

Finding Origins: Cluster Research in Practice

*Class 2: Finding the Ancestral
Home*

THE BRUE FAMILY LEARNING CENTER



American Ancestors®
by NEW ENGLAND HISTORIC GENEALOGICAL SOCIETY

Meet today's presenter



Sheilagh Doerfler

Genealogist

OVERVIEW

- **Presentation (60 mins.)**
 - Locating Historic Parcels
 - Accessing Land Records
 - Case Study
- **Q&A (30 mins.)**

Locating Historic Parcels

Strategies

- Trace historic ownership of property via deeds
 - What physical features are mentioned in the deed?
- Examine deeds of abutters
 - What is mentioned in their property descriptions?
- Use historic maps, atlases, and local histories

Strategies

- Work with local historical societies
 - Unique local collections?
- Embrace technology
 - Geographic Information System (GIS)
 - DeedMapper
- Stay organized
 - Research log
 - Abstract deeds

Accessing Land Records

First Steps

1. Establish location and timeframe
 - Where did they live?
 - When did they live there?
2. Understand jurisdiction
 - Parent or daughter county?
3. What is available?

Where and When

- Use census, tax, vital records, and maps to place your ancestor in a particular **place** at a particular **time**



Construct a Timeline

Residences of Lewis Smith		
Year	Source	Residence
1828	Birth Record of son, Manley Smith	East Thomaston, Maine
1833	Birth record of son, Elliott Smith	Thomaston, Maine
1840	US Federal Census	Thomaston, Maine
1850	US Federal Census	Worcester, Massachusetts
1860	US Federal Census	Worcester, Massachusetts

Jurisdiction

- Use guides and gazetteers to identify correct jurisdiction
- When was the county created?
 - FamilySearch Wiki
 - Atlas of Historical County Boundaries
 - <https://digital.newberry.org/ahcb/>

ATLAS OF HISTORICAL COUNTY BOUNDARIES

The Newberry Library Dr. William M. Scholl Center for American History and Culture

Select a state... Go

[Home](#) [Using the Atlas](#) [Download Files](#) [About the Project](#) [Publications](#)

North Carolina

[Back to North Carolina detail page](#)

Historical Borders

Select Date of Border Change:

- 1740-08-20
- 1750-03-17
- 1751-06-12
- 1752-03-31
- 1753-03-27
- 1754-02-19
- 1754-04-08
- 1756-09-01
- 1756-09-25**
- 1757-11-01
- 1759-01-01
- 1759-04-10

County/Region:
GRANVILLE

Effective Dates:
Tue Aug 31 1756 - Fri Jun 08 1764

Description of Border Change:
[c. 1 Sep 1756] GRANVILLE re-created by the legislature in response to the Crown Instructions of 1 Jul 1755 (authorizing reenactment of the creations repealed on 8 Apr 1754).

Leaflet | © OpenStreetMap contributors, © C

digital.newberry.org/ahcb/

Where are they located?

- County land records
 - Located at Register of Deeds or County Court House
 - Corresponding websites
 - FamilySearch.org
 - Published abstracts and transcriptions

William Francis Galvin

Secretary of the Commonwealth of Massachusetts



Home | Contact | Directions

Why Should I Refinance And When Does it Pay to Do So?



The Secretary of the Commonwealth would like to welcome you to the Massachusetts Land Records website. This site provides you with quick access to land records across the State. For questions regarding use of the site, searching of particular documents, or general questions about Registry policies, please contact the specific Registry of Deeds directly. For technical assistance with troubleshooting access to the site, contact us at the [Secretary's office](#).



Massachusetts is divided into 21 registry districts with an elected Register of Deeds responsible for each office. Documents related to the ownership of real estate within the district are recorded at the Registry of Deeds. Recorded documents are assigned a sequential identifying number (known as the book and page number) and are then scanned into the registry's computer system. The resulting images are available for viewing on and printing from public access terminals at the registry and at your home or office over the Internet. In addition, all registries microfilm all recorded documents and most continue to produce record books containing document images on paper. In most cases, original documents are returned to the land owner. To assist customers in finding relevant documents, registries create a searchable index that contains the names of all parties to a document and the property address.

For more information, visit Secretary of the Commonwealth William Galvin's website <http://www.state.ma.us/sec/> or the County Home page of the registry that interests you.

Masslandrecords.com

Indexes

- Grantor – Seller's Index
 - Forward
 - Direct
- Grantee – Purchaser's Index
 - Reverse
 - Indirect

Grantee

Grantor

Volume and Page

112 1881-1890 Classified and Descriptive Grantees Index				Middlesex Registry of Deeds.-Southern District. 113	
DATE OF RECEPTION. Year. Month. Day.		GRANTEES.	GRANTORS.	Book.	Page.
		Van Voorhis contd.			
1881	Dec. 21	Henry W.	William Ham Est.	1586	440
1882	June 6	" "	" " "	1600	600
	13	" "	James Grant	1602	223
	Aug 26	" "	Thaddeus Richardson	1609	62
	Nov. 14	" " Jr.	William H. Nash	1615	431
1883	July 28	" " +al.	John W. Sinclair	1640	61
	Oct. 23	" " Jr.	John B. Hall + w. +al.	1647	291
		" " "	D. Oakes Clark	"	393
1884	July 16	" " +al.	Mary A. Sirell	1673	461
1886	Mar. 18	" " "	Agreement	1740	434
	May 21	" " Exor. + Jr.'s assigns	Charles Eastham +al.	1750	192

City or Town where the Lands lie.	DESCRIPTION.
	Possn. Mort. 1220 - 543
	" " 1220 - 543
Stonham	Central St., Pt. Lot 20, Pl. "Farm Hill Est." Shedd + Edson, Jan. 1, 1864. Mort.
"	Farm Hill Rd. 2 pcs.
Everett	Chelsea St., Lot 5, Pl. B. 25 P. 14 Mort.
Malden	Salem St. Mort.
Everett	Main St.
"	" " Mort.
"	Bow St. Par. Bel. Mort. 1514 - 331
"	Lots 19 + 20, Pl. H. W. + J. C. Van Voorhis Est., July 1875
"	Lots described in Bond to John Eastham +al.

Date of Recording

Property Description

Grantee Index – Middlesex Co., MA

Grantor

Grantee

Volume and Page

80 1870-1880 Classified and Descriptive Grantors Index.					Middlesex Registry of Deeds.—Southern District.		81
DATE OF RECEPTION. Year. Month. Day.	GRANTORS.	GRANTEES.	Book.	Page.	City or Town where the Lands lie.	DESCRIPTION.	
1875 May 1	<i>Gibbons & Corntel.</i> William Mitau	Edward L Bigelow	1347	17	Marlborough	Franklin St. Cathels Hooky lot	
	"	Affidant of Sale	"	18		Aff. of Sale 1166-209	
	"	Edward L Bigelow	"	19	Marlborough	Franklin St. Ad. Fay 1319-534	
27	" Mitau	Doris Blanchette	1350	446	"	Lithon St., Lot 9, Ch. L. Bigelow, Oct. 7, 1870 = Gibbons & Corntel. Lot 11, 2d Bl. Allen D. Howe Est.	
	"	Affidant of Sale	"	448		Aff. of Sale 1135-421	
June 25	"	Lawrence Cary	1357	359	Marlborough	Lithon St., Lot 12, Ch. W. Gibbons Est., L. Bigelow, Oct. 7, 1870 With st. in Sts. to Main St	
Aug. 13	" Mitau	Edward L. Bigelow	1361	331	"	Main & Broad Sts. Abner Parmenter Est.	
	"	Affidant of Sale	"	332		Aff. of Sale 1217-588	
1876 Mar. 31	"	Edward Farns	1389	121		Deeds Mort. 1187-38	
Apr. 11	"	Ernest Doyle	"	460		" " 1155-208	
May 21	"	Doris Blanchette	1393	540		" " 1350-454	
Aug. 12	"	Matthew O'Keefe	1406	496	Marlborough	Lithon St., Lot 5, Ch. W. Gibbons Est., L. Bigelow, Oct. 7, 1870	
Nov. 27	"	Joseph Boyd	1418	350		Deeds Mort. 1135-419	

Date of Recording

Property Description

Grantor Index – Middlesex Co., MA

Tip

Understand the index

Understand the Index

- Different index systems utilized throughout the country
- Important to understand differences
- Examine first pages of index for clues
- United States Index Systems
 - [https://www.familysearch.org/wiki/en/United States Index Systems](https://www.familysearch.org/wiki/en/United_States_Index_Systems)

