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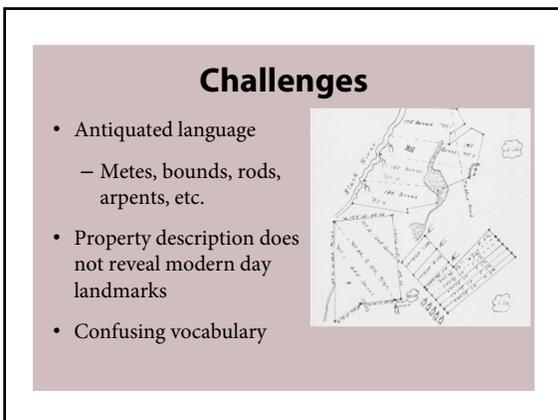
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**Strategies**

- 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

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**Strategies**

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

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**Accessing Land Records**

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### 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?

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### Where and When

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



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### 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

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**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/>

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**Where are they located?**

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

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# Identifying the Location of an Ancestral Property

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**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

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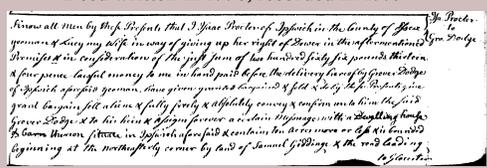
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**First Purchase**

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



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

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### 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.

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### Abstract Property Description

- "...a certain message 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** fill 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.."

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### 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

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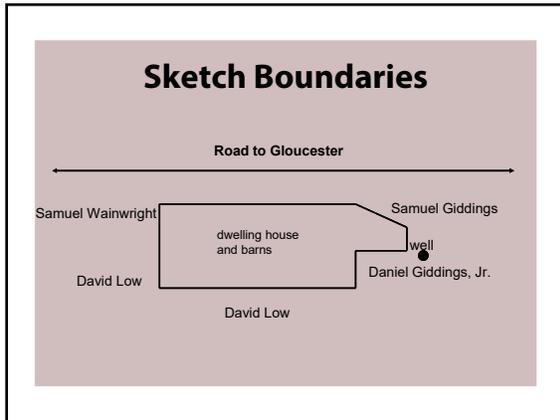
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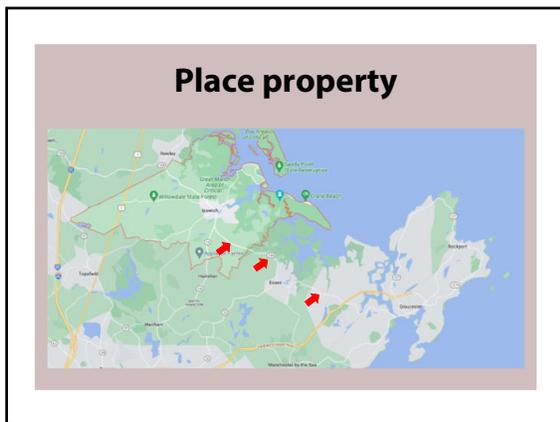
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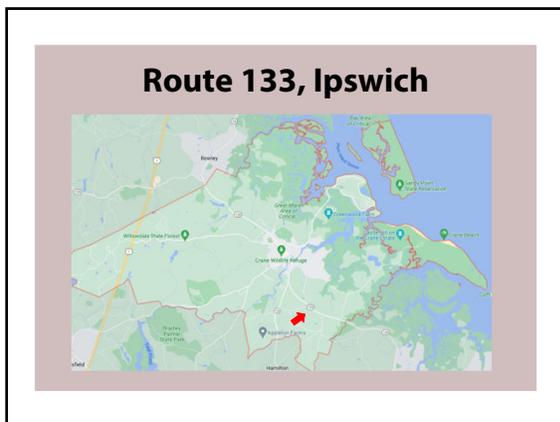
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**Challenges**

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

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**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

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**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?

