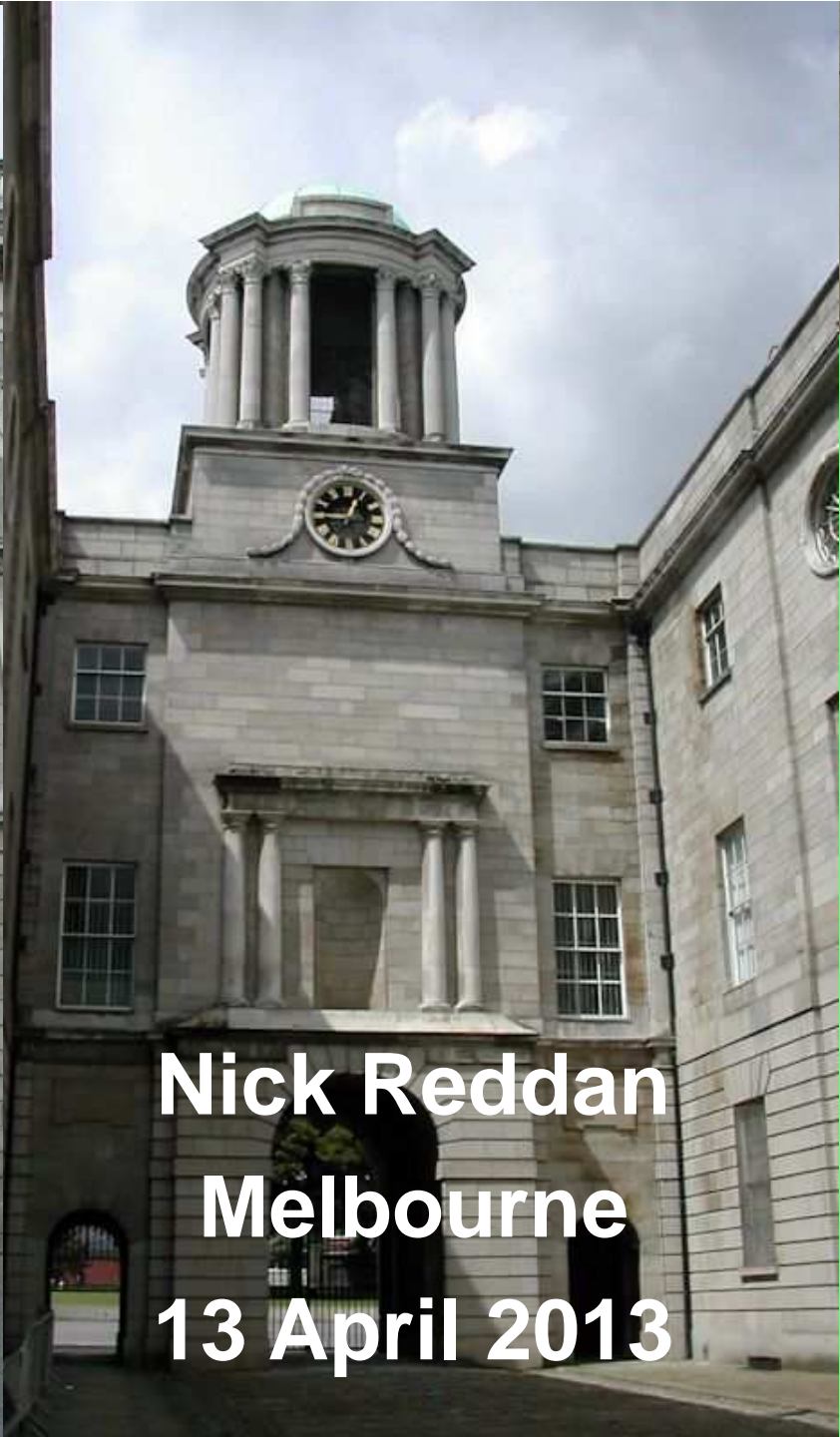




Registry of Deeds



**Nick Reddan
Melbourne
13 April 2013**



The beginning

- **King Billy defeated the Papist King James at the battle of the Boyne on 1 July 1690**
 - Now celebrated on 12 July
- **The Protestant Irish Parliament wanted to cement Protestant power**
- **It passed a number of laws to restrict Catholics**
 - Oaths
 - Land tenure





