

BOUSE GENIES



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UNDERSTANDING LAND DESCRIPTIONS AND SURVEY METHODS

by Carolyn H. Brown [from the SKP Genies Newsletter Jul/Aug/Sep 2009]

In America land documents are recorded in two different ways: 1) The original land patent recorded the first time land passed from the ruling government to an individual or corporation; 2) From then on, when the land was sold or changed hands, a new deed was recorded. However, in some cases, land could have passed within a family for several generations without a deed being recorded. This usually occurred when a man died and his wife or children remained on the land.

A deed is required each time land is subdivided between multiple individuals. Therefore, if a man wanted to give part, or all of his land to multiple children, a deed was required to show the new ownership. Sometimes this was done with a quitclaim deed.

Before the American Revolution land was recorded as it was under the ruling government. State-Land states granted their own lands with various surveying methods, i.e., New England states measured by town surveys, the Southern states by metes and bounds surveys, and some states used transitional surveys. After the American Revolution, the US government developed the Public Land Survey method (or Rectangular method) of Townships and Ranges. Some states have land recorded using both methods. Therefore, it is very important to know which method was used in the area you are researching. The best way to find which method is used in your area of interest is to purchase a copy of the county plat book via the Internet. The method used is fully explained in the front of the book. (See *Metes and Bounds States* article on page 4.)

WHAT ARE METES AND BOUNDS?

This method made use of the natural physical and topographical features in conjunction with measurements and artificially designated objects or places.

METES: Refers to the measuring of direction in degrees, minutes and seconds, plus the measurement of distance.

MILE = 5,280 feet **CHAIN** = 100 links /66 feet

ROD, POLE, OR PERCH = 16½ feet **FOOT** = 12 in. **LINK** = 7.92 in.

BOUNDS: Refers to the natural, man-made, or artificial physical features of the land, rivers, streams, trees, roads, rocks, etc.

Bouse Genies

Electronic Newsletter

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The Bouse Genies meet every other Friday at the Bouse Community Building next to the Library. The schedule of meeting is posted in this newsletter.

The Bouse Genies Website is
<http://bousegenies.weebly.com>

UNDERSTANDING LAND DESCRIPTIONS AND SURVEY METHODS (cont.)

The method of metes and bounds describes a tract of land by starting at a given point, running so many feet a certain direction, so many feet another direction, etc., back to the point of beginning. The shape of the land is very irregular, and can be hard to identify.

To locate a tract of land from a metes and bounds description, start from the beginning point and follow it out (do not read it backwards as in the case of a rectangular description).

When working with metes and bounds you need to understand that a circle contains 360 degrees. Explanation: If you start at the center of a circle and run 360 straight lines an equal angle apart to the edge of the circle, so as to divide the circle into 360 equal parts, *the difference of direction between each line is one degree.*

In land descriptions, degree readings are not a measure of distance, but identify the direction a specific line runs from a given point. This is combined with degrees, either North or South of the circle.

PLATTING LAND USING METES AND BOUNDS

The North-South line, and the East-West line divide a circle into four equal parts, which means that each part contains 90 degrees. All direction descriptions in deeds read from the North or South line.

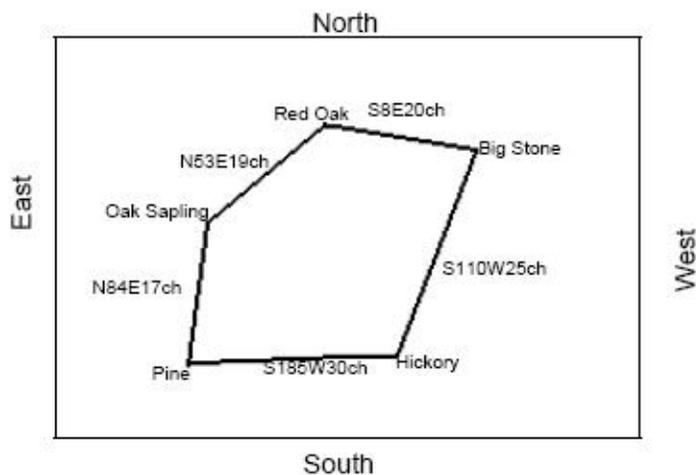
A protractor (a half circle with 180 degrees marked) is needed to plat land using the Metes and Bounds Method of land measurement. When platting the land, place the protractor's straight edge in a true North-South direction at each setting. The center point of the straight edge should be over the beginning point of the first boundary line established and each subsequent end point. The half circle side should be placed East or West in accordance with the specified descriptions.

Documents, such as deeds and wills, identifying property in states using the metes and bounds method often list the names of adjacent neighbors. You can use these records to help establish family relationships.

Because the land in metes and bounds states was originally recorded over a hundred or more years ago, the original survey points have moved (such as rivers, streams and roads) or been destroyed (such as trees, rocks and fences), making it hard to determine the exact plat location today. Therefore, a new survey was required when the land was sold.

SAMPLE LAND DESCRIPTION AND PLAT

"Beginning at **PINE** corner between said land of William Graves & the said James Bullifant, running N84 degrees E17 chains 2 poles 10 links to **OAK SAPLING**, thence N53 degrees E19 chains 30 links to **RED OAK**, thence S8 degrees E20 chains 10 links to **BIG STONE**, thence S110 degrees W25 chains 2 poles to **HICKORY**, thence S185 degrees W30 chains 1 pole 5 links to **PINE** where began."



