

Land Records Unlocked

A Genealogist's Guide to Deeds and Other Records

Class 2: Using Land Records

Sheilagh Doerfler, Senior Genealogist

THE BRUE FAMILY LEARNING CENTER



American Ancestors[®]

A NATIONAL CENTER FOR FAMILY HISTORY, HERITAGE & CULTURE

Meet today's presenter



Sheilagh Doerfler
Senior Genealogist

OVERVIEW

- **Presentation (60 mins.)**
 - Why are land records important?
 - County land records
 - Dower rights and release
 - Accessing land records
 - Abstracting deeds
- **Q&A (30 mins.)**

Why are land records important?

Importance

- Residence
- Location of property
- Migrations
- Biographical information
 - Marital status
 - Occupation
 - Age estimate
- Vital record replacement
- Family Groups
- Relationships
 - Neighbors
 - Associates

This Indenture made the two and twentieth Day of November in the third year of the Reigne of our Sovereign Lord George by the Grace of God of Great Brittain France and Ireland King Defender of the faith &c. Anno Domini One Thousand seven hundred and sixteen Between Catharine Haack of the City of New York Widow of the one part and Obadiah Hunt of the said City Vintner of the other part Whereas Isaac Rodlow late of the City of New York - Merchant father of the said Catharine in his Life time and at the time of his Death was lawfully seized and possessed of the Dwelling house Lot of Ground and premises with the Appurtenances herein after mentioned to be herein off granted and Released and being so seized Dyed Intestate Leaving behind him One son and three Daughters (to wit) Isaac Rodlow lately Deceased the said Catharine afterwards the wife of Thomas Howardon Sarah afterwards the wife of Claus Burger and Mary afterwards the wife of Joseph Smith **and** whereas by Indenture Quadripartite bearing Date the twenty ninth Day of December in the year of our Lord One Thousand six hundred ninety and three between the said Isaac Rodlow (brother of the said Catharine) of the first part Claus Burger and Sarah his Wife of the second part Thomas Howardon since Deceased and the said Catharine his Wife of the third part and the said Joseph Smith and Mary his Wife of the fourth part made by which said Indenture the said parties for themselves did severally

← Parentage

← Marriage

← Sibling

New York County, New York - 1716

County Land Records

Types

- Deeds
- Mortgages
- Sheriff's Deed or Sale
- Leases
- Assignments
- Quitclaims
- Divisions/Partitions
- Power of Attorney

Deeds

- Legal document that transfers the ownership of property from one party to another party
 - Also referred to as Warranty Deed
- Generally recorded on the county level
 - Town level: Connecticut, Vermont, Rhode Island

Process

1. Seller agrees to sell land to the buyer
2. Buyer pays the seller agreed upon amount
3. Deed is written
4. Seller takes deed to courthouse
5. Dower release (if necessary)
6. Clerk records deed
7. Deed given to buyer

Format

- Seller and Buyer
- Payment
- Property description
- Legal language
- Dates
- Witnesses

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Alfred Russell
Sally L Russell
DEED
TO
Ellen P. Simmons

Know all Men by these Presents, That *Alfred Russell and Sally L Russell of Pierpont Ohio* the Grantors, for the consideration of *Twenty five* Dollars, (\$25) received to *them* full satisfaction of *Ellen P. Simmons of said place* the Grantee, do give, Grant, Bargain, Sell and Convey unto the said Grantee, *her* heirs and assigns, the following described premises, situated in the *Township* of *Pierpont* County of *ASHTABULA*, and State of Ohio, known as:

Being a part of Lot number eleven (11) Range One (1) Township number eleven (1) in the Corner West and Western Reserve, and bounded and described as follows, to wit: Beginning at its south east corner of said lot number eleven (11) thence west along the south line of said lot No 11 thirty two (32) rods thence north on a parallel line with the east line of said lot No 11 thirty (30) rods; thence east on a parallel line with the south line of said lot thirty two (32) rods; thence south along said lot line of thirty (30) rods to the place of beginning and to contain six (6) acres of Land.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereto belonging, unto the said Grantee, *her* heirs and assigns Forever. And *she*, the said Grantee, do, for *her* heirs, executors and administrators, covenant with the said Grantee, *her* heirs and assigns, that at and until the executing of these presents, *she* do well seized of the above described Premises as a good and indefeasible estate in Fee Simple, and have good right to bargain and sell the same in manner and form as above written; that the same are Free and Clear from all Incumbrances whatsoever.

And that *she* will Warrant and Defend said Premises, with the appurtenances thereunto belonging, to the said Grantee, *her* heirs and assigns Forever, against all lawful claims and demands whatsoever.

And *she*, the said *Sally L Russell* *Alfred Russell* wife of said *Alfred Russell* do hereby Remise, Release and Forever Quit-Claim unto the said Grantee, and *her* heirs and assigns all my right and title of *Power* in the above described premises.

IN WITNESS WHEREOF, *we* hereto set our hands and seal, the *23rd* day of *April* in the year of our Lord one thousand eight hundred and eighty *three*

Signed, Sealed and Delivered in Presence of

M. A. Leonard
B. H. Leonard

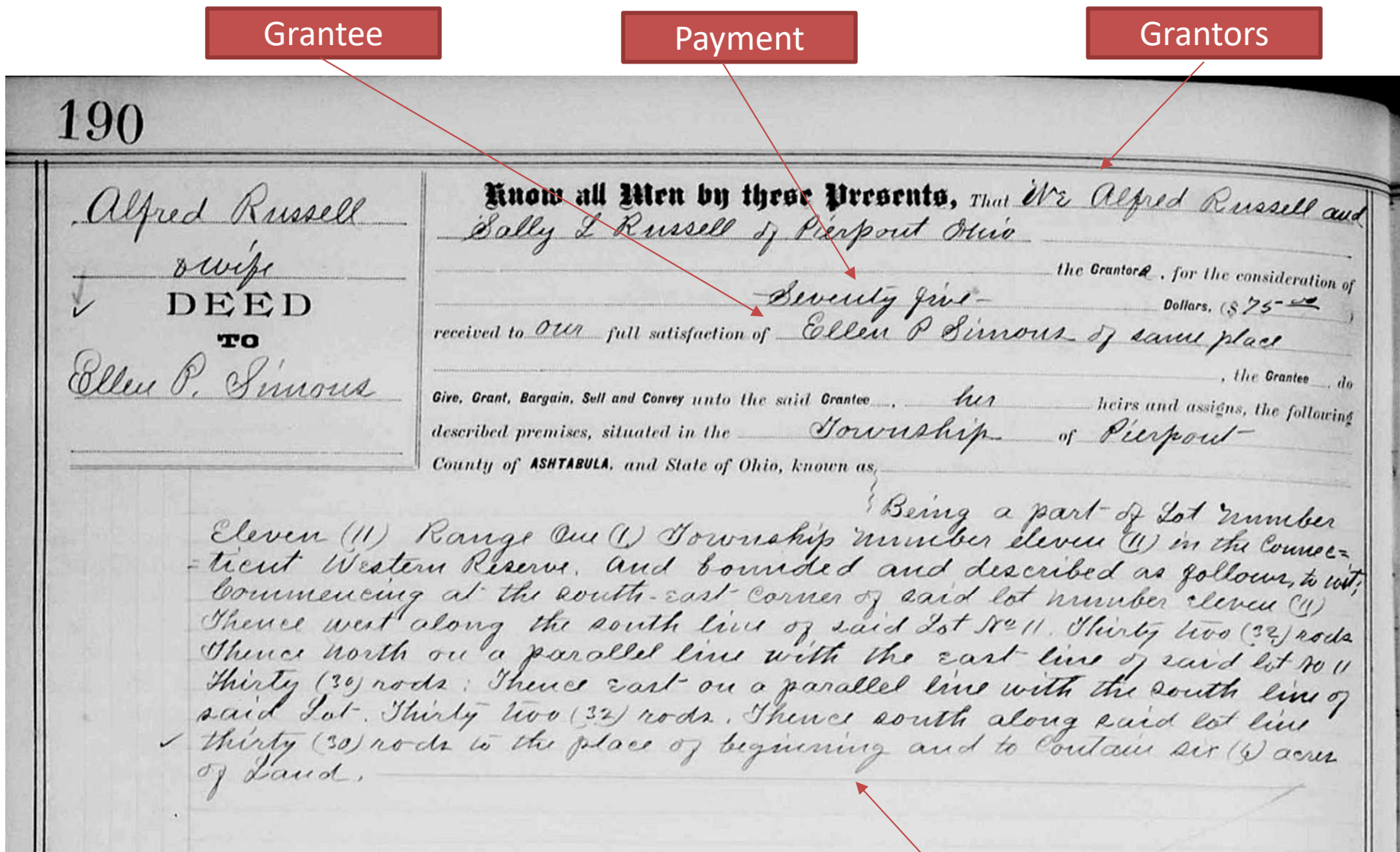
Alfred Russell
Sally L Russell

THE STATE OF OHIO, } Before me a Notary Public a
Ashabula COUNTY, ss. } in and for said county, personally appeared the above named *Alfred Russell and Sally L Russell* who acknowledged that they did sign and seal the foregoing instrument, and that the same is their free and voluntary act.