Penall laws

- Enforcement
- Registration of land transactions
- Like many acts of discrimination the economic impact on both the target and the discriminator was significant
 - Underinvestment due to short leases led to overall impoverishment





Registry of Deeds Act 1707

- An act for the Publick Registering of all Deeds, conveyances and wills that shall be made of any Honors, Manors, Lands, tenements or hereditaments — MDCCVII
- Main provisions:
 - Set up office of Registrar
 - Stated what should be registered
 - Stated how records should be kept
 - All deeds after Lady day 1707




Main provisions

- Memorials on parchment
- Signed by a grantor or grantee
- One Witness to the deed signed the memorial and made an oath
- Date and time of registration recorded
- Lands involved indexed
- Grantors indexed





The legacy 300 years later

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- While many transactions were not registered the registrations have immense genealogical value
 - About 600,000 memorials prior to 1834 when the numbering changed
 - Each memorial usually has at least two parties and two witnesses



Who Registered

- Many transactions were not registered
- A registered deed had priority over an unregistered deed
- Where there was doubt or a transaction might be contested it was more likely to be registered
- Middle level tenants
- Merchants whose livelihood depended on property
- Middle class and above tended to register



Some jargon

- **Deed**
 - Original document held by parties
- **Memorial**
 - Copy of deed's main points
 - Copies available at €20
- **Memorial transcription book**
 - Copies of memorials bound in large volumes
 - Microfilm copies available through the Mormon Family History Library





What information?

- Names
- Relationships
- Ages – death dates
- Places – residences – townlands
- Sub-tenant names
- History of tenancy – tenures
- Settlements
- Autographs (on original memorials)



Types of deeds registered

- 
- **Indentures and Deeds poll**
 - **Leases and releases**
 - Leases
 - Releases
 - Sales
 - Mortgages
 - Rent charges
 - **Settlements**
 - Marriage settlements
 - Assignment of assets
 - **Wills**

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To the Register

appointed by act of Parliament for Registering deeds, Wills & Oaths
Five sheets
written by Robt Holmes

A Memorial of a certified deed of Marriage settlement bearing date the first day of February in the year of our Lord one thousand eight hundred and forty two made between Robert Croker of Newcastle in the County of Down Esq. of the first part Elice Dobson of Newcastle aforesaid daughter of Peter Dobson of Newcastle aforesaid Esq. of the second part and John Dobson of Newcastle aforesaid Esq. of the third part and James St. John of Newcastle aforesaid Esq. of the fourth part and James St. John of Newcastle aforesaid Esq. of the fifth part after mentions of the said parties after Reciting that a Marriage was agreed upon and was intended to be shortly had and solemnized between the said Robert Croker and Elice Dobson and deed witnessed that for and in consideration of said intended Marriage and in pursuance and further Execution of the said agreement it was thereby declared and agreed between and by the said parties that the said John Dobson and James St. John their Executors Administrators and assigns should stand and be possessed of and interested in the sum of four hundred pounds which had been paid and transferred to them the said John Dobson and James St. John by the said Peter Dobson as the same before mentioned upon the trusts and in the manner following that is to say in trust that the said trustees should out of the said sum of four hundred pounds pay to the said Robert Croker the sum of fifty pounds and unto the remaining three hundred and fifty pounds in the public funds or upon real securities to be taken in Ireland less in fees or for taxes necessary for ever or for a long term of years or years or otherwise as the said Elice Dobson should direct and to pay the interest thereof to the said Elice Dobson during her life or on her own receipt and for her own sole use notwithstanding her Coverture and at her death in trust for the Child or Children of said Marriage and on the death of the said Elice Dobson without issue entitled as therein the said principal sum of three hundred and fifty pounds to be paid to the said Robert Croker to and for his own use and said deed contains several covenants and is duly executed by all the parties thereto and is also this Memorial and both are duly witnessed as to the Execution thereof by William Stone of Belfast in the County of Down and James St. John of Newcastle in the County of Down.

