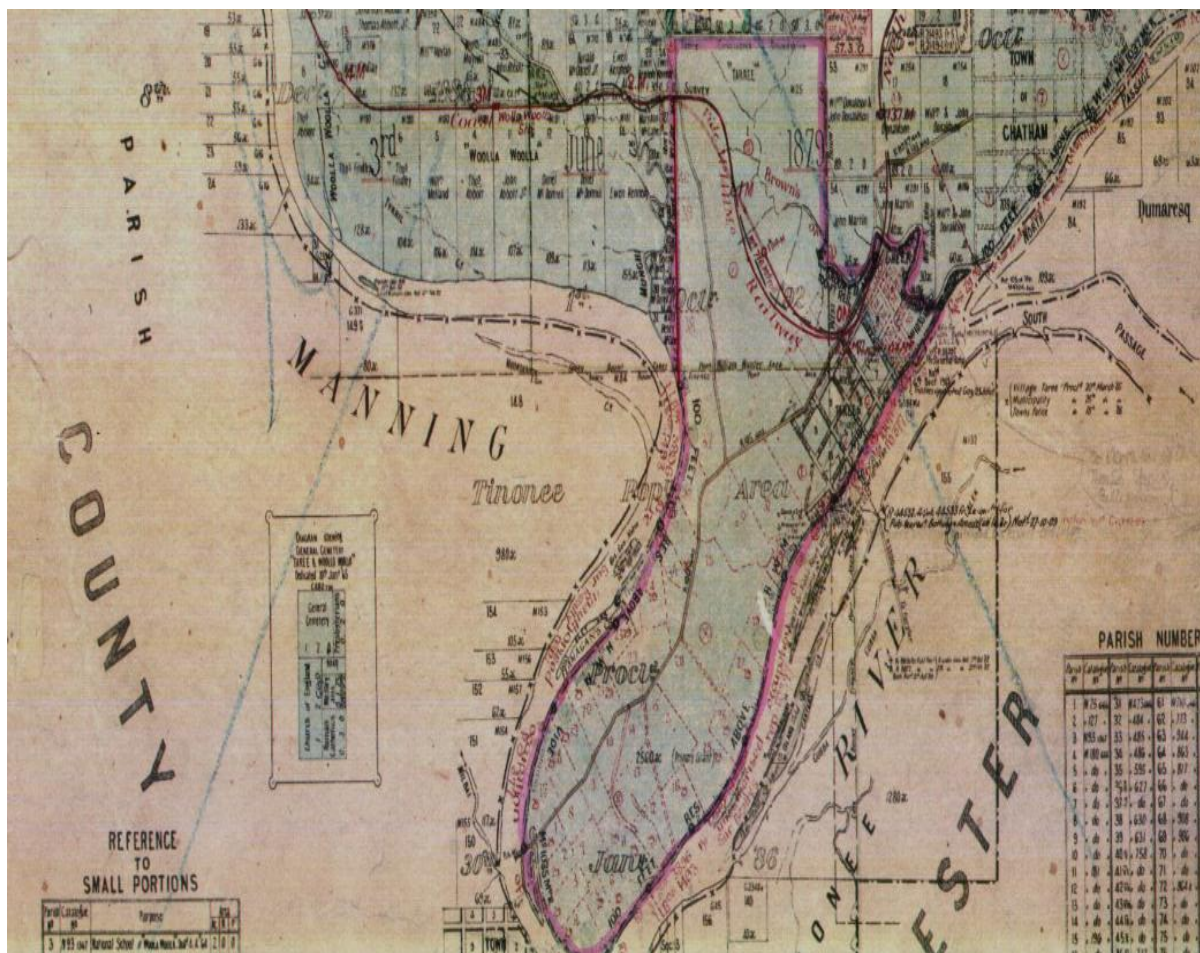
Information: Land Grant:

In recognition of his service in the navy during the Napoleonic Wars, Wynter was granted 2560 acres of land on the North Bank of the Manning River, south of Brownes Creek. Transcript of the Grant appears below. Ref: Serial 58 – Page 240. See Appendix 1 for original.

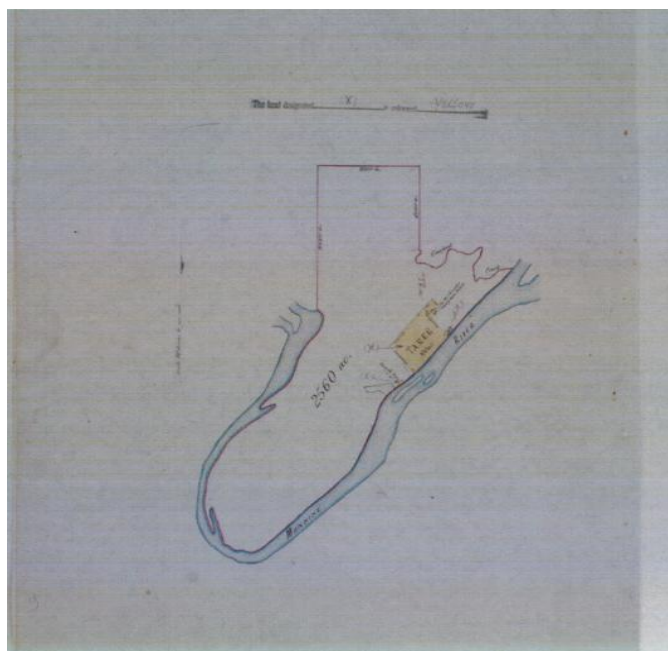
GRANT OF LAND, B.

"To all to whom these presents shall come, Greeting: KNOW YE that in order to promote the due settlement of our territory of New South Wales, and in fulfillment of a promise made on or before the thirteenth Day of July 1829 by His excellency Lieutenant General Sir Ralph Darling as Governor thereof, We of special grace have Granted and in consideration of the Quit-Rent hereinafter Reserved, and of the price of the Redemption of the same, DO HEREBY GRANT unto William Wynter of Tarree, Manning River his heirs and Assigns, SUBJECT to the Reservations and Conditions hereinafter mentioned, all that Piece or Parcel of Land, containing by admeasurement Two Thousand five hundred and sixty Acres of Land, be the same more or less, situate, lying, and being in the County of Macquarie and Parish of on the bank of the Manning River in our Territory of New South Wales, bounded on the South East and the South by the Manning, commencing at the confluence of a small creek called Crooked creek opposite the western extremity of Dumaresque Island also on the West by the River Manning, out a line a line extending North from the apex of an angle of the river one hundred and five chains; on the North by a line East eighty chains; on the East by a line South sixty chains, sixty links to Crooked creek; and by that Creek to the confluence aforesaid being the land promised to the said William Wynter on or before the date above mentioned and of which he was authorised to take possession on 1st January 1831 as a Free grant in consideration of his services as a Naval Officer upwards of twenty years; Being also the Land advertised in his name as No. 130 in the Government Notice Dated 28th March 1839 to be called "Tarree" with all the appurtenances whatsoever; TO HOLD unto the said William Wynter his heirs and Assigns for ever, yielding and paying thereout, yearly, unto US, Our Heirs and Successors, the Quit-Rent or Dum of One Farthing Sterling for ever, from the First day of January One thousand eight hundred and thirty one."

Information: Reservations; As part of the Grant and all future transactions, certain Reserves were placed on the land. *"The Crown will reserve to itself all land within one hundred feet of high water mark on the sea coast, creeks, harbours and inlets, all mines of gold, silver and coals."*



Early map showing Wynter's 2560 acres (area inside red outline)

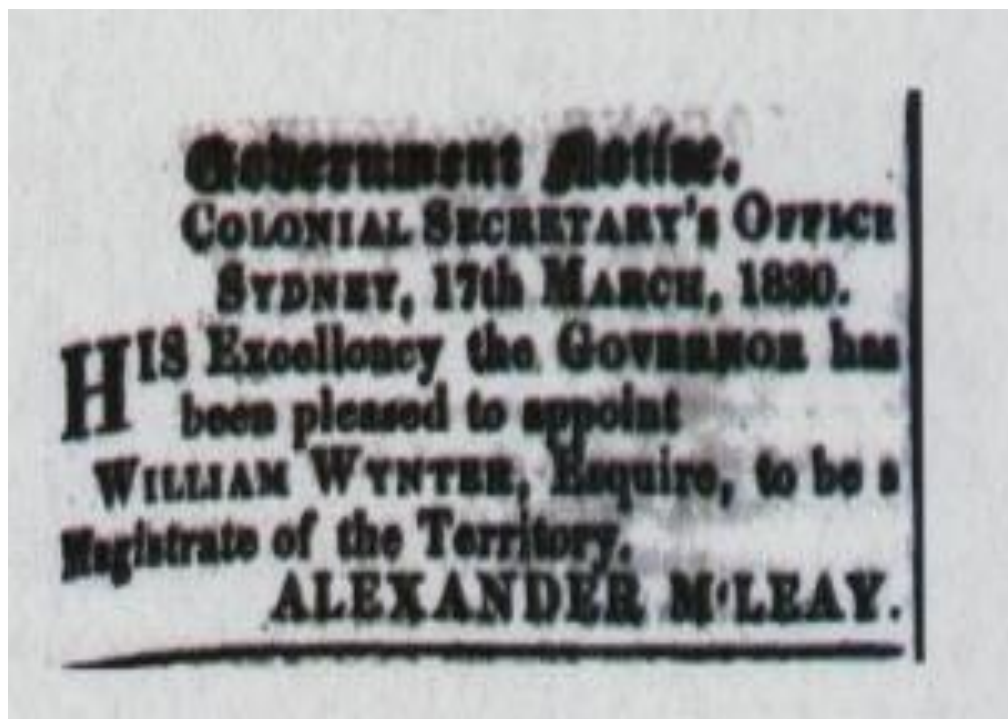


Outline of Wynter's 2560 acres, including area surveyed for township of Taree.

At first the family lived at Cundletown where there was a good wharf. The family later built a home on a high terrace overlooking their land near what is now the TAFE, close to the current location identified as 108 High Street, Taree. The Wynters are believed to have had a good relationship with the Biripi people. He convinced the then Governor, George Gipps, to proclaim reservations for the natives. After the settlers seized the best land, there was a short period of peaceful co-existence between the newcomers and the Indigenous population. William Wynter enjoyed an amicable relationship with the Biripi, his young son

William accompanied them on hunting expeditions, and later became fluent in the Biripi tongue. Wynter's support of the Biripi was evidenced in May 1848 when a Police Magistrate held an enquiry into the killing of an eighty year old Biripi man during a Police raid on an Aboriginal camp (probably somewhere on the south bank of the Manning River). According to a newspaper report during the raid "a little girl was wounded by a shot.....and the police amused themselves by destroying the camp, burning the clothes left behind and killing the puppies". The inquiry was instigated by William Wynter who gave evidence that the dead man, Tombai, had been well known to him and that he was "perfectly helpless and imbecile". Wynter was provided with 3 male and 1 female convicts to assist the family. He planted crops, maize, vegetables, fruit trees and established a vineyard with the aid of convict labour, He also grazed sheep and cattle. By 1833 Wynter had 28 employees, including four cedar cutters, a boat builder and two shipwrights. In 1834 he launched the first ship to be built in the Manning. It was the schooner "*Tarree*", 49 tons, built using local timber. The *Tarree* transported his own cedar and other goods to market. His main objective was to cut out the middleman as two other schooners "*Hope*" and "*Governor Bourke*" were plying to and from the Manning with cedar and mixed cargo.

1830: In 1830, William Wynter is appointed as a Magistrate and travels to Port Macquarie regularly.



1834: On 7th November, William Wynter mortgaged the property to **John Lord** of Sydney, a merchant, for the sum of Five Hundred Pounds to be repaid on 7th February, 1836 at the interest rate of 10 % per annum which is transcribed below. John Lord arrived in the colony with his wife and three children on his own ship the *Marquis of Lansdowne* in 1827. He resided at *Bello Retiro* in Newtown, Sydney. In 1836, 2560 acres in the Upper William's River district promised to Archibald Mosman by Governor Darling on 6th February, 1829 was re-advertised in favour of Sydney merchant John Lord. In 1838, 1280 acres of land promised by Governor Darling to George Mackenzie and John McLean on 1st July 1829 was also re-advertised in favour of John Lord.

Reference: Book G – No. 630. See Appendix 2 for original.

No. 630, (six hundred and thirty) Book G.

Memorial

Date of Instrument: Seventh day of November. In the Year of Our Lord One Thousand Eight Hundred and Thirty four

Nature of Instrument: Indenture of Mortgage by Demise

Names of the Parties: William Wynter of the River Manning in the Colony of N.S.Wales Esquire to John Lord of Sydney Merchant

Names of the Witnesses: W.J. Dowling.

Description of the Lands or Property conveyed: All that parcel of land contg. by measurement 2560 acres more or less situated in the County ofon the North Bank of the River Manning at a place called Tarlie just above the Western extremity of Dumaresq Island including a neck of land bounded by a bend of the river and extending Northerly which said parcel of land granted by the Crown to the sd. W. Wynter his heirs & assigns & posson. Thereof taken by him under the authority of a letter from the Colonial Secretary dated the 1st January 1831 Together with all houses &c

Consideration of how paid: Five hundred pounds of lawful money of Great Britain

Any other Particulars the case may require: To hold the same unto the sd. John Lord his exors. Admors. & assigns for the term of 1000 years proviso for redemption on payment of principal money and interest on the 7th Feby. 1835 at the rate of 10 p. cent p. an.

William Wynter

1839:The Land returns to Wynter's ownership on 9 February, 1839 following the payment of Five Hundred Pounds to John Lord. Reference Book O – Page 260. Transcript below. See Appendix 3 for original.

No. 260 Book O

MEMORIAL

Date of Instrument: 9th. February in the year of our Lord one thousand eight hundred and thirty nine

Nature of Instrument: Indenture of Surrender to Merge

Names of the Parties: John Lord of Sydney in the Colony of New South Wales Merchant to William Wynter of the Manning River in the Colony Esquire

Names of the Witnesses: W.J. Dowling

Description of the Lands or property Conveyed: All that parcel of land containing 2560 acres situate in County of.....on the North bank of the River Manning at a place called Farlie (sic) just above the Wn. extremity of Dumaresq's Island including a neck of land bounded by a bend of the river & extending Northerly Together &c.

Consideration of how paid: Five hundred pounds of lawful money of Great Britain in hand paid

John Lord.

1840's: During the 1830s, the expansion of the pastoral industry and whaling, the spread of land settlement and capital inflows from Britain fuelled rapid growth. In this environment, the existing banks expanded their activities, British banks entered the Australian market and a number of new colonial banks were established.

Economic conditions began to turn in 1840. The wool industry had reached the bounds of profitable expansion onto new land. Severe drought in 1838–1840 necessitated wheat imports and payment for this drained liquidity from the colonies. The British financial crisis of 1839 heightened British investors' sensitivity to declining returns in the colonies, which in turn slowed capital inflow. A slump in land sales, falling prices and incomes culminated in an upsurge of insolvencies that substantially weakened the banks.

The depression of the early 1840s precipitated the first wave of bank failures seen in Australia.

The 1840 Colonial Bank Regulations stipulated simple capital adequacy requirements, some restrictions on bank lending and that all bank notes were to be payable on demand in coin.

The largest bank to fail in 1843 was the Bank of Australia. It was particularly affected by the failure of one large borrower – a milling and merchant firm. Two banks jointly provided a loan to the Bank of Australia enabling it to repay all creditors other than the banks. In the wind-up of the bank, shareholders lost twice the value of their shareholding (requiring shareholders to pay-in funds on top of the loss of their initial capital investment) offset by a portion of the real estate held by the bank.

In NSW, two legislative initiatives did help banks and borrowers withstand the depression. In December 1841, legislation was passed relaxing the treatment of insolvents, permitting debtors with real prospect of ultimately paying to retain and use their property. This gave banks greater scope to restructure non-performing loans. The introduction of wool liens and stock mortgages in 1843 expanded the range of assets banks could take as collateral.

The first savings bank in Australia, the New South Wales Savings Bank, was established in 1819 as a private initiative, although with the Governor's patronage. The bank struggled to attract funds and, in 1832, the Savings Bank of NSW was established in its place.

1843: In May 1843, a run on the Savings Bank of NSW occurred as a result of rumours that the Governor, after examining the bank's securities, had declared them to be worthless. Financial difficulties continued to plague Wynter during these depressed times and on 27th March, 1840, Wynter is again forced to mortgage his land. On this occasion he borrows Seven Hundred Pounds from Elizabeth Bell. References: Bk R – 489; Bk 42-236 and Ap – 231; Transcript below.

No: 489 Book R

MEMORIAL

Date of Instrument: The twenty seventh and twenty eighth days of March in the Year of Our Lord one thousand eight hundred and forty

Nature of the Instrument: Mortgage in Fee by Lease and Release

Names of the Parties: Between William Wynter of the one part and Elizabeth Bell of the other part

Names of the Witnesses: Jno. Smith Solr.

Description of the Lands or property Conveyed: All that piece or parcel of land containing by admeasurement two thousand five hundred and sixty acres of Land be the same more or less situate lying and being in the County of Macquarie and Parish of.....on the North bank of the Manning River in the Territory of New South Wales bounded on the South east and South by the Manning commencing at the confluence of a Small Creek called Crooked Creek opposite the Western extremity of Dumaresq's Island also on the West by the River Manning and a line extending North from the apex of an angle of the River one hundred and five chains on the North by a line East eighty chains on the East by a line South sixty chains sixty links to Crooked Creek and by that Creek to the confluence aforesaid.

Consideration of how paid: Seven hundred pounds of lawful money of Great Britain in hand well and truly paid.

Any other particulars the case may require: Redeemable on the Twenty eighth day of March one thousand eight hundred and forty three.

Willm. Wynter

Elizabeth Bell lived in Coldstream in the County of Bowich in the United Kingdom, called North Britain. She was the daughter of the late Reverend Doctor James Bell, Minister of the Parish of Coldstream. Coldstream is a town and civil parish in the Scottish Borders area of Scotland.

In 1840 Wynter ran into financial difficulties and borrowed seven hundred pounds from Elizabeth Bell (See Book R No 489 above). He was unable to repay the debt by the due date and Elizabeth Bell foreclosed by order of the Supreme Court in 1844. In 1846 Elizabeth Bell sold the property to Owen McGreal for one thousand pounds, only six months after the sale, Owen McGreal agreed to withdraw from the sale, when Henry Flett made an offer of one thousand one hundred pounds to Elizabeth Bell for the property.

1841: 25th July, William Wynter and his wife, Elizabeth, mortgage the property to **William Wright and George Cooper Turner** for seven hundred pounds. See transcript below. Reference: Book X, No 66.

No. 66 Book X

Memorial

Date of instrument: 25 & 26 July in the Year of Our Lord one thousand eight hundred and forty one

Nature of Instrument: Mortgage in Fee

Names of the parties: William Wynter and Elizabeth his wife to William Wright and George Cooper Turner

Names of the Witnesses: Jno. Robinson

Description of the Lands or Property conveyed: All that piece or parcel of Land containing by admeasurement 2,560 acres of land be the same more or less situate lying and being in the County of Macquarie and Parish ofon the North bank of the Manning River in the said Territory of New South Wales bounded on the South east and South by the Manning River commencing at the confluence of a small Creek called Crooked Creek opposite the Eastern* extremity of Dumaresque Island also on the West by the River Manning and a line extending North from the Apex at an Angle of the River 105 chains. On the North by a line East 80 chains on the East by a line South 60 Chs. 60 links to Crooked Creek and by that Creek to the confluence aforesaid being the land promised to the said William Wynter on or before the 13th day of July 1829 and which he was authorised to take possession on the 1st day of January 1831. As a Free Grant in consideration of his services as a Naval Officer for upwards of 20 years being also the Land advertised in his name as No. 130 in the Government Notice dated the 28 March 1839. To be called "Taree" And all other the Erections &c.