I FURTHER CERTIFY, That I did examine the said *Sally L Russell wife of Alfred Russell* separate and apart from *her* said husband, and did then and there make known to *her* the contents of the foregoing instrument, and upon that examination *she* declared that *she* did voluntarily sign, seal and acknowledge the same, and that *she* is still satisfied therewith.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal, at *Pierpont Ohio* this *23rd* day of *April* A. D. 1885

Received for Record *Dec 11th* A. D. 1885 at *2 PM* *M. A. Leonard*
 Recorded *December 15th* A. D. 1885 *Notary Public*
H. A. Walling Recorder of Ashabula County.



Grantee

Payment

Grantors

Ashtabula County, Ohio - 1885

Property description

~~be the same more or less~~, but subject to all legal highways.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances therunto belonging, unto the said Grantee, her heirs and assigns Forever. And We, the said Grantor, do for ourselves and our heirs, executors and administrators, covenant with the said Grantee, her heirs and assigns, that at and until the en sealing of these presents, We are well seized of the above described Premises as a good and indefeasible estate in Fee Simple, and have good right to bargain and sell the same in manner and form as above written; that the same are Free and Clear from all Incumbrances whatsoever.





And that We will Warrant and Defend said Premises, with the appurtenances therunto belonging, to the said Grantee, her heirs and assigns Forever, against all lawful claims and demands whatsoever,

And I, the said Sally L Russell wife of said Alfred Russell

do hereby Remise, Release and Forever Quit-Claim unto the said Grantee, and her heirs and assigns all My right and title of Dower in the above described premises.

IN WITNESS WHEREOF, We hereunto set our hands and seal, the 23rd day of April in the year of our Lord one thousand eight hundred and eighty Five

Signed, Sealed and Delivered in Presence of

M. A. Leonard } Alfred Russell 
E. H. Leonard } Sally L Russell 



THE STATE OF OHIO, } Before me a Notary Public a
Ashtabula COUNTY, ss. } in and for said county, personally appeared the above named Alfred Russell
and Sally L Russell

who acknowledged that they did sign and seal the foregoing instrument, and that the same is their free act and deed.

I FURTHER CERTIFY, That I did examine the said Sally L Russell wife of said Alfred Russell separate and apart from her said husband, and did then and there make known to her the contents of the foregoing instrument, and upon that examination she declared that she did voluntarily sign, seal and acknowledge the same, and that she is still satisfied therewith.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Pierpont Ohio this 23rd day of April A. D. 1885

Received for Record Dec 11th A. D. 1885 at 2 P.M. M. A. Leonard Recorder
Recorded December 15th A. D. 1885 H. A. Walling Notary Public
H. A. Walling Recorder of Ashtabula County.

Legal language

Deed date written

Witnesses

Date of Recording

Ashtabula County, Ohio

Tip
Note the witnesses

Witnesses

- Always note the witnesses
- Can be a member of your ancestor's cluster
 - Family
 - Associates
 - Neighbors
- Always confirm identity

Mortgages

- Money borrowed using land as security
- Mortgagor = Person who mortgages property
 - Borrower
 - Owner of property
- Mortgagee = Person who holds mortgage
 - Lender
- Generally recorded on county level

How can I tell if it's a mortgage?

- Indicated in index
- Repayment information included within the deed
- Can be recorded in separate deed books
- Clerk often confirmed repayment in the left-hand column of deed

Terms

Payment satisfied

Property description

Mortgagor

Mortgagee

Hancock Co., Illinois - 1876

Sheriff's Deed or Sale

- Forced sale of property
 - Likely due to failure to pay taxes
 - Satisfy judgement against landowner
- Sheriff auctions off property
- Can be recorded under “Sheriff” in grantor index
- Deeds can sometimes be recorded in separate volumes
- Can also be recorded in court records

- Roger Ashton purchased property for \$101
- Former owner John Mecus was in arrears for \$166
- Land located in Martin's Ferry

Belmont County, Ohio - 1900

No. 4645
SHERIFF'S DEED. 11

To All People to Whom these Presents shall Come, Greeting:
Know Ye, That Whereas, heretofore, to-wit: At the fall Term, A. D. 1899, of the Court of Common Pleas of the County of Belmont, and State of Ohio, Roger Ashton recovered a judgment against John Mecus in a certain civil action pending in the Court of Common Pleas, aforesaid, wherein Roger Ashton was Plaintiff, and John Mecus was Defendant, for the sum of One Hundred and Sixty Six (\$166.00) Dollars, and Fifty (50) Cents.

And Whereas, On the 21st day of December A. D. 1899, a certain order of sale was duly issued by said Court, directed to S. S. Forman Sheriff of Belmont County, and State of Ohio, commanding said Sheriff to proceed according to law, and appraise, advertise and sell the lands and tenements hereafter described, according to the statute in such cases made and provided.


And Whereas, Having caused said Real Estate to be duly appraised, and a copy of the appraisement to be duly filed in the office of the Clerk of said Court, and having first given at least thirty days previous notice of the time and place of sale thereof, by causing the same to be published five consecutive weeks in the Belmont Herald Tribune a paper printed in and of general circulation in said County of Belmont

And Whereas, On the 5th day of February A. D. 1900, the said S. S. Forman exposed the said Real Estate for sale at Public Auction, at the door of the Court House, in said County of Belmont and the same was then and there sold to Roger Ashton for the sum of One Hundred and one (\$101.00) Dollars and 00 Cents, he being the highest bidder therefor, and said sum being more than two-thirds the appraised value thereof.

And Whereas, At the Spring Term of said Court, A. D. 1900, the said proceedings, by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed; and the said Sheriff was ordered and directed to make a **Deed** of said Real Estate to the said Roger Ashton

Now, Know Ye, That I, S. S. Forman Sheriff of Belmont County, Ohio, by virtue of the statute in such case made and provided, and in consideration of the sum of One Hundred and one (\$101.00) Dollars and 00 Cents, to me in hand paid, the receipt whereof is hereby acknowledged, have given, granted, bargained and sold, and by these presents do hereby **sell and convey** unto the said Roger Ashton his heirs and assigns, forever, the following Lands and Tenements, situated in the Township of Pease County of Belmont, and State of Ohio, and described as follows, to-wit:

Situated in the City of Martins Ferry, County of Belmont and State of Ohio, and known as lot number One Hundred and Fifty (\$150) in the second standard addition to the city of Martins Ferry Ohio.



To Have and to Hold the same with all the appurtenances thereunto belonging, to him the said Roger Ashton and his heirs, forever.

In Witness Whereof, I have hereunto set my hand and seal officially, this 12th day of February A. D. 1900,
 Signed, Sealed and delivered in Presence of Rodney Barnes S. S. Forman Sheriff of Belmont County, Ohio
J. R. Mitchell

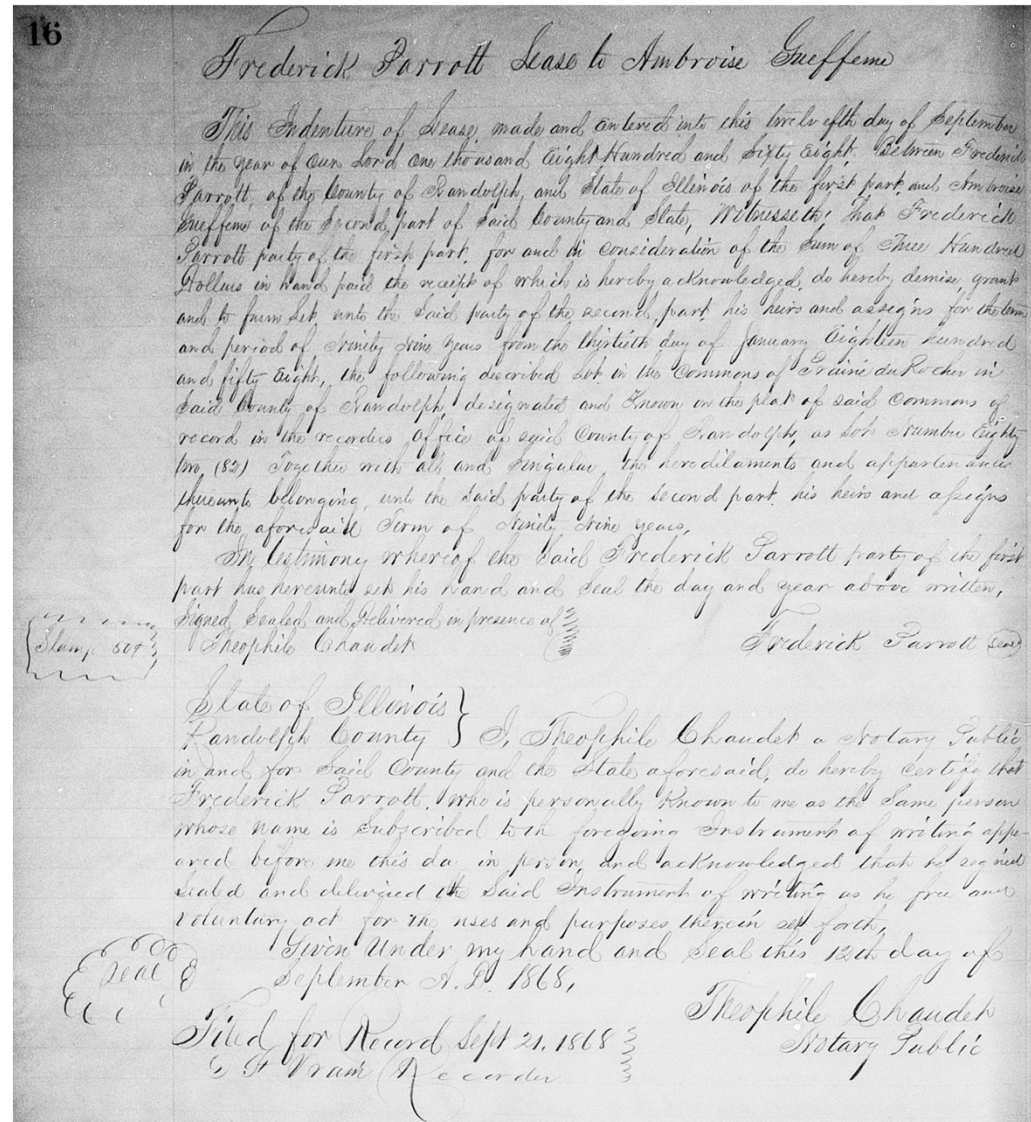
The State of Ohio, Belmont County, ss.
 On this 12th day of February A. D. 1900, personally came before me, the undersigned Notary Public in and for said County S. S. Forman Sheriff of said Belmont County, Ohio, and acknowledged that he did voluntarily sign, seal and deliver the above Deed for the uses and purposes therein expressed.
 Given under my hand and official seal of office, the day and year last above written.