taken
in air
the day
1842
ale

(Seal)

	V		184209
	P		231
	M		184209231
	T	marriage articles	
	DD		1
	DM		5
	DY		1842
P1	N	Robert Croker	A
	R	Newtownards DOW	
P2	O	Esq, Officer of Excise	
	N	Eliza DOBSON	
	R	Newtownards DOW	
	O	spinster, daughter of C	
	N	Peter Dobson	
	R	Newtownards DOW	
	O	Esq	
trustee	N	John Dobson	
	R	Antrim ANT	
	O	Gent, Officer of Excise	
trustee	N	James H Sterne	
	R	Newtownards DOW	
	O	Gent	
		marriage shortly to be solemnised between A + B, C gave £400 to trustees £50 to A and interest on £350 to B	
	C	for life reversion to issue of marriage then to A if no issue	
W	N	Willian Sterne	
	R	Belfast ANT	
	O	Gent	
W	N	James BELL	
	R	Newtownards DOW	
	O	Gent	



Indexes

- **Grantors index — devisors, testators**
 - Has family name of other party
 - Can be used for a reverse grantees index
- **Townland index — lists lands in deeds**
 - Useful starting point
- **Full name index — the dream I am creating!!**
 - Registry of Deeds Index Project





Memorial No. 1

- Grantor – Nafan COOTE Earl of Bellomont
- Grantee – Connell VERECKER, Esq of Ballinsculla LIM (he signed the memorial)
- Lease and release dated 26 March 1708 (the second day of the year)
- The lands of Stephenstown, Ballinscaula, and Fanningstown, barony of Coshlea, county Limerick (near Kilmallock) for lives of Connel's brother Henry and eldest son Henry






One person's story through deeds

- Edward CROKER son of Andrew CROKER and Elizabeth TAYLOR
- His parents marriage settlement
15 Feb 1728 – Memorial [102702](#)
- A transfer of trusts under MS
13 Apr 1752 – Memorial [102701](#)
- Lease of houses from above MS
25 Jan 1787 – Memorial 256826




Edward Croker of Annetts, Bruff & Kilmallock; continued

- 
- **Second marriage – Memorial 185107**
 - **Settlement of dispute – Memorial 199212**
 - **Settlement of debts – Memorial 211904**
 - **Lands to son-in-law 1792 – Memorial 292878**
 - **Houses in Kilmallock made freehold c1850**
 - **Autographs**




William SWAN in deeds

- Father's assignment 1733 – Memorial [51820](#)
 - Consolidations to circa 1750 – e.g. Memorial
 - Power of attorney – Memorial
 - Deed with second wife – Memorial
 - Autographs
- 




Thomas Swan CROKER

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- Annuity from lands in father's marriage settlement – Memorial [443742](#)
 - Inventory of house – Memorial [542735](#) (photo)
 - Marriage settlement for second wife – Memorial [553026](#)
 - Death date in deed involving widow and son – [1840 V20 No139](#) (photos)
 - Autographs



Registration of freeholds

- 
- **1901 John BARRETT registered the freehold on Ballinduff**
 - 1901 Vol 87 folio 276
 - **1903 Patrick BARRETT registered the freehold for the same parts of Ballinduff**
 - 1903 Vol 13 folio 66




How to use the Registry of Deeds



- **Indexes**
 - Grantors
 - Townland
 - Full names — in development
- **Start with what you know and work back**
- **Do your homework**
- **Share your results**



Registry of Deeds Index Project



<http://freepages.genealogy.rootsweb.com/~registryofdeeds/index.html>

- **Accepts contributions:**
 - Index entries
 - Transcriptions