Consideration and how paid: 700 pounds paid by the said William Wright and George Cooper Turner to the said William Wynter.

Any other particulars the case may require: Proviso foe Redemption on payment of the sum of seven hundred pounds together with Interest thereon at 15 pounds per centum per annum (reducible to 11 pounds per cent. Per. Annm. As therein mentioned) on the 26 July next

Wm. Wynter

Note the inaccurate description in relation to Dumaresque Island. Should be "western extremity" not "eastern"

1842, 21st May, the above mortgage was transferred to **Henry Baker** for the cost of five shillings by Baker to William Wright and George Turner. See transcript below. Ref Book 2, No 909.

No. 909 Book 2

Memorial.

Date of Instrument: 21st May in the year of our Lord one thousand eight hundred and forty two.

Nature of Instrument: Transfer of Mortgage

Names of the Parties: William Wright and George Cooper Turner of the first part Henry Baker of the second part George Cooper Turner and Oswald Bloxsome of the third part.

Names of Witnesses: Thos. Iceton

Description of the lands or Property conveyed: All that piece or parcel of land containing by admeasurement 2560 acres of land be the same more or less situate lying and being in the County of Macquarie and Parish of.....on the north bank of the Manning River in the said Territory of New South Wales bounded on the south east and south by the Manning River commencing at the confluence of a small creek called Crooked Creek opposite the eastern* extremity of Dumaresque Island Also on the west by the River Manning and a line extending north from the apex of an angle of the river 105 chains on the north by a line 80 chains on the east by a line south 60 chains 60 links to Crooked Creek and by that Creek to the confluence aforesaid being the land promised to the said William Wynter on or before the 13 July 1829 and which he was authorised to take possession on the 1st day of January 1831 as a free Grant in consideration of his services as a Naval Officer for upwards of twenty years being also the land advertised in his name as No 130 in the Government Notice dated 28 March 1839 to be called "Tarree" And all other erections and buildings erected and built and now standing and being thereon or on some part thereof

Consideration and how paid: Five shillings paid by the said Henry Baker to the said William Wright and George Cooper Turner.

Any other particulars that the case may require: This is a Transfer of a Mortgage Debt of seven hundred pounds and interest secured by Indentures of Lease and Release dated the 25th and 26th July 1841 made between William Wynter and Elizabeth his wife of the one part and the said William Wright and George Cooper Turner of the other part and on the now memorializing Indenture is endorsed an assignment of the within principal and interest monies powers and authorities by the said Henry Baker to the said George Cooper Turner and Oswald Bloxsome in joint tenancy.

Hen. Baker

**Note the again inaccurate description of the land in relation to Dumaresque Island. Should have been "western extremity of Dumaresque Island" not "Eastern".*

Wynter suffered financial difficulties throughout the early 1840's. He forfeited in paying back his loan to Elizabeth Bell. In October 1843 Elizabeth Bell sued Wynter in The Supreme Court of New South Wales. Below is a copy from the New South Wales Government Gazette dated 24 October 1843.

**In the Supreme Court of New South Wales.
IN EQUITY.**
Elizabeth Bell, Plaintiff,
and
**William Wynter, sued with George Cooper Turner
and Oswald Bloxsome, Defendant.**
TAKE Notice, that unless you, William Wynter,
appear in this Honorable Court, and clear
your contempt, and put in your answer to the Plain-
tiff's Bill, filed against you in this cause, on or before
the fifteenth day of November next, we shall proceed
to a decree *ex parte*.
Yours, &c.,
CARR, ROGERS & OWEN,
Solicitors for the Plaintiff.
To Mr. William Wynter,
the above-named Defendant.
George-street, Sydney, 20th October, 1843. 4189

Information: Henry Flett was born in Caithness, Scotland and arrived in NSW in 1834. Flett received a Crown land grant in 1840 of 820 acres in the Kilwarra parish. On arrival in the colony he worked and farmed with Colonel William Stewart, a former Member of the First Legislative Council and former Lieutenant Governor. At a later time he became the Manager of an estate at the head of the Williams River and later settled at the Manning River. He also acquired the property "Killawarra".

In the 1840's, Wynter retired. At this time, his daughter, Mary, married Henry Flett. As, at that time, women were unable to hold property, the control of Taree estate went to Henry Flett. In 1841 he married William Wynter's daughter, Mary Stimpson Wynter. They had 4 sons and 6 daughters.

Elizabeth Catherine Flett 1842-1925

Diana May Flett 1843-1919

Jane Martha Flett 1845-1927

Henry Wynter Flett 1847-1941

Christina May Flett 1850-

Ellen Grace Flett 1852-1937

William Alfred Flett 1855-1855

Florence Anne Flett 1857-1938

Percival William Flett 1859-1931

George Kenneth Flett 1862-1944

Lewis Stimson Flett 1866-1920

1841: In 1841 **Henry Flett** purchased the Taree Estate from his father-in-law (Please reference the following Indenture between Elizabeth Bell to Henry Flett Book 11 Number 472 below). He proceeded to develop the farming land on the property with the introduction of tenant farmers on part of the estate. Flett had a good mental knowledge of farming, a sound judgement of horses and cattle, and a resolute perseverance. With these qualities, he not only made his own way, but became a leader among the landowners of the Manning and the Hastings. Mr Flett was elected Member for the Hastings Electorate in June, 1859, and returned at the next election. Flett used his influence for the improvement of the electorate, especially in the establishment of communication by water, roads and telegraphs over the large district. In the early 1850's he had the property surveyed and laid out as a private town; Taree. He also set aside land for the Church of England. Flett divided the property into tenant farms. He surveyed 100 acres on the north east of the property and laid out the town of Taree to auction it off as a township, hence the establishment of the town of Taree. The ensuing auction of the estate was the biggest auction in the colony to date. However, the estate was seriously in financial deficit.

"And whereas the said vendor (Flett) on the nineteenth day of December now past caused a large portion of the said two thousand five hundred and sixty acres to be exposed to sale by Public Auction in various allotments by Mr Roger Grafton of the Manning River Auctioneers having first laid out the said portion of the said two thousand five hundred and sixty acres in certain sections and subdivisions as a township or village to be called on henceforth by the name of "Taree" with various roads streets and lanes upon and through the same according to a plan produced at the said sale."
Reference Book 42 Number 136.

Information; 5th February 1841, Lewis Gordon, of Sydney, was granted 709 acres bordered by the Manning River to the East and the Dawson River to the North. This area is what we now know as Chatham. Gordon's land was adjacent to the 2560 acre Grant to William Wynter which is now the town of Taree. For further information, please see two of my other research studies, "Chatham. A Look At Early Land Transactions" and also "A History of 5 Gregory Close, Taree". Both available from Taree Library, and Cundletown Museum or an electronic copy via request to me at nalilley@bigpond.com

1845: William Wynter passed away in 1845 at the age of 67 years. Elizabeth Wynter lived on until 1869. It was not until 1855 that Wynter's widow, Elizabeth Wynter, applied to the Supreme Court of New South Wales to have Wynter's property granted to her. Copy from the New South Wales Government Gazette dated 30 October, 1855, listed below.

In the Supreme Court of New South Wales.
ECCLESIASTICAL JURISDICTION.
In the goods of William Wynter, late of Tarree,
Manning River, in the Colony of New South
Wales, Paymaster in Her Majesty's Navy,
deceased.
NOTICE is hereby given, that Elizabeth
Wynter, of Tarree aforesaid, in the Colony
aforesaid, the widow of the above-named William

Wynter, intends, after the expiration of fourteen
days from the publication hereof, to apply to the
Supreme Court of New South Wales, in its
Ecclesiastical Jurisdiction, that Letters of Admin-
istration of the goods, chattels, credits, and effects,
of the above-named William Wynter, be granted
to her, as such widow aforesaid.—Dated this
twenty-ninth day of October, A.D. 1855.
MONTAGU CONSETT STEPHEN,
Proctor for the said Elizabeth Wynter,
56, Elizabeth-street, Sydney.
2129 4s. 6d.

1846: 30th June. **Henry Flett**, contracts with Elizabeth Bell for the purchase of the two thousand, five hundred and sixty acres. This is rather a long document and can be found in full as Book 11 Number 472. However, I have summarised the document below.

This indenture made the thirtieth day of June one thousand eight hundred and forty six Between Elizabeth Bell of Coldstream in the County of Bowich in that part of the United kingdom of Great Britain and Ireland called North Britain Spinster and Daughter of the late Reverend Doctor James Bell Minister of the Parish of Coldstream aforesaid deceased of the one part and Henry Flett of Taree on the Manning River in the County of Macquarie in the Colony of New South Wales Gentleman of the other part. Whereas the said Elizabeth Bell is seized of or otherwise well and sufficiently entitled to an Estate of Inheritance in fee simple in possession of and in all that parcel of Land hereinafter described And whereas the said Henry Flett has contracted with the said Elizabeth Bell for the purchase of the said parcel of land with the appurtenances which the said Elizabeth Bell has agreed to sell and convey unto him at or for the price or sum of eleven hundred pounds sterling. Now this Indenture witnesseth that for and in consideration of the sum of one thousand one hundred pounds sterling at the time of the sealing and delivery of these presents in hand paid by the said henry Flett to the said Elizabeth bell the receipt whereof the said Elizabeth Bell doth hereby acknowledge and from the payment of the same and of every part thereof doth acquits, release and discharge the said Henry Flett his heirs executors administrators and assigned by these present She the said Elizabeth Bell hath granted bargained sold assigned aliened released and confirmed and by these present Doth grant bargain sell assign alien release and confirm the release hereby made taking without a preceding LeaseAll that piece or parcel of Land containing by admeasurement Two thousand five hundred and sixty acres of land more or less situate lying and being in the County of Macquarie and Parish of on the North bank of the Manning River..... Together with all and singular the houses out houses edifices buildings barns stables wharves yards quays gardens orchards and improvements whatsoever thereon and on every part thereof.....

Elizabeth Bell

1846, 1st July. Henry Flett mortgages the property back to **Elizabeth Bell**. For full version 21-747

See Book 11 Number 473. A summarised version of this document is below.

This Indenture made the first day of July in the Year of Our Lord one thousand eight hundred and forty six between Henry Flett of Taree on the Manning River in the County of Macquarie in the Territory of New South Wales Gentleman of the one part and Elizabeth Bell.....and presently residing at Coldstream aforesaid of the other part. Whereas by virtue of an Indenture of Release dated the thirtieth day of June one thousand eight hundred and forty six and made between the said Elizabeth Bell of the one part and the said Flett of the other part the inheritance in fee simple in possession of the resediments herein after described stands limited to such uses upon such trusts and in such manner as the said henry Flett shall by any deed or deeds appoint And whereas the said Henry Flett having occasion for the sum of Nine hundred and six pounds have applied to and requested the said Elizabeth Bell to advance and lend him the same which she hath consented and agreed to do upon having the repayment thereof together with interest on Seven hundred and six pounds part thereof in the mean time after the rate of six pounds per centum per annum secured to her by way of Mortgage in a manner hereinafter expressed. And where as it have been made a matter of agreement between the parties hereto that no interest shall be demanded by the said Elizabeth Bell on the sum of two hundred pounds parcel of the said principal sum of Nine hundred and six pounds intended to be hereby secured which said sum of two hundred pounds will become payable by the said Henry Flett on the first day of July one thousand eight hundred and forty eight under and by virtue of these present. And whereas the said Henry Flett being indebted to the said Elizabeth bell in the sum of Two hundred pounds hath handed her in liquidation of the said debt a certain Bill of Exchange dated at Sydney the thirty first day of August 1846 and drawn at sixty days sight by the said Henry Flett and Mary S his wife on Jonathon Ramsay of Devonport in the County of Devon Doctor of Medicine for the sum of two hundred pounds and made payable to the order of Messieurs Thacker and Company of Sydney the Agents and Attorneys of the said Elizabeth bell..... And whereas for the purpose of collaterally securing the principal moneys and interest intended to be hereby assured the said Henry Flett have by Indenture bearing even date herewith mortgaged to the said Elizabeth Bell certain sheep and cattle with the increase thereof the property of him the said Henry Flett. Now this indenture witnesseth that in pursuance and performance of the said agreement and in consideration of the sum of Nine hundred and six pounds of lawful money of Great Britain in hand and truly paid by the said Elizabeth Bell at or immediately before the execution of these presents (the receipt whereof the said Henry Flett doth hereby acknowledge and there from and from every part thereof doth acquit release and forever discharge the said Elizabeth bell her heirs executors and administrators by these presents) He the said henry Flett in pursuance and execution of the power or authority given or reserved to him in and by the said hereinbefore in part recited indenture of the thirtieth day of June one thousand eight hundred and forty six and all of all and every other power or powers authority or authorities in anywise enabling him in that behalf Doth by this present deed or instrument in writing appoint that All that piece or parcel of land

.....Subject nevertheless to the proviso or agreement for redemption of the said hereditaments hereinafter expressed (that is to say) Provided always and it is hereby agreed and declared between and by the parties to these presents that if the Bill of Exchange hereinbefore referred to bearing date the thirty first day of August 1846 and drawn by the said henry Flett and Mary S his wife on the said Jonathon Ramsay at sixty days sight for the sum of two hundred pounds payable to the order of the said Messieurs Thacker and Company shall be duly paid or in case default shall be made in such payments then if the said henry Flett his heirs executors or administrators do and shall pay to the said Elizabeth bell her executors administrators or assigns the said sum of two hundred pounds and all cash charges commissions re exchange and express occasioned by such default in payment as aforesaid and further if the said Henry Flett his heirs

executors or administrators do pay to the said Elizabeth bell her heirs executors administrators or assigned the sum of Nine hundred and six pounds in manner and form following that is to say the sum of two hundred pounds on the first day of July which will be in the year of our Lord one thousand eight hundred and forty nine the further sum of two hundred pounds on the first day of July which will be in the year of our Lord one thousand eight hundred and fifty the further sum of two hundred pounds on the first day of July which will be in the year of our Lord one thousand eight hundred and fifty one and the further sum of one hundred and six pounds on the first day of July in the year of our Lord one thousand eight hundred and fifty two and do in the mean time pay to the said Elizabeth Bell her heirs executors administrators or assigns by equal half yearly payments on the first day of January and first day of July in each year interest after the sale of six pounds per centum per annum on such portion of said principal sum of Nine hundred and six pounds as may from time to time be due and owing.....

1851, 4 April. By this date, Flett had paid to Elizabeth Bell only two hundred pounds, but the principal amount of nine hundred and six pounds had not been paid and was still owing. Bell releases the land back to Flett who mortgages the property to George John Rogers.

Indenture of Release back to Flett see Book 21 Number 738. Summarised copy below.

This Indenture made the fourth day of April in the year of our Lord one thousand eight hundred and fifty one between Elizabeth Bell..... and Henry Flett.....Whereas by a certain Indenture of release bearing date on or about the thirtieth day of June one thousand eight hundred and forty six and made between the said Elizabeth Bell of the one part and Henry Flett of the other part. In consideration therein mentioned All that piece or parcel of land and hereditaments hereinafter particularly described were conveyed and assured by the said Elizabeth Bell to the said Henry Flett and his heirs to such uses upon such trusts and in such manner as the said Henry Flett should by any deed or deeds appoint And in default of appointment to the use of Henry Flett his heirs and assigns forever. And whereas by a certain Indenture of Mortgage bearing the date on or about the first day of July one thousand eight hundred and forty six and made or expressed to be made between the said Henry Flett of the one part and the said Elizabeth Bell of the other part for the considerations therein mentioned all the said piece or parcel of lands and hereditaments hereinafter described were conveyed and assured by the said Henry Flett unto and to the use of the said Elizabeth Bell her heirs and assigns for ever subject to a proviso for redemption of the said hereditaments in the now reciting Indenture of Mortgage contained upon payment of a certain Bill of Exchange bearing date the thirty first day of August one thousand eight hundred and forty six drawn by the said Henry Flett and Mary S his wife on one Jonathon Ramsay at sixty days sight for the sum of two hundred pounds and also upon payment of the principal sum of nine hundred and six pounds by the said Henry Flett his heirs executors or administrators to the said Elizabeth Bell her heirs executors administrators or assigns together with interest thereon after the rate on the days and times and in manner mentioned in the proviso for redemption therein contained. Whereas the said Bill of Exchange was duly paid but the said principal sum of nine hundred and six pounds is still due and owing to the said Elizabeth Bell upon the said recited security all interest upon in respect of the same having been duly paid up to the day of the date of these presents as the said Elizabeth Bell doth hereby admit and acknowledge.....The said Elizabeth bell doth hereby admit and acknowledge and from the same and from all claims and demands whatsoever by virtue of the same Indenture release and discharge the said Henry Flett his heirs executors administrators and assigns she the said Elizabeth Bell doth by these presents bargain sell and release and also in consideration of the promises and of the sum of one thousand one hundred pounds so mentioned to have been paid by the said Henry Flett to the said Elizabeth Bell on the execution of the hereinbefore recited Indenture of the thirteenth day of June one thousand eight hundred and forty six she the said Elizabeth Bell doth by these present grant bargain all alien release ratify and confirm unto the said Henry Flett and his heirs all that piece of land.....

Later, in October 1851 Flett borrows and mortgages to **George John Rogers** for the sum of eight hundred and sixty two pounds. For a full copy of this document see Book 21, Number 747. Summarised copy below.

