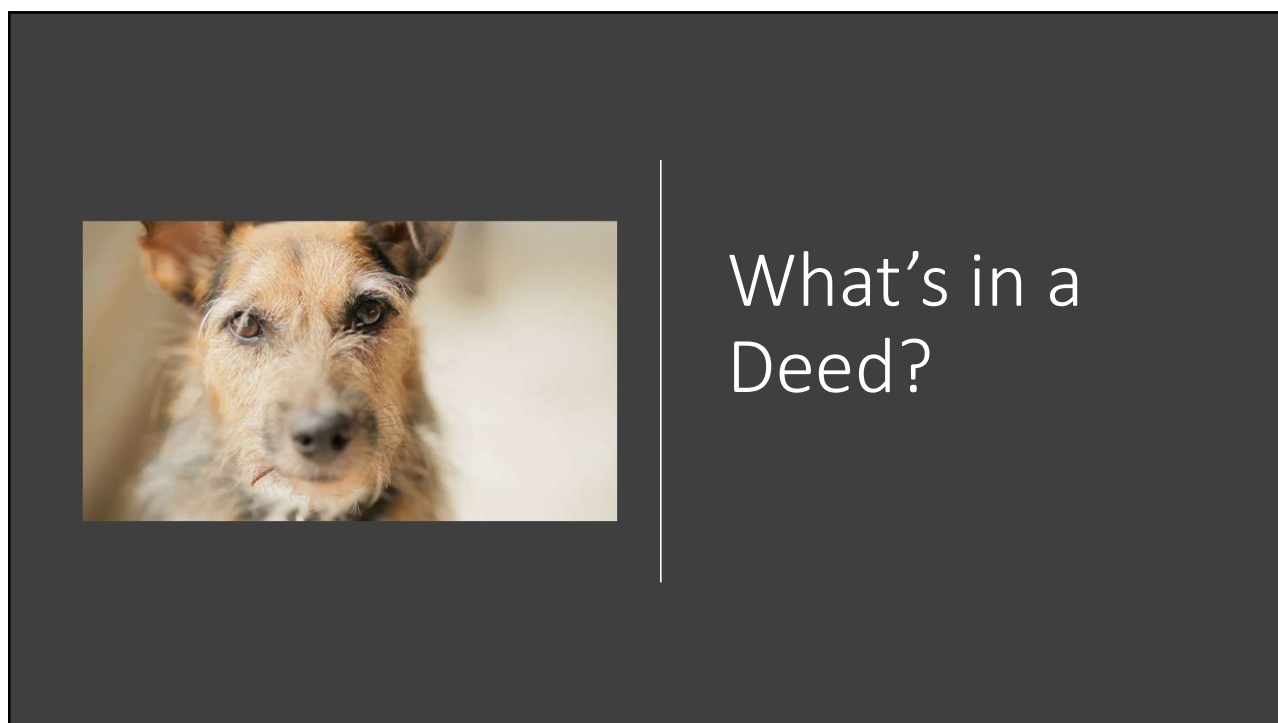



1



2



So much more than land transactions

- Deeds can provide details on sales of animals, maiden names, relationships, enslaved names, gifts, ages, disputes, financial changes, secrets, occupation, inheritance, neighbors, and more.
- Business history, community history, church history, and family dynamics can all appear in deeds.
- Deeds can also lead to information on court cases, newspaper stories, and other records.
- The terminology used in deeds over the years is important to know, as are the laws in each state, the time period, boundaries, and the type of indexes.