GENERAL INDEX,

A		B		C		D		E		F		G		H		I J		K		L	
Given Name	Page																				
A..B..	1	A..B..	11	A..B..	39	A..B..	61	A..B..	73	A..B..	83	A..B..	94	A..B..	105	A..B..	125	A..B..	135	A..B..	146
C..D..	2	C..D..	14	C..D..	41	C..D..	62	C..D..	74	C..D..	84	C..D..	95	C..D..	107	C..D..	126	C..D..	136	C..D..	147
E..F..	3	E..F..	17	E..F..	43	E..F..	63	E..F..	75	E..F..	85	E..F..	96	E..F..	109	E..F..	127	E..F..	137	E..F..	148
G..H..	4	G..H..	20	G..H..	45	G..H..	64	G..H..	76	G..H..	86	G..H..	97	G..H..	111	G..H..	128	G..H..	138	G..H..	149
J..Jo.	5	J..Jo.	23	J..Jo.	47	J..Jo.	66	J..Jo.	77	J..Jo.	87	J..Jo.	98	J..Jo.	113	J..Jo.	129	J..Jo.	139	J..Jo.	150
KL.M.	6	KL.M.	28	KL.M.	51	KL.M.	67	KL.M.	78	KL.M.	89	KL.M.	100	KL.M.	117	KL.M.	130	KL.M.	141	KL.M.	152
NO.PQ.	7	NO.PQ.	31	NO.PQ.	53	NO.PQ.	68	NO.PQ.	79	NO.PQ.	91	NO.PQ.	102	NO.PQ.	119	NO.PQ.	131	NO.PQ.	142	NO.PQ.	153
R..S..	8	R..S..	32	R..S..	54	R..S..	70	R..S..	80	R..S..	91	R..S..	102	R..S..	120	R..S..	132	R..S..	143	R..S..	154
T..UV.	9	T..UV.	35	T..UV.	56	T..UV.	71	T..UV.	81	T..UV.	92	T..UV.	103	T..UV.	122	T..UV.	133	T..UV.	144	T..UV.	155
W..YZ.	10	W..YZ.	36	W..YZ.	57	W..YZ.	72	W..YZ.	82	W..YZ.	93	W..YZ.	104	W..YZ.	123	W..YZ.	134	W..YZ.	145	W..YZ.	156

TO FIND NAME BY THIS INDEX TABLE (Find FIRST LETTER OF SURNAME, which are printed in alphabetical order at top of Column Divisions in large type. In the same column, underneath, find initial letter of first GIVEN NAME, and then figure following indicates the page on which the name should be found. First initial of names of Association, Co-partner, or Firm Name, at Surname, and second principal word in Given Name.)

Instrument No.	WHEN FILED				GRANTEE	GRANTOR	Instrument	Where Recorded Book	Page	Date of Instrument
	Month	Day	Year	A. M. P. M.						
50075	Jan	22	1911		Adams Arthur	Alexander W. Hornsbery	W.D.	33	329	Dec 25 1910
50207	Feb	10		11 ³⁰	Albanese Mtg + Investment Co	William D. Washburn & Co	mtg	P	117	Nov 1
50223		14		11	Anderson Arthur	Mais Anderson		U	464	Dec 31
50492	Mar	20		3	Allard Albert	U.S.	Pat	63	324	Sep 26
50527		25		3	Anders Albert			38	221	Feb 4 1915
50532	Apr	21		7 ³⁰	Adams Arthur	Ed Adams	W.D.	53	355	9 1911
50911	May	1			Alto Lino	Victor Kund	mtg	U	234	Apr 27
50921				5	Avance Bank Co	Fredrick S. Masters	Exec	89	354	May
50951		7		10 ³⁰	Anderson Albert	Ernest N. Ramer	W.D.	46	266	Feb 9
50972		8		10 ³⁰	Alto Lino	Victor Kund et al	mtg	U	335	May 7
51176					Alto Lino	Isaac Baxter		U	266	Apr 27
51340		11			Alton Lino	Nashworth Co	W.D.	34	420	May 2
51491	July	20		10 ³⁰	Armanow A.	Alexander McFarren	Q.L.D.	26	447	Apr 27
51523		17		11	Asp Albert	Annie Johnson	W.D.	83	396	27
51727	July	9		5 ³⁰	Anderson Louis	Irvin Marston Co	Exec	62	170	
51727				11 ³⁰		W.D. Mc Donald Bond - Feb	W.D.	57	102	July 27
51836		21		9 ³⁰	Anderson Andrew	Frank S. Shepard & Spide	Pat	X	474	Aug 11
51957	Sept	4		7	Alemovich Antoin	Geo. A. Foley, Martin, Hughes	W.H.	26	574	June 17 1911
52228	Oct	13		12 ³⁰	Archambo August	Fred M. Daggett		33	429	Oct 11
52310		24		11 ³⁰	Anderson Albi	U.S.	Pat	63	36	June 26
52325		27		2 ³⁰	Anderson Emma	Andrew Kapp	W.D.	37	195	Dec 30
52396	Nov	30		2 ³⁰	Anderson Bert	Kovey Co		58	117	Jan 15 1912
52397								58	118	Oct 7
52717	Dec	2		11 ³⁰	Alger Andrew	Lina Alger	W.D.	30	136	Dec 23 1911
52810	Jan	7		10 ³⁰	Albala Alex	Starbuck	W.D.	57	179	June 22 1911
52995	Apr	24		9	Albaugh Alex	W. H. Stillmarcher	Exec	7	631	Apr 10 1912
54520	June	12		3 ³⁰	Alford Bert	Tom W. Otter	Exec	20	388	June 3
54545		21		11 ³⁰	Anderson Andrew	Arund Progenison	W.D.	46	374	19
54911	July	27		9	Aldrich Bernad	U.S.	Pat	63	366	Feb 14
56011	Nov	19		5	Adamo Annam	Louis C. Loring	mtg	W	430	Nov 12

Record books of the registry of deeds, Middlesex County, Massachusetts, 1649-1900; indexes: grantee (1639-1905) and grantor (1639-1950)

Add to Print List

Authors:	Middlesex County (Massachusetts). Register of Deeds (Main Author) Middlesex County (Massachusetts). Register of Deeds (Repository)
Format:	Manuscript/Manuscript on Film
Language:	English
Publication:	Cambridge, England : [s.n.], 1965-1966
Physical:	1780 microfilm reels ; 35 mm.

Notes

Massachusetts Land Records are available online, click [here](#).

Microfilm of manuscript.

These registries of deeds are of the Southern District.

Includes index.

[View this catalog record in WorldCat for other possible copy locations](#) 

Subjects

Locality Subjects

[United States, Massachusetts, Middlesex - Land and property](#)

FamilySearch.org

Subjects

Locality Subjects

[United States, Massachusetts, Middlesex - Land and property](#)

Film/Digital Notes

Note	Location	Collection/Shelf	Film	DGS	Format
Deeds, vol. 1543-1544	Family History Library	United States & Canada 2nd Floor Film	498017	7442938	
Deeds, vol. 1545-1547	Family History Library	United States & Canada 2nd Floor Film	498018	7442939	
Deeds, vol. 1548-1550	Family History Library	United States & Canada 2nd Floor Film	498019	7442940	
Deeds, vol. 1551-1553	Family History Library	United States & Canada 2nd Floor Film	498020	7442941	
Deeds, vol. 1554-1555	Family History Library	United States & Canada 2nd Floor Film	498021	7442942	
Deeds, vol. 1556-1558	Family History Library	United States & Canada 2nd Floor Film	498022	7442943	
Deeds, vol. 1559-1561	Family History Library	United States & Canada 2nd Floor Film	498023	7442944	
Deeds, vol. 1562-1564	Family History Library	United States & Canada 2nd Floor Film	498024	7442945	
Deeds, vol. 1565-1566	Family History Library	United States & Canada 2nd Floor Film	498025	7442946	
Deeds, vol. 1567-1569	Family History Library	United States & Canada 2nd Floor Film	498026	7442947	
Deeds, vol. 1570-1572	Family History Library	United States & Canada 2nd Floor Film	498027	7442948	
Deeds, vol. 1573-1574	Family History Library	United States & Canada 2nd Floor Film	498028	7442949	
Deeds, vol. 1575-1576	Family History Library	United States & Canada 2nd Floor Film	498029	7442950	
Deeds, vol. 1577-1579	Family History Library	United States & Canada 2nd Floor Film	498030	7442951	
Deeds, vol. 1580-1581	Family History Library	United States & Canada 2nd Floor Film	498031	7442952	
Deeds, vol. 1582-1584	Family History Library	United States & Canada 2nd Floor Film	498032	7442953	
Deeds, vol. 1585-1586	Family History Library	United States & Canada 2nd Floor Film	498033	7442954	
Deeds, vol. 1587-1589	Family History Library	United States & Canada 2nd Floor Film	498034	7442955	
Deeds, vol. 1590-1592	Family History Library	United States & Canada 2nd Floor Film	498035	7442956	