***This Indenture** made the twenty third day of October in the Year of our Lord one thousand eight hundred and fifty one between Henry Flett of Taree on the Manning River in the County of Macquarie in the Territory of New South Wales Gentleman of the one part and George John Rogers of Sydney in the Colony of New South Wales Solicitor of the other part Whereas by an Indenture of Reconveyance dated the fourth day of April one thousand eight hundred and fifty one and made between Elizabeth Bell herein described of the one part and the said Henry Flett of the other part the hereditaments and premises hereinafter described were released and assured to such uses upon such trusts and in such manners as the said Henry Flett should by any deed or deeds appoint. Whereas the said Henry Flett having occasion for the sum of eight hundred and sixty two pounds have applied to and requested the said George John Rogers to advance and lend him the same which he hath agreed to do upon having the repayment thereof together with interest in the meantime secured by way of mortgage in manner hereinafter expressed And whereas for the purpose of collaterally securing the principal money and interest intended to be hereby assured the said Henry Flett hath by Indenture bearing even date herewith mortgaged to the said George John Rogers certain sheep and cattle with the increase thereof of the property of him the said Henry Flett Now this Indenture witnesseth that in pursuance and performance of the said agreement and in consideration of the sum of eight hundred and sixty two pounds of lawful money of Great Britain in hand well and truly paid by the said George John Rogers at or immediately before the execution of these presents (the receipt whereof the said Henry Flett doth hereby acknowledge and therefrom and from every part thereof doth acquit release and forever discharge the said George John Rogers his heirs executors and administrators by these presents) He the said Henry Flett in pursuance and execution of the power or authority given or reserved to him in and by the said hereinbefore in party recited Indenture of the fourth of April one thousand eight hundred and fifty one and of all and every other power or powers authority or authorities in any wise enabling him in that behalf Doth by this present deed or instrument in writing appoint that All that piece or parcel of land containing be admeasurement two thousand five hundred and sixty acres of land more or less situate lying and being in the County of Macquarie and Parish of on the north bank of the Manning River in the Territory of New South Wales.....called "Tarree" together with all the rights members and appurtenances thereunto belonging shall henceforth go remain and be unto and to the use of the said George John Rogers his heirs and assigns for ever*

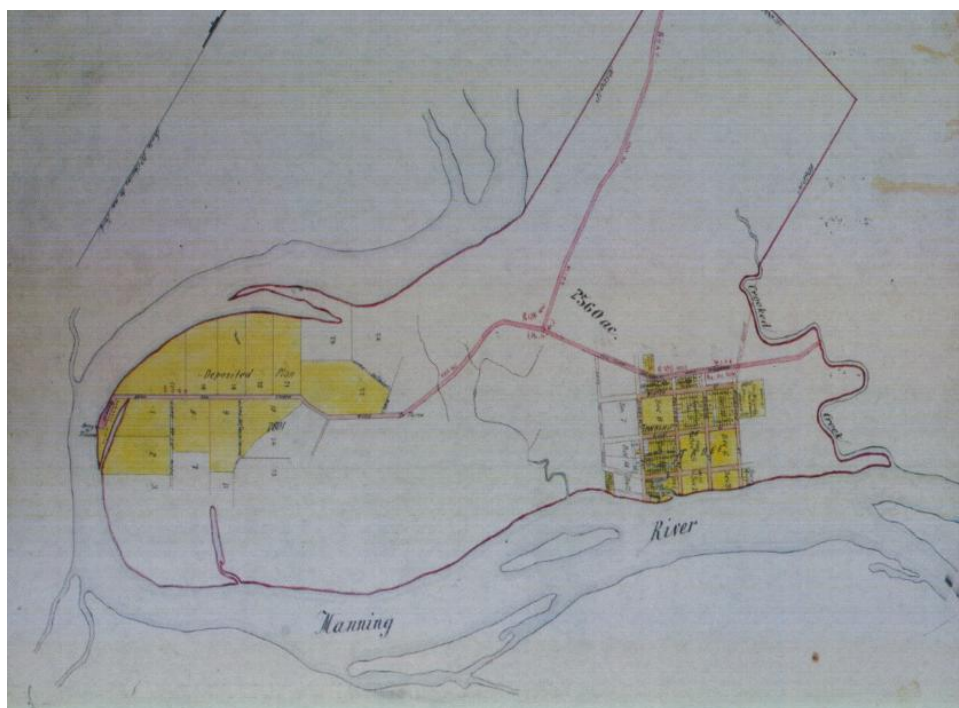
The money borrowed from Rogers by Flett was to be paid by the twenty third day of October 1853. It was to be paid in equal half yearly payments on 23 April and 23 October each year at an interest rate of ten pounds per centum per year.

Information: 1855: One of the earliest of the subdivided lots was sold in 1855 to George **Edward Tilney**.

Tilney purchased Lot One of Section One for Twenty Pounds and ten shillings. Reference Book 42 Number 136. Summarised transcript below.

".....Whereas the said purchaser being the highest bidder for became the purchaser of lot one section one of the said village or township of Taree at the said sale at or for the price or sum of twenty pounds ten shillings. Note this indenture witnesseth that in consideration of the sum of twenty pounds ten shillings to the said Vendor paid by the said purchaserdoth appoint that all and singular the land and hereditaments hereinafter mentioned or described shall henceforth remain to the use hereinafter declared and further doth grant release convey and confirm unto the said Purchaser and his heirs all that allotment of land described in the second schedule hereunder.....The Second Schedule referred to by the foregoing Indenture all that allotment or parcel of land being Lot One of section One of the said village or township of Taree as delineated on the said plan containing by admeasurement one rood be the same more or less and bounded on the North east by Pulteney Street one chain north westerly from the junction with the manning River thence on the North West by two chains and thirty seven links perpendicular to Pulteney Street along Lot Two to the river and thence on the south west and south east by the river to the point of commencement of the South Eastern extremity of the North east boundary of Lot ten of Section Three where it meets the Manning River as delineated on the said plan....."

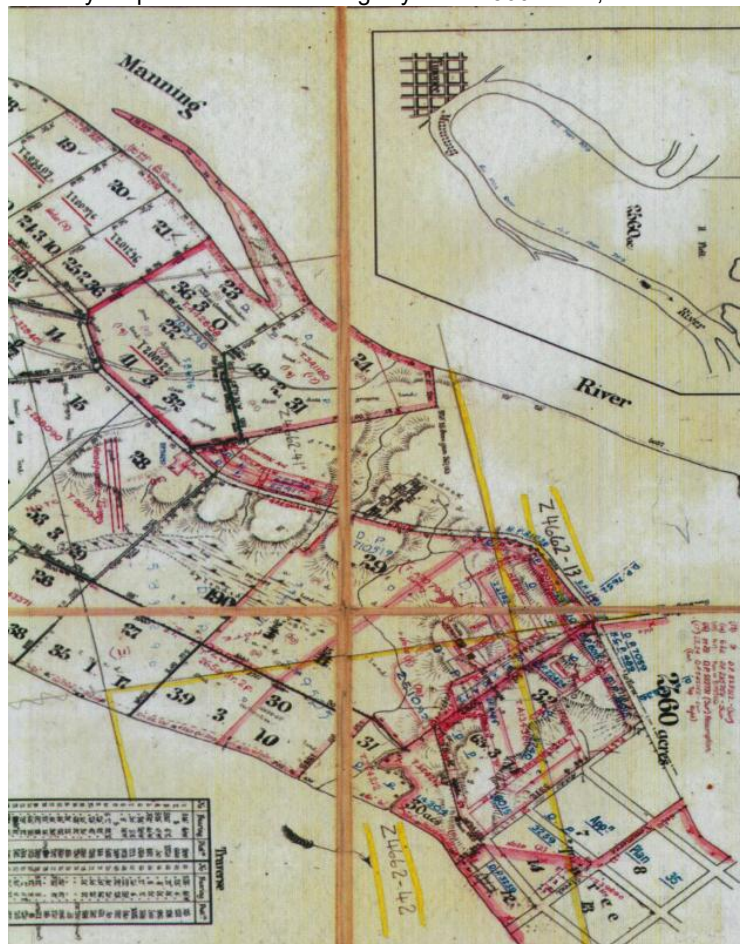
Below are some early maps of the 2560 acres as subdivided by Flett including the 100 acres set aside for the township of Taree.



Flett's original subdivision of the land including the 100 acres set aside for the township of Taree

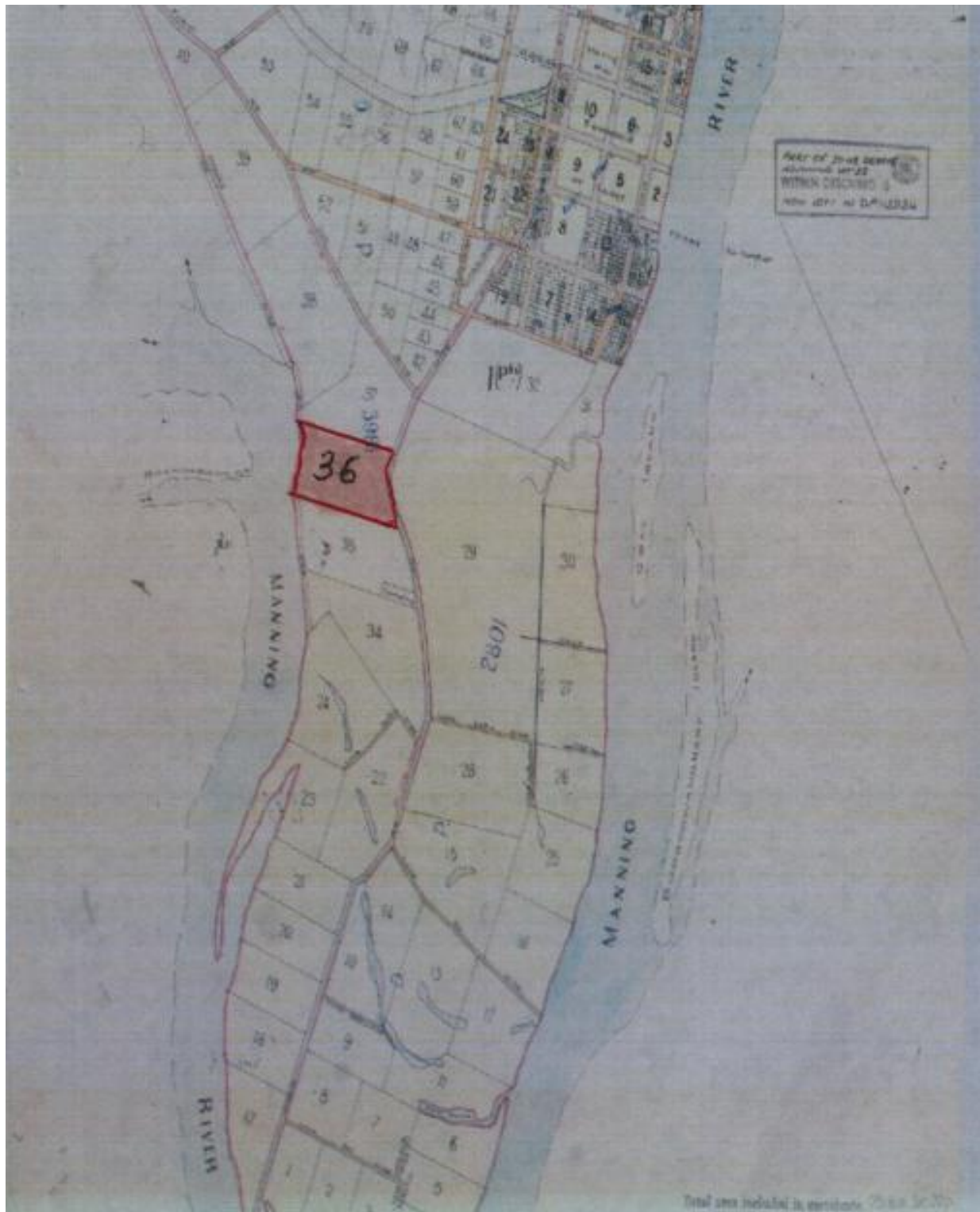


An early Map of the area featuring Wynter's 2560 acres, subdivided by Flett in



An early map of the subdivision down what is now Edinburgh Drive

This Research is on the property now identified as Lot 3 DP 234120, 10 Mcleod Close, Taree. It is located on what was part of Lot 36 in Flett's subdivision of the 2560 acres. Lot 36, adjacent to the Manning River, is indicated on the following map shaded in orange. Lot 36 contained 32 acres and two roads.



On 12th January 1855, Rogers releases the land back to **Henry Flett**. See Book 36 Number 423 for the full copy of the Indenture. A summarized copy is below.

This Indenture made the twelfth day of January eight hundred and fifty five Between George John Rogers late of Sydney in the Colony of New South Wales but now residing in Europe of the one part and Henry Flett of Taree in the Manning River in the County of Macquarie in the said Colony of the other part Whereas by a certain Indenture of Mortgage bearing the date on or about the twenty third day of October one thousand eight hundred and fifty one and made between the said Henry Flett of the one part and the said George John Rogers of the other part in consideration of eight hundred and sixty two pounds to the said Henry Flett paid at or before the execution of the now reciting Indenture by the said George John Rogers all and singular the land and hereditaments and premises hereinafter described and intended to be hereby released with the appurtenances were appointed granted released and confirmed unto the said George John Rogers his heirs and assigns for ever subject to a proviso for redemption and reconveyance of the same premises on payment by the said Henry Flett his heirs executors administrators or assigns unto George John Rogers his executors administrators or assigns of the said sum of eight hundred and sixty two pounds with Interest for the same at the rate of Ten pounds for every hundred pounds by the year to be reduced eight pounds per centum upon punctual payments at the time in the proportions and the manner therein mentioned and appointed for payments thereof And whereas there is now due and owing by the said Henry Flett to the said George John Rogers upon and by virtue of the said recited Mortgage the sum of eight hundred and sixty two pounds all interest having been paid up to the date hereof and the said Henry Flett is desirous of paying off the said sum of eight hundred and sixty two pounds and that the said land hereditaments and promises with the appurtenances by the said recited Indenture of Mortgage of the twenty third day of October one thousand eight hundred and fifty one assured unto the said George John Rogers his heirs and assigns shall be reconveyed to the uses and in manners hereinafter mentioned Now this Indenture witnesseth that for effectuating the said desire and in consideration of the said sum of eight hundred and sixty two pounds of lawful British money to the said George John Rogers at or immediately before the sealing and delivery of these presents paid by the said Henry Flett (the receipt of which said sum of Eight hundred and sixty two pounds He the said George John Rogers doth hereby acknowledge and of and from the same and every part thereof doth acquit release and discharge the said Henry Flett his heirs executors and administrators and assign forever by these presents. He the said George John Rogers Doth release and convey unto the said Henry Flett and his heirs All that piece or parcel of land.....

1855: On 4th August 1855 Elizabeth Wynter enters an agreement with her son-in-law **Henry Flett**. Reference Book 39 Number 40. Summarized transcript below.

This Indenture made the fourth day of August in the year of our Lord one thousand eight hundred and fifty five between Elizabeth Wynter of Taree in the Manning River in the Colony of New South Wales Widow of William Wynter deceased of the one part and Henry Flett of Taree aforesaid Esquire of the other part. Whereas by an Indenture bearing date the twelfth day of January in the year of our Lord one thousand eight hundred and fifty five between George John Rogers of the one part and the said Henry Flett of the other part All those the land and hereditaments hereinafter described were limited and assured to such uses upon such trusts and for such ends intents and purposes as the said Henry Flett shall by any deed or deeds or by his last Will and testament direct limit or appoint And whereas the said land and hereditaments are subject to a claim by the said Elizabeth Wynter shall release her said claim to dower on Henry Flett covenanting in the manner hereinafter contained to give and to allow her during her life an annuity of thirty pounds with liberty to occupy the house she now lives in with the garden and Curtilage and appurtenances thereto the same forming portion of the said Two thousand five hundred and sixty acres. Now this Indenture Witnesseth that in consideration of the promises and in consideration of the covenant hereinafter contained on the part of the said Henry Flett his heirs executors and administrators to be performed and observed the said Elizabeth Wynter doth hereby bargain sell remise and release unto the said Henry Flett or his heirs all that piece or parcel of land containing by admeasurement two thousand five hundred and sixty acres of land more or less situate lying and being in the County of Macquarie..... That he the said Henry Flett his heirs executors administrators and assigns shall and will well and truly pay or cause to be paid unto the said Elizabeth Wynter her assigns for and during the term of her natural life a clear annuity or annual sum of thirty pounds by equal and quarterly payments of seven pounds ten shillings each on the first days of the months January April July and October in every year and the first of each quarterly payments be made on the first day of April next and further that the said Henry Flett his heirs and assigns shall and will at all times permit and suffer the said Elizabeth Wynter for and during the said term of her natural life to have occupy possess and enjoy the house Garden Curtilage and appurtenances thereto now in the said Elizabeth Wynters occupation for her own use forever free from any hinderance interruption or disturbance of from or by the said Henry Flett his heirs or assigns or any person persons lawfully or equitably claiming or entitled from under or in trust for him or them.

Information: On 12th August, 1855 Henry Flett sells to **William Wynter (Jnr)** (1822-1911) (son of William and Mary Wynter) Lots one and two Section Three

"for the said price or sum of Fifty two pounds ten shillings sterlingas delineated on the said plan containing by admeasurement one acre be the same more or less and bounded on the south west by Manning Street from the Eastern angle of Manning Street and Victoria Street five chains South Easterly to the manning River. On the North West by Victoria Street two chains North Easterly from the said angle with Manning Street On the North east by five chains or thereabouts at right angles to Victoria Street South Easterly along Lot 3 to the Manning River and on the South East by the Manning River, the south easterly extremity of the North East boundary of Lot ten of Section three where it meets the Manning River as delineated on the said plan produced at the said sale being a point bearing south forty five degrees west seventy two chains fifty links from the junction of Crooked Creek with the manning River." Reference Book 42, Number 138.

16 November 1858, Flett again enters a Mortgage agreement, this time with **Thomas Coutts** for the sum of Seven Hundred Pounds. However, this Mortgage excludes the 100 acres Flett has set aside for the township of Taree. Reference Book 58, Number 417. Summarized transcript below.

This Indenture made the sixteenth day of November in the year of our Lord one thousand eight hundred and fifty eight between Henry Flett of the Manning River in the Colony of New South Wales Esquire (hereinafter designated Mortgagor) of the one part and Thomas Coutts of Sydney in the Colony aforesaid Esquire (hereinafter designated Mortgagee)And whereas the Mortgagor have applied to and requested the said Mortgagee to lend and advance to him the sum of Seven Hundred Pounds.....all that piece or parcel of land containing by admeasurement Two Thousand five hundred and sixty acres more or less.....(excepting and reserving out of the said land and hereditaments herewithfore granted and released a portion thereof laid out in allotments and streets by the said Henry Flett as the village or township called Tarree containing One hundred Acres and bounded on the North East by Street Commencing at its junction with the Manning River and extending North Westerly sixteen and a half chains or thereabouts to Albert Street. On the North West by Albert Street On the South West by other part of the said Two thousand five hundred and sixty acres and on the South East by the Manning to the point of commencement the lines of Albert Street and the Manning River to extend South Westerly to include the said One hundred acres and no further.....

1859, Flett is elected to the New South Wales Legislative Assembly for Hastings where he served until his defeat in 1864. He was also appointed Lieutenant-Governor.

1861, 30 April, 1861, Flett pays the Seven Hundred Pounds to Coutts and the land is released back to him. Reference Book 72 Number 398 Summarized transcript below.

This indenture endorsed an Indenture of Mortgage made between Henry Flett of the one part and Thomas Coutts of the other part and registered as No. 417 Book 58 made the thirtieth day of April in the Year of our Lord One thousand eight hundred and sixty one between the within named Thomas Coutts of the one part and the within named Henry Flett of the other part witnesseth that in consideration of the sum of seven hundred pounds by the said Henry Flett paid to the said Thomas Coutts upon the execution hereof the receipt whereof and that all interest on the within mentioned principal sum has been duly paid to the said Thomas Coutts doth hereby acknowledge

Flett immediately mortgages the property again. On 1st May 1861. He mortgages the property to **Matthew Henry Stephen and William Wright** for one thousand pounds. Reference Book 72 Number 400. Summarized transcript below.

This Indenture made the first day of May in the year of Our Lord one thousand eight hundred and sixty one between Henry Flett of Taree Manning River within the colony of New South Wales Esquire Member of Parliament hereafter designated Mortgager of the one part and Matthew Henry Stephen of Sydney in the Colony aforesaid Esquire and William Wright of Hunters Hill near Sydney aforesaid Esquire hereinafter designated Mortgagees of the other part.....And whereas the said Mortgagees have at the request of the same Mortgager agreed to advance be in the sum of One thousand pounds at interest for three years at the rate of eight pounds per centum per annum upon having repayment thereof secured by a Mortgage of the said land and hereditaments hereinafter described in the manner herein after mentioned.....all that land containing by admeasurement two thousand five hundred and sixty acres.....excepting and reserving out of the said land and hereditaments hereinbefore granted and released a portion there of land and in allotments and streets by the said Henry Flett as the village or township of Tarree containing one hundred acres.....Provided always that the said Mortgager his heirs executors administrators or assigns shall pay or cause to be paid to the said Mortgagees or one of their or his executors administrators or assigns at or in the present Court House King Street Sydney between the hours of twelve and one o'clock in the day time the full sum of one thousand pounds on the first day of May which will be in the year one thousand eight hundred and sixty four the interest thereon in the meantime at the rate of eight pounds per centum per annum by equal half yearly payments each on the first day of May and the first day of November in each and every year during the said term of three years the first of such payments to be made on the first day of November next ensuing the date hereof.....

1862, 23rd December 1862, Flett borrows and mortgages Five thousand Pounds to the Trustees of the Savings Bank of New South Wales. Reference Book 82 Number 527. Summarized transcript below.

