



Karl Rand Homestead, 118 Black Hall Road, Epsom, NH

As with much of early town land, the owners lived out of town, and such was the case with the two lots that make up this property. Abraham Libbey moved around, but according to the Libbey Genealogy, died in Epsom in 1767. He added to the original lot land purchased from William Blazo in 1757, making the total about 80 acres.

Joseph Lawrence sold the property to his brother Edward Lawrence Jr., who appears to have built the house but died suddenly in 1820 and the property was sold in 1821 to John Dyer, who after a couple months sold it to Simeon Towle.

Simeon Towle resided in the house and it passed to his son and daughter Charles William and Emeline Towle. After his sister's death he married, and died not long after. The original house was a cape, and Charles built a two-story ell. The widow remained there a short time and her rights were bought by Benjamin M. Towle with the house deeded to his daughter Helen and her husband Karl Fowler Rand.

CHRONOLOGY of owners (not necessarily resident):

Prior to 1749 the grant of Samuel and Nathaniel Huggins; 1749, Abraham Libbey of Portsmouth from William and Nathaniel Huggins, both of Greenland; 1767, Tryphena Sanborn, spinster of Epsom, from Abraham Libbey of Epsom, 50 acres with additional out lot of about 30 acres; Jan. 5, 1770, Andrew McClary from Josiah Sanborn and Tryphena Sanborn, wife of Josiah, both of Epsom, about 80 acres; Jan. 6, 1770, Jethro Blake of Epsom from Andrew McClary, two lots of land No. 15, the other Lot 92 in the third range containing 80 acres as they were laid out; 1785, Amos Morrill of Epsom from Jethro Blake of Epsom; 1795, William Sanborn, tailor of Epsom from Amos Morrill, gentleman of Epsom; 1799, Joseph Lawrence of Epsom from William Sanborn of Epsom; 1815, Edward Lawrence Jr. of Epping from Joseph Lawrence of Epsom, about 100 acres; Oct. 20, 1821, John Dyer of Epsom from Edward Lawrence of Epping, about 100 acres, be the same more or less with the buildings thereon; Dec. 21, 1821, Simeon Towle of Epsom from John Dyer of Epsom; 1868, Charles W. Towle of Epsom from Simeon Towle of Epsom; May 9, 1900, Benjamin M. Towle from the Estate of Charles W. Towle (dower rights May 2, 1901); Aft. 1914, Karl and Helen Towle Rand from Benjamin M. Towle; 1962, Heirs of Karl Rand to Clifford Osborne and Dorothy Towle Rand Osborne.

GENEALOGY: Edward Lawrence of Epping married Rachel Prescott, and among their children was Joseph H. Lawrence who married for his first wife Mary Prescott and had children: Hannah, Edward who died young, Elizabeth, Edward, Abigail and Nancy. He married second Martha Ham and had children Joseph and Josephine M.. A second son of Edward and Rachel was Edward who married in 1816 Dorcas Corey. He died suddenly in 1820 and is buried in Epsom.

Simeon M. Towle was born 1752, the son of Jonathan Towle and Elizabeth Jenness, he married in 1779, Elizabeth Marden and had children: Rachel, Betsey, Parna, Benjamin M. and Simeon. Son Simeon married in 1824, Hannah Yeaton and had children: Charles Augustus who died young, Olive S., Lucy Maria, Alvira Ann, Emeline Yeaton, Gardiner Simeon and Charles William. Charles William Towle married in 1892 Rebecca G. Towne, no children.

Benjamin M. Towle, son of Simeon M. and Elizabeth Marden, married Hannah Sanborn and had children Sarah Huse, Elizabeth Marden, Nancy W., Benjamin Marden, Catherine, Clarrissa M., Charles Augustus, and Catherine E. Son Benjamin M. Towle married first Eliza Ham and had children: George Benjamin, Harry Freeman, and Annie Eliza. His first wife died and he married second Harriet Edgerly and had children: Benjamin M. and Harriet Sanborn. This second Benjamin M. married Annie Cilley and had daughter Helen Gladys Towle. She married Karl Fowler Rand who had for children Dorothy, Keith and Carleton. Dorothy married Clifford Osborne.