1586
 mortgage, for the purpose, by him declared, of foreclosing said mortgage for breach of the condition thereof. Albert W. Lewis, of Horace Green - Commonwealth of Massachusetts Middlesex ss December 20th 1881. Then personally appeared the above named Albert W. Lewis and J. Horace Green and made oath that the above certificate by them subscribed is true. Before me, Silas Dean Justice of the Peace.
 Middlesex ss Dec. 21st 1881 Recd. & Recorded.
 Just Chas B. James Reg

William Ham's Est.
 to
 Van Voorhis

We hereby certify that on the twentieth day of December in the year one thousand eight hundred and eighty, we were present and saw Henry W. Van Voorhis the assignee of the mortgage named in a certain mortgage given by William Ham to William J. Stevens, Thaddeus Richardson and Henry W. Van Voorhis dated July 18, A. D. 1872, and recorded in Middlesex South District Registry of Deeds, Lib. 1220, Folio 543, make an open, peaceable, and unopposed entry on the premises described in said mortgage, for the purpose, by him declared, of foreclosing said mortgage for breach of the condition thereof. Albert W. Lewis, of Horace Green - Commonwealth of Massachusetts Middlesex ss December 20th 1881. Then personally appeared the above named Albert W. Lewis and J. Horace Green and made oath that the above certificate by them subscribed is true. Before me, Silas Dean Justice of the Peace.
 Middlesex ss Dec. 21st 1881 Recd. & Recorded.
 Just Chas B. James Reg

Know all Men by these presents that I Charles Fishy of Groton in the County of Middlesex and Commonwealth of Massachusetts in consideration of five hundred dollars paid by Edgar H. Clapp of Needham in the County of Norfolk and said Commonwealth the receipt whereof is hereby acknowledged, do hereby give grant, bargain, sell and convey unto the said Edgar H. Clapp his heirs and assigns forever a certain parcel of land with the buildings thereon situated in the westerly part of Groton on the northerly side of the road leading from Shirley to Groton Center and bounded as follows viz: Beginning at the southwest corner by the land of Horace Patten thence westerly by said Shirley Road about (138) one hundred and thirty eight feet to stake and stone thence northerly by land of Granville S. Shepley in a straight line with two pine trees about (185) one hundred and eighty five feet to stake and stone by land of Mrs William H. Sedley thence westerly by land of said Mrs Sedley about (138) one hundred and thirty eight feet to land of Horace Patten thence southerly by land of said Patten about (185) one hundred and eighty five feet to point of beginning. To Have and To Hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Edgar H. Clapp and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators covenant with the grantee and his heirs and assigns

Richard Fishy
 to
 Clapp

Middlesex, Dec. 19th 1881

QUESTIONS?

Identifying the Location of an Ancestral Property

Grover Dodge

- Baptized at Ipswich, Essex County, Massachusetts on 10 March 1744/5
- Son of Nehemiah Dodge and Elizabeth Grover
- Married at Ipswich in 1767, Abigail Burnham
- Died in nearby Essex in 1832

First Purchase

- First purchased Ipswich home from Isaac Procter
– Deed written in 1770; recorded in 1779

Know all Men by these Presents that I Isaac Procter of Ipswich in the County of Essex }
yeoman & Lucy my wife in way of giving up her right of Dower in the aftermentioned }
Premises & in consideration of the just sum of two hundred sixty six pounds thirteen }
& four pence lawful money to me in hand paid before the delivery hereof by Grover Dodge }
of Ipswich aforesaid yeoman, have given granted bargained & sold & do by these Presents give }
grant bargain sell alien & fully freely & absolutely convey & confirm unto him the said }
Grover Dodge & to his heirs & assigns forever a certain Messuage with a Dwelling house }
& barn thereon situate in Ipswich aforesaid & contains ten Acres more or less his bounded }
beginning at the northeasterly corner by land of Samuel Giddings & the road leading }
to Gloucester

Essex County Deeds, Vol. 138, p. 24-25

Analyze Deed

- **Acreage:** Ten acres
- **Property features:** Dwelling house, barns, well
- **Physical features:** Located on the road leading to Gloucester, spring, marsh, orchard, private way
- **Abutters:** Samuel Wainwright, David Low, Samuel Giddings, Daniel Giddings, Jr.

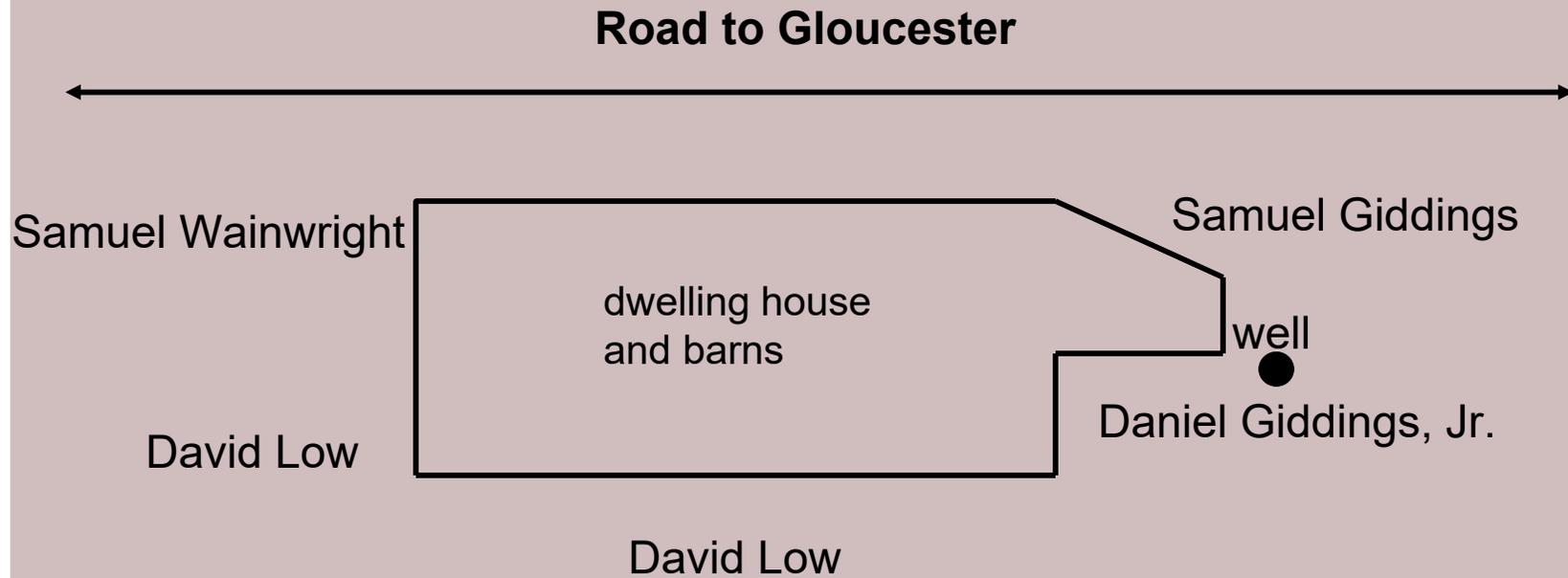
Abstract Property Description

- “...a certain messuage with a **dwelling house and barn** thereon situate in Ipswich aforesaid and contains **ten acres** more or less and is bounded beginning at the northeasterly corner by land of **Samuel Giddings** and **the road leading to Gloucester** thence running westerly by said road as the fence stands to the corner of the wall by the **orchard** thence running southerly as the fence stands by a **private way** and land of **Samuel Wainwright** till it comes to the land of **David Low**, thence running easterly on said **Lows** land twenty rods as the fence stands to a stake and stones fixed, thence running northerly parting the premises from land this day sold to **Daniel Giddings** junr to a stake and stones fixed by the wall at the **orchard** thence turning easterly and running by said wall nine rods by land sold to said **Giddings** as aforesaid to a stake and stones fixed by the end of a cross wall, thence running northerly on land sold to said **Giddings** to a spring or **well of water** and through the middle of said spring to a stake and stones fixed by **Samuel Giddings** land, thence westerly and northerly on said **Giddings** as the fence stands to the bounds first mentioned..”