This Indenture made the twenty third day of December in the year of our Lord one thousand eight hundred and sixty two Between Henry Flett of the Manning River in the Colony of New South Wales Esquire hereinafter designated Mortgager of the one part and the Trustees of the Savings Bank of New South Wales of the other part. Whereas the hereditaments hereinafter described now stand limited to such uses as the as the said Mortgager shall by deed or will appoint and in default of any subject to every such appointment To the use of the said Mortgager his heirs and assigns forever And whereas the said mortgager hath applied to and requested the said Trustees of the Savings Bank to lend him the sum of five thousand pounds which they have agreed to do on having the repayment thereof with interest secured in manner hereinafter mentioned.....doth hereby appoint that the lands and hereditaments hereinafter described with the appurtenances shall henceforth to remain and be onto the Trustees of the Savings Bank of New South Wales.....All that piece or parcel of land containing Two thousand five hundred and sixty acres.....excepting and reserving out the said land and hereditaments hereinbefore granted and released a portion there of set laid out in allotments and streets by the said Henry Flett as the village or township of Tarree containing one hundred acres.....

On 30th December 1862 Flett makes payment to Stephen and Wright the sum of one thousand pounds. Subsequently the Land is Released to him, but immediately Mortgaged to the Trustees of the Savings bank of New South Wales (see above)

Reference Book 81- No. 247. Summarized transcript below.

This Indenture.....between Henry Flett of the one part and Matthew Henry Stephen and William Wright of the other part and sequestered as No. 400 Book 72.....witnesseth that in consideration of the sum of one thousand pounds by the said Henry Flett paid to the said Matthew Henry Stephen and William Wright upon the execution hereof the receipt whereof is hereby acknowledged. They the said Matthew Henry Stephen and William Wright do and each of these doth grant bargain sell align and release unto the said Henry Flett and his heirs All these the land and hereditaments particularly described in the within Indenture

1864, 5th November 1864, the land is back in the ownership of **Henry Flett**. Reference Volume 8 Folio 230. This Indenture also references the area set aside for the Church of England purposes. Full transcript of document copied below.

Henry Flett of Taree Manning River in the Colony of New South Wales Esquire is now the Proprietor of an Estate in Fee Simple Subject nevertheless to the reservations if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified herein in That piece of land situated at the junction of the Crooked Creek with the Manning River County of Macquarie and colony aforesaid containing two thousand five hundred and sixty acres or thereabouts Reserving out of the said land the Township of Taree containing one hundred acres or thereabouts being bounded on the North East by Macquarie Street on the North West by Wy6nter Street on the South West by Commerce Street and on the South East by the Manning River. Also reserving one acre two roods and thirty six perches alienated for Church of England purposes and Allotments one, two and part of three of original section Four of the said township and which said land is shown on the Plan herein and there as edged red and together with the excepted portions comprise the whole of Two Thousand five hundred and sixty acres delineated in the Public Map of the said County deposited in the Office of the Surveyor General originally granted to William Wynter by Crown Grant dated the twenty ninth day of June one thousand eight hundred and thirty nine.

1866, Major flooding from the Manning River occurs causing severe damage in and around Taree.

1867, The Electoral Roll of 1867 records H. Flett residing at "Taree House", Taree.

1870, The Electoral Roll of 1870 records Henry Flett, Freehold, residing at "Taree House", Taree.

1873, 9th July, 1873, Henry Flett mortgages the land (with exceptions previously mentioned) to Chapman Bonner Bond of Sydney.

1876, 2nd February, 1876, Discharge of aforementioned Mortgage

1877, 8th November, 1877 Henry Flett died. After living in Sydney for some time, Flett had returned to Taree where he passed away. Flett also established the area's cemetery. The cemetery consisting of 2.2 acres was designated by Henry Flett as a cemetery for the use by family members, the families of early settlers and tenant farmers and their descendants free of charge. His request has been honoured by the Flett Family down the years. The graves of Henry Flett, Mary Flett (his wife) and Elizabeth Wynter (William Wynter's wife) are located in this cemetery.

1880, 25th June 1880, Ownership of the land passes to "*Mary Stimpson Flett of Sydney, Widow, Delamore Wynter, Chemist, and Henry Wynter Flett, Grazier both of Taree are now the registered proprietors of the land within described in pursuance of the above application produced 25 June 1880 entered 28th August 1880 at 12 o'clock noon.*" This was subject to the payment of debts and funeral and testamentary expenses.

21st June 1880, Mary Stimpson Flett, Delamore Wynter and Henry Wynter Flett mortgage the land to the Bank of New South Wales.

14th September 1880. Mortgage is Discharged

17th September 1880 Mary Stimpson Flett, Delamore Wynter and Henry Wynter Flett mortgage the land to George Osborne of Loxlowe and Alexander Stuart of Sydney Esquires.

Several lots are sold during the next couple of decades throughout the property and town of Taree. However, Lot 36, the topic of this research, remained undeveloped and in their possession until the land passes to Elizabeth Mcleod.

Mary gifted land within the estate by 1890 for the Presbyterian, Episcopalian, Methodist and Roman Churches as well as the Hospital.

Information: Henry Wynter Flett: was the son of Henry Flett and Mary Stimpson Flett. He was born in 1848 on the property on which he died, Taree House, the first house to be built in Taree. Flett spent his early school days in Taree. At the age of 10 he went to Wollongong where his mother had relatives, and after three years in the Illawarra town he returned to Taree for a few months, then entered the Calder House Private School in Sydney. After he finished his schooling, he returned Taree in 1866 and entered the employ of the old Australian Joint Stock Bank, which was on the site now occupied by the Fotheringham's Hotel. After a few years in the bank, he resigned in order to assist his father in the working of his property. As a young man, Flett went in extensively for the breeding of high-class draught and carriage horses and he also had a fine herd of Ayrshire cattle, imported from New Zealand. He was greatly interested in the local Indigenous People and had an extensive knowledge of the native language and particularly of the Aboriginal meanings of place names. In the course of his life he occupied many important public positions. He was mainly responsible for the inauguration of Taree as a Municipality and was elected as the first Mayor in 1885. He was one of the early Justices of the Peace to be appointed in the Manning and officiated on the local bench. He married Clara Crofton 22nd July 1874, in Sydney. Henry Wynter Flett died 4th August, 1941. He had three sons and four daughters. See below.

daughter	Edith Mary FLETT 1875–1948
daughter	Elizabeth Grace FLETT 1877–1964
<u>son</u>	Henry Stanley FLETT 1879–1960
<u>daughter</u>	Emma Florence FLETT 1881–1964
daughter	Marion Winifred FLETT 1884–1952
<u>son</u>	Percival Hubert Crofton FLETT J.P. 1886–1951
<u>son</u>	Farquhar William FLETT

Henry Wynter Flett is first recorded in the Australian Electoral Rolls in 1903-1904 living at Taree, Electorate of Gloucester, New South Wales. In the Rolls for 1930 to 1937 as living in Taree, Electorate of Cowper. New South Wales

1887, 10th September 1887 Mary Stimpson Flett, Delamore Wynter and Henry Wynter Flett mortgages land to The Commercial Banking Company of Sydney.

5th October 1887 Henry Wynter Flett borrows Eight thousand five hundred pounds from George Osborne. The land mortgaged did not include the land I am researching here, however, the Indenture included some interesting and pertinent information concerning the Will of Henry Flett. Reference Book 372 Page 327. Summarised transcript below.

This indenture made the fifth day of October one thousand eight hundred and eighty seven between Henry Wynter Flett of Taree in the Colony of New South Wales Grazier hereinafter designated the said mortgager of the one part and George Osborne of Foslow in the said colony Esquire hereinafter designated the said mortgagee of the other part. Whereas Henry Flett late of Taree aforesaid landowner deceased by his Will dated the twenty fifth day of July one thousand eight hundred and seventy seven appointed his wife Mary Stimpson Flett while she continued his widow, Delamore Wynter and the said mortgager executors and trustees thereof and after a bequest of certain household furniture and effects the said Testator gave devised and bequeathed all his real and personal estate unto his said Trustees upon trusts for management and sale and conversion and investment of the proceeds as therein provided and the said Testator directed that the said Trustees should stand possessed of his said trust estate and the innervethought upon certain trusts therein mentioned during the life of his said wife and after her death upon trust for such of his children as should attain the age of twenty one years. And confirms the said testator died on the eighth day of November one thousand eight hundred and seventy one without having revoked or altered his said will and his said will was on the twenty sixth day of February one thousand eight hundred and seventy eight proved by the said Mary Stimpson Flett, Delamore Wynter and the said Mortgager in the Supreme Court of New South Wales in the Ecclesiastical Jurisdiction and whereas the funeral and testimonial expenses debts and legacies of the said Testator have all been paid And whereas the said Mary Stimpson Flett is still living and whereas there were issue of the said testator eleven children and no more one of whom, a son, died in early infancy and ten of whom are now living and have attained the age of twenty one years And also whereas the said mortgagor has applied to the said mortgagee to lend him the sum of eight thousand five hundred pounds to which the said mortgagee has agreed upon saving the repayments thereof with interest at the rate hereinafter mentioned secured as well by such mortgage as hereinafter contained as by memorandum of mortgage under the provisions of the Real Property Act over the lands and hereditaments particularized in the Schedule hereto.....

1888, 28th July 1888, The land is transferred from Mary Stimpson Flett, Delamore Wynter and Henry Wynter Flett to **Percival William Flett** of Smithtown and the said Mary Stimpson Flett and Henry Wynter Flett.

Percival William Flett was born in 1859 at Taree House, the son of Henry and Mary Flett, younger brother of Henry Wynter Flett. He was educated at Sydney Grammar School. After his education he entered the service of the Commercial Banking Company of Sydney. After Sydney he was sent to Lismore where he remained for some years. He was stationed at Murwillumbah and various centres until 1893 when he was manager of the bank's branch in Smithtown, on the Lower Macleay. Then he decided to retire and he returned to the old home, living at Taree House with his sister. Later in 1899 he purchased the home of his brother, Henry Wynter Flett and was married to Isabella Chloe Tilney. They had one son, Owen. He died in Taree 17th September 1931 and is buried in the family cemetery at Taree Estate.

1890, Henry Flett's wife, Mary Stimpson Flett dies 28th March 1890 and the land transferred to Percival William Flett and Henry Wynter Flett. Percival Henry Flett (1859 – 1931) was Mary's brother-in-law and Henry Wynter Flett (1847 – 1941) was her son.

8th December 1890, The Commercial Banking Company of Sydney Discharges mortgage.

23rd December 1890 *"Proof of Death. Proof having been distinguished to the death of Mary Stimpson Flett one of the within named Joint tenants – The surviving Tenants Percival William Flett and Henry Wynter Flett are now registered sole proprietors of the land within described Produced and transferred 23 December 1890 at half past eleven o'clock in the forenoon."*

Over the years, the Wynter and Flett families resided at "Taree House". It is reported in some literature that Taree House was located near and approx. to the current 180 High Street, Taree. In 1939, Percival H.C. Flett is recorded as living at 176 High Street, Taree. In another document, Henry W Flett is recorded as living at "Taree House" in Alban Street, Taree.

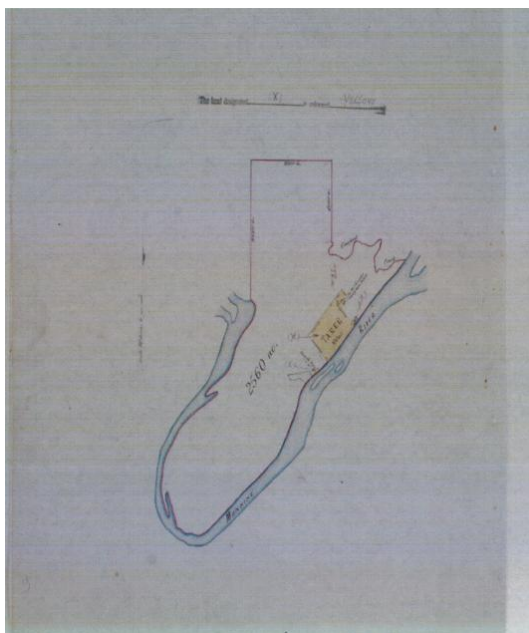


Taree House circa 1890

1892, 2nd April 1892, the land is officially recorded under the ownership of Percival William Flett and Henry Wynter Flett. Reference Volume 1052, Folio 26. Summarised transcript below.

Percival William Flett of Smithtown Bank manager and Henry William Flett of Taree grazier are now the proprietors of an estate in Fee simple as joint tenants subject nevertheless to the reservations and conditions if any contained in the grant hereinafter referred to And also subject to such encumbrances liens and interests as are certified hereon in that piece of land situated at Taree in the parish of Taree and County of Macquarie containing two thousand five hundred and sixty acres or thereabouts – excepting thereout One hundred acres (Township of Taree) One acre two roods thirty six perches (for Church of England purposes) Lots one and two and part of Lot Three of original Section Four of said township and ten acres transferred to the Most Gracious Majesty Queen Victoria respectfully coloured yellow on plan hereon

Which said piece of land is shown on the plan herein and therein edged red and delineated in the Public map of the said parish deposited in the office of the Surveyor General originally granted to William Wynter by Crown Grant dated the twenty ninth day of June one thousand eight hundred and thirty nine.



1895: Henry Wynter Flett is declared Bankrupt in March 1895. See Newspaper reports below.

New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), Tuesday 19 March 1895 (No.192), page 1943

[Notice under Section 11 of the Bankruptcy Act, 1887.]
In the Supreme Court of New South Wales. (9,448)
IN BANKRUPTCY.
Re Henry Wynter Flett, of Taree, grazier.
NOTICE is hereby given that a Sequestration Order has this day been made against the abovenamed bankrupt, on his own petition.—Dated at Sydney, this 13th day of March, A.D. 1895.
ARTHUR HENRY,
Registrar in Bankruptcy.
2448 8s. 6d.

19 March 1895

New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), Thursday 11 April 1895 (No.257), page 2520

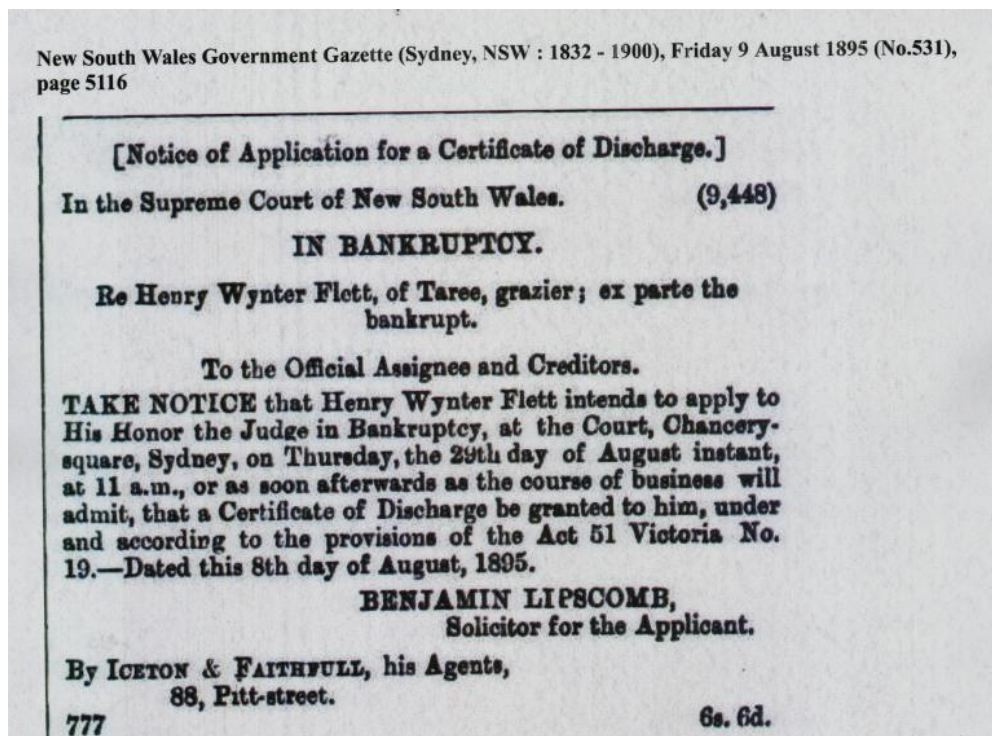
In the Supreme Court of New South Wales. (9,449)
IN BANKRUPTCY.
Re Henry Wynter Flett, of Taree, grazier.
NOTICE is hereby given that the First Meeting of creditors in the above matter will be held at the Court-house, Taree, before the District Registrar in Bankruptcy, on the 8th day of May, 1895, at 11 a.m., or as soon after as the course of business will permit. To entitle a creditor to vote thereat, his proof must be lodged with the Registrar in Bankruptcy, Chancery-square, Sydney, not later than the 26th day of April, 1895.
ARTHUR HENRY,
Registrar in Bankruptcy.
Official Assignee—AUGUSTUS MORRIS.
3126 6s.

11 April 1895

On 10th June 1895, by Indenture, Henry Wynter Flett transfers his trusts in the land to Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk. Reference Book 559, Number 633. Summarized transcript below.

This indenture made the tenth day of June One thousand eight hundred and ninety five Between Henry Wynter Flett of Taree Manning River in the Colony of New South Wales Grazier the last surviving Trustee of the last Will and testament of Henry Flett late of Taree aforesaid Landowner deceased of the one part and Alexander Pentleton Stewart of Sydney in the said Colony Inspector of the Australian Joint Stock Bank Limited, Diana Mary Flett of Lewisham near Sydney aforesaid Spinster and Charles Fisk of Sydney aforesaid Accountant of the other part. Whereas the said Henry Flett by his Last Will and Testament bearing date the twenty fifth day of July one thousand eight hundred and seventy seven after appointing his wife Mary Stimpson Flett therein described and the said Delmore Wynter and Henry Wynter Flett Trustees and Executors of his said Will save devised and bequested all his Real and personal estate and effects whatsoever and wheresoever unto and to the use of the said trustees their heirs executors administrators and assigns upon the trusts and subject to the conditions powers and provisions therein contained and in in and by the said Will it was expressly provided and directed that in case the said Trustees or any other person being a trustee of his said Will should depart this life or be desirous of returning or being discharged from the trusts therein declared or disclaim or reject or refuse or become incapable whether from continued absence or otherwise to act therein before the same should be fully executed then and as often as the same should happen it should be lawful for the said wife during her lifetime and whilst his widow and after death or marriage then for the surviving capable or continuing Trustee or the last acting or continuing Trustee or the executors or administrators of the last surviving Trustee at their or his discretion to appoint any fir person or persons to supply the place of trustee or Trustees so dying or being desirous of retiring or being discharged or disclaiming or refusing or neglecting or becoming incapable to act as aforesaid and thereupon so soon as expedient all and singular his said trust estate these subject to any of the aforesaid trusts shall be conveyed and assigned so and in such manner that the same might be rested in such new trustee or Trustees jointly with the surviving or continuing Trustee or trustees or solely in such new Trustee or trustees and their respective heirs executors and administrators as the case may requires And that such new trustee or Trustees should have and might exercise the same powers and authorities as if he had been appointed by the reciting Will and that too before the said trust estate should be so conveyed and assigned as aforesaid and that the acting executors or administrators of a sole Trustee should have and might exercise the powers of such trustee. And whereas the said henry Flett departed this life on the eighth day of November one thousand eight hundred and seventy seven and probate of his said Will was granted by the Supreme Court of New South Wales in its Ecclesiastical Jurisdiction on the twenty sixth day of February one thousand eight hundred and seventy eight to the said Mary Stimpson Flett, Delamore Wynter and Henry Wynter Flett the Executrix and Executors therein named and whereas the said Mary Stimpson Flett departed this life twenty eighth day of March one thousand eight hundred and ninety and the said Delamore Wynter departed this life on the twenty third day of May one thousand eight hundred and ninety four And whereas the said Henry Wynter Flett is the last surviving and continuing Trustee of the Will of the said henry Flett and he is desirous of retiring from the trusts in him preposed by the said will and of appointing the said Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk to be trustees of the said will in the place and stead of himself the said henry Wynter Flett and the said Mary Stimpson Flett and Delamore Wynter deceased.....And the said Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk do hereby accept the trusts declared in and by the said Will. In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

In August 1895, Henry Wynter Flett seeks Discharge from his Bankruptcy.