Received for Record June 5 1900, at 12 o'clock, A. M.
 Recorded June 5 A. D. 1900
A. K. Bingham
(Notary Public) Belmont County Ohio
J. K. Farland Recorder.

Lease

- Transfer of use and possession of property
 - Not title or ownership
- Specific time period and fee
- Leases varied in length

- Frederick Parrott granted 99 year lease to Ambroise Greffeme
- Lease began 30 January 1858
- \$300 fee



Randolph County, Illinois - 1868

Assignments

- Transfer of interest or rights belonging to a document
 - Warrant or bounty land
 - Lease
- Individual to whom document is assigned is called Assignee
- Mortgage can be transferred along with interest

- William Bemis transfers rights and interest he has in the property and the distillery to Peter Willard
- For the sum of \$100

William Bemis to Peter Willard assignment. --

*Know all men by these presents that I William Bemis of Dummerston County
State of Vermont; in consideration of the sum of one hundred
Dollars received to my full satisfaction of Peter Willard of said Dummerston
County make over and sell to Peter Willard his heirs and assigns, all the right
title and interest I have in the within den, and in the Distillery former
and storage belonging to said Distillery former --*

Signed sealed & delivered

in presence of us

David Bemis

Abner Bemis

State of Vermont Dummerston July the 17th 1835 Personally appeared

Windsor County ss. William Bemis, signed and sealed of the above written

Instrument and acknowledged the same to be his free act and deed --

Before me -- David Bemis Justice of the peace

Town Clerk's Office Dummerston Sept 8th 1835. 6 o'clock A.M. the

assignment of which the above is a true record --

Attest Joseph Duncan Town Clerk --

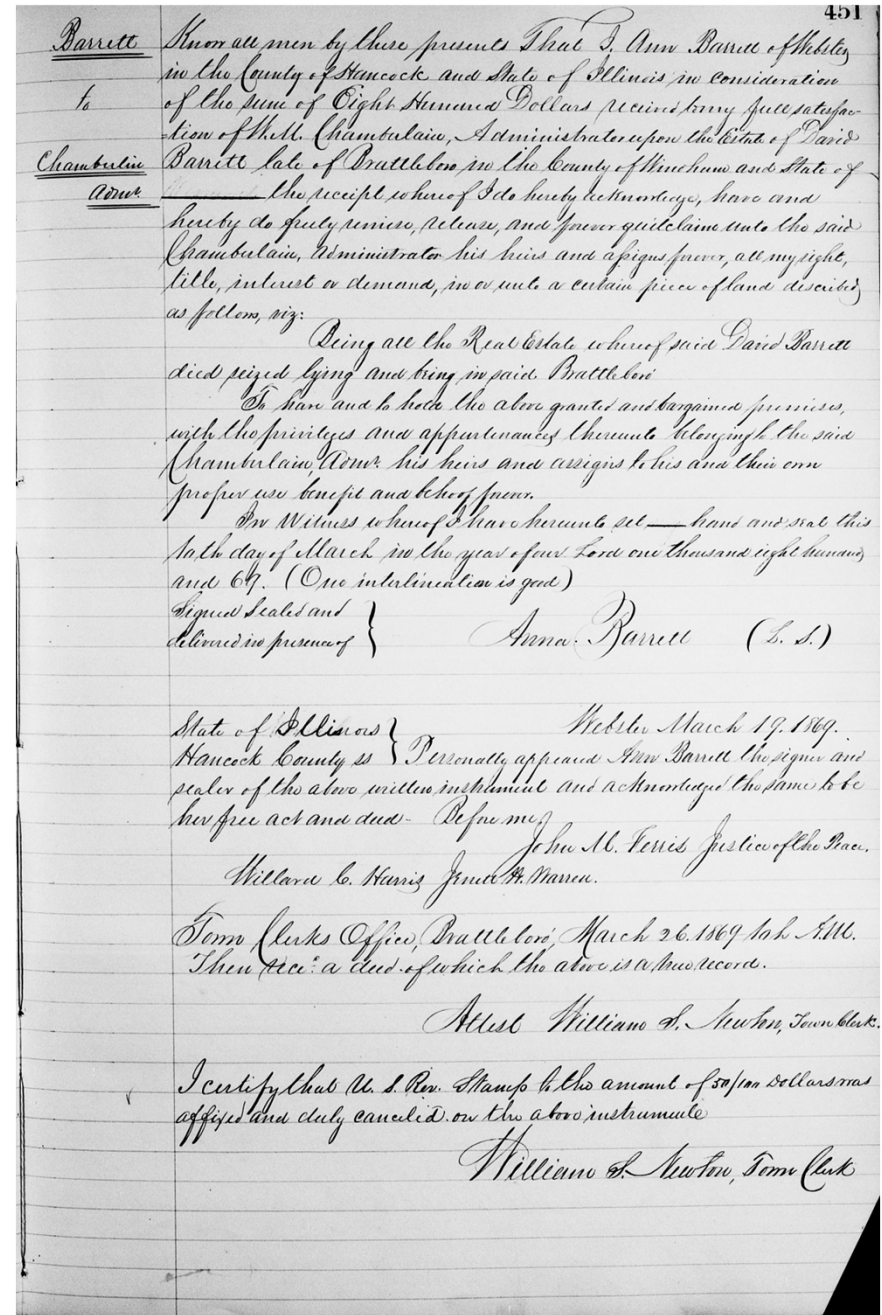
Dummerston, Vermont - 1835

Quit Claim

- Instrument that releases grantor's interest in the property
 - Does not guarantee that title is valid
- Often used when landowner dies intestate
 - Interest in property transferred to heirs
- Common amongst family-to-family transfers

- Ann Barret of Webster, Illinois quit claims her interest in property of David Barrett of Brattleboro, deceased
- Sold to Will Chamberlain, administrator of estate of David Barrett

Brattleboro, Vermont - 1869



Divisions and Partitions

- Process in which a parcel divided between several owners
- Owners appear in court to request division
 - Appointed persons would examine property and determine if it could be divided equally
- Corresponding court records

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Whereas, in the action of J. I. King, Et al. Plaintiff,

against Sarah E. King, Et al Defendant,

then pending in the Casey County Court, for the partition

of the real estate of R. L. King Weed an order was entered at the

August Term, 1818, directing E. S. True,

W. C. Edmington and D. B. Meamully,

as Commissioners of said Court, to make division and allotment of the said real estate between the parties to said action, and the said real estate was divided in accordance with said order, and said Commissioners, having made their report of division at the Sept Term, 1818, of the said Court, their said report was then by a further order of said Court approved and confirmed, and on the 28 day of Oct 1818, the said Court appointed the undersigned W. C. Lundiff a Special Commissioner to make deeds of partition, conveying to each party the lands and property allotted to them in severalty.

Now, Therefore, this Indenture, made and entered into this 28 day of Oct 1818, between J. I. King, S. E. King, Corrie King, his wife, Bradley King, Myrtle King, Mary Lee Utwood, Sarah E. King, Prudie King, Clara A Cochran, Carl Cochran, her husband, Bulaah May Huster and Alf Huster, her husband.