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**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

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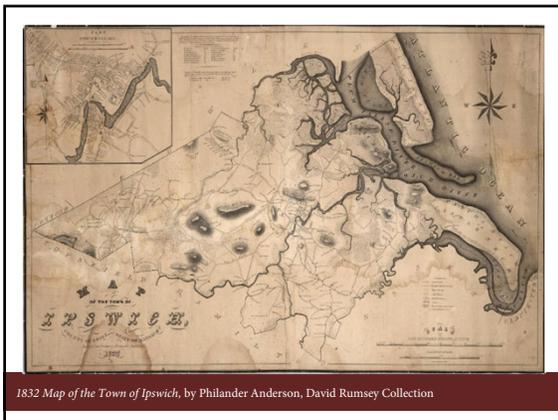
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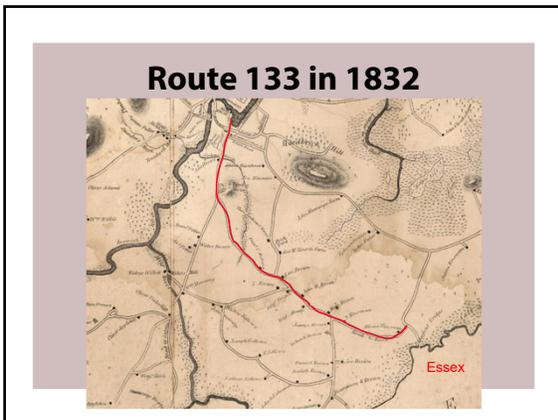
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**Trace the property forward**

- 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”

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**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

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**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.

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**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

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**Chebacco**

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



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### 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 northwardly 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..."

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### 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

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### Grantor Index

Giddings (continued)			
1763 Mar 30	Samuel	George Giddings	16 1/2 to Thomas Spruce
1764 May 7	" do	John Comptrell	" 1/4 "
1764 July 20	" do do	William Giddings	24 1/2 to Thomas Spruce
1764 July 20	" do do	Samuel Giddings	14 1/2 to Thomas Spruce
1764 Sept 7	" do do	Walter Compton	14 1/2 to Thomas Spruce
1764 Sept 19	" do do	James Compton	15 1/2 to do
" " " "	" do do	Samuel Giddings	15 1/2 to do
1764 " " "	" do do	George Compton do do	17 1/2, 15 1/2 to Thomas Spruce
1764 May 7	" do do	Samuel Giddings	16 1/2 to do
" do do	" do do	James Compton do do	" 1/4 to do

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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..

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**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

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**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**..."

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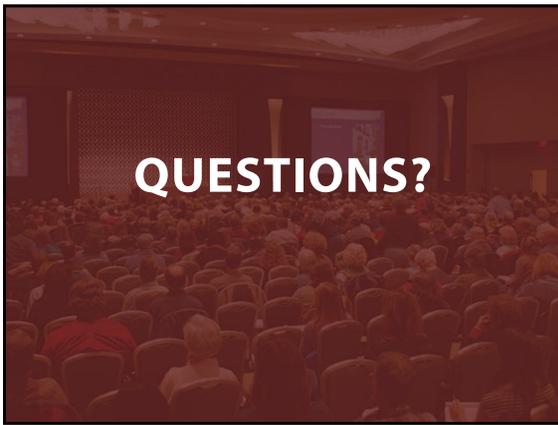
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**Route 133**

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**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

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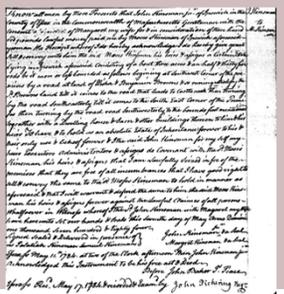
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**Moses Kinsman**

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



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**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

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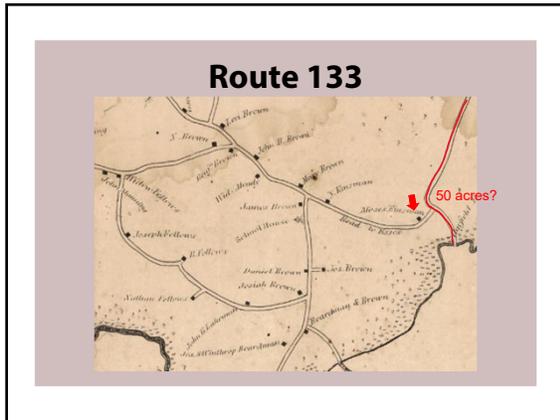
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**Heirs of Moses Kinsman**

- 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..."