9th August, 1895.

Information: Alexander Pentleton Stewart was born 24 January 1841 at Byalla a 2,500 acre parcel of land on the tiny Fish River near Gunning, NSW. Gunning was at the "Limit of Settlement" until 1838 when the first land was released for purchase from the Government.

Alexander was baptised on 16 September 1841 at Byalla, Fish River. His middle name Pentleton is believed to have originated through his mother's family. It has remained a middle name of choice throughout the Stewart family.

Alexander began his banking career in 1865 as a junior clerk with the Australian Joint Stock Bank. Within a few months he was sent to Taree on the Manning River, and here it is likely that he met his wife, a daughter of Mr Henry Flett, Member of Parliament of Taree Estate. In 1867 Alexander was launched on the goldfields of NSW as accountant and teller at Weddin, and in that position he soon gained a special reputation as an excellent gold buyer. After some time at Forbes and Tambaroora he was appointed to the managership of the Gulgong Branch of the Australian Joint Stock Bank in 1871 where he remained until 1875.

Alexander Stewart later managed branches of the Australian Joint Stock Bank at Rylstone, Cowra, Armidale and Hay where he was very popular. He was known as the "King of Hay" and was instrumental in having a Bill of Parliament passed to allow the railway to be built between Hay and Deniliquin.

The Australian Joint Stock Bank (AJS Bank), was incorporated by an Act of NSW Parliament in 1853, making it Australia's oldest bank. In 1893 it was registered with limited liability and became known as the Australian Joint Stock Bank Limited. In 1910 the company changed its name to The Australian Bank of Commerce Limited. Alexander was responsible for the bank's restructure and his career flourished till he became the Chief Inspector and then General Manager of the Australian Bank of Commerce. In the early 1900's the bank became the Bank of New South Wales and is now known as Westpac.

In 1872 he married Jane Martha Flett (whose father, Henry Flett was a Member of the Legislative Assembly and founder of the town of Taree, on the Manning River in NSW). Alexander and Jane had six children: James, Henry, Alexander, Charles, Guy and Colin.

In 1893 Alexander's annual salary was noted in bank minutes as being £1,000 p.a., but upon appointment as Chief Inspector of the Australian Joint Stock Bank Ltd 13 November 1894 his salary subsequently increased to £1,200 p.a.

In 1895 he was appointed a Justice of the Peace. On 1 March 1895 he was nominated to the Council of the Institute of Bankers. He was aged 54.

1 May 1908 he was appointed General Manager of the Australian Bank of Commerce receiving an annual salary of £2,000 per year.

He died on 27th June, 1923.



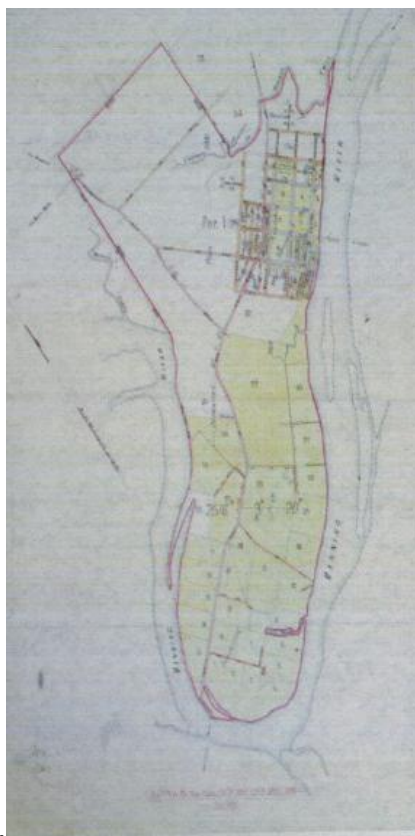
Alexander Pentleton Stewart's Headstone,

Diana Mary Flett was born on 17th September 1843, in Taree, NSW. She was the daughter of Henry Flett and Mary Stimpson Flett (Wynter). She did not marry. Her death is recorded as 23rd May, 1919.

Charles Fisk was an Accountant and the husband of Florence Anne Fisk, nee Flett, the daughter of Henry Flett and Mary Stimpson Flett (Wynter). They were married about 1894. They had one son, Anthony W Fisk. Charles and Florence are buried in the Anglican Section of Rookwood Cemetery, Sydney.

1903; 29th May, 1903. A Certificate of Title is signed in favour of Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk. Reference Volume 1470, Folio 90. Summarised transcript below.

Alexander Pentleton Stewart of Sydney Bank Inspector Diana Mary Flett of Sydney Spinster and Charles Fisk of Sydney Accountant by virtue of Certificate of Title Volume 1170 Folio 103 now surrendered as to residue after transfer numbered 356206 are now the proprietors of an Estate in Fee Simple as Joint Tenants subject nevertheless to the reservation and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and interests as are notified hereon in That piece of land situated at Taree partly in the Municipal District of Taree Parish of Taree and County of Macquarie containing two thousand five hundred and sixteen acres three roods twenty perches or thereabouts as shown on the plan hereon and therein edged in red being part of the two thousand five hundred and sixty acres (Portion One of Parish) delineated in the Public maps of the said Parish deposited in the Department of Lands originally granted to William Wynter by Crown Grant dated the Twenty Ninth day of June One thousand eight hundred and thirty nine. Exclusively of the lands respectively coloured yellow on the said plan herein



1908, 30th July, 1908 another Certificate of Title is issued to Stewart, Flett and Fisk. Reference Volume 1895, Folio 176. Summarised transcript below.

Alexander Pentleton Stewart Bank Manager Diana Mary Flett spinster and Charles Fisk Accountant all of Sydney by virtue of Certificate of Title Volume 1470 Folio 90 now surrendered as to residue after transfer numbered 494009 are now the Proprietors of an estate in fee simple as Joint tenants Subject nevertheless to the reservations and conditions if any contained in the grant herewith referred to And also subject to such encumbrances liens and interest as are notified hereon in That piece of land situated in Taree partly in the Municipality of Taree and partly in the Shire of Manning Parish of Taree and County of Macquarie containing two Thousand five hundred and sixteen acres three roods twenty perches or thereabouts as shown on the plan hereon and therein edged in red being part of two thousand Five hundred and Sixty acres(Portion One of Parish) delineated in the Public map of the said parish deposited in the Department of Lands originally granted to William Wynter by Crown Grant dated the twenty ninth of June one thousand eight hundred and thirty nine.....

Recorded in the Manning Shire's Rate Books 1907 – 1909 Lot 36 is assessed along with other property totalling 100 acres owned by Alexander Pendleton Stewart, Charles Fisk and Dianna Flett, however, occupied by Henry Wynter Flett. Assessment number: 757. The lot is described as 32 acres two roods. The Unimproved Capital Value of the combined property was recorded as Four hundred and eighty pounds. The Improved Capital Value was Six hundred and forty pounds. Rates recorded were: The 1907 general rate of Two pounds, 1908 Arrears of two pounds, 1908 General rate was Three pounds and 1909 general rate was recorded as Two pounds.

1912; 21st October 1912. Certificate of Title confirms ownership of Land, with exceptions previously outlined, with Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk as Joint Tenants. Reference Volume 2304, Folio 143.

Recorded in the Manning Shire's Rate Books 1910-1913 Lot 36, Assessment number 1651. Land is registered C/- C. Boyce Taree/Charles Fisk. Trustees Taree Estate. Box 652. G.P.O Sydney. Lot 36 was described as 32 acres 2 roods. Lot 36 was assessed along with all of the other land owned at the time with 1913 Unimproved Capital Value of Three thousand two hundred and eighty four pounds.

Information: Elizabeth Mcleod was the daughter of Angus Mcleod and his wife Janet who lived at Dunvegan, Mondrook. It is interesting to note that Angus was born in Skye, Scotland. The name "Skye" appears later as the name of the family home in Taree. They had five children; John (b 1858), Elizabeth (b 1860), William (b 1870), Donald and Angus (b 1864). Elizabeth was born at Tinonee 26 August 1860. She never married. She lived most of her adult life at Mondrook. She died 4th August 1933 at Tinonee and is buried at the Bight Cemetery, near Tinonee. Her brother, William Mcleod, was born 11 April 1870. He lived at Mondrook and also never married. William died 2 June 1962 and is buried in the Bight Cemetery, near Tinonee.



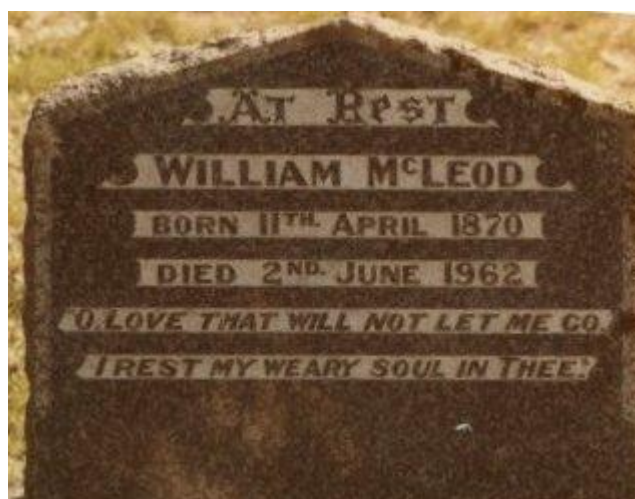
Elizabeth McLeod



William McLeod



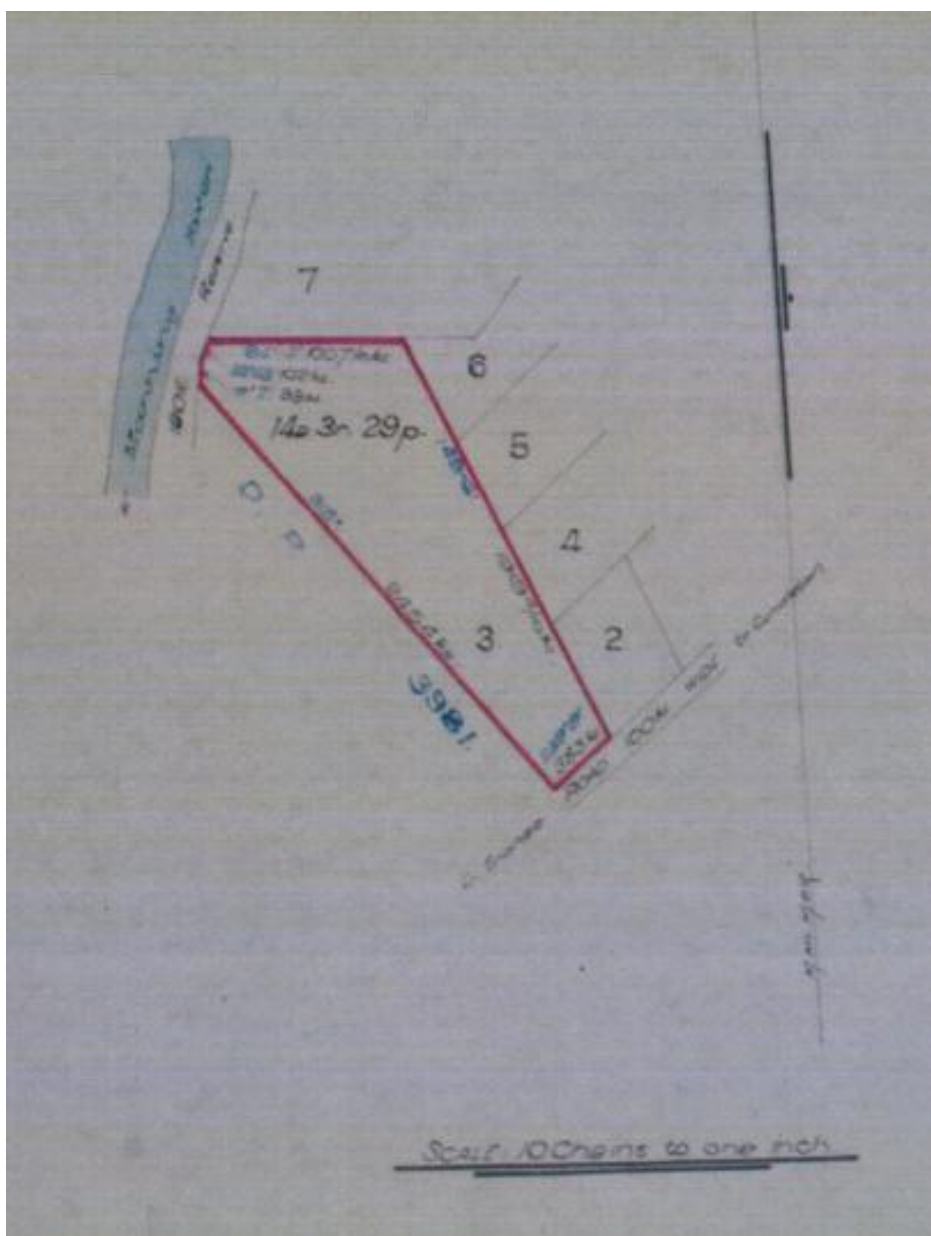
Headstone of Elizabeth McLeod located in the Bight Cemetery, near Tinonee



Headstone of William McLeod in the Bight Cemetery, near Tinonee.

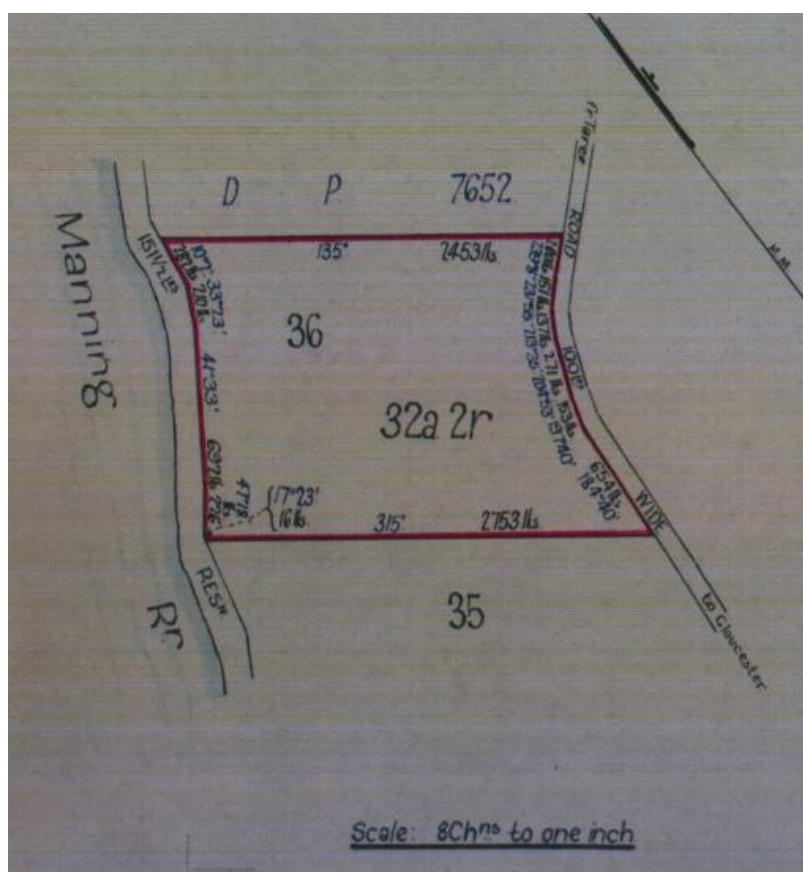
1915: On 5th May 1915, Elizabeth Mcleod purchases Lot 3 from Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk. See Volume 2572, Folio 63. Transcript below.

Elizabeth Mcleod of Dunvegan Tinonee Spinster under Instrument of Trasnsfer from Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk No. A 169832 is now the Proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interest as notified hereon, in That piece of Land situated at Taree in the Shire of Manning, parish of Taree, and County of Macquarie containing Fourteen acres three roods twenty nine perches, or thereabouts as shown on the Plan hereon, and therein edged in red, being Lot 3 on a Plan deposited in the Land Titles Office, Sydney, No. 7652 and part of two thousand five hundred and sixty acres (Portion 1 of parish) delineated in the Public Map of the said parish in the Department of Lands originally granted to William Wynter by Crown Grant dated the twenty ninth day of June One thousand eight hundred and thirty nine.

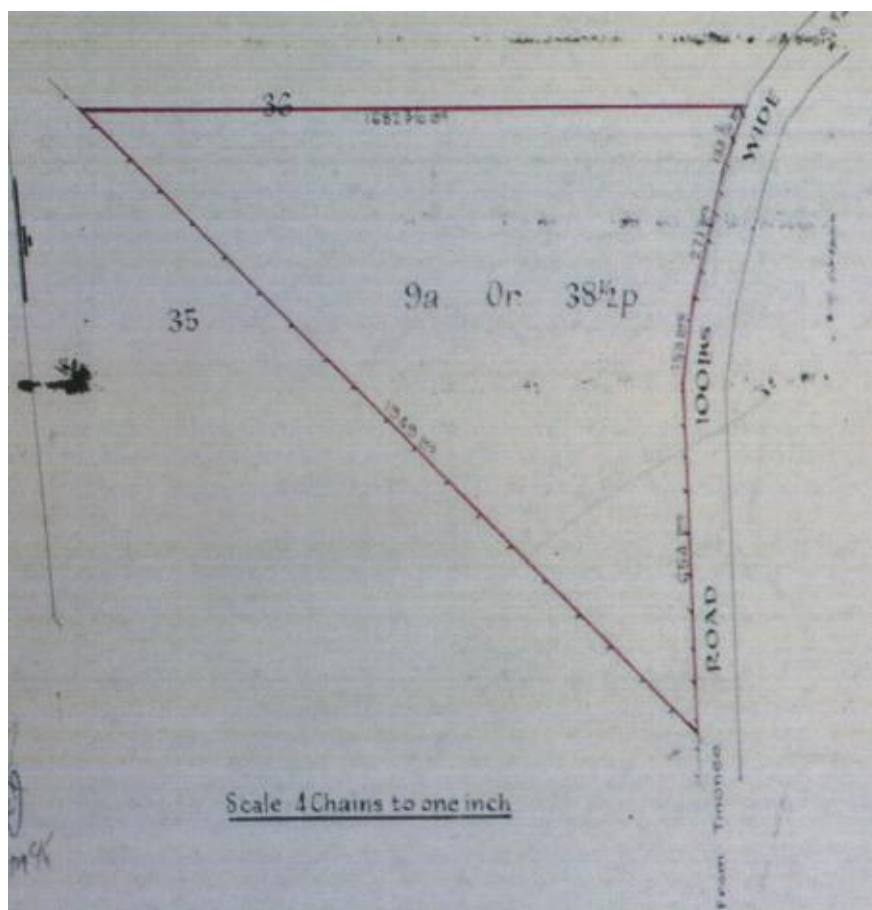


1918: 1st May 1918, Elizabeth Mcleod purchases Lot 36 (the specific lot of this research) from Alexander Stewart, Diana Flett and Charles Fisk. Note that the area included is from the Manning River down to Edinburgh Drive (the then Road to Tinonee). Reference Volume 2841, Folio 29. Transcript below.