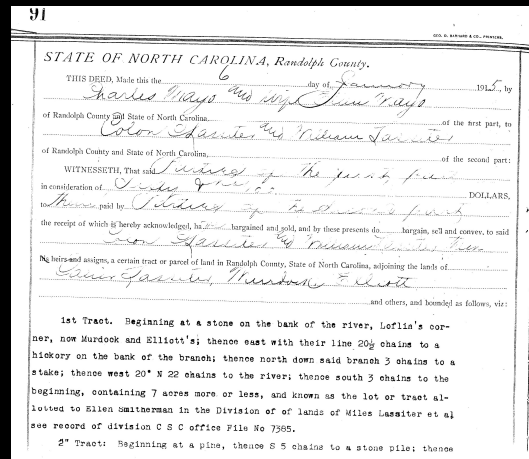
3



4

## Inheritance

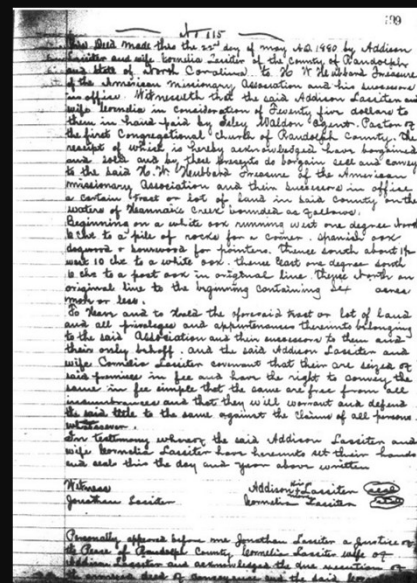
- This deed which mentioned the Division of Lands of Miles Lassiter, told me that
  - The land originated with Miles Lassiter
  - Ellen Mayo had inherited the land
  - Ellen was selling the land to cousins.
  - It also told me that this was not the land with the house that my mother remembered as a child.



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## Church History

- Finding this Deed told me
  - That the original name of Strieby Congregational Church was
    - First Congregational Church of Randolph County.
    - Nobody in the community knew this before I found this deed.



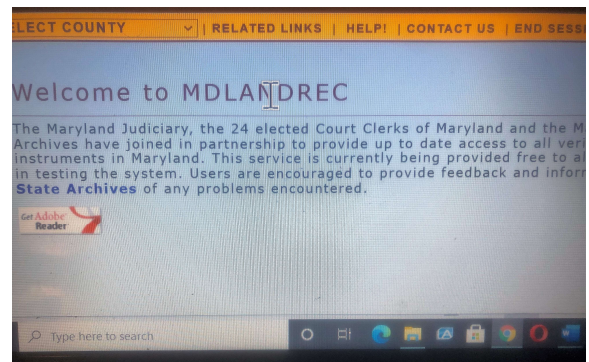
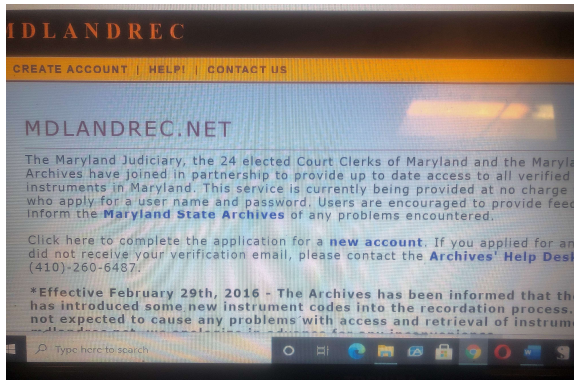
6



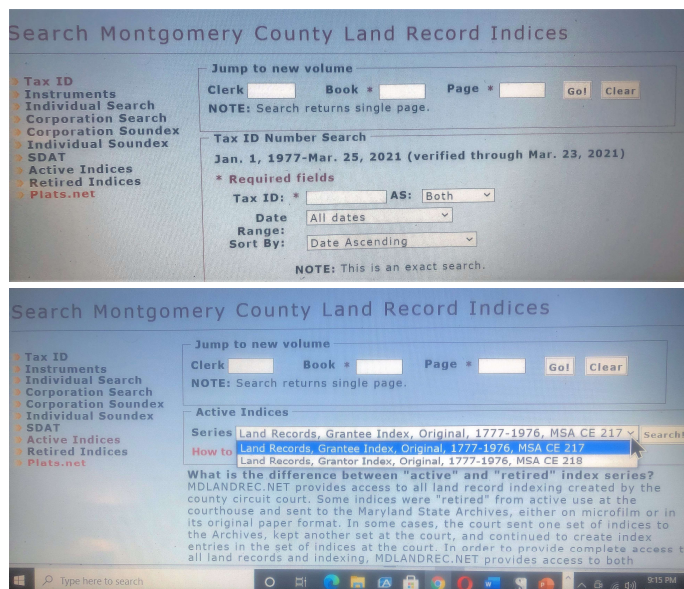




## Maryland Land Records mdlandrec.net



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MDLANDEC.NET  
2

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## Current searches can be made in SDAT on MDLandrec.net

