



Registry of Deeds

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Ennis

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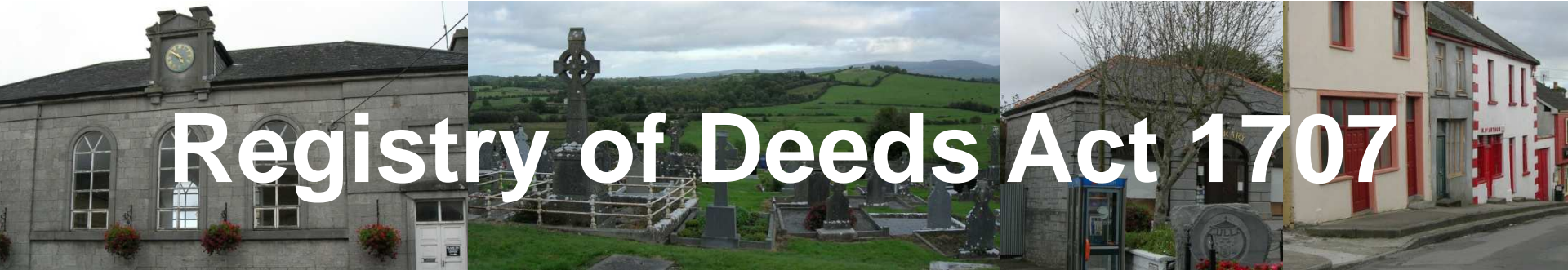
The beginning

- **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



Penal 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 signed the memorial and made an oath**
- **Date and time of registration recorded**
- **Lands involved indexed**
- **Grantors indexed**



The legacy 300 years later

- 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



What information?

- **Names**
- **Relationships**
- **Ages – death dates**
- **Places – residences – townlands**
- **Sub-tenant names**
- **History of tenancy – tenures**
- **Settlements**
- **Autographs**



How is the information recorded

- **Memorial**

- A copy or detailed abstract of deed
- Certified by a party and a witness of the deed
- Certified (colour) photocopies available for €20

- **Memorial volumes**

- A copy of the memorial written out by the clerks into the 'tombstone' books
- Microfilmed by the Mormons and available through the Family History Centres



Types of deeds registered

- **Indentures and Deeds poll**
- **Leases and releases**
 - Leases
 - Releases
 - Sales
 - Mortgages
 - Rent charges
- **Settlements**
 - Marriage settlements
 - Living wills
- **Wills**

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To the Register

appointed by act of Parliament for Registering deeds, Wills & of the

Five sheets
Latin Copy 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 Newtownards in the County of Down Esq. of the first part Eliza Dobson of Newtownards of the second part and John Dobson of the same place Esq. of the second part and James St. John of Newtownards of the third part and appointed for the purposes therein 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 Eliza Dobson and also that 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 trustee 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 invest the remaining three hundred and fifty pounds in the public funds or upon real securities to be taken in Ireland for six or for years renewable for ever or for a long term of years or years whole or otherwise as the said Eliza Dobson should direct and to pay the interest thereof to the said Eliza Dobson during her life or on her own account and for her own sole use notwithstanding her Coverture and at her death in trust for the Child or Children of the said Marriage and on the death of the said Eliza Dobson without issue entitled as therein stated the 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 hath been duly registered as to the Execution thereof by William Stone of Belfast in the County of Down and James St. John of Newtownards Esq. of the County of Down

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(Seal)

	V		184209
	P		231
	M		184209231
	T	marriage articles	
	DD		1
	DM		5
	DY		1842
P1	N	Robert Croker	A
	R	Newtownards DOW	
	O	Esq, Officer of Excise	
P2	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, textators**
 - 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 Ballinscalla LIM (he signed the memorial)**
- **Lease and release dated 26 March 1708 (the second 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 Annets, 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 living will 1733 – Memorial [51820](#)**
- **Consolidations to circa 1750 – e.g. Memorial**
- **Power of attorney – Memorial**
- **Deed with second wife – Memorial**
- **Autographs**



Thomas Swan CROKER

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