CERTIFICATE OF TITLE Elizabeth Mcleod of Mondrook Spinster Transferee under Instrument of Transfer from Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk No. A374470 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified herein, in That piece of land situated in Taree in the Shire of Manning Parish of Taree and County of Macquarie containing Thirty two acres two roods , or thereabouts, as shown on the Plan hereon, and therein edged in red, being Lot 36 on a plan deposited in the land Titles Office, Sydney, No. 3981 and being part of 1560 acres (Portion One of parish) delineated in the Public Map of the said parish in the Department of lands originally granted to William Wynter by Crown Grant dated the twenty ninth day of June one thousand eight hundred and thirty nine



1924: Elizabeth Mcleod sells part of Lot 36 to Richard Richardson on 30th September 1924. This sale is of nine acres, thirty eight and one half perches and includes the southern part of Lot 36, down to Edinburgh Road adjoining Lot 35. This is not the section upon which this research is centred. Reference Volume 3645, Folio 47. Map illustrated below.



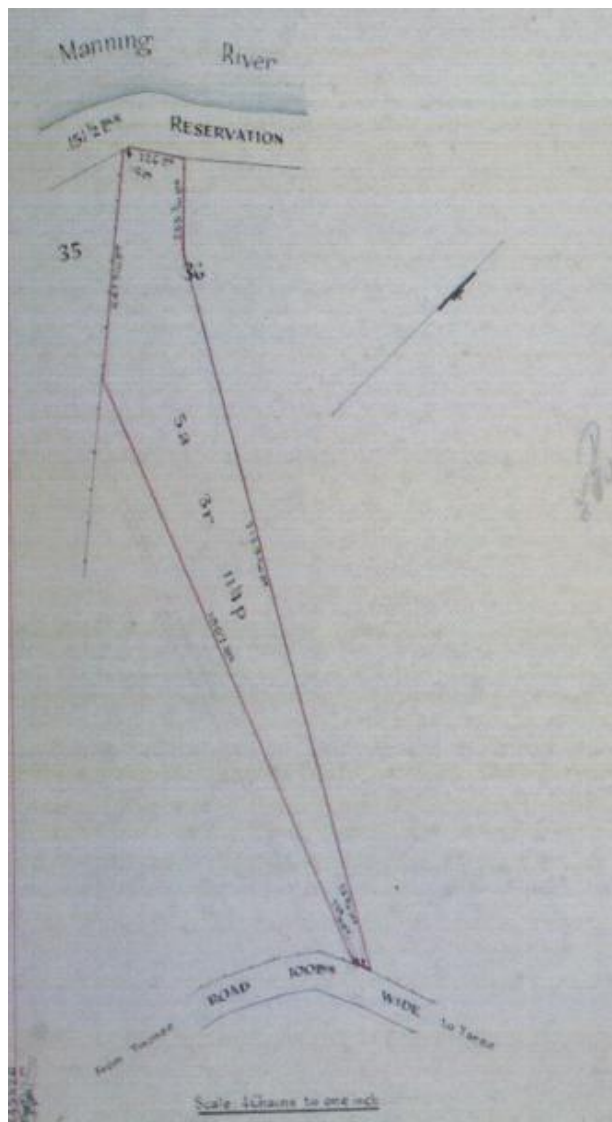
Recorded in the Manning Shire Rate Books 1917 – 1919 Assessment Number 1010 Elizabeth Mcleod, Domestic Duties, living in Tinonee is recorded as the owner of Lot 36. Farming is noted as the Nature of Tenure. Again, the land is identified as being of thirty two acres and two roods. For the years 1917 to 1919 the Unimproved Capital Value of the land is recorded, each year, as being Three hundred pounds. Annual rates were charged as Two pounds and ten shillings.

Recorded in the Electoral Roll

- 1931 – 1958 William Mcleod. Farmer. Cowper, Taree
- 1913 Elizabeth Mcleod. D.D. Tinonee. Gloucester (Electorate). F.
- 1930 Elizabeth Mcleod. D.D. "Skye" Cowper (Electorate), Taree. F.
- 1930 William Mcleod. Farmer. Cowper, Taree. M.
- 1931 Elizabeth Mcleod. D.D. "Skye" Cowper, Taree. F.

Additionally, on 30th September 1924, Mcleod sells a further five acres three roods eleven and one quarter perches to Helen Janet Weller. This part is in between what Mcleod has kept for herself and that piece sold to Richard Richardson. Reference Volume 3645, Folio 128. Transcript and map below.

CERTIFICATE OF TITLE. *Helen Janet Weller wife of Solomon John Weller of Taree, farmer, Transferee under Instrument of Transfer from Elizabeth Mcleod No. B. 45526 is now the proprietor of the estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as notified hereon, in that piece of Land situated at Taree in the Shire of Manning Parish of Taree, and County of Macquarie containing Five acres three roods eleven and one quarter perches, of thereabouts as shown in the Plan hereon and therein edged red, being part of Lot 36 in a plan deposited in the Land Titles Office, Sydney, No. 3981 and also shown in plan annexed to the said Instrument of Transfer No. B. 45526 being also part of 2560 acres (Portion 1 of Parish) delineated in the Public Map of the said Parish in the Department of Lands, originally granted to William Wynter by Crown Grant dated the twenty ninth day of June One thousand eight hundred and thirty nine*



The Weller family was related to the Mcleod family via marriage.



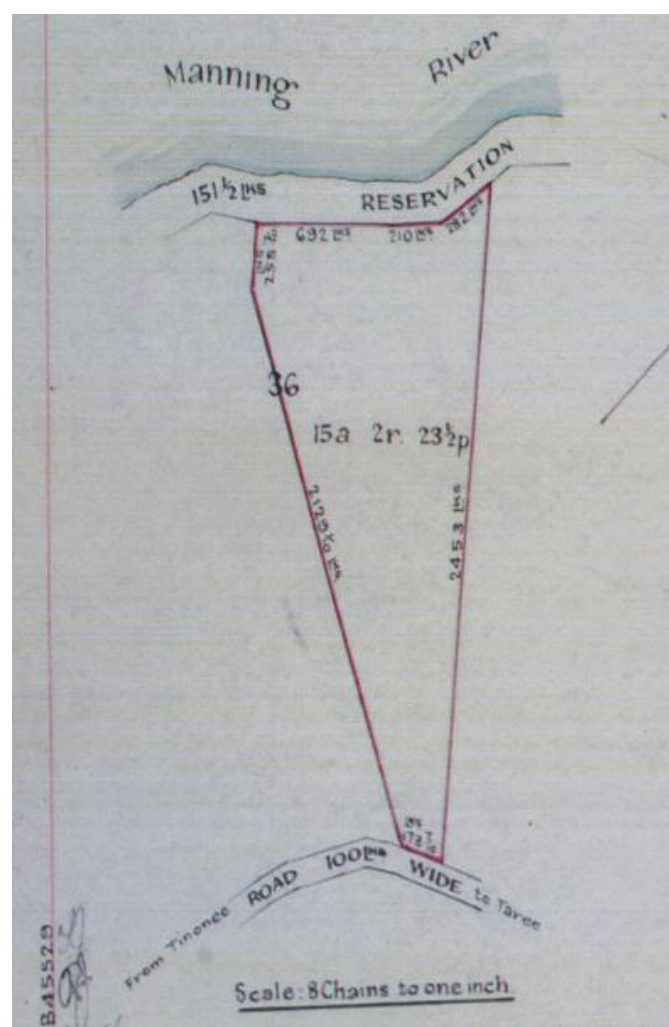
Photo of the Mcleod/Weller families outside the Mcleod's Dunvegan home at Mundrook.



Early photo of "Skye Estate" from Bays Hill looking across to what I believe may be the house this research is based on (middle, right hand side of photo).

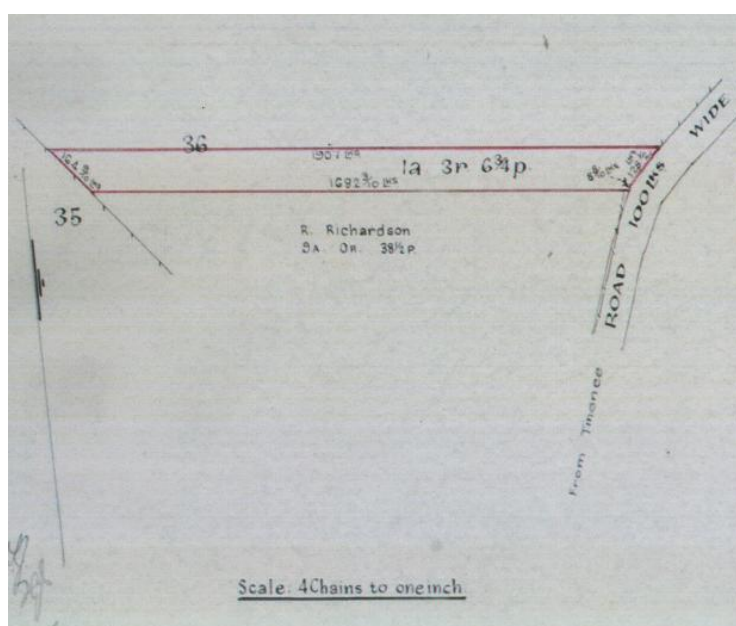
Following the sale of part to Richard Richardson and Helen Weller on 30th September 1924 a certificate of Title confirms Elizabeth Mcleod's ownership of the North Western section of Lot 36, part of which is the subject of this research. Reference Volume 3645, Folio 123. Transcript and map below.

Elixabeth Mcleod of Dunvegan, near Tinonee, Spinster, by virtue of Certificate of Title Volume 2841, Folio 29 now surrendered as to Residue after transfer No. B.45528 is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in that piece of land at Taree in the shire of Manning Parish of Taree, and County of Macquarie containing Fifteen acres two roods twenty three and one half perches or thereabouts, as shown hereon and therein edged red, being part of Lot 36 in a Plan deposited in the lands Titles Office, Sydney, No 3981 and being also part of 2560 acres (Portion 1 of parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to William Wynter by Crown Grant dated the twenty ninth day of June One thousand eight hundred and thirty nine.



On 1st October 1924, Richard Richardson purchases a further one acre, three roods and six and three quarter perches from Elizabeth Mcleod. See Volume 3645, Folio 204. Transcript below.

RICHARD RICHARDSON of Mondrook, Farmer, Transferee under Instrument of transfer from Elizabeth Mcleod No.B.45528 is now the proprietor of an Estate in Fee Simple subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests, as are notified hereon, in that piece of land situated at Taree in the Shire of Manning Parish of Taree and County of Macquarie containing One acre three roods six and three quarters perches, or thereabouts as shown in the plan hereon and therein edged in red, being part of Lot 36 in a plan deposited in the Land Titles Office Sydney No. 3981 and also shown in plan annexed at Instrument of Transfer No. B. 45527 and being also part of 2560 acres (Portion 1 of Parish) delineated in the Public Map of the said Parish in the Department of Lands originally granted to William Wynter by Crown Grant dated the twenty ninth day of June one thousand eight hundred and thirty nine.



Recorded in the Manning Shire Rate Books 1926 – 1928 Assessment Number 1456 Elizabeth Mcleod is again listed as the owner of the property Lot 36. In the years 1926, 1927 and 1928 the Unimproved Capital Value of the land is listed as Two hundred pounds. Annual Rates were Two pounds, one shilling and eight pence.

It would appear that the home “Skye” was built in or about the year 1930 by the Mcleod’s. In an obituary for Elizabeth Mcleod in the Manning River Times and Advocate dated Wednesday 16th August 1933, it is recounted: “.....where she lived for nearly half-a-century until some three years ago, when, with her brother (Mr William Mcleod) – they moved to a new home they had built on property on the river bank and overlooking the scene of their childhood.” Further to this, Elizabeth Mcleod is recorded in the 1930 Electoral Roll as living at “Skye” Taree. The residence was originally constructed as a weatherboard house overlooking the river, later brick-veneered.

1933: Elizabeth Mcleod died on 14th August 1933 at the home of her brother William Mcleod at "Skye", Taree after a few days illness. Transcript from The *Northern Champion* dated 16th August 1933 is below.

The late Elizabeth Mcleod was a daughter of the late Mr and Mrs Angus Mcleod, who were among the earliest settlers at Dunvegan. She was 73 years of age and lived all her life at Dunvegan until she came to Taree three years ago to live with her brother. The late Miss Mcleod will be kindly remembered by the older generation for her wonderfully pure-hearted nature, her gentle and considerate manners, and her cheerfulness at all times. She was a devout member of the Presbyterian Church, and her whole life was living witness of the lofty ideals which governed her. She is survived by two brothers, Messers. Will (of Taree), and John (of Macksville). The late Donald Mcleod (of Dunvegan), and Angus McLeod (of Coffs Harbour) were the other members of the family. The funeral moved from the Dunvegan Presbyterian Church at 11am on Tuesday for the Bight cemetery. Rev. H.S. Parsons conducted an impressive service at the graveside, and Mr W.T. Howard carried out the funeral arrangements.

1935: On 3rd May 1935, William Mcleod (Elizabeth Mcleod's brother) is recorded as the registered proprietor of part of Lot 36, containing fifteen acres, two roods and one half perch, formerly owned by his sister. This is again confirmed on 11th September 1935. See again Volume 3645 Folio 123.

1939: The Manning River Times and Advocate Saturday 21 January 1939 reports:

"The visitor was the guest of Mr William Mcleod, of "Skye", Taree, from Sunday night to Wednesday morning and at the Manse on Wednesday night. Mr W. Mcleod invited the elders and their wives (Mr Roulston, Mr and Mrs C.H. Cook and Mr and Wemyss) to meet the Moderator at dinner on Tuesday evening, when a very enjoyable time was spent."

1948: The Manning River Times and Advocate Saturday 6 March 1948 reports:

"Taree broadcasting Station. Proposed site being surveyed. Surveyors are at work on the property of Mr W. Mcleod, of "Skye", Taree surveying for the site of the proposed broadcasting station in Taree."

1950; The Commonwealth of Australia acquisitions Lot 3, part of Lot 36 for "Postal Purposes". This was for 31 acres one rood and six perches.

Reference: Commonwealth Gazette. 16th March 1950. Cop below.

COMMONWEALTH OF AUSTRALIA.

The *Lands Acquisition Act 1906-1936.*

**NOTIFICATION OF THE ACQUISITION OF LAND BY
THE COMMONWEALTH.**

IT is hereby notified and declared by His Excellency the Governor-General acting with the advice of the Federal Executive Council, that the land hereunder described has been acquired by the Commonwealth under the *Lands Acquisition Act 1906-1936*, for the following public purpose, namely:—
—Postal purposes at Taree, New South Wales.—(A.110.)—
(Ex. Min. No. 382.)

Dated this first day of March, One thousand nine hundred and fifty.

W. J. McKELL
Governor-General.

By His Excellency's Command,
VICTOR JOHNSON
Minister of State for the Interior.

DESCRIPTION OF LAND REFERRED TO.

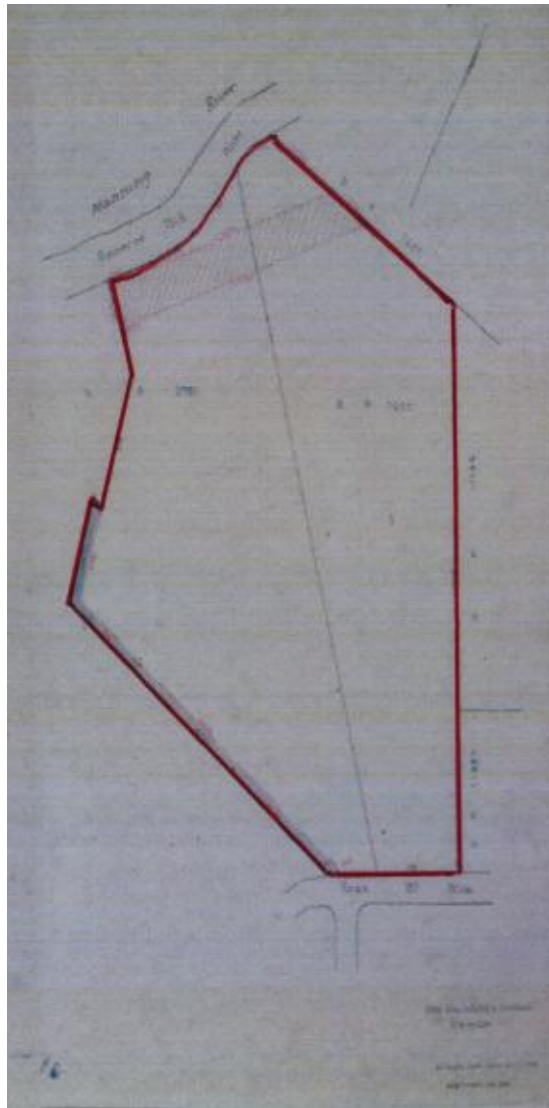
All that piece of land containing an area of 31 acres 1 rood 6 perches more or less being Lot 3 of Deposited Plan 7652 and part of Lot 36 of Deposited Plan 3981, Parish of Taree, County of Macquarie, State of New South Wales: Commencing at the westernmost corner of Lot 32 of Deposited Plan 17146 and bounded thence by southwestern boundaries of Lots 32 to 41 inclusive of Deposited Plan 17146 and the southwestern boundary of Lot 2 of Deposited Plan 7652 bearing in all 149 degrees 6 minutes 1920 links thence by parts of the northwestern sides of a road 100 links wide bearing respectively 239 degrees 7 minutes 50 seconds 583 links and 231 degrees 55 minutes 23.4 links thence by part of a northeastern boundary of the land comprised in Certificate of Title, Volume 3645, Folio 204, bearing 277 degrees 40 minutes 1473.25 links thence by lines bearing 345 degrees 51 minutes 386.2 links 108 degrees 48 minutes 59.6 links 345 degrees 51 minutes 478 links and 311 degrees 36 minutes 30 seconds 325.6 links thence by southeastern boundaries of a reserve 151.5 links wide bearing 41 degrees 33 minutes 224 links 33 degrees 23 minutes 210 links 10 degrees 2 minutes 381 links and 33 degrees 53 minutes 102 links thence by part of a southwestern boundary of Lot 7 of Deposited Plan 7652 bearing 94 degrees 10 minutes 50 seconds 1006.6 links to the point of commencement.

1950: The Manning River Times and Advocate. Wednesday 14th June 1950 reports:

"Miss I. Mcleod, who recently finished her training as a nurse at Sydney Hospital, is spending a holiday as guest of Mr W. Mcleod, of "Skye", Taree."

1952: On 4th March 1952, the Commonwealth of Australia is recorded as the proprietor of Lot 3 (Part of Lot 36). See Volume 6456, Folio 165. Transcript below.

THE COMMONWEALTH OF AUSTRALIA, by virtue of Notification of Acquisition No. F263940 is now the proprietor of an Estate in Fee Simple, subject to such exceptions encumbrances liens and interests as are notified hereon in that piece of land situate at Taree in the Shire of Manning Parish of Taree and County of Macquarie containing thirty one acres one rood six perches or thereabouts as shown in the plan herein edged red and also shown in plan lodged with the said Notification of Acquisition No. F263940 being Lot 3 in Deposited Plan No. 7652 and part of Lot 36 in Deposited Plan No. 3981 and being also part of 2560 acres (Portion 1 of Parish) originally granted to William Wynter by Crown Grant dated 29th day of June 1839.