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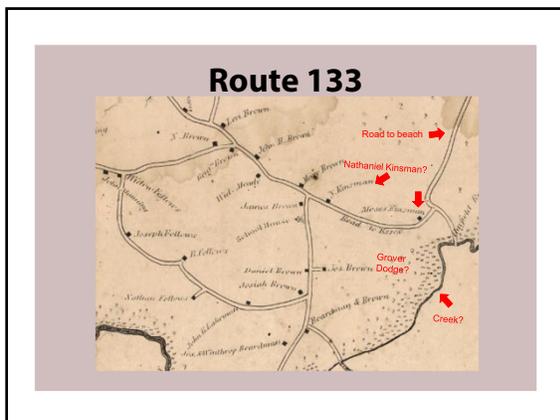
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**Other Sources?**

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

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**1790 US Federal Census**

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### 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**...

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### 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 mill in that part of Ipswich towards Chebacco," now closed by the proprietors of the commons, etc.<sup>3</sup>

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

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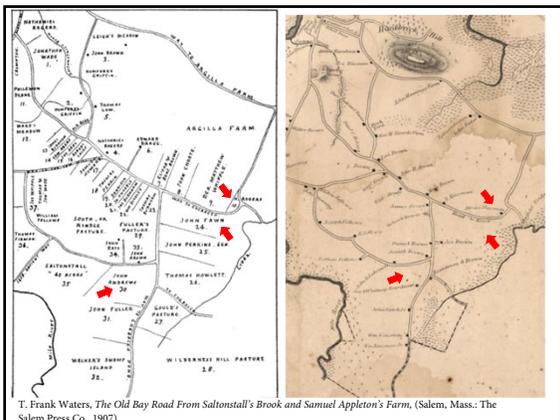
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24 CANDLEWOOD.

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)

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### 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..."

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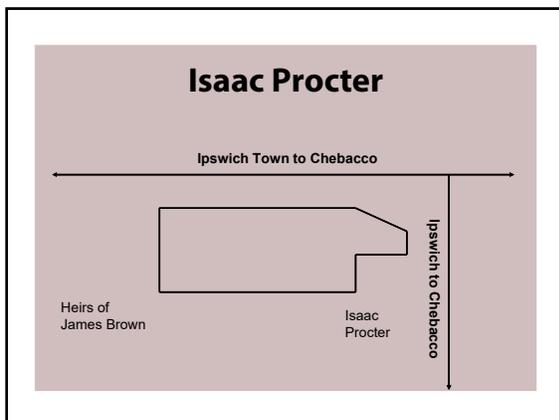
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### Same Property?

- 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

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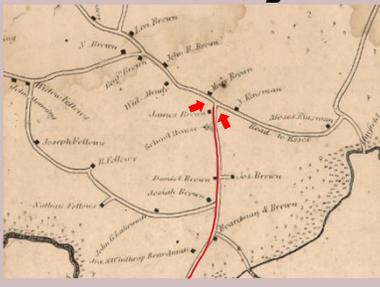
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### Grover Dodge




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### 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

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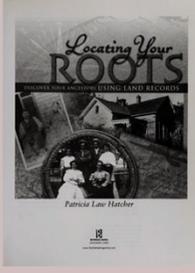
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**Plat the Neighborhood**



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

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**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

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**QUESTIONS?**

**Hire Research Services**  
[research@nehgs.org](mailto:research@nehgs.org)

**Chat with a Genealogist**  
[AmericanAncestors.org/chat](https://www.americanancestors.org/chat)

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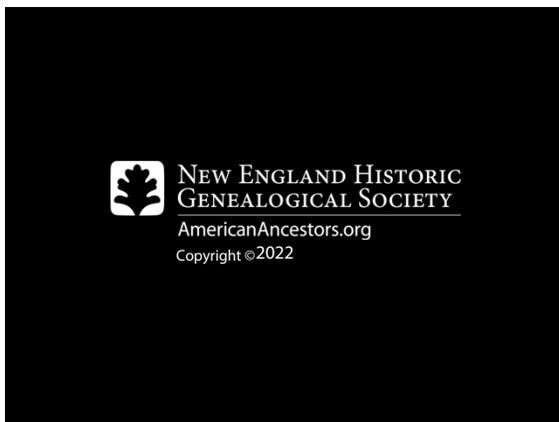
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