Real Property Data Search

THE TERMS OF USE for the SDAT website prohibit any form of automatic or robotic data collection or web scraping. Violation of any Term of Use immediately terminates the user's license to use the website. See full statement of the TERMS OF USE at <http://dat.maryland.gov/about/Pages/WebsiteTerms.aspx>

If you experience difficulties using this system try either Internet Explorer, Chrome or Firefox.

Select the county in which to search:

Select the search method to proceed:

- Select one-
- STREET ADDRESS
- PROPERTY ACCOUNT IDENTIFIER
- MAP/PARCEL
- PROPERTY SALES
- Select one-

- Click on the SDAT link
- Choose the county
- Choose the type of search

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GenealogyBank IPY Online Contexts Suggested Sites Imported From IE Family Tree DNA - S...

Result for MONTGOMERY COUNTY

Map View GroundRent Redemption View GroundRent Registration

Recapture: None

Identifier: District - 08 Account Number - 03586242

**Owner Information**

Name: WON BUDDHISM OF THE USA INC Use: EXEMPT COMMERCIAL

Principal Residence: NO

Address: 4261 MUNCASTER MILL RD ROCKVILLE MD 20853-1430

Deed Reference:

**Location & Structure Information**

Address: 4257 MUNCASTER MILL RD Legal Description: BELLE COVE

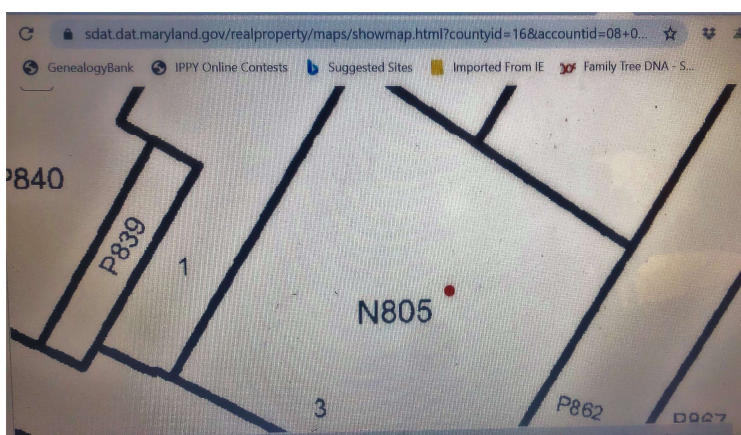
## Searching 4257 Muncaster Mill in SDAT

- Notice on the left of the screen you can click on "View map"
- The Legal description "Belle Cove," references the original patent for the property.
- Patent information is readily available at the Montgomery Historical Society library in Rockville.

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## 4257 Muncaster Mill SDAT Map View