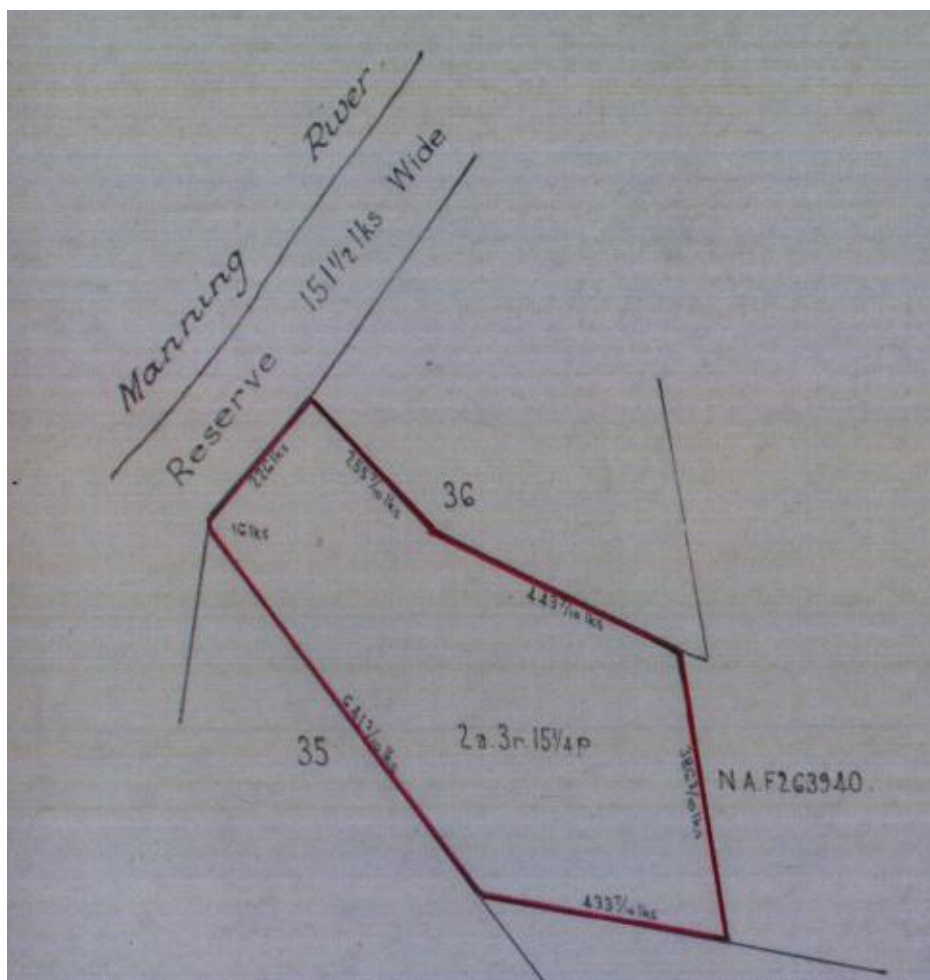


However, later in 1952, the land is returned to the ownership of William Mcleod and Helen Janet Weller

On 4th March 1952, Helen Janet Weller is recorded as the Proprietor of part of Lot 36. See Volume 6456, Folio 167. Transcript below.

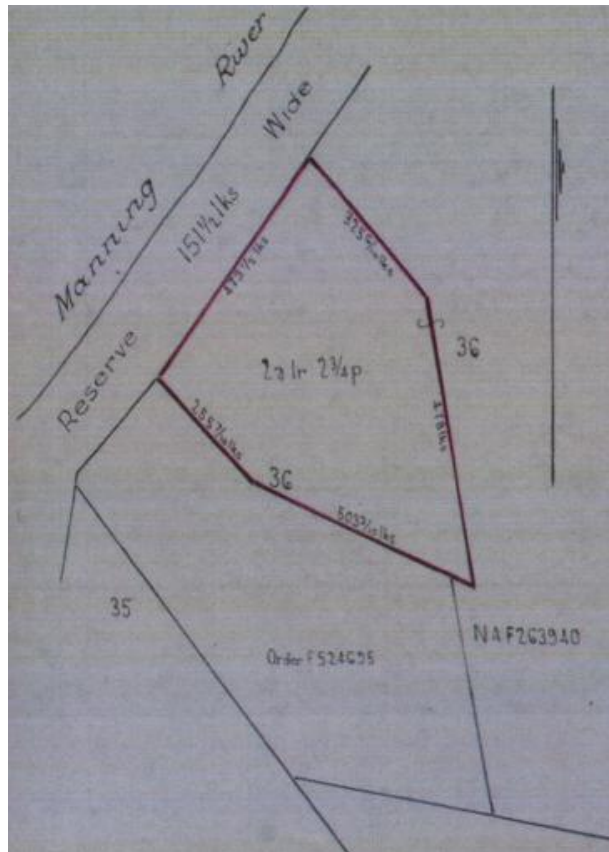
HELEN JANET WELLER, wife of Solomon H

John Weller, of Taree, Farmer, by virtue of Certificate of Title Volume 3645 Folio 128 now surrendered is now proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests as are notified hereon, in that piece of land situated at Taree in the Shire of Manning Parish of Taree, and County of Macquarie containing Two acres three roods fifteen and one quarter perches or thereabouts as shown in the plan hereon and therein edged red being part of Lot 36 in Deposited Plan No. 3981 and being also part of 2560 acres (Portion 1 of Parish) originally granted to William Wynter by Crown Grant dated 29th day of June 1839.



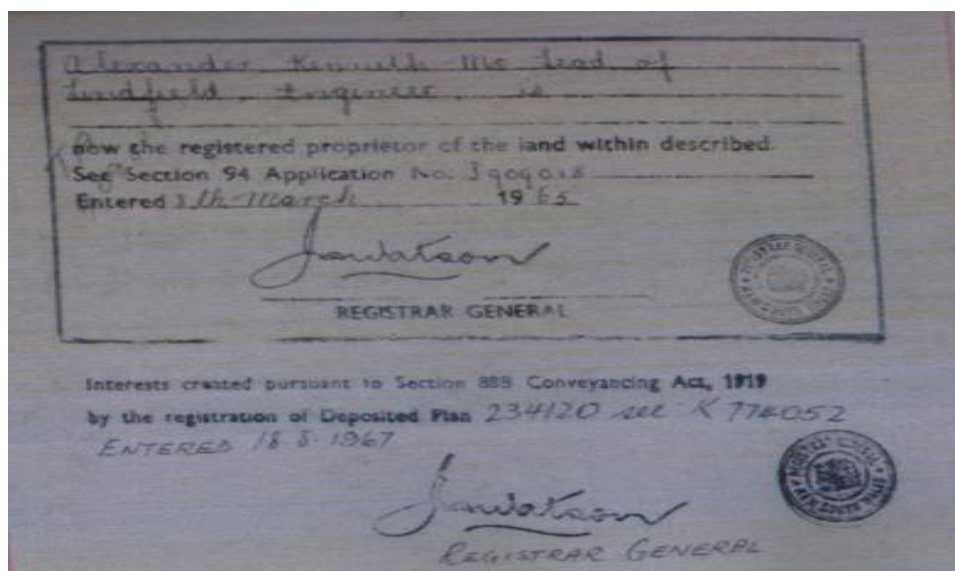
Volume 6456 Folio 166 dated 4th May 1952 shows William Macleod the proprietor of Two acres, one rood, two and three quarter perches being part of Lot 36. See transcript below. This is the section upon which this research is centred.

WILLIAM Mcleod, of near Taree, Retired Farmer, by virtue of Certificate of Title Volume 3645 Folio 123 now surrendered is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated in Taree in the Shire of Manning Parish of Taree and County of Macquarie containing two acres one rood two and three quarter perches or thereabouts as shown in the Plan hereon and therein edged in red being part of Lot 36 in Deposited Plan No. 3981 and also being part of 2560 acres (Portion 1 of Parish) originally granted to William Wynter by Crown dated 29th day of June 1839.



1962: William Mcleod died 2 June 1962 and is buried in the Bight Cemetery, Tinonee.

1965: Alexander Kenneth McLeod is the registered proprietor of the said land. See Volume 6456 Folio 166 and Stamp below.



Information:

William Mcleod, took in his nephew, Alexander Kenneth Mcleod, who lived with him from the age of seven years. Alexander was born 16 October 1899 and died at Lindfield, 24th May 1981. He married Elsie Maude (Macphail) in Sydney in 1923. They had three children, Isla May, Nessie and Kenneth. They lived at 9 The Avenue, East Balmain, during the early years of their marriage. Isla May Mcleod was born 11th November 1927. They are recorded in the Australian Electoral Rolls, 1903 – 1980 as follows:

Alexander was the nephew of Elizabeth Mcleod and her brother, William Mcleod. (Sister) Isla Mcleod was the daughter of Alexander and Elsie Mcleod.

Listed below are entries in the Electoral Rolls for 1949 and 1954.

1949 Alexander Kenneth Mcleod. 9 The Avenue, Balmain East. Fitter.

Isla May Mcleod 9 The Avenue, Balmain East. Nurse.

1954 Isla May Mcleod 9 The Avenue, Balmain East. Nurse.

1967: 18th August 1967. Deposited Plan registered indicating the creation of lot within the subdivision. Lotb36 DP3981. This included the construction of the roadway, now known as Mcleod Close.

Information: Isla May Mcleod was registered as a nurse in Sydney 8th June 1950. Reference: NSW Medical Registers 1925 – 1954. Record No. 58856.

Electoral Rolls 1958 to 1988 record Isla may Mcleod as listed below.

1958 Electoral Roll, Elizabeth is registered as:

Isla May Mcleod. Trained Nurse. District Hospital at Narrandera. F.

1963 Electoral Roll, Elizabeth is registered as:

Isla May Mcleod. 7 Wolseley Rd, Bradfield. NSW. Nurse.

1968 Electoral Roll, Mcleod's are registered as:

Isla May Mcleod. Skye Edinburgh Drive, Taree. Nurse. F.

Alexander Kenneth Mcleod. Skye. Edinburgh Drive, Taree. No

1972 Electoral Roll Isla Mcleod is registered as:

Isla May Mcleod. Skye. Edinburgh Drive, Taree. Nurse. F

1977 Electoral Roll Isla Mcleod is registered as:

Isla May Mcleod. Skye. Edinburgh Drive, Taree. Nurse. F

1980 Electoral Roll Isla Mcleod is registered as:

Isla May Mcleod. Skye. Edinburgh Drive, Taree. Nurse. F

1988 Electoral Roll Isla Mcleod is registered as:

Isla May Mcleod 10 Mcleod Close Taree, Nurse. F

Thus, it can be assumed from the aforementioned Electoral Rolls, that Isla Mcleod was the owner/occupier of the property until at least 1988, and at that time, the property was being identified as 10 Mcleod Close, Taree. Following the sale of the property in 1990, Miss Mcleod moved to Coffs Harbour. As at November 2022, she is recorded to be living at the RFBI Masonic Village, 33 Mackays Road, Coffs Harbour.

1976: 5th April, 1976 Building Application No 105/76 approved for "alterations and brick Veneering of dwelling" being "Lot 3 DP234120.

1988: Timothy and Beverley Stack purchase the property now identified as 8 Mcleod Close, Taree. This property "wraps around" the front and north-eastern side of 10 Mcleod Close.

1990: Isla Mcleod retires and moves to Coffs Harbour and on 13 November 1990, 10 Mcleod Close is sold for \$325,000 to the Stack family, from Taree. Timothy John Stack and his wife, Beverley Mary Stack, now own the property including the adjoining property identified as 8 Mcleod Close, Taree. On 13 December 2010, Stacks also purchased 6 Mcleod Close for \$500,000 from Osborne Gilbert Keith Sutherland and Ethel Marjorie Sutherland. The Sutherlands purchased the property 21st March, 1998 for \$250,0000.

Timothy was born and raised in Wingham. He trained as a Solicitor at Sydney University and was appointed a Barrister in 1975. Timothy and Beverley have seven children. Timothy is an active member of the Taree community and is currently the Chair of Directors of Stacks/The law Firm, Taree.



Timothy Stack

The Stack family never lives in 10 Mcleod Close, however it is rented out.

2021: In April 2021 the property is vacated by tenants and remains unoccupied for many months.

2022: 1st July 2022 the property is leased to me, Norman Lilley, through Shultz Real Estate, Victoria Street, Taree.



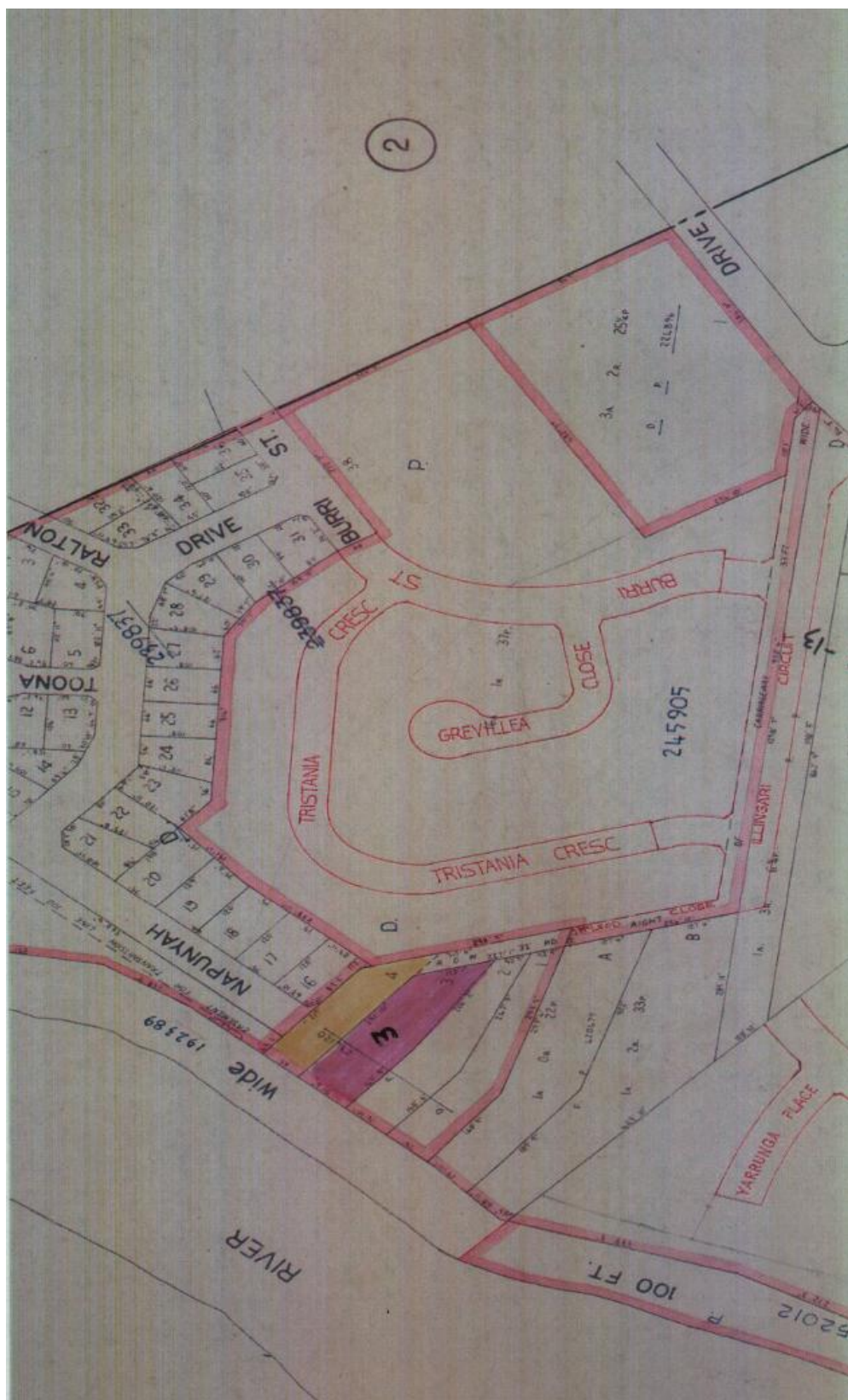
Photos of 10 Mcleod Close, Taree (2022)

The home was originally built with a weatherboard surround. It has been renovated and modified inside and outside throughout its lifetime. It is now a brick-veneered home with modern interior.



View from the front yard of 10 Mcleod Close, Taree.

A more recent map below shows the area of which this research is based. Now identified as 10 Mcleod Close, Taree and the adjoining 8 Mcleod Close, Taree. Lot 3 DP 234120 shaded in red below.



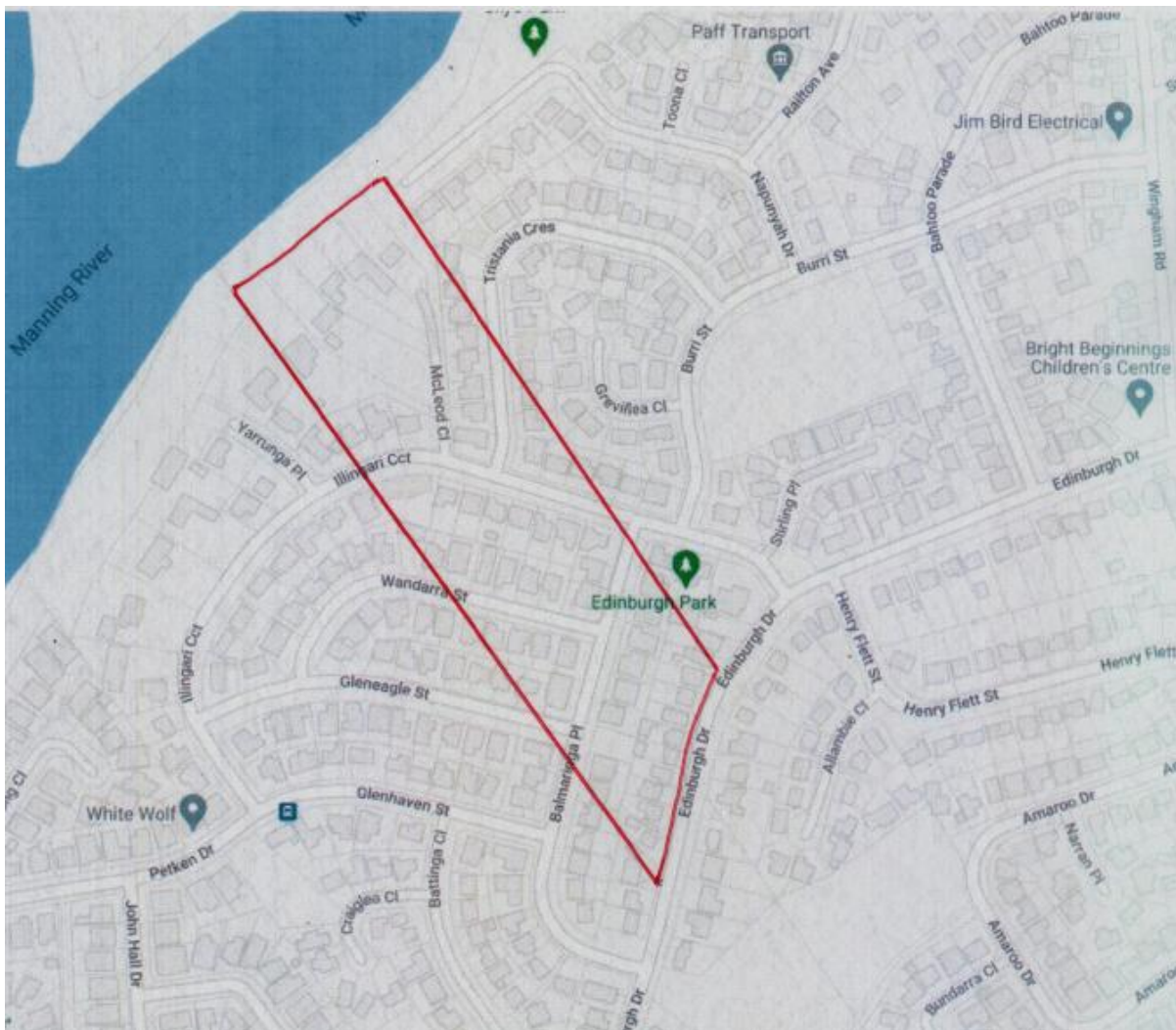
Lot 3 (8 & 10 McLeod Close) shaded in yellow in the map below, showing the modern subdivided blocks within the area formerly identified as Lot 36, Section 1.