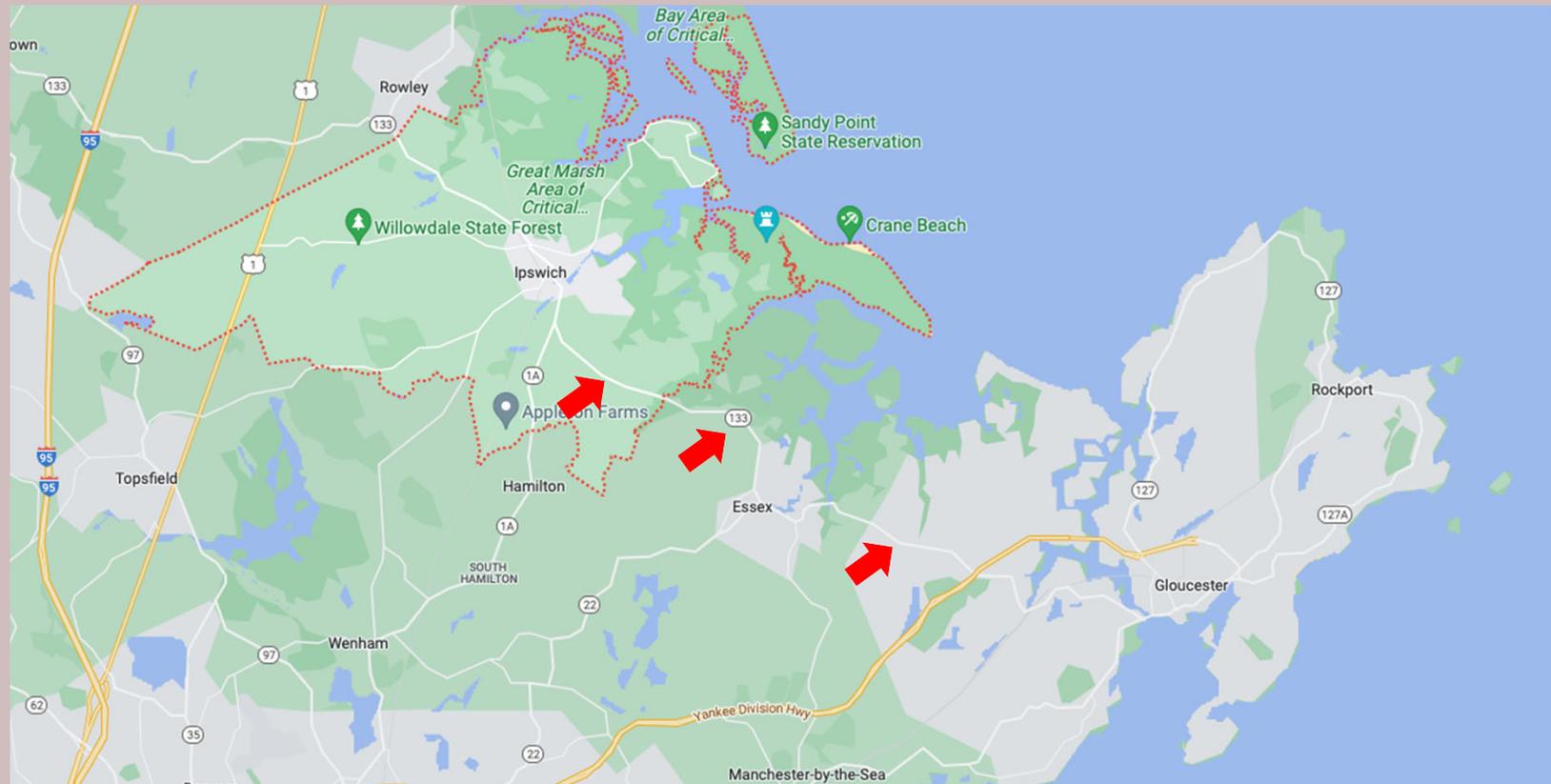
Call List

- Beginning at northeasterly corner by **Samuel Giddings** and the road leading to Gloucester
- Westerly by the road to the corner of the wall
- Southerly by a private way and the land of **Samuel Wainwright** until it comes to **David Low**
- Easterly on **Low's** land twenty rods to a stake and stones
- Northerly parting the premises from land this day sold to **Daniel Giddings Jr.** to a stake and stones
- Easterly by said wall nine rods by land sold to said **Giddings**
- Northerly on land sold to said **Giddings** to a spring or well of water and through the middle of said spring to a stake by **Samuel Giddings** land
- Westerly and northerly on said **Giddings** as the fence stands to the bounds first mentioned

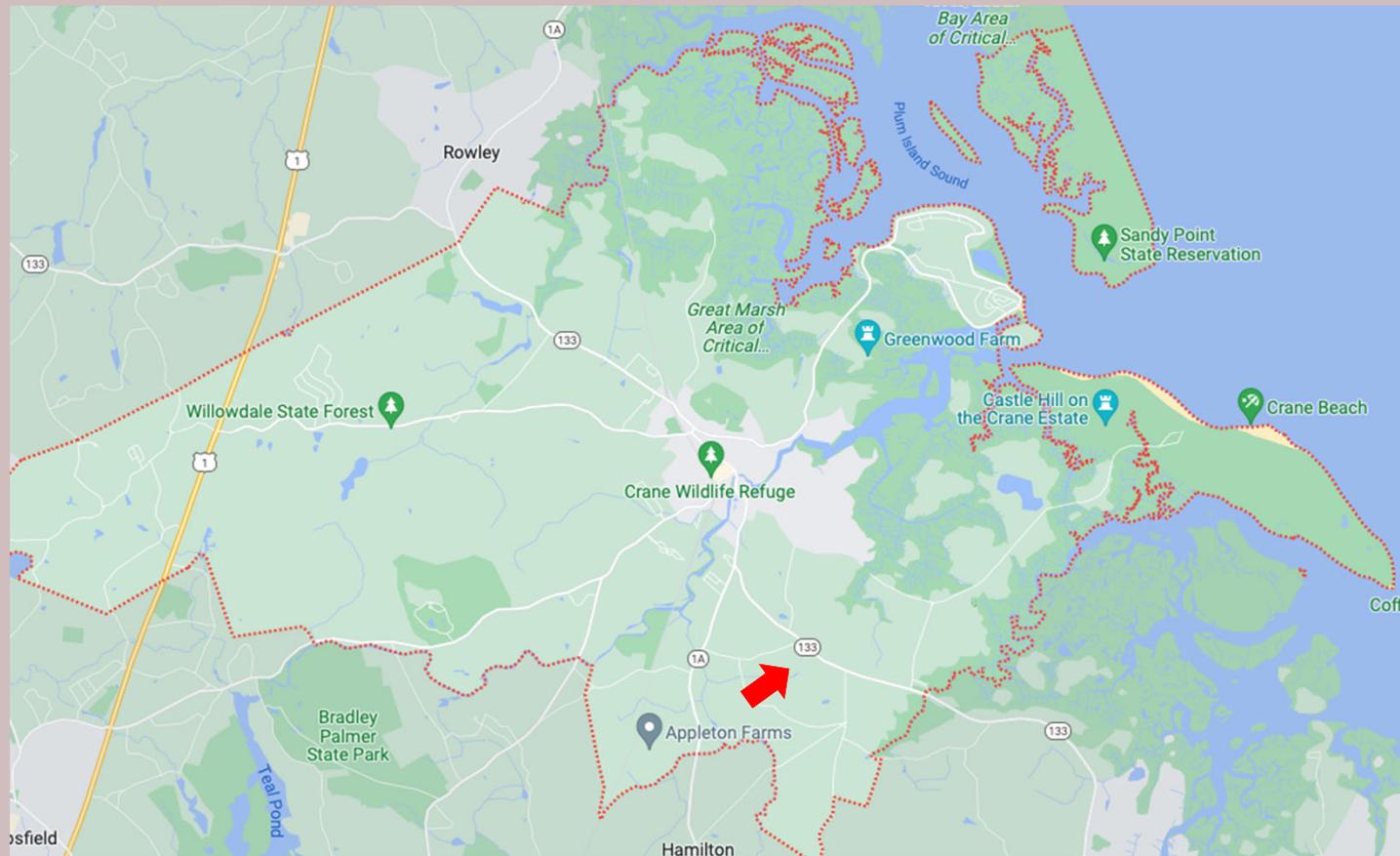
Sketch Boundaries



Place property



Route 133, Ipswich



Challenges

- No modern landmarks to anchor parcel on Route 133
- No specific physical features to narrow location
- Antiquated measurements

Survey Systems

- Metes and Bounds
 - Earlier system
 - Starting point at corner, direction and measurement to another corner, etc
 - Encompasses physical features
- Public Land Survey System
 - Section, Township, Range

Important Questions

- Do the homes of the abutters still stand in original location?
- Are there historic maps available?
- Is the property mentioned in a town history?