Plaintiff

Defendant

Heirs

Casey County, Kentucky - 1918

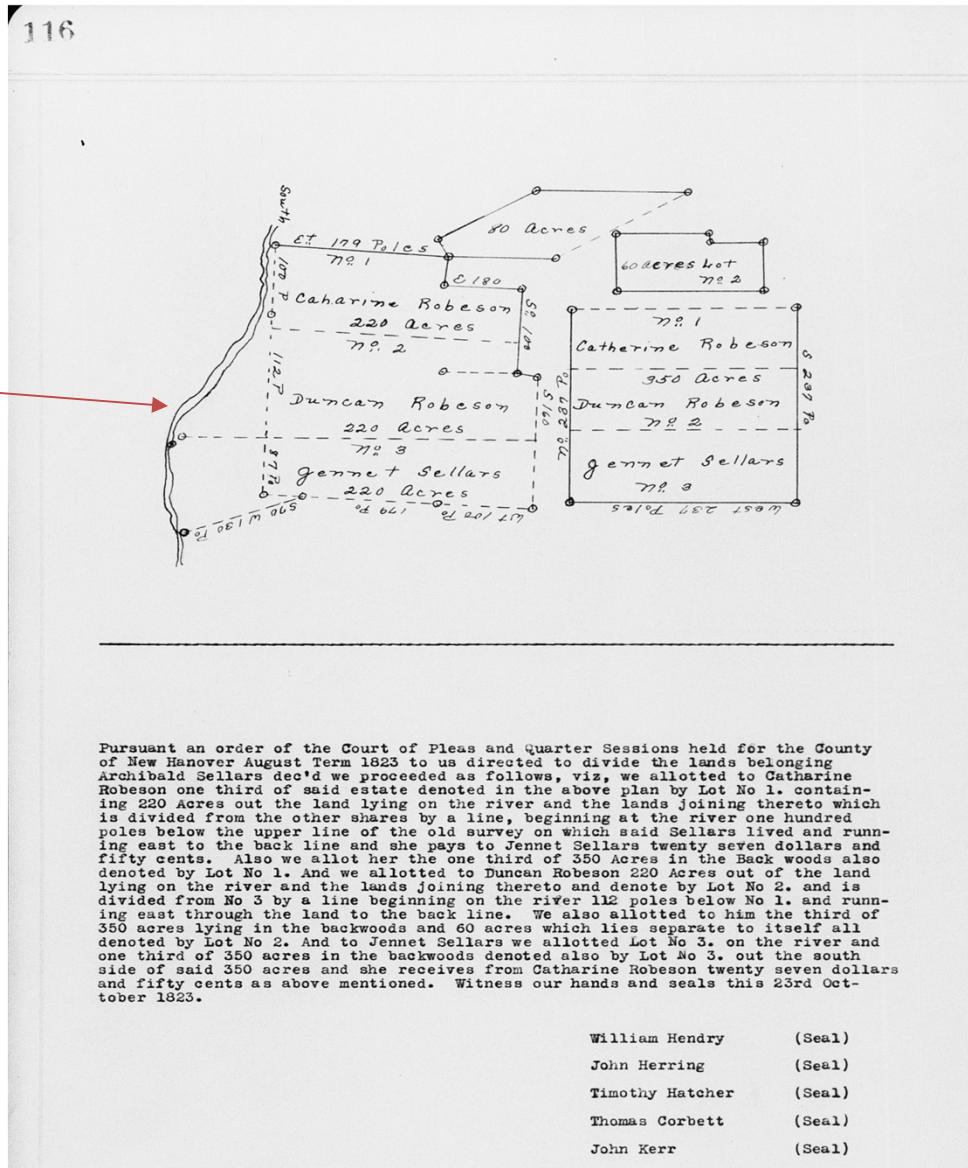
by W. C. Cundiff Commissioner aforesaid of the first part, and
Ada Bell Alwood,
of the second part,

Witnesseth, that for and in consideration of the premises, and in obedience to said order, the parties
of the first part, by W. C. Cundiff Commissioner
aforesaid, have sold, and do hereby convey to said party of the second part and his heirs and
assigns forever, the Lot No. 7 described as follows, viz:

*Lying in Casey Co Ky, on the waters of Martins Creek,
Beginning at a cross-branch in Martins Creek, corner to Lot
No. 4, Thence S 9 3/4 W 67 3/8 rods to two Chestnuts, thence
N 86 E 56 rods to a stone on the East side of the branch, thence
up the branch, with its meanders S 11 1/2 W 26 3/8 rods to a Sycamore
tree, thence S 1 1/4 W 25 1/2 rods to the forks of the branch, thence
S 39 E 61 1/8 rods to a stone, thence S 35 1/2 W 12 rods to a Beech
thence S 37 3/4 E 28 3/8 rods to a Chestnut oak, thence S 22 E
8 1/4 rods to two Chestnuts, on the South side of a road thence
with the road, N 81 3/4 E 28 1/2 rods, thence N 71 E 25 rods
to a stake, corner to Lot No. 8, thence N 35 1/4 W 14 rods
to a Black oak, N 44 3/4 W 14 1/4 rods to a Chestnut oak, N 21 1/2 W
16 1/8 rods to a Hickory, N 23 W 12 rods to a Chestnut oak, N 33 W 22 rods
to a Hickory, N 22 W 10 1/2 rods to a Chestnut oak, N 15 1/2 W 8 3/8 rods
to a Hickory, N 22 W 12 3/4 rods to a White oak, N 3 3/4 W 5 3/8 rods to a Hickory
N 16 1/4 W 40 rods to two Black oaks, N 5 1/2 W 11 rods to a cross in the creek.*

Property
Description

Casey County, Kentucky - 1918



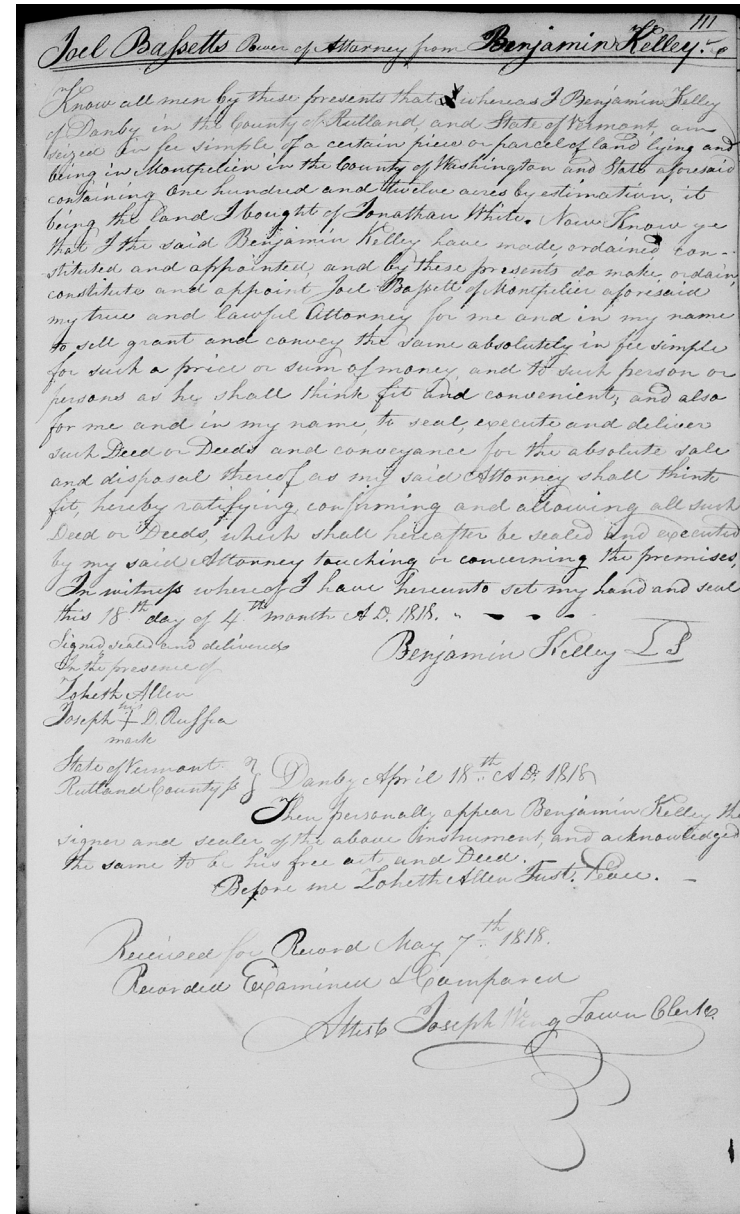
Property Divided

New Hanover Co., N. Carolina - 1823

Power of Attorney

- Legal document authorizing an individual to act on behalf of another individual
- Did not require grantor or seller to be physically present
- Can give clues to origins and prior residences

- Benjamin Kelley appoints Joel Bassetts as Power of Attorney
- 112 acre parcel in Montpelier
- Grants power to sell land as he sees fit



Montpelier, Vermont - 1818

Dower Rights and Release

Dower Right

- Lifetime interest in property allowed by law
- Allowed the widow to retain her rights in the property of deceased husband
- Also referred to as Widow's Thirds

Dower Release

- Wife agrees to the sale of land that included her dower rights
- Generally recorded following deed
- May be recorded as a separate transaction
- Can be recorded in separate volume
 - Sometimes with court records
- Not all states required Dower Release
 - Investigate inheritance laws of state to confirm

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And the said John Dean of the first part, for himself his heirs, executors, and administrators, do covenant, grant, bargain, promise, and agree, to and with the said party of the second part, his heirs and assigns, the above bargained premises, and every part and parcel thereof, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons, lawfully claiming or to claim the whole or any part of the said premises, will for ever Warrant and Defend.