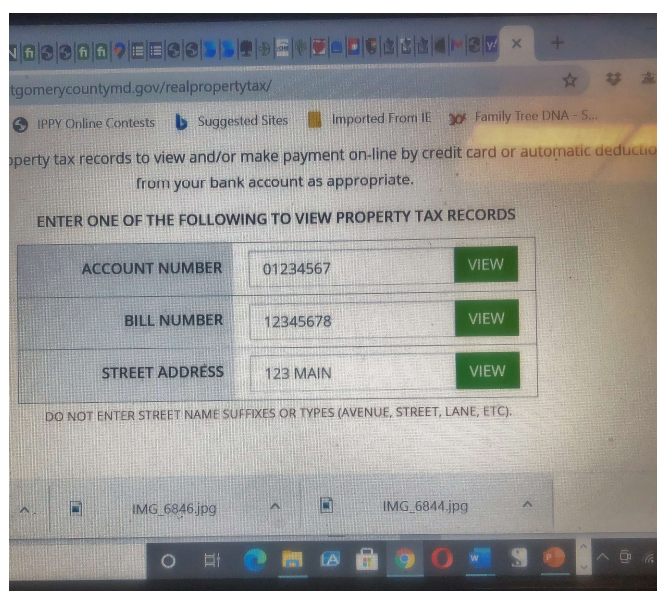


- The Red dot marks the property.
- The numbers refer to tax plats
- Plats are available in the tax office.
- Plats can also be accessed on the link on the mdlandrec page to Plats.net. (See above slide.)

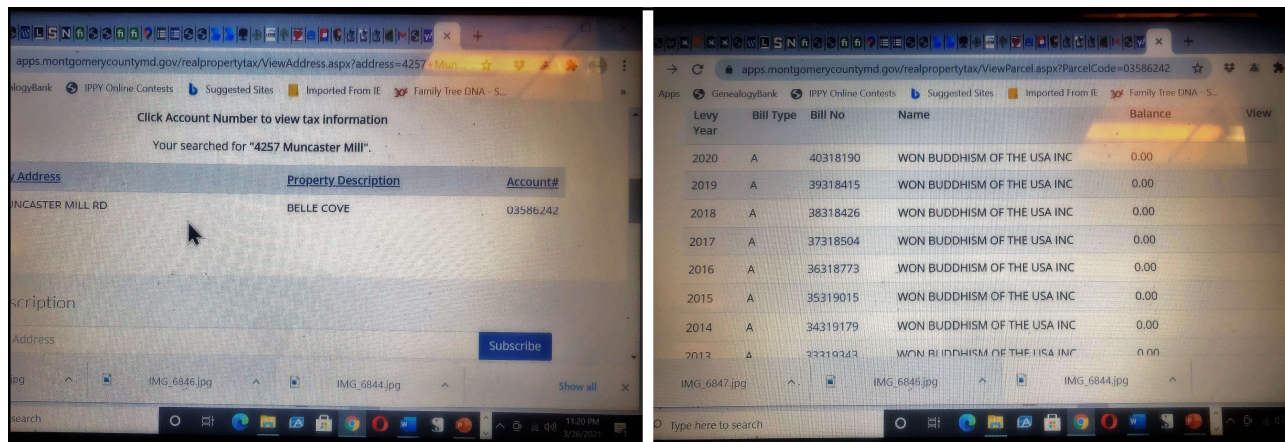
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Searching current addresses are also available on the county property tax pages

- To begin searching for the history of a current address on the tax page
  - Go to the Montgomery County Property Tax Payment page online:
  - [Montgomerycountymd.gov/realpropertytax/](http://Montgomerycountymd.gov/realpropertytax/)



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## Searching for 4257 MUNCASTER MILL RD

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### What basic information is in a Deed?

- Most fundamentally, the grantor and the grantee of the property transaction.
- The nature and description of the property, real or personal being conveyed.
- The Date the transaction has taken place
- Witness signatures
- In the East, except Florida, property is described by its "Metes and Bounds."
  - Florida and western states use quadrants
- Metes and Bounds describe where each of the property boundaries meet a boundary marker.
- These boundaries may also describe common bounds with neighbors who are named.

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## Deed Contents

- Deeds may also describe a chain of ownership,
  - Including previous deed information
- Deeds of Trust and Mortgage Deeds will also delineate the conditions, usually financial, that will end the trust or mortgage.
  - Those conditions can help explain how someone may have lost ownership of their property.
- Deeds may reference easements, or exclusions.
- Deeds may reference bills of sale for chattel property or other personal property.
- It is not uncommon to find Deeds of Gift of enslaved persons.
- Manumissions were recorded in Deeds.