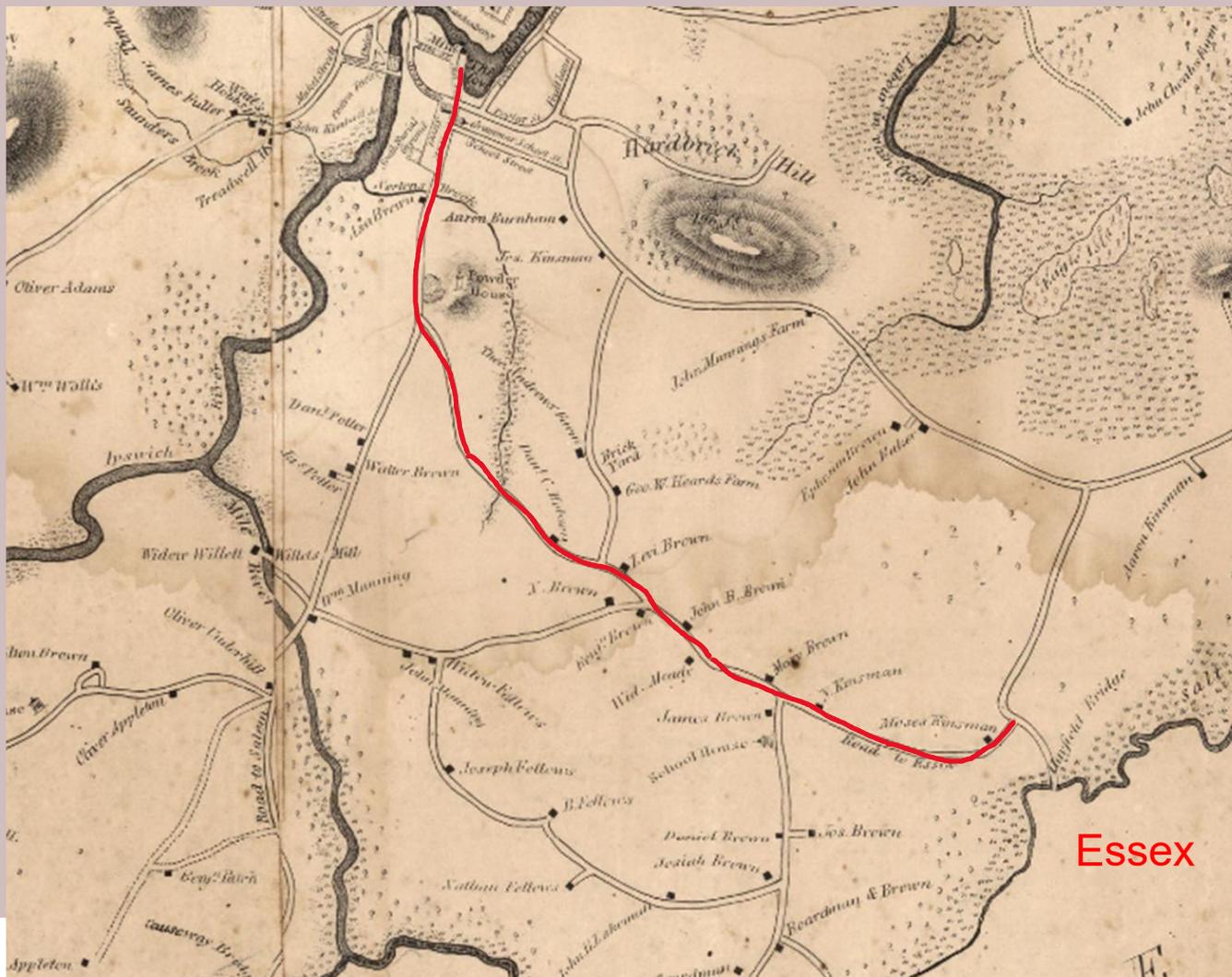
Where can I find maps?

- ArchiveGrid
- Library of Congress
- Levanthal Map and Education Center at Boston Public Library
- David Rumsey Historical Map Collection
- Local historical societies/genealogical libraries
- Published collections



1832 Map of the Town of Ipswich, by Philander Anderson, David Rumsey Collection

Route 133 in 1832



Tip

Trace the property
forward!

Trace the property forward

- No evidence of Grover Dodge selling his homestead before his death in 1832
- Bequeaths real estate to wife Abigail Dodge and nephew Nehemiah Dodge
- “The homestead on the south side of the County Road containing sixty acres”



To the Honorable Daniel A. White Esquire, Judge of Probate for the County of Essex.	
Pursuant to a warrant from your honor, we, the subscribers, the Committee therein named, having been first sworn, have made the following	
INVENTORY AND APPRAISEMENT OF THE ESTATE OF	
Grover Dodge	
late of Essex in said County, Gentleman, deceased, testate, as shown to us by the Administrator	
REAL ESTATE.	
The Homestead on the south side of the County road with all the buildings thereon containing sixty acres of land	3550, 00
Twelve acres of tillage land between the roads	420, 00
Sixty acres of land on the north side of the road including the Island	2000, 00
Fifteen acres of high marsh	510, 00
Twelve acres of marsh and upland at Dods Island so called	300, 00
A piece of land at Hardys point containing one quarter of an acre	15, 00
One acre of marsh formerly Dods marsh	0, 50
Six acres of marsh formerly owned by W ^m Loo	180, 00
Three acres and one quarter of marsh called the Deans Island marsh	51, 00
Two acres and one half of marsh formerly owned by DeLover	37, 00
Eleven and one half acres of land formerly owned by Joseph Bellows	400, 00
Two acres of woodland bought of Marshall	75, 00
Four acres of woodland formerly owned by John Hatley	40, 00
Four acres of woodland in Gloucester formerly W ^m Loo	28, 00
Five acres of woodland in Marshfield near Cedar Swamp	200, 00
Two acres of woodland in Cedar Swamp	30, 00
Six acres of woodland in Marshfield near the common	150, 00
Five acres of woodland formerly W ^m Loo near the old road	25, 00
One Share in the North meeting house in the Town of Essex	50, 00
One Share in the Chapel in said Town	1, 00
Whole amount Real Estate	8127, 00

Research the Abutters

- May reveal historic ownership of property
 - Historic owners may be featured in town histories
- Deeds may reveal physical or modern features
 - Anchor property
- New abutters could be revealed
 - Abutters' deeds can reveal further detail

Research the Abutters

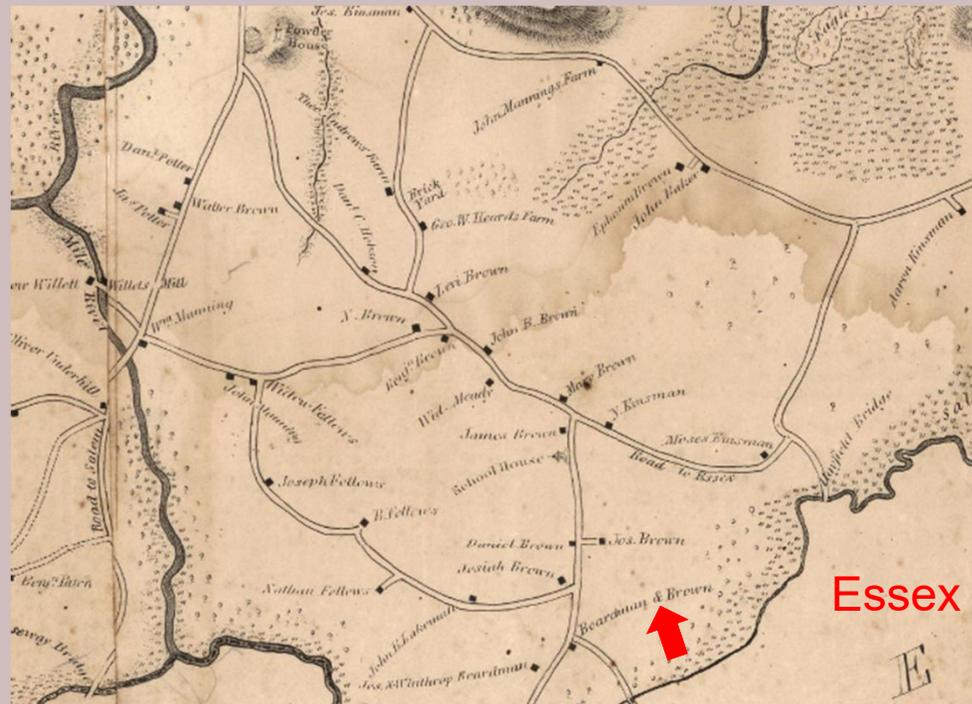
- Determine parentage, date of birth, and date of death
- Trace the deeds of abutters forward
 - Examine deeds and probates
- Do any subsequent owners appear on 1832 map?
- **Abutters:** Samuel Wainwright, David Low, Samuel Giddings, Daniel Giddings, Jr.