In Witness whereof, the said parties of the first part, have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED, AND DELIVERED, }
IN THE PRESENCE OF }

Geo Langford
Onida County N.Y.

John Dean (S.S.)
Lucinda M. Dean (S.S.)

On the Eleventh day of May 1836 came before me John Dean and Lucinda his wife, to me known to be the grantors described in and who executed the within Deed, and severally acknowledging that they executed the same for the purposes therein mentioned; on separate examination of the said Lucinda separate and apart from her husband she acknowledged that she executed the within Deed freely & voluntarily, without the influence of fear, force or compulsion by her said husband

Geo Langford Comr. &c.
Recorded this 8th day of October 1836 at 10 o'clock A.M.

John J Selman Clerk

Dower Release

Oneida County, New York - 1836

Other Records

- Wills
- Manumissions
- Apprenticeships
- Bills of sale
- Agreements
- Bonds
- Contracts
- Affidavits
- Guardianships

- Will of Chester Adams
- Recorded within Marlboro, Vermont deeds
- No record of will found in Marlboro Probate District

Marlboro, Vermont - 1850

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subject to all the liabilities in that behalf provided by the laws of this State, for are agreeably to laws and the conditions of your bonds to pay the debts and expenses & administer the estate of said decedent according to laws and to said will, he testifying whereof I have hereunto set my hand and affixed the seal of said Court at Marlboro in said District this 6th day of March, A.D. 1852. H. Holtbrook, Register

L.S.

"Know all men by these presents that I, Chester Adams, of Marlboro in the County of Windham & State of Vermont, being in the possession of a sound & disposing mind & memory, have thought it best to make, & I do accordingly hereby make, this my last will & Testament, in the manner & form following to wit: It is my will, & I hereby order that my Executors, hereinafter named, to pay all my just debts and also the expenses of my funeral services, within a convenient time after my decease, I give & bequeath to my beloved wife, Sarah Adams, her comfortable maintenance in health & sickness out of the profits of the farm on which we now live during the term of her natural life; two thirds of all my household furniture; the use of a horse & carriage whenever she shall have occasion to ride; the payment of ten dollars in money on the second day of January & the payment of ten dollars in money on the second day of July, annually, for her sole & separate use so long as she shall live & remain my widow, I give & bequeath to my two daughters - Sarah Maranda & Lucy Ann, the sum of fifty dollars each, to be paid to them when they shall have reached the age of twenty-one years for their sole & separate use; also the privilege of having a home & board on the farm aforesaid, so long as shall remain unmarried, I give & bequeath to my two sons - Winthrop, Hart, & Joseph Holland each & respectively this, term after they shall have reached the age of nineteen years & to each of them respectively two good suits of wearing apparel, namely, one suitable to be worn in common, & the other suitable to be worn on all public occasions; or in case these my two sons Winthrop, Hart, & Joseph Holland, shall both or either of them choose to remain with my eldest son, Francis, Chester Adams, & work for him on the farm, until they shall have reached the age of twenty-one years respectively; then I give & bequeath to each of these respectively the same amount of wearing apparel and to each of them respectively the sum of two hundred dollars, I give & bequeath & devise to my eldest son Francis, Chester all the Estate of which I shall die seized, including the farm on which I now live, being the same which I purchased of Sebaeod King on, the first day of March, A.D. one thousand eight hundred & fifty, the same containing two

Tip
Examine county land
records after your
ancestor died

Accessing Land Records

First Steps

1. Establish location and timeframe
 - i. Where did they live?
 - ii. When did they live there?
2. Understand jurisdiction
 - i. 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:

- 1740-06-20
- 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).

<https://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

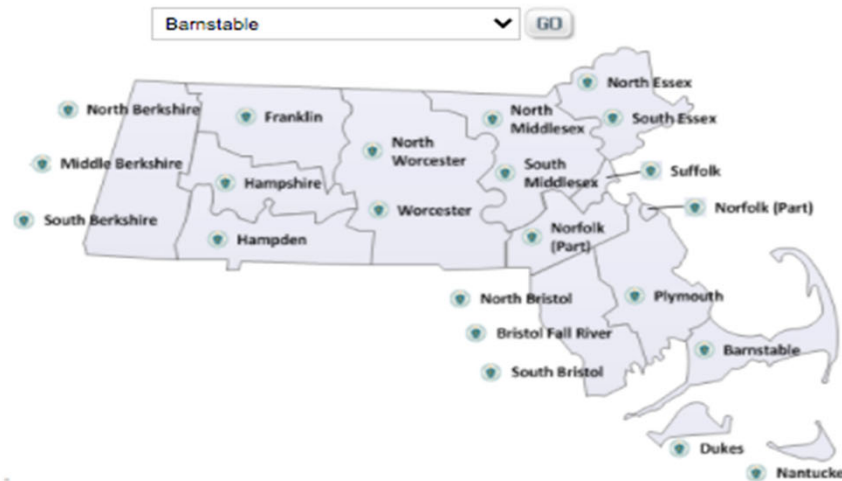
William Francis Galvin
Secretary of the Commonwealth of Massachusetts

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.

[Home](#) | [Feedback](#) | [Contact](#) | [Directions](#)

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The documents provided in this web site are for informational purposes only. To obtain an official copy of any free document or publication, please contact your local Registry of Deeds. If you are unsure of your Registry District, use the [City/Town to Registry Guide](#) to help determine the appropriate Registry of Deeds office.

Masslandrecords.com

Indexes

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

Grantee

Grantor

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1881-1890 Classified and Descriptive Grantees Index.				Middlesex Registry of Deeds.- Southern District.			
DATE OF RECEPTION.			GRANTEES.	GRANTORS.	Book.	Page.	DESCRIPTION.
Year.	Month.	Day.					
			Van Voorhis contd.				
1881	Dec.	21	Henry W.	William Ham Est.	1586	440	Possn. Mort. 1220-543
1882	June	6	" "	" " "	1600	600	" " 1220-543
		13	" "	James Grant	1602	223	Stoneham Central St, Pt. Lot 20, Pl. "Farm Hill Est." Shedd & Edron, Jan. 1, 1864. Mort.
	Aug.	26	" "	Thaddeus Richardson	1609	62	" Farm Hill Rd. 2 pes.
	Nov.	14	" " Jr.	William H. Nash	1615	431	Everett Chelsea St., Lot 5, Pl. B. 25 P. 14 Mort.
1883	July	28	" " +al.	John W. Sinclair	1640	61	Malden Salem St. Mort.
	Oct.	23	" " Jr.	John B. Hall + w. + al.	1647	291	Everett Main St.
			" " "	D. Oakes Clark	"	393	" " Mort.
1884	July	16	" " +al.	Mary A. Tirrell	1673	461	" Bow St. Par. Bel. Mort. 1514-331
1886	Mar.	18	" " "	Agreement	1740	434	" Lots 19 + 20, Pl. H. W. + J. C. Van Voorhis Est., July 1875
	May	21	" " Exor. + Tr.'s assigns	Charles Eastham + al.	1750	192	Lots described in Bond to John Eastham to ...