10 McLeod Close shaded in pink and 8 McLeod Close shaded in yellow in map below. As stated previously, 8 McLeod Close wraps around 10 McLeod Close as shown. Both properties as well as the adjoining 6 McLeod Close are owned by Timothy and Beverley Stack.



Map below shows and overlay of Lot 36 on today's suburban outlook.

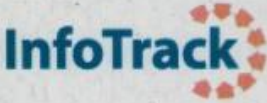


Current Title Search Information related to 10 Mcleod Close, Taree shows the property owned by Timothy and Beverley Stack.



**LAND
REGISTRY
SERVICES**

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/234120

SEARCH DATE	TIME	EDITION NO	DATE
15/10/2022	4:02 PM	1	24/1/1991

LAND

LOT 3 IN DEPOSITED PLAN 234120
LOCAL GOVERNMENT AREA MID-COAST
PARISH OF TAREE COUNTY OF MACQUARIE
TITLE DIAGRAM DP234120

FIRST SCHEDULE

TIMOTHY JOHN STACK
BEVERLEY MARY STACK
AS JOINT TENANTS (T 2455082)

SECOND SCHEDULE (3 NOTIFICATIONS)

1	RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2	F546523 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED
3	DP234120 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Research

Further research or to view the References used in this Research Project I suggest that you visit <https://www.nswlrs.com.au>

The information below contains essential information for anyone researching old land titles via the NSW LRS portal.

Searching & Search Results

Tips on Historical Searching

Land records and titling is complex in nature. The NSW Land Registry Services search guides provide information on researching land records. Click here to view and download [NSW LRS search guides](#)

Further information about collections in the HLRV and online can be viewed at [Historical Records Online](#) in the NSW LRS website.

Searching by Attribute



The screenshot shows a search interface with three options: 'Attribute' (highlighted with a blue bar), 'Keyword', and 'Lot (Ref Maps)'. To the right of these options is a large, empty text input field for entering search values.

An attribute is a searching value, or a metadata field, associated to each of the record sets. For example, an attribute for Parish Map is 'Parish name', for Old Form Torrens Register the attribute is 'Vol-Fol'. It relates to the metadata captured for a record set.

Select an 'Attribute' to search on from the left dropdown panel. Then type the value to be searched on into the text box on the right. The value is not case-sensitive but only images that have exactly the entered value for the selected attribute will be retrieved. It is recommended a keyword search is performed where the correct value is unknown.

All image collections will be searched unless the image collection selection is changed in the left of the screen (see the [Filtering by Image Collections \(Search For\)](#) section below).

Searching by Keyword



The screenshot shows the same search interface as before, but now 'Keyword' is highlighted with a blue bar. The text input field on the right is still empty.

When searching by 'Keyword' type a keyword into the textbox and press  to execute the search.

The metadata (which is data captured about the records) held against images will be searched for the keyword. This includes geographic area names such as counties, parishes and towns as well as reference numbers such as Volume Folio Numbers for Old Form Torrens Register titles.

TIP: Narrow the search results by filtering searches by record collection. All image collections will be searched unless the selection is changed in the left of the screen (see the [Filtering by Image Collections \(Search For\)](#) section).

The keyword is not case-sensitive. A partial keyword can be entered e.g. searching on "ba" will retrieve index and map results matching from the beginning of the value i.e. Bathurst maps, Conditional Purchase Index surname initial "BA", etc.

Searching by Lot (Reference Map Search)

The image shows a vertical sidebar with three tabs: 'Attribute', 'Keyword', and 'Lot (Ref Maps)'. The 'Lot (Ref Maps)' tab is highlighted with a blue border and a blue vertical line to its right.

To search for an LTO charting map by 'Lot' type the Lot Number, Section Number (if appropriate) and Plan Number into the appropriate panels. Plan Type will default to DP (Deposited Plan) alternatively SP (Strata Plan) can be selected from the dropdown option.

Press  to execute the search. The reference maps in the LTO charting map collection for the lot searched will be returned.

Filtering by Image Collections (Search For)

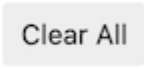
Often it is advisable to filter the search to retrieve only the image collection that is desired. This can be done using the collections and attribute lists in the left of the HLRV screen. By default all of the images are included in the search.

Collections can be removed by clicking the ☒ and reinstated by clicking the ☐. Multiple collections can be included and/or removed by clicking their parent collection. The  and  buttons can be used to open and close a parent collection to reveal or hide child collections.

Search Results

Upon executing a search, the search results pane is opened and the results are listed in tiles. The heading of the pane shows the number of results in the current page and total matches:

Search Results

keywordSearch: newcastle  

Results 1 - 20 of 20 matches

A maximum of 20 results will be displayed per page of results.

Where there are more than 20 results found, the current page is highlighted and other pages can be clicked on to navigate to them directly.

Alternatively, click  to skip to the next 5 pages of results or enter the desired results page number into the text box to the right of 'Go to page'.

Warning *Jumping through large volumes of result pages, e.g. page 519, will lead to display of a warning prompt advising to refine the search by collections in the search tree.*

A horizontal row of navigation buttons. From left to right: a left arrow button, a button with the number '1' (highlighted with a blue border), a button with the number '2', a button with the number '3', a button with the number '4', a button with the number '5', an ellipsis '...' button, a button with the number '519', a right arrow button, the text 'Go to page', and an empty text input box.

Pressing  will load a result returned into the image viewer

Other Buttons

Pressing  will display this help page.

Pressing  will return to the landing page

Notes on Collections and Attributes

To avoid confusion, it should be noted that collections only have a few attributes associated with them based on the data available. For example, Parish Maps utilise the Parish Name and County Name attributes but Town Maps do not - and instead utilise the Town Name attribute.

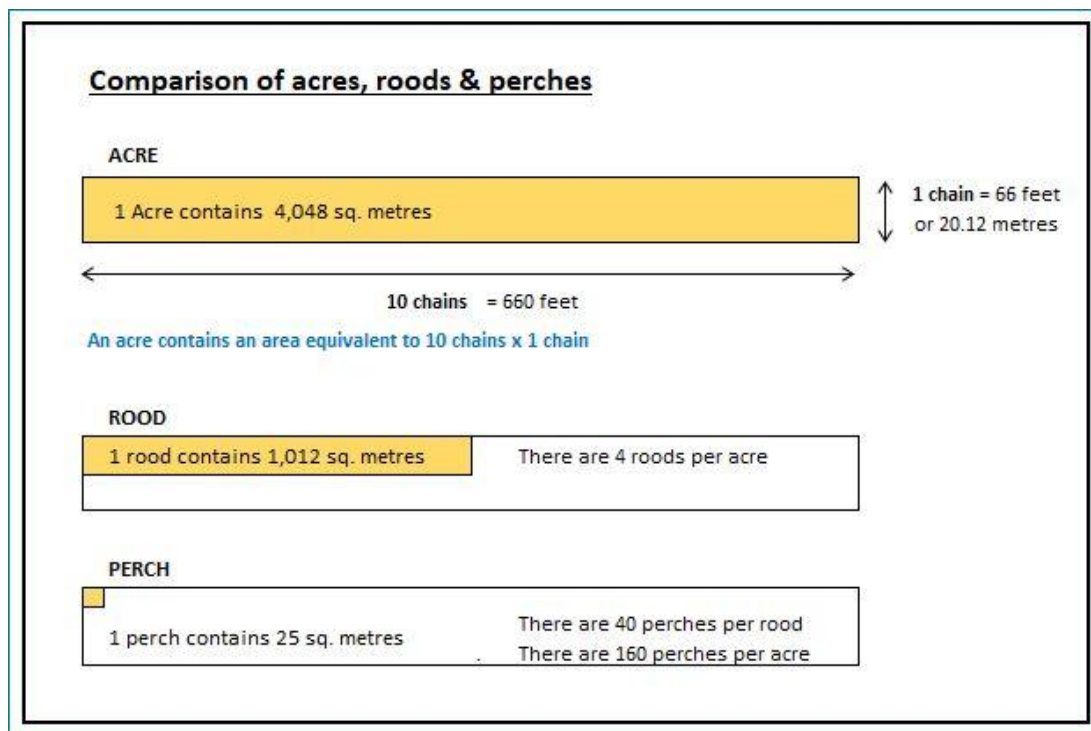
Measurements:

Measuring land for ownership (and taxation) is a very ancient concept, as is the word 'acre', which occurs in many old languages and translates as 'open field'.

Throughout this Research project, land measurements are described in Imperial Measurements. The following information will assist in calculating these measurements into today's metric system of measurement.

Acres. An acre was more accurately measured as an area which is equivalent to 10 chains by one chain. A chain is now standardised as 66 feet (20.18 m), so the actual area covered by an acre is 660 feet by 66 feet, which (to save you the maths) converts to near enough 4,048 square metres. To visualise this, a professional football (soccer) field covers an area of two acres, so one team's half is an acre. Thus a hectare, which is approximately 2 1/2 acres, takes up both halves of the playing area, plus the land around it between players and spectators.

Roods & perches. These are subdivisions of an acre. There are four roods in an acre, and in turn a rood contains 40 perches. As a rood is a quarter of an acre, it contains 1,012 square metres – about the size of two tennis courts. Each of the 40 perches in a rood thus consists of just over 25 square metres – the size of one of the net-side playing areas of the tennis court.



Some examples of imperial measurements converted to metric measurements from this research:

1 acre	=	0.404686 hectares
10 acres	=	4.04686 hectares
15 acres	=	6.07028 hectares
25 acres	=	10.1171 hectares
32 acres	=	12.9499 hectares
2560 acres	=	1036.288 hectares
1 chain	=	20.1168 metres
10 chains	=	201.168 metres
100 chains	=	2011.68 metres
1 yard	=	0.9144 metres

Pre Decimal Money. Because New South Wales (Australia) was a colony, in the early years, pre 1910, the British Pound was the accepted form of currency.

Pre-decimal monetary terms Prior to decimalisation in 1966, there were **12 pence (written as 12d) in a shilling (written as 1s or 1/-) and 20 shillings in a pound, written as £1** (occasionally "L" was used instead of the pound sign, £). There were therefore 240 pence in a pound. It wasn't until **1910**, nine years after Federation, that Australia created its own currency – the Australian pound. Even then, its coins were minted by branches of Britain's Royal Mint in Sydney, Melbourne and Perth.

1 Pound	=	Two Dollars (\$2.00)
1 Shilling	=	Ten cents (\$0.10)
1 Pence (penny)	=	One Cent (\$0.01)
Florin (Two shillings)	=	Twenty cents (\$0.20)

MEANINGS OF WORDS AND PHRASES

Word or Phrase	Meaning
admeasurement	Determination or apportionment of dimensions
administrators	A person legally vested with the right of administration of an estate
aforesaid	Said or named before or above.
alienable	Transferable to another's ownership
alienated	Withdrawn or separated
alluvial	Relating to soil
annuity	A sum of money payable yearly or other regular intervals
appurtenances	An incidental right (like right-of-way) attached to property
assigns	To appoint to a post or duty; Heirs
Bill of Exchange	An unconditional written order from one person to another to pay a specified sum of money to a designated person.
chain	A unit of length equal to 66 feet, about 20 metres.
confluence	A coming or flowing together
covenant	A usually formal, solemn, and binding agreement
curtilage	A piece of ground (such as a yard or courtyard) within the fence surrounding a house
Deed of Grant	An arrangement
delineated	Having or forming clear edges or boundaries
Ecclesiastical Jurisdiction	Jurisdiction over matters in controversy
executrix	A woman who is an executor
executors	The person appointed by a person to execute his/her will
fee simple	A fee without limitation to any class of heirs or restrictions on transfer of ownership
heirs	One who receives property from an ancestor; one who is entitled to inherit property
hereditaments	Heritable property
Indenture	A document stating the terms under a security (such as a mortgage) is issued
Indenture of Release	The subsequent release or reversion to the lessee
Indenture to Surrender to Merge	
liens	A charge upon the real or personal property for the satisfaction of some debt; the security interest created by a mortgage
Mortgagee	A person to whom property is mortgaged
Mortgagor	A person who mortgages property
Mortgage	A conveyance of or lien against property (as for securing a loan) that becomes void upon payment according to stipulated terms
pepper-corn	A merely nominal rent in kind operating to keep alive a title
perch	A measurement
quit-rent	A fixed rent in commutation of services
resediments	
reservations	A limiting condition; an arrangement to have something held for one's use
residue	The part of a testator's estate remaining after the satisfaction of all debts, charges, allowances and previous devises and bequests
rood	A measurement. A British unit equal to 1/4 acre
shipwright	A carpenter skilled in ship construction and repair
situate	Having a site; located
testator	A person who dies leaving a Will or Testament in force

Definitions sourced from Merriam-Webster Online Dictionary. www.merriam-webster.com

TIMELINE

- 1831, 1st January:** Grant of 2560 acres to William Wynter (Ref: Book G-630)
- 1834, 7 November:** Wynter "Indenture of Mortgage by Demise" to John Lord (Ref: Bk G – 630)
- 1839, 9 February:** Wynter, "Indenture of Surrender to Merge" (Ref: Bk O – 260)
- 1840, 27 March:** Wynter mortgages to Elizabeth Bell (Ref: Bk 42-236 & Bk R - 489)
- 1841, 25 July:** William and Elizabeth Wynter mortgages land to William Wright and George Cooper Turner (Ref: Bk 2 – 909)
- 1842, 21 May:** Wright and Turner transfers mortgage to Henry Baker (Ref: Bk 2 – 909)
- 1845, 20 May:** Decree foreclosing equity of redemption
- 1846, 30 June:** Release of land by Elizabeth Bell to Henry Flett. (Ref: Bk 42- 236 & Bk 11 – 472)
- 1846, 1 July:** Henry Flett mortgages land to Elizabeth Bell (Ref: Bk 11- 473)
- 1851, 4 April:** Mortgage paid to Thomas Coutts (Ref: Bk 72 – 398)
Land back to Henry Flett (Ref: Bk 21- 738)
- 1851, 23 October:** Flett mortgages land to George John Rogers (Ref: Bk 42 – 236 and Bk 36 - 423 & Bk 21 - 747)
- 1855, 12 January:** Reconveyance of land George Rogers to Henry Flett (Ref: Bk 42 – 236)
- 1855, 20 August:** Flett mortgages to George Edward Tilney (Ref: Bk 42- 136)
- 1858, 16 Nov:** Flett mortgages land to Thomas Coutts (Ref: Bk 58 – 417)
- 1861, 1 May:** Flett mortgages land to Matthew Henry Stephen and William Wright. (Ref: Bk 72 – 400)
- 1862, 19 December:** Reconveyance of land to Flett from Stephen and Wright (Ref: Bk 701 – 247)
- 1862, 23 December:** Flett mortgages land to Savings bank of New South Wales (Ref: 82 – 527)
- 1864, 5 November:** Land returns to Henry Flett (Ref: Vol 8 – 230)
- 1892, 2 April:** Land transfers to Percival William Flett & Henry Wynter Flett (Ref: Vol 1052 – 26)
- 1895, 10 June:** Residue of land to Alexander Pentleton Stewart, Diana Mary Flett and Charles Fisk (Ref: 82 – 527)
- 1918, 1 May:** Elizabeth Mcleod purchases Lot 36. (Ref: A 374470 & Vol 2841 - 29)
- 1924, 30 September:** Elizabeth Mcleod 15 acres, 2 roods, 23 ½ acres. (Ref: Vol 3645-123)
- 1952, 4 March:** William Mcleod has possession of part Lot 36. (Ref: Vol 6456-166)

YEAR	DESCRIPTION OF DOCUMENT CONTENTS	REFERENCE
1831	Land Grant to William Wynter	Serial 58 - Page 240
1834	Wynter mortgages to John Lord for Five Hundred Pounds	Book G - No. 630
1839	Land reconveyed to Wynter	Book O - No. 260
1840	Wynter mortgages to Elizabeth Bell for Seven Hundred Pounds	Book R - No. 489
1841	Wynter and wife Elizabeth mortgages to William Wright & George Turner for Seven Hundred Pounds	Book X - No. 66
1842	Wright & Turner transfers mortgage to Henry Baker	Book 2 - No. 909
1846	Henry Flett contracts with Elizabeth Bell for the land for One Thousand One Hundred Pounds	Book 11 - No. 472
	Flett mortgages land to Elizabeth Bell for Seven hundred and Six Pounds	Book 11 - No. 473
1851	Land transfers back to Flett	Book 21 - No. 738
	Flett mortgages to George Rogers for Eight Hundred and Sixty Two Pounds	Book 21 - No. 747
1855	Rogers releases land to Flett	Book 36 - No. 423
	Elizabeth Wynter enters agreement with Henry Flett	Book 39 - No. 40
	Henry Flett sells two blocks to William Wynter (Jnr)	Book 42 - No. 138
	Flett mortgages land to Thomas Coutts for Seven Hundred Pounds	Book 58 - No. 417
1861	Coutts releases land to Flett	Book 72 - No. 398
	Flett mortgages land to Matthew Stephen and William Wright for One Thousand Pounds	Book 72 - No. 400
1862	Flett borrows Five Thousand Pounds from the Savings Bank of New South Wales	Book 82 - No. 527
	Flett pays Stephen and Wright One Thousand Pounds	Book 81 - No. 247
1864	Land is reissued to Henry Flett. Land for Church of England purposes	Volume 8 - Folio 230
1887	Henry Wynter Flett mortgages other parcel of land, but important information within	Book 372 - No. 327
1892	Land officially recorded under name of Percival Pentleton Flett and Henry Wynter Flett	Volume 1052 - Folio 26
1895	Henry Wynter Flett transfers his trusts to Alexander Stewart, Diana Flett and Charles Fisk	Book 559 - No. 633
1903	Certificate Of Title to Alexander Stewart, Diana Flett and Charles Fisk	Volume 1470 - Folio 90
1908	Another Certificate of Title to Stewart, Flett and Fisk	Volume 1895 - Folio 176
1918	Elizabeth Mcleod purchases Lot 36	Volume 2842 - Folio 29
1924	Elizabeth Mcleod sells part Lot 36 to Richard Richardson	Volume 3645 - Folio 47
	Elizabeth Mcleod sells part of Lot 36 to Helen Janet Weller	Volume 3645 - Folio 128
	Certificate of title confirms Elizabeth Mcleod proprietor of residue of Lot 36	Volume 3645 - Folio 123
	Richard Richardson purchases one acre, three roods, six and three quarter perches Lot 36	Volume 3645 - Folio 204
1935	William Mcleod is recorded as proprietor of Lot 36	Volume 3645 - Folio 123
1952	Commonwealth of Australia proprietor of Lot 36	Volume 6456 - Folio 165
	Helen Janet Weller recorded as proprietor of part of Lot 36	Volume 6456 - Folio 167
	William Mcleod is recorded as proprietor of Two acres, one rood, two and three quarter perches Lot 36	Volume 6456 - Folio 166

Thankyou for viewing my Research project on 10 Mcleod Close, Taree. I would certainly appreciate any comments or if you find any errors or have additional information that you would like to share with me, please contact me by email nalilley@bigpond.com

Norm Lilley.