Samuel Wainwright

- Baptized at Ipswich on 4 August 1736
- Son of Samuel Wainwright and Mary _____
- Died at Ipswich in 1774
- Died intestate
 - Inventory included farm at Chebacco called Andrew's Farm

Chebacco

- Section of Ipswich closest to town of Essex
 - Historic parish



Grantor Index

Wainwright &c. continued

✓	1741	Mar 10	Mary (ex Samuel)	Edward Britton Jr.	82	80	So. Field, Salem,
✓	"	Apr 8	" " ")	Joseph Dean	80	214	Salem
✓	1742	Jan 6	" " ") etal	David Blaney	82	200	"
✓	"	Aug 3	" " ")	Joseph Dean	"	130	"
✓	1751	Dec 27	" " ") -	David Roberts	96	198	Spawick
✓	1752	Feb 28	" " ")	Nathaniel Tredwell	97	132	"
✓	1753	Apr "	" —	John Riddan	98	131	Logans
✓	1754	June 22	" (ex John)	John Hineman	101	9	Spawick
✓	"	" 24	" " ") etal	Paltiah Hineman	"	28	"
✓	1756	Aug 27	" etal	Isaac Procter	103	111	"
✓	1761	May 2	" "	Jonathan Person	109	173	"
✓	1714	Oct 1	Samuel etal	George Martin	29	62	"
✓	1722	July 19	" —	Joseph Bollett	38	258	"
✓	1727	Mar 18	" (asept)	Joseph Boles	51	19	"
✓	1735	Sept 12	" etal	James Davis Jr	55	227	Amisquamis Bloucketer
✓	1736	" 25	" etux	Samuel Barton	71	223	Salem
✓	1741	Mar 10	" "	Edward Britton Jr.	82	80	So. Field, Salem
✓	"	Apr 8	" "	Joseph Dean	80	214	Salem
✓	1742	Jan 6	" " etal	David Blaney	82	200	"
✓	"	Aug 3	" " "	Joseph Dean	"	130	"
✓	1751	Dec 27	" " —	David Roberts	96	198	Spawick
✓	1752	Feb 28	" " "	Nathaniel Tredwell	97	132	"
✓	1756	Dec 15	" etal	(Partition)	103	164	Hubers, Spawick
✓	1761	May 2	" "	Jonathan Person	109	173	Spawick
✓	1790	Aug 12	" est.	Brover Dodge	152	72	Hubers, Spawick

Samuel Wainwright

- Heirs sell abutting parcel to Grover Dodge in 1790
- “...on the southwesterly side of the county road leading from Ipswich to Gloucester and is a part of the farm known commonly called **Andrews Farm** and is a part of the real estate of our brother **Samuel Wainwright** of Ipswich Gentleman deceased...beginning at the north corner of said land thence running easterly by said county road to the way leading to **Capn. David Low** thence by said way to land of **Grover Dodge**...

David Low

- Born at Ipswich in 1727
- Son of David Low and Susannah Low
- Died at Ipswich in 1782
- Bequeathed all real estate to sons David Low and Ebenezer Low

David Low

- Ebenezer Low sold abutting parcel to Grover Dodge in 1784
- “...beginning at west corner of orchard wall thence running southeastwardly by land of **David Low** thirty-one rods and fifteen links to a stake from thence running by said land through the middle of the spring to land of **Francis Rust** thence running north eastwardly by said **Rust** to land of **Capt. Giddings** thence northwestwardly by said land of **Grover Dodge** to land of **Wainwright** thence running southwestwardly and northwestwardly by land to **Jacob Goodhue** land thence running **southwesterly** by said land to the bounds first mentioned...”

Samuel Giddings

- Married Martha Scott at Ipswich in 1761
- Died at Ipswich before 4 May 1778
 - Grover Dodge part of committee to divide real estate
- Real estate inventory mentioned several parcels; little identifying information

Grantor Index

Giddings et. (continued)

✓ 1703	Mar. 30	Samuel.	George Giddings	16	45	Chesacco, Spanish
✓ 1704	May 5	" est	John Campbell.	"	119	" "
✓ 1713	July 22	" et al.	William Giddings	26	125	Spanish ?
✓ 1722	Feb. 23	" est	Lawrence Giddings	41	7	Chesacco, Spanish
→ 1786	Jan. 7	" et al.	Elisha Brown jr.	145	36 ^{3d}	Spanish
→ 1790	Apr. 19	" —	Isaac Procter	150	269	"
→ "	" 21	" est	Samuel Giddings	151	176	—
→ 1791	" 11	" "	Joseph Brown et al.	152	251	Chesacco, Spanish
→ 1793	May 2	" "	Samuel Giddings	164	54	—
→ "	Dec. 5	" et al.	Francis Burnham jr.	"	130	Spanish

Tip

Stay organized!

Grantor	Grantee	Vol/Page - Year	Abstract
Samuel Giddings	Isaac Procter	150:269 - 1790	Samuel Giddings of Ipswich sold a parcel from the estate of his father Samuel Giddings deceased to Isaac Procter of Ipswich. The parcel was located in Ipswich.
Moses Lufkin, Jr and wife Martha, Daniel Burnham and wife Elizabeth, Bethiah Giddings	Samuel Giddings	151:176 - 1798	Moses Lufkin, Jr and wife Martha, Daniel Burnham and wife Elizabeth, and Bethiah Giddings sold their interest in the real estate of their father Samuel Giddings to Samuel Giddings
Samuel and Martha Giddings	Francis Burnham, Jr.	164:180 - 1798	Samuel and Martha Giddings sold a piece of upland and salt marsh situated in Ipswich containing 29 acres with the buildings excepting what was set off to the widow Sarah Goodhue as her dower in the said premises it being part of the estate of the late Jacob Goodhue...northwesterly on land set off to the said widow, northeasterly on land of George Choate southeasterly and southwesterly on land of Stephen Choate, northwesterly and southwesterly on the road..

Samuel Giddings

- Vague property descriptions in land deeds
- Difficult to identify and trace parcels forward
- Samuel Giddings, Jr. may have taken over his father's homestead

Daniel Giddings, Jr.

- “...parcel of upland in said Ipswich and containing twenty-five acres more or less and is bounded beginning at the northeasterly corner of the premises by land of the said **Daniel Giddings** and land of the said **Thomas Giddings** and westerly as the fence stands till it comes to land of **Joseph Rust** thence westerly and southerly as the fence stands on the said **Rusts** land till it comes to land of **David Low** thence westerly on said **Lows** land eighteen rods and two feet to a stake and stones fixed between the premises and land this day sold to **Grover Dodge**...thence running northerly parting the premises from said **Dodges** land to a stake and stones fixed by the ___ at the orchard thence running easterly...northerly on land of said **Dodge** to a **spring or well of water**...to a stake and stones fixed by **Samuel Giddings**...”

QUESTIONS?

Moses Kinsman

- Baptized at Ipswich on 7 July 1754
- Son of Pelatiah Kinsman and Jane Farley
- Married first at Ipswich in 1780, Lucy Cogswell
- Married second in 1809, Susanna Cogswell
- Died at Ipswich 24 March 1836

Moses Kinsman

- Purchased land on corner of on North Gate Road and Route 133 in 1784
- No mention of Grover Dodge as an abutter

I know all men by these Presents that John Kinsman jun^r of Ipswich in the County of Essex in the Commonwealth of Massachusetts Gentleman with the consent & assent of Margaret my wife for & in consideration of three hundred pounds lawful money paid me by Moses Kinsman of Ipswich aforesaid upon the Receipt whereof I do hereby acknowledge I do hereby give grant sell & convey unto him the said Moses Kinsman his heirs & assigns a Certain Estate lying in Ipswich aforesaid Consisting of a bout three acres & an half & thirty five rods be it more or less bounded as follows begining at southwest Corner of the premises by a road at land of Elisha & Benjamin Browns & is running north by the P. Browns land till it comes to the road that leads to Castle neck then turning by the road southeasterly till it comes to the south East Corner of the Premises then turning by the road road southwesterly to the bounds first mentioned together with a Dwelling house & barn & other buildings thereon to him & his heirs To have & to hold as an absolute Estate of Inheritance forever to his & their only use & behoof forever & The said John Kinsman for my self my heirs Executors Administrators & assigns do Covenant with the said Moses Kinsman his heirs & assigns that I am lawfully seized in fee of the premises that they are free of all incumbrances that I have good right to sell & convey the same to the said Moses Kinsman to hold in manner as aforesaid & that I will warrant & defend the same to him the said Moses Kinsman his heirs & assigns forever against the lawful Claims of all persons whatsoever in Writs whereof I The said John Kinsman with Margaret my Wife have hereunto set our hands & Seals this seventh day of May Anno Domini one thousand seven hundred & eighty four
 Signed sealed & Delivered in presence of
 us Salathiel Kinsman Samuel Kinsman
 John Kinsman jun^r & Seal
 Margaret Kinsman & Seal
 Given for May 11th 1784. at two of the Clock afternoon then John Kinsman jun^r acknowledged this Instrument to be his free act & deed
 Before John Parker J. Peace
 & sworn Rec. May 17, 1784. & recorded & Exam. by John Pickering Reg^r

Moses Kinsman

- Died intestate in 1836
 - Real estate inventory included dwelling house, barn, and other buildings on the west side of the road containing about three acres
 - Also, fifty acres of land on the easterly side of the road
- Likely reference to North Gate Road

Route 133



Heirs of Moses Kinsman

- Six heirs named in probate
- Some sell off interest to siblings and neighbors
- 1837 - "...homestead of the deceased in Ipswich containing tillage, marsh, wood, and pasture land amounting to 107 acres more or less bounded as follows, viz. northeasterly by land of the heirs of **Aaron Kinsman** and land of **Nathaniel Kinsman** southwesterly partly by the creek dividing said Ipswich from Essex and partly by land of **Edwards** and **Dodge** and partly by marsh hereafter mentioned, southwesterly by the **great public road** leading from Ipswich to Essex and northwesterly partly by land of **Joseph Brown Jr.** and partly by the **road** leading from near the **dwelling house** of said deceased to **Argilla district to beach...**"

Other Sources?