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	Gibbons & Corntal. William Mtqa.	Edward L. Bigelow	1347	17	Marlborough	Franklin St. Patrick Hooby Est
			"	Affidant of Sale	"	18		Aff. of Sale 1166-309
			"	Edward L. Bigelow	"	19	Marlborough	Franklin St. Rel Tax 1319-534
		27	" Mtqa.	Doris Blanchette	1350	476	"	Gilbon St., Lot 9, Pl. L. Bigelow, Oct. 7, 1870 = Gilbon & Gate Sts., Lot 11, 2d Pl. Allen D. Bowe Est. }
			"	Affidant of Sale	"	478		Aff. of Sale 1135-421
	June	25	"	Lawrence Cary	1354	359	Marlborough	Gilbon St., Lot 12, Pl. W. Gilbon Est., L. Bigelow, Oct. 7, 1870. With st. in Sts. to Main St }
	Aug.	13	" Mtqa.	Edward L. Bigelow	1361	331	"	Main & Broad Sts. Abram Parmenter Est.
			"	Affidant of Sale	"	332		Aff. of Sale 1217-588
1876	Mar.	31	"	Edward Finn	1389	121		Disch. Mort. 1137-38
	Apr.	11	"	Bridget Doyle	"	460		" " 1155-208
	May	21	"	Doris Blanchette	1392	570		" " 1350-454
	Aug.	10	"	Matthew O'Boyle	1406	486	Marlborough	Gilbon St., Lot 5, Pl. W. Gilbon Est., L. Bigelow, Oct. 7, 1870
	Nov.	27	"	Irish Bond	1418	350		Disch. 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,

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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
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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.	65	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.	90	NO.PQ.	101	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 the } figures following indicate the page on which the name should be found. Treat first principal word of Association, Corporation, or Firm Name, as Surname, and second principal word as Given Name. }

Instrument No.	WHEN FILED				GRANTEE	GRANTOR	Instrument	Where Recorded		Date of Instrument	
	Month	Day	Year	A. M. P. M.				Book	Page		
50075	Jan	23	1911		Adams Arthur	Alexander W. Rounsbery	W. D.	33	329	Dec 23 1910	
50207	Feb	10		11 ³⁰	Albanice Mtg & Investment Co	William D. Washburn	mtg	7	617	Nov 1 ..	
50223	"	14		11	Aranson Arthur	Mais Aranson	"	U	464	Dec 31 ..	
50492	Mar	20		9	Allard Ured	U.S.	Pat	63	324	Sep 26 ..	
51567	"	27		3	Anders Adde H	"	"	38	421	Feb 4 1905	
50552	Apr	21		7 ³⁰	Adams Arthur	Isa. A. Adams	W. D.	33	325	" 1911	
50911	May	1		11	Alto Aino	Victor Lund	mtg	U	224	Apr 28 ..	
50921	"	"		5	Advance Land Co	Fredrick S. Marton	Forel	39	354	May 1 ..	
50951	"	7		10 ⁰⁰	Anderson Albert	Ernest N. Rimer	W. D.	46	266	Feb 9 ..	
50972	"	6		11 ³⁰	Alto Aino	Victor Rocke etur	mtg	U	225	May 5 ..	
50976	"	"		"	Alto Aino	Isaac Bester	"	U	206	Apr 27 ..	
51042	"	12		11	Aiton Aino	Nashuruk Co	W. D.	36	420	May 2 ..	
51471	July	5		10 ³⁰	Arman A.	Alexander M. Caron	Q. R. D.	36	447	Apr 27 ..	
51563	"	17		11	Asp Albert T	Annie Johnson	W. D.	33	396	" 24 ..	
51754	Aug	9		9 ⁰⁰	Anderson Aine	Oren M. M. Co	assn	32	150	Aug 4 ..	
51757	"	"		11 ⁰⁰	"	M. D. M. Donald Sand. F. G.	W. D.	59	109	July 27 ..	
51836	"	21		9 ³⁰	Anderson Andrew	Fritz D. S. Grand Lapide	Pat	X	494	Aug 11 ..	
51957	Sept	2		2	Adamovich Anton	Geo. A. Fay, Maden Hughes	W. D.	36	574	June 17 1911	
52223	Oct	13		4 ²⁰	Archambo Augustus	Fred M. Casgett	"	"	33	429	Oct 11 ..
52310	"	24		11 ²⁰	Anderson Alice	U. S.	Pat	63	36	June 26 ..	
52335	"	27		2 ⁰⁰	Anderson Anna C	Andrew Rapp	W. D.	37	195	Sep 30 ..	
52396	Nov	3rd		7 ⁵⁵	Anderson Bert	Rovey Co	"	"	58	117	Jan 15 1907
52397	"	"		"	"	"	"	"	58	118	Oct 7 ..
52717	Dec	2		11 ⁰⁰	Alzen Andrew	Lina Alzen	Judo	30	136	Dec 2 1911	
53101	Jan	7	1912	13 ⁰⁰	Artilia Alex	Ste. Caum	W. D.	57	379	June 22 1911	
52995	Apr	24		9	Albraugh Alex	W. H. Stellmacher	lease	7	601	Apr 10 1912	
54520	June	2		3 ³⁰	Alzen Bert	Wm W. Utter	cont	36	388	June 3 ..	
54545	"	21		9 ⁴⁵	Anderson Andrew	Arund Thorgrimson	W. D.	46	374	" 19 ..	
54911	July	27		9	Aldruch Bernie W	U. S.	Pat	63	366	Feb 19 ..	
56011	Nov	19		5	Adamo Annam	Louis C. Rouin	mtg	W	430	Nov 12 ..	

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112						113	
1881-1890 Classified and Descriptive Grantees Index.				Middlesex Registry of Deeds.-Southern District.			
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1882	June	6	" "	" " "	1600	600	" " 1220-543
		13	" "	James Grant	1602	223	Stonham Central St, Pt. Lot 20, Pl. "Farm Hill Est." Shedd + Edson, } Jan. 1, 1864. Mort. }
	Aug.	26	" "	Thaddeus Richardson	1609	62	" Farm Hill Rd. 2 pcs.
	Nov.	14	" " Tr.	William H. Nash	1615	431	Everett Chelsea St, Lot 5, Pl. B. 25 P. 14 Mort.
1883	July	23	" " +al.	John W. Sinclair	1640	61	Malden Salem St. Mort.
	Oct.	23	" " Tr.	John B. Hall + up. +al.	1647	391	Everett Main St.
			" " "	D. Oakes Clark	"	393	" " Mort.
1884	July	16	" " +al.	Mary A. Tirrell	1673	461	" Bow St. Par. Rel. Mort. 1514-331
1886	Mar.	13	" " "	Agreement	1740	434	" Lots 19 + 20, Pl. H. W. + J. C. Van Voorhis Est., July 1875
	May	21	" " Exor. + Tr. assigns Charles Earham +al.		1750	192	Lots described in Bond to John Earham +al. Mort.

Grantee Index – Middlesex Co., MA

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](#)

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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	
Deeds, vol. 1593-1595	Family History Library	United States & Canada 2nd Floor Film	498036	7442957	

<p>440 1586</p>	<p>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. Attest Chas B James Reg</p>	<p>Know all Men by these Presents that I Charles Pibby 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 Pattee thence easterly by said Shirley Road about (138) one hundred and thirty eight feet to stake and stones thence northerly by land of Granville T. 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 Pattee thence southerly by land of said Pattee 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 that I will not in anywise disturb or interfere with the enjoyment of the granted premises.</p>	<p>Pibby to Clapp Middlesex, D. 1922, P. 500</p>
<p>Ham's Est. to Van Voorhis</p>	<p>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 F. 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. Attest Chas B James Reg</p>		

Abstracting Deeds

What is Important?

- Grantor
- Grantee
- Residences of Grantor and Grantee
- Volume and Page
- Location of the property
- Description of the property
- Abutters
- Acreage
- Witnesses
- Dates

Why is this important?

- Important biographical information
- Witnesses and abutters could be family members or associates
- Places ancestor in time and place
- Understand how much property a person owned
- Efficient and accurate research

Grantor	Grantee	Volume and Page	Abstract
Emma J. Feyler and Warren W. Feyler of Thomaston	Frederick B. Doe of Thomaston	Volume 59, Page 22	Parcel located in Thomason abutting the property of Ezekiel Doe, Mrs. Coles, and Emma J. Feyler. The property totals 2 and a half acres. Deed written 31 August 1880 and reocorded 19 January 1881. Witnessed by Ezekiel Doe.
G.F. Burgess of Camden	Eliza A. Jones of Camden	Volume 61, Page 290	Parcel located in Camden abutting the land formerly of Mrs. Frost now owned by Messrs. Carleton Norwood and Co. The property totaled 28 square rods. Deed was written 20 February 1882 and recorded 18 April 1882. Witnessed by G.L. Burgess

Knox County, Maine

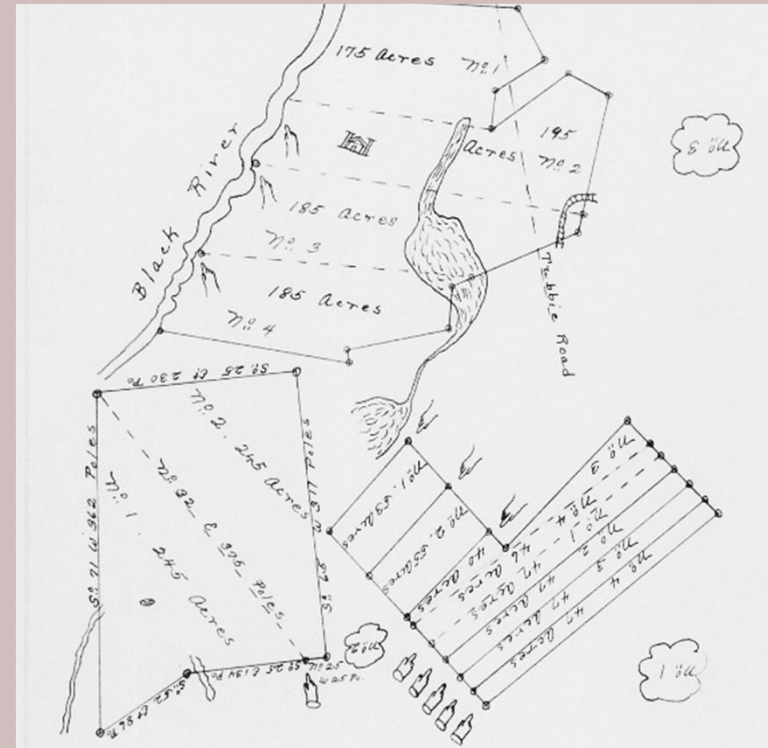
Glossary

- *Black's Law Dictionary*
 - <https://thelawdictionary.org/>
- Genealogical Dictionary of Legal Terms
 - [https://www.familysearch.org/wiki/en/Genealogical Dictionary of Legal Terms](https://www.familysearch.org/wiki/en/Genealogical_Dictionary_of_Legal_Terms)
- Patricia Law Hatcher, *Locating Your Roots: Discovering Your Ancestor in Land Records*, (Cincinnati: Betterway Books, 2003)