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## What you won't find in Deed Registers

- Property that is conveyed by inheritance is not recorded as a Deed.
- However, as we saw in my example above, inherited property may be referenced in a future deed.
- “Heir Property,” property conveyed by inheritance, can pass for multiple generations due to inheritance and therefore not be recorded with the Register of Deeds for many years before being conveyed by sale or deed of gift.

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## Patents and Plats

- Patents are the first purchases of land from colonial authority.
  - Sometimes those were from the crown, but they could also be from the state after independence.
- Patents in Maryland can continue to be referenced in deeds into the present day.
- Patents can provide important information about the location of a property relative to a community.
- Plats reference tax surveys.
- Plats can be searched in the Tax assessor's office and online
- Plats include land surveys.
- Plat information can sometimes be referenced in deeds.

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## A few more items

- Deeds are usually recorded in the county where the property exists, but
  - Sometimes, especially regarding colonial records, a person living closer to the courthouse of a neighboring county than to his own county, (think Urbana to Frederick vs Rockville).
- Many early actual deed papers are filed at the Maryland Archives.
- Coverture is a requirement that a wife be questioned officially that she agrees to a sale of property in which she has interest by virtue of marriage.
- Theoretically, she is questioned separately from her husband.
- Her 'Free will' acquiescence is officially recorded in a special paragraph at the end of the deed.

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## Where might you find Deeds?

- Attics,
- basements
- County Recorder
- online databases
- County archives
- Court Houses
- Family archives
- Family History Library
- Family History Centers
- FamilySearch 7 Ancestry (digitized)
- Genealogy subscription sites
- Historical societies
- Manuscript Collections
- Published deed indexes and abstracts
- State Archives
- Trunks,
- safety deposit boxes
- USGenWeb
- Flea Markets
- Antique Stores
- Second-hand book stores

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## A Few Caveats

- Some deeds were never filed.
- A deed may have been officially filed many years or decades after the transaction..
- Deed indexes may not include transactions other than land nor do most include all names in the deed.
- Deeds related to neighbors and relatives may have s details regarding your land or family.
- Deeds and execution vary from place to place; Learn the local laws.
- Deeds may have been destroyed by fire, flood, or other disaster.
- Deeds of gift and land transfers might be detailed in a probate file.
- Was there a county boundary change? [An historic atlas may help]
- Most deeds in a book or volume at the courthouse or on film are not the original, but a clerk's entry; transcription or other errors can occur.
- Do not assume that all filed deeds appear in a volume titled Deeds

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## Resources

- Greenwood, Val D. *The Researcher's Guide to American Genealogy*. 4th ed. Baltimore: Genealogical Publishing Co., 2017. [Includes deed and land details; written by a lawyer.]
- Hatcher, Patricia Law. *Locating Your Roots: Discover Your Ancestors Using Land Records Cincinnati*: Betterway Books, 2003.
- Hone, E. Wade. *Land & Property Research in the United States*. Salt Lake City: Ancestry, Inc., 1997.
- Rose, Christine. *Courthouse Research for Family Historians: Your Guide to Genealogical Treasures*. San Jose, CA: CR Publications, 2004.
- Szucs, Loretto Dennis and Sandra Hargreaves Luebking. *The Source: A Guidebook of American Genealogy*. 3d. ed. Provo, UT: Ancestry, 2006.

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## Resources, (cont.)

- *Atlas of Historical County Boundaries*. A project of the Newberry Library, a "powerful historical research and reference tool in electronic form. The Atlas presents in maps and text complete data about the creation and all subsequent changes (dated to the day) in the size, shape, and location of every county in the fifty United States and the District of Columbia. It also includes non-county areas, unsuccessful authorizations for new counties, changes in county names and organization, and the temporary attachments of non-county areas and unorganized counties to fully functioning counties." The content dates from the 1600s up to modern times.  
<http://publications.newberry.org/ahcbp/>
- Montgomery History, 111 West Montgomery Ave., Rockville, MD 20850. Phone: 301-340-2825; email: [info@montgomeryhistory.org](mailto:info@montgomeryhistory.org); website: [montgomeryhistory.org](http://montgomeryhistory.org)

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