- Census records
- Tax records
- City directories
- Court records
 - Partitions
- Published histories
- Newspapers
- Town records
- Assessor's data
- Plat map books

1790 US Federal Census

An Enumeration of the Inhabitants of the town of Ipswich						Ipswich continued.					Ipswich continued.						
Names of Heads of Families.	Free white Males of 16 years old, and upwards.	Free white Males, under 16 years.	Free white Females.	All other free Persons.	Slaves.	Names of Heads of Families.	Free white Males of 16 years and upwards.	Free white Males under 16 years.	Free white Females.	All other free Persons.	Slaves.	Names of Heads of Families.	Free white Males of 16 years and upwards.	Free white Males, under 16 years.	Free white Females.	All other free Persons.	Slaves.
Thomas Luffkin	2		2			Jacques Smith	2		2			Adam Smith	2		3		
Nathaniel Luffkin	1	1	4			Daniel Foster	1	2	2			Abner Day	1		2		
John Houston	1		3			Mehitable Foster	1		2			Abner Day, Jr.	2	1	7		
Samuel Procter	4		3			Hannah Foster	1		3			Palatine Kinsman	3		2		
John Butler	2		5			Thomas Foster	1		2			Michael Kinsman	1	2	3		
Sarah Butler			1			John DeFavous	1		1			Noses Kinsman	1		5		
Noah Haskell	2	1	2			John Fowler, Jr.	1	3	5			Grover Dodge	2	1	2		
Ben ^r Haskell	1	1	2			John Fowler	1		1			Sam ^l Giddings	2	0	2		
Abraham Gannett	1	2	5			William Daniels	1		2			Dan ^o Giddings	1	3	7		
Francis Burnham	1	1	2			John Daniels	1	3	3			Thomas Giddings	1		1		
Francis Burnham, Jr.	1		2			William Conant	1	4	2			Asaon Giddings	2	1	14		
Nathan Burnham	1	3	3			Nathan Kimball	1	2	3			John Procter	2	1	3		
						Edward Chapman	1		1			Sarah Story	1	2	1		
						Oliver Chapman	1	1	3			Sarah Procter			1		
						John Chapman	2	3	2			Joseph Procter	1	3	5		
									1			John Coate, Esq.	3	1	7		
												Elizabeth Goodhue			1		
												Thomas Moorey	1	2	1		

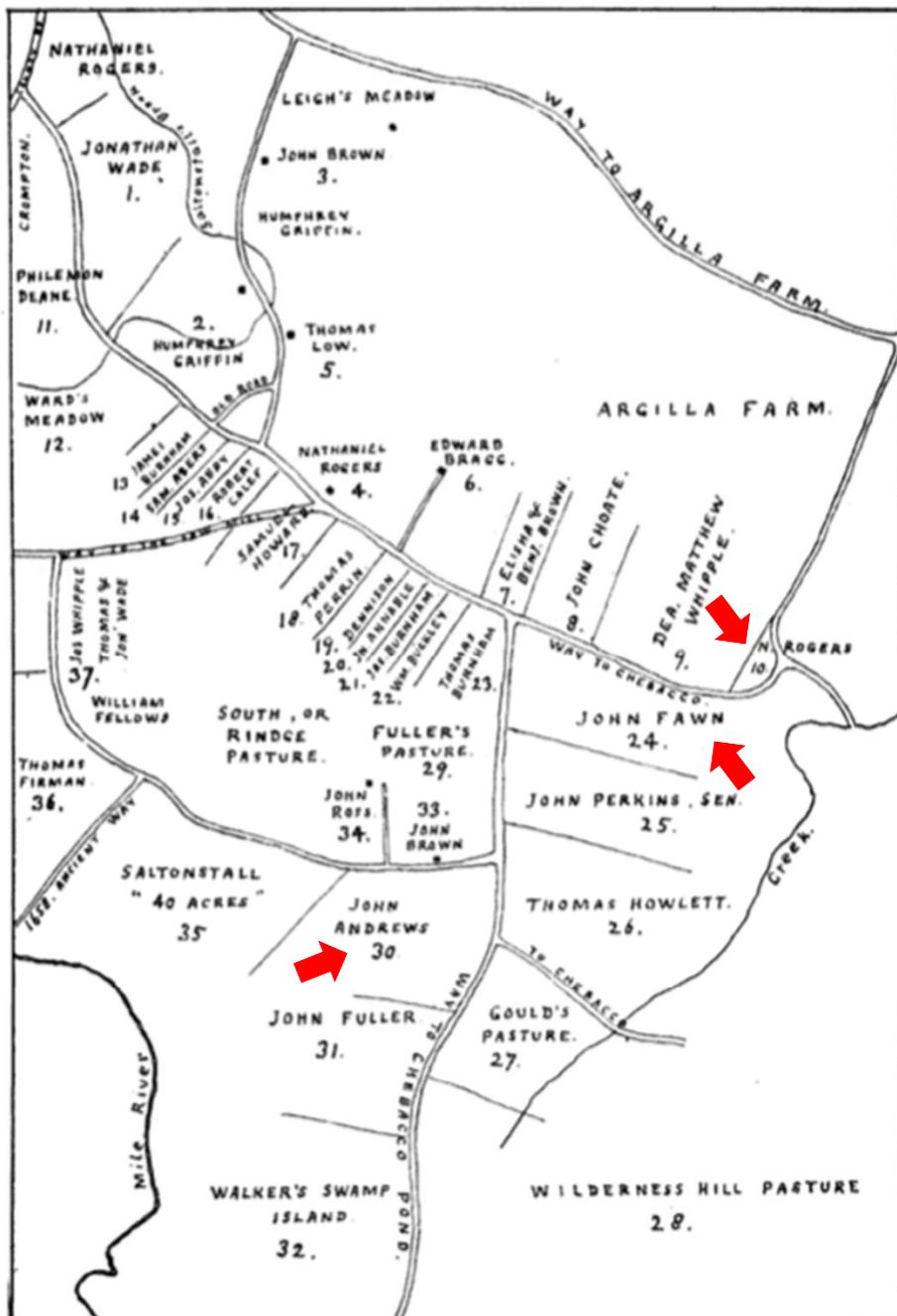
Samuel Wainwright

- Heirs sell abutting parcel to Grover Dodge in 1790
- “...on the southerly side of the County road leading from Ipswich to Gloucester and is a part of the farm known commonly called **Andrews Farm** and is a part of the real estate of our brother **Samuel Wainwright** of Ipswich Gentleman deceased...to the way leading to **David Low** thence by said way to land of **Grover Dodge**...

The John Andrews Farm

A road already existed, no doubt, before this date, as the bridge was already built. Mr. Saltonstall's forty acres is now included in James H. Proctor's large estate. The John Andrews farm was owned afterwards by William Fellows and his heirs and is now included in the farm of Benjamin R. Horton. The way thus laid out is evidently the present Fellows Lane, from the Candlewood road to the old cart path leading toward Mile River that is still in use, across the land of the Daniel Appleton heirs. No mention is made of laying out a way from the Bay Road to this old causeway and bridge. But a way existed and was in common use, as appears from the complaint made by some inhabitants of Ipswich and Wenham in July, 1727, "that there hath been an highway used for 60 or 70 years from Mr. Appleton's mill¹ in that part of Ipswich towards Chebacco," now closed by the proprietors of the commons, etc.²

T. Frank Waters, *The Old Bay Road From Saltonstall's Brook and Samuel Appleton's Farm*, (Salem, Mass.: The Salem Press Co., 1907)



T. Frank Waters, *The Old Bay Road From Saltonstall's Brook and Samuel Appleton's Farm*, (Salem, Mass.: The Salem Press Co., 1907)

Palatiah Kinsman bought his brother's interest and sold the old homestead and 38½ acres adjoining to John Wainwright, March 18, 1754 (101: 79), and the pasture land to his brother John. In the previous year, Feb. 1, 1753 (101: 28) he had bought the Col. Wainwright farm in Argilla and he probably removed to that neighborhood. His descendants still retain the Argilla farm. Col. Wainwright sold 17 acres on the east side of the farm to John Kinsman, Oct. 11, 1754 (101: 62). John Wise, the guardian of John Wainwright, the insane son of Col. John, who had inherited from his father, sold 12 acres to Isaac Procter, leaving the highway 2½ rods wide, Sept. 9, 1755 (103: 111) and 10 acres more to the same, bounded northwest by another way from Ipswich to Chebacco, Dec. 30, 1757 (108: 271). This completed the sale of the homestead and as no mention is made of the buildings, we may presume that they had disappeared. An old well is remembered by the older people, near a pair of bars, very near the road, a few rods from the corner of the Essex and Candlewood roads, which may indicate the approximate location of the ancient farm house.