Locating Historic Parcels

Challenges

- Antiquated language
 - Metes, bounds, rods, arpents, etc.
- Confusing language
- Property description does not reveal modern day landmarks



Strategies

- Trace historic ownership of property
- What geographic 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
 - Published histories
- Embrace technology
 - Geographic Information System (GIS)
- Stay organized
 - Research log
 - Abstract deeds

- Vinson Stilson purchased land and dwelling house in Marblehead in 1673 from Lot Conant
- Abutted lands of John Trevy to the south, Richard Thisle to the north and the street to the west

181. 1:2 mo: 1673.
Vinson Stilson To all Christian people to whom this present deed shall come: Greeting: Know ye, that I Lot Conant of Bass river in the County of Essex, New England, husbandman sendeth greeting: know ye, that I Lot Conant, with my free consent of Elizabeth his wife, for & in consideration of y^e summe of twelve pounds, in money, current in New England, to him in hand before the sealing & delivery hereof, well & truly paid by Vinson Stilson of Marblehead, cordwinder in y^e County of Essex, a receipt whereof by said Lot Conant doth acknowledge by these presents, & therewith to be fully satisfied & contented that given, granted, & obtained, sold, aliened, conveyed & confirmed, & by these presents doth fully, clearly & absolutely give, grant, bargain, sell, alien, convey & confirm, unto y^e said Vinson Stilson his heirs & assigns forever, all that his messuages, tenement or dwelling house, with the land whereon it stands, & the land therunto belonging, being a quarter of an acre or thereabouts, according as it is now fenced, situated, lying & being in y^e Towne of Marblehead, butting & bounding unto the house & land of John Trevy to the southward thereof, & the house & land of Richard Thisle lying to the northward, & the streete on the westward side thereof, with all & singular appurtenances thereof or heretofore thereto belonging, or in any wise appertaining: To have & to hold y^e said messuages, tenement or house, with the land thereto belonging or in any wise appertaining, butting & bounding as aforesaid, unto y^e said Vinson Stilson, his

Essex County Deeds, 3:601-2

Challenges

- Where in Marblehead?
- No modern-day landmarks
- No geographic landmarks
- How can I place this parcel?

Next Steps

- Examine deeds for Lot Conant
- Does Vinson Stilson sell this land?
 - Additional property description
- Search for early maps of Marblehead
- Examine published histories

- Vinson Stilson sold this property in 1677 to Jonathan Bridgham
- Half an acre
- Bounded southerly by street, Robert Rowles to the west, Richard Hanover also an abutter

1774
M.C.
Bridgham

2:11:1677

This indenture made the second day of August
in the 7th yeare of our Lord, one thousand
six hundred, seventy & seven, Kings tenor
by virtue hereof of our S^overaign
Lord Charles the second, of England &c. King
defender of the faith &c. betweene Vinson
Stilson of Marblehead, in the county of Essex
in New England, cordwinder, & Grace his
wife, on the one pt. & Jonathan Bridgham
of Boston in New England, tanner, of the
pt. witnesseth; yt the sd Vinson &
Grace his wife for & in consideration of
some of full pay of pounds of lawfull mon-
ey of New England, to them in hand be-
fore yt sealing & delivery of these presents
by Henry Bridgham, father of the sd Jona-
than Bridgham, well & truly paid, the re-
ceipt whereof they doe hereby acknowledge
& themselves therewith fully satisfied & pt.
have given, granted, bargained, sold, ali-
ened, confirmed & confirmed. & by these pre-
sents doe fully & absolutely give, grant, bar-
gaine, sell, aliene, confirm, confirme, unto
the sd Jonathan Bridgham, his heires & assigns
administrators & assigns forever, all that
their messuage or tenement, situate & being
in Marblehead aforesd. with all the land
belonging to the same, containing by esti-
mation half an acre or thereabouts, be-
ing bounded & bounded southerly by a street
it leads to the water side, westerly by the
land of Robert Rowles, northerly ptly by

Essex County Deeds, 4:368-70

- After purchasing parcel from Vinson Stilson, Jonathan Bridgman sold the parcel to Samuel Russell in 1678; Russell was the owner in 1700
- Robert Rowls and Richard Hanover listed as abutters
 - Also mentioned in Vinson Stilson deeds

BY SIDNEY PERLEY.

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shortly after 1700, building upon the site a new house, and died possessed of the estate in 1713.

John Conant House. This lot was a part of the homestead of Lot Conant, yeoman, who lived in Marblehead as early as 1657, and removed to Beverly about 1667. He died, possessed of this house and lot, Sept. 29, 1674; and the house, which was appraised at five pounds, descended to his son John Conant. The latter died possessed of it, Sept. 30, 1724. The house was probably standing in 1700.

Robert Rowls House. This was also a part of the homestead of Lot Conant, who owned this lot of land, and lived in Marblehead, as early as 1657. He removed to Beverly about 1667, and sold the house, orchard, garden, etc., to John Trevy of Marblehead, fisherman, in or before 1669, but gave him no deed of it until March 20, 1671.* The house and land were owned by Robert Rowls of Marblehead, fisherman, immediately afterward; and he owned the estate in 1700. How much longer the house stood is not known.

Samuel Russell House. This lot was also a part of the homestead of Lot Conant, as early as 1663, probably in 1657. He removed to that part of Salem which is now Beverly, then called Bass river, in 1667; and sold this lot, with the house thereon, to Vinson Stilson of Marblehead, cordwainer, March 10, 1669-70.† Mr. Stilson conveyed the house and lot, for fifty-four pounds, to Jonathan Bridgman of Boston, tanner, Aug. 2, 1677.‡ Mr. Bridgman conveyed the same estate to Samuel Russell of Marblehead June 29, 1678; § and Mr. Russell owned it in 1700. Apparently the house was then standing.

Richard Hanover House. This lot of land belonged to Moses Maverick early, and he conveyed it with the lot marked Samuel Clark to Matthew Clark of Marblehead, fisherman, Feb. 18, 1663-4.¶ Mr. Clark conveyed this part of the lot to Edmund Gale of Marblehead, fisherman,

*Essex Registry of Deeds, book 3, leaf 140.

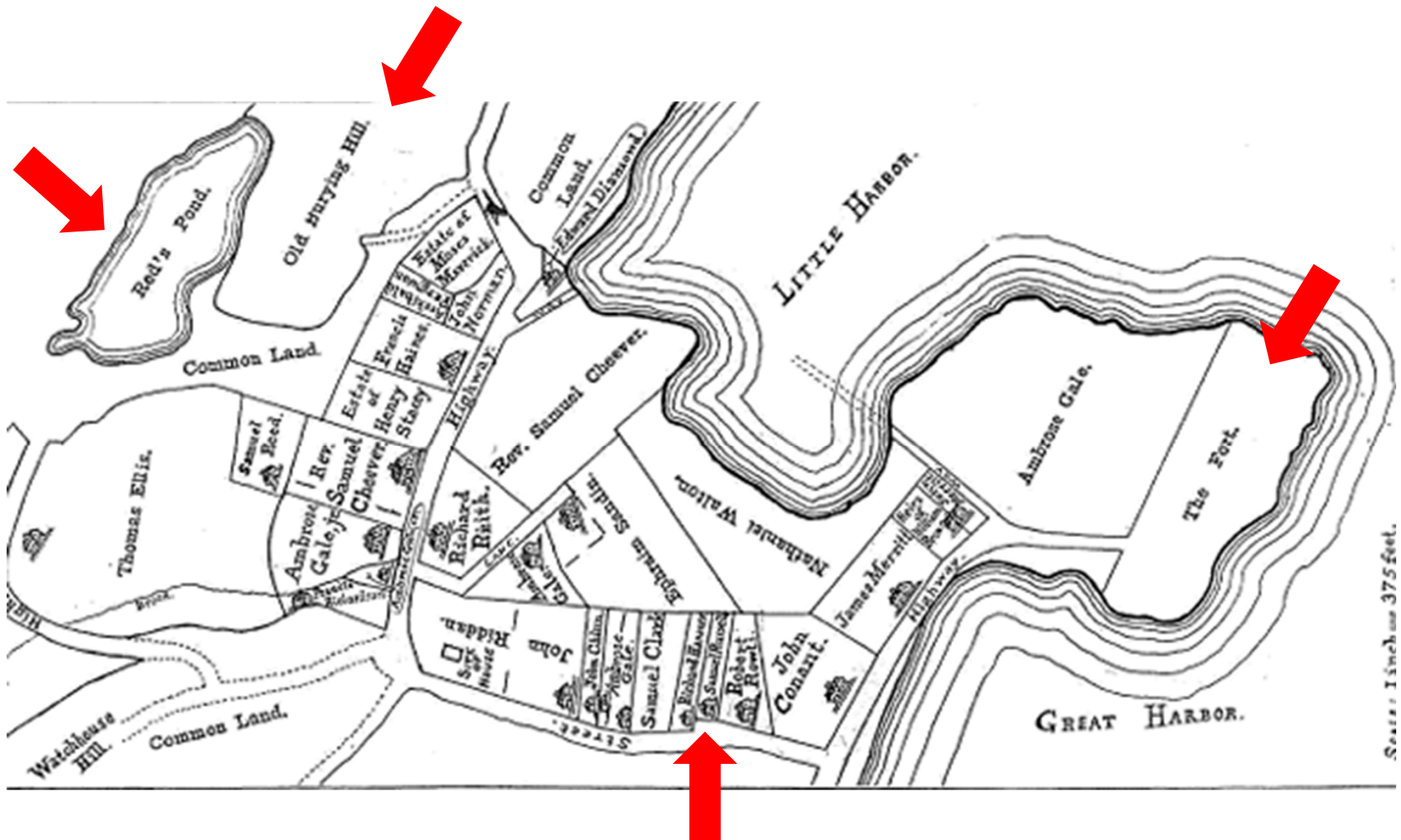
†Essex Registry of Deeds, book 3, leaf 181.

‡Essex Registry of Deeds, book 4, leaf 174.

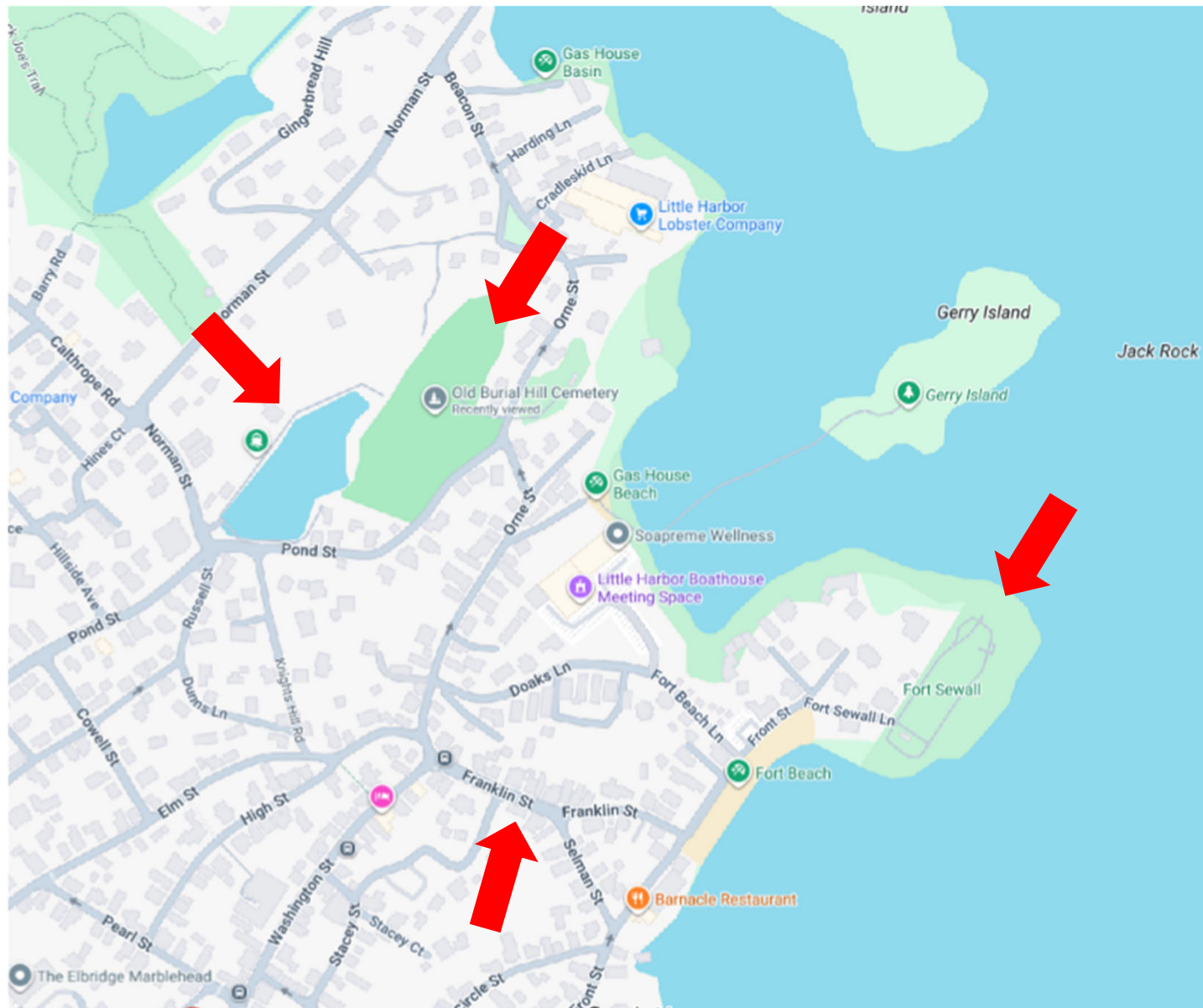
§Essex Registry of Deeds, book 5, leaf 9.

¶Essex Registry of Deeds, book 3, leaf 86.

Sidney Perley, "Marblehead in 1700"



Sidney Perley, "Marblehead in 1700"



Modern map of Marblehead



Tip
Always check probate
records

Probate

- Property can pass generation to generation through probate
- Examine wills, administrations, and inventories for real estate holdings

Maps

- Library of Congress
 - www.loc.gov/maps
- Norman P. Levanthal Map and Education Center
 - <https://collections.leventhalmap.org>
- David Rumsey Map Collection
 - www.davidrumsey.com
- American Geographical Society
 - <https://collections.lib.uwm.edu/digital/collection/agdm/search/>

Maps

- Harvard University Scanned Maps
 - <https://curiosity.lib.harvard.edu/scanned-maps>
- HistoryGeo.com
 - Historygeo.com
- University of California Berkeley Geodata
 - <https://geodata.lib.berkeley.edu/?utf8=%E2%9C%93&q=>

Conclusion

- Always examine county land records
- Understand different index systems
- Fully abstract deeds to ensure efficient and accurate research
- Use diverse sources
- Stay organized!



QUESTIONS?

Consultations

Book a one-on-one
consultation with
a genealogist and
receive help with your
family history research!

[AmericanAncestors.org/
Expert-Help/Consultations](https://AmericanAncestors.org/Expert-Help/Consultations)



The screenshot shows the top navigation bar of the American Ancestors website. On the left is the logo with the text "American Ancestors." In the center is the tagline "A National Center for Family History, Heritage & Culture". On the right are links for "Bookstore", "About Us", and a "MY ACCOUNT" dropdown menu. Below the navigation bar is a secondary menu with links for "Search", "Events", "Join/Renew", "Give", "10 Million Names", "Publications", "Expert Help", "Tools", "Projects", and "Centers & Initiatives". The main content area features a large title "Land Records Unlocked: A Genealogist's Guide to Deeds and Other Records" in a dark blue serif font. Below the title is a white text box containing a thank-you message and a paragraph about the seminar's focus on land records. At the bottom of the text box is a note about the course's duration and access to materials.

American Ancestors. A National Center for Family History, Heritage & Culture Bookstore About Us MY ACCOUNT

Search Events Join/Renew Give 10 Million Names Publications Expert Help Tools Projects Centers & Initiatives

Land Records Unlocked: A Genealogist's Guide to Deeds and Other Records

Thank you for registering for the online seminar, *Land Records Unlocked: A Genealogist's Guide to Deeds and Other Records!*

For generations, land has meant opportunity, independence, and even survival in America. It is what drove many of our ancestors to immigrate and what motivated some to migrate across the country. While land records are essential to our family history research, they are often overlooked or misunderstood. Hidden in the legalese and metes and bounds, there can be critical clues to extended family members and family relationships, the location of ancestral homelands, and why our ancestors move from point A to point B. From colonial land grants and charters to proprietorship records and federal land programs, this 5-week online seminar will give you the historical context of land records in America, the tools to find and decipher deeds, and strategies for leveraging land records in your family history research.

This course includes five 90-minute classes and exclusive access to handouts and recordings of each presentation. These recordings and all course materials will be available for the foreseeable future.

<https://www.americanancestors.org/land-records-unlocked-genealogists-guide-deeds-and-other-records>



THANK YOU!

AmericanAncestors.org/education



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