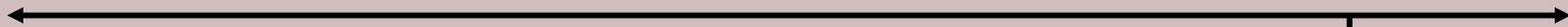
T. Frank Waters, *The Old Bay Road From Saltonstall's Brook and Samuel Appleton's Farm*, (Salem, Mass.: The Salem Press Co., 1907)

Isaac Procter

- “...ten acres and six rods lying and being in the township of Ipswich aforesaid bounded as followeth north easterly end upon the **way leading from Ipswich to Chebacco** south easterly upon said Procter south westerly end on the heirs of **James Brown decd.** north westerly side upon another way **leading from Ipswich Town to Chebacco** said premises being the property of the said **John Wainwright...**”

Isaac Procter

Ipswich Town to Chebacco



Heirs of
James Brown

Isaac
Procter

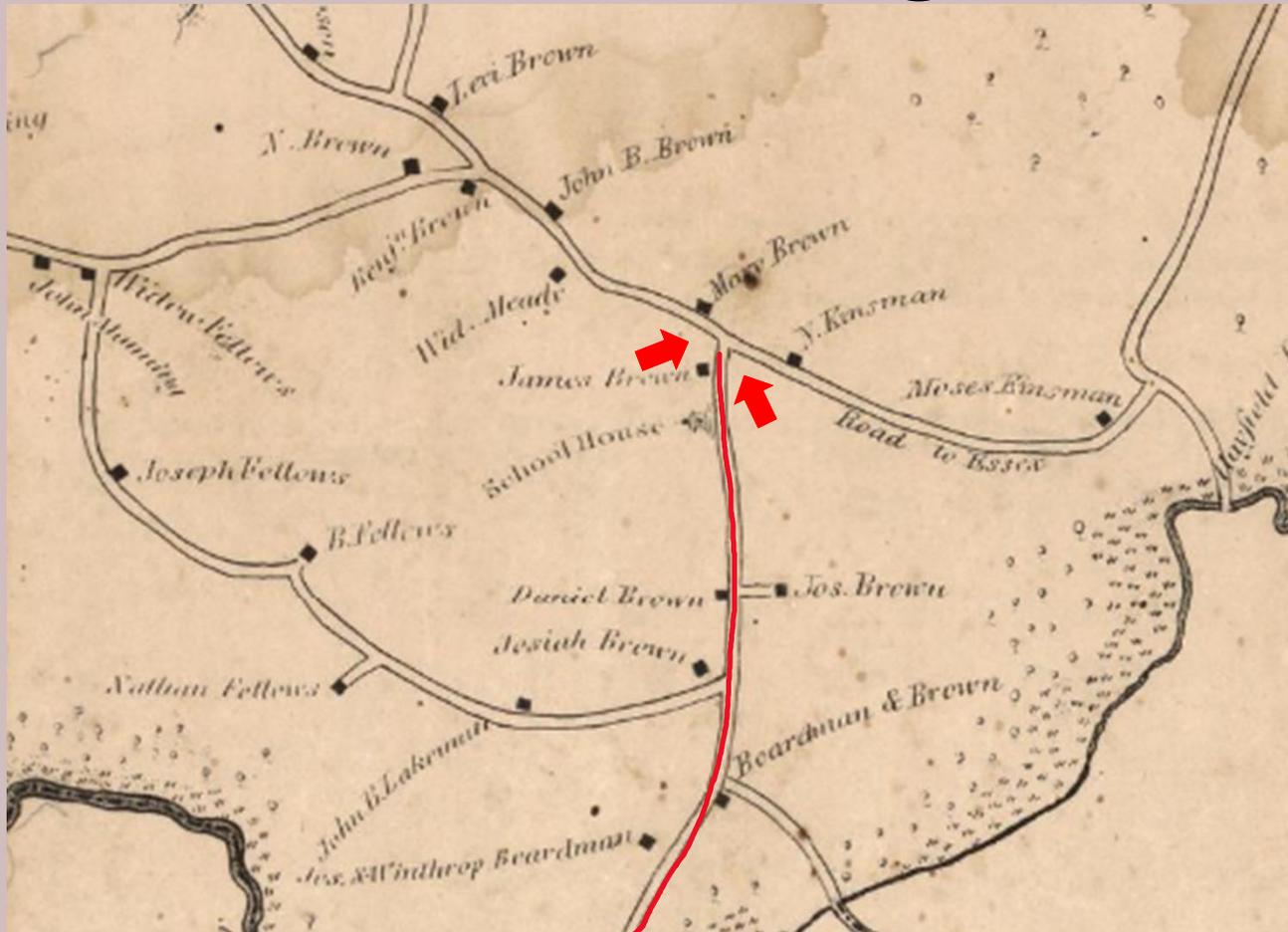
Ipswich to Chebacco



Same Property?

- Similar acreage
- Parcel is likely on south side of Route 133
 - Ipswich Town to Chebacco
- Isaac Procter owned land southwest of this parcel
 - Sold his southwestern parcel to Daniel Giddings, Jr.
- Near Wainwright property
 - Samuel Wainwright abutter of Grover Dodge

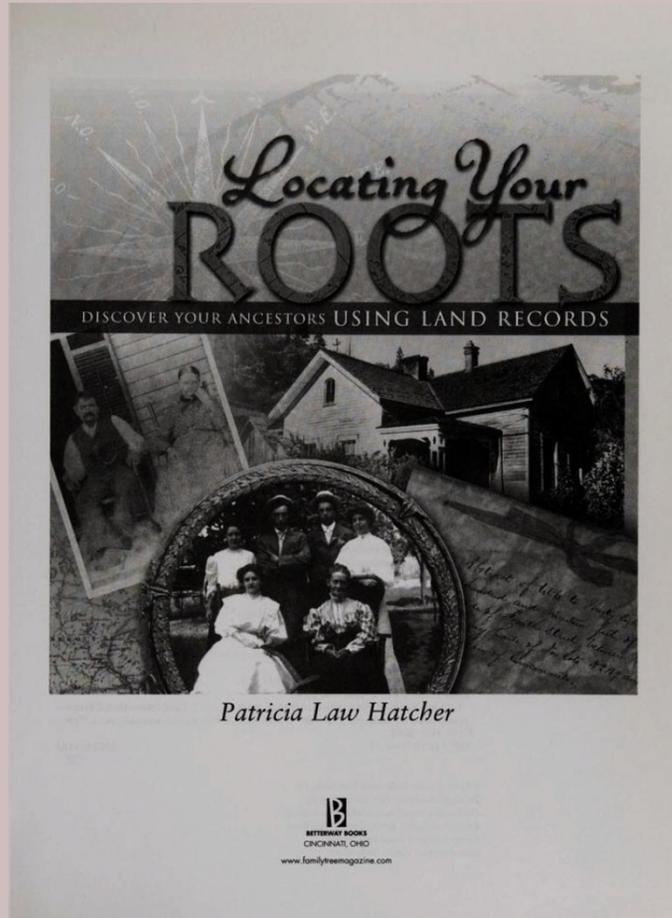
Grover Dodge



How can I be sure?

- Transcribe all deeds for Isaac Procter and Grover Dodge
 - Note all physical features and abutters
- Trace all parcels forward to obtain metes and bounds
- Plat the neighborhood

Plat the Neighborhood



- Metes and Bounds
- Anchor point
- Practical guide to platting land
- Accurately identify location of a property

Tips to Remember

- Understand geography of the area
 - Take note of buildings and geographical features
- Abstract deeds
 - Keep a log and stay organized
- Research the abutters
 - Determine parentage, birth, death
- Use secondary sources
- Embrace technology

QUESTIONS?

Hire Research Services

research@nehgs.org

Chat with a Genealogist

AmericanAncestors.org/chat

Search

Events

Membership

Give

Publications

Expert Help

Tools

Signature Projects

Centers & Initiatives

Finding Origins 2022

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COURSE SCHEDULE

November 2 - Class 1: Ancestors on the Move

Presented by Lindsay Fulton

AmericanAncestors.org/finding-origins-2022



THANK YOU!

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