WHAT IS THE PUBLIC LAND SURVEY METHOD?

Public domain land was granted by foreign treaties and gifts to, and purchases by the US federal government after 1776, and does not apply to states using the state lands method. This method is much easier than the metes and bounds method to plat. Even with this method, some land plats are very irregular, because of the lay of the land in relationship to water courses and mountains.

PLATTING LAND USING THE PUBLIC LAND SURVEY METHOD

Take the case of the land patent issued to Solomon Cox of Ray County, Missouri on 1 November 1830. The patent identifies the land he purchased as "the West half of the North East quarter of section 20, in Township 52, of range 27, in the District of lands offered for sale at Lexington, Missouri, containing 80 acres."

When platting this property you will need the plat map for the county in question to determine exactly where the land is located. The plat will identify range 27 and township 52. Each township/range block contains 36 square miles as shown in Figure #1. Each 36 square mile block is further divided into 36 one square mile sections, numbered as shown in Figure #2. Within each section the land is further divided into quarter sections, which can be further divided into smaller parts as shown in Figure #3.

The land of Solomon Cox, as described above, is the West half of the North East quarter of Figure #3. The upper right quarter labeled NE was divided into W½ (80 acres), not NW½ (40 acres) and SW½ (40 acres) as shown.

While researching the land patented by Solomon Cox, I found that in a couple of cases he received land patents which he did not follow through on, and they were later re-patented to someone else.

FIGURE #1
(36 Mile Square)
Townships & Ranges
Use this block to select the proper
Township & Range

R3W	R2W	R1W	R1E	R2E	R3E
T3N					
T2N					
T1N					
T1S					
T2S					
T3S					

FIGURE #2
(6 Mile Square)
Sectionalized Township
An enlargement of any one
section in Figure #1

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

FIGURE #3
(1 Square Mile)
Quartered Section
An Enlargement of any one
section in Figure #2

NW ¼	NE ¼	NW ¼	NE ¼
— NW —	— NE —		
SW ¼	SE ¼	SW ¼	SE ¼
NW ¼	NE ¼	NW ¼	NE ¼
— SW —	— SE —		
SW ¼	SE ¼	SW ¼	SE ¼



METES AND BOUNDS STATES

by Carolyn H. Brown [from the SKP Genies Newsletter Jul/Aug/Sep 2009]

"Metes and Bounds" states include all the original 13 colonies or where land was allocated before 1785. These states include West Virginia, Kentucky, Maine, Tennessee, and Vermont; also Hawaii and Texas. Really any description of a parcel of land that doesn't rely solely on township range and district is considered a metes and bounds description. With that you can have both in any state outside of the ones mentioned above, such as Ohio, which is half metes and bounds survey method and half public land survey method. If any of you know of other states that use both methods, please contact Carolyn H. Brown at geniecarol@gmail.com.



For further guidance and information about "Land Records in the United States", see that chapter by Thorndale in *The Source: A Guidebook of American Genealogy* (1984) edited by Arlene Eakle and Johni Cerny, Ancestry, Inc., Salt Lake City, Utah.

From the Computer Desk -



PUBLIC LAND STATES SURVEY RECORDS ARE ON THE GLO WEB SITE

by Barbara A. H. Nuehring [from the SKP Genies Newsletter Jul/Aug/Sep 2009]

What a great resource for genealogists! The US Department of the Interior, Bureau of Land Management (BLM) has Public Land States surveys, plats, and field notes online.

A brief description of each of the thirty Public Land States is at:

<www.blm.gov/cadastral/Manual/73man/id27_m.htm>.

The entry portal for the searchable digital images of the survey records is the General

Land Office (GLO) web site at <www.glorerecords.blm.gov>. No transit is needed, just click on the menu bar tab of your choice:

- ◆ SEARCH LAND PATENTS pages are where you will find initial transfers of land titles from the US Government to individuals. On the fill-in-the-blanks search screen simply select a state and enter the patentee's last name. You will get a Results List. Click on your individual of interest to get the patent description, the legal land description, an image you can download as a GIF, TIFF or PDF and a means for ordering a certified copy.
- ◆ SEARCH SURVEYS will give you survey and plat details. It will also give you a digital image of the plat map and field notes. By right clicking on an image you can save it to your computer as a JPG.
- ◆ SEARCH LSRs (LAND STATUS RECORDS) pages have Master Title Plats (MTP) of the Dakotas, Montana, Idaho and Colorado. These are large scale maps of current federally-owned land and rights.

The GLO Records web site is expanding and is free! So make periodic visits to the site because data, images and survey information related to Federal title records are regularly added state by state.



Web sites come, move, and go on a regular basis. These URLs were current at the time of publication and are subject to unannounced changes.

Internet Sites to assist you in researching Land Records

Glossary, Acronyms and Abbreviations	www.fairview-industries.com/standardmodule/glossary.htm
Township/Range System Graphic Display	www.outfitters.com/genealogy/land/twprangemap.html
How to Search Deeds	http://dohistory.org/on_your_own/toolkit/deeds.html
Land Survey Information System	www.geocommunicator.gov/GeoComm/index.shtm
NARA - Land Records	www.archives.gov/genealogy/land/
<i>Introduction and Links to Resources on Land Entry Case Files and Related Records.</i>	
Platting Deeds	www.genealogytools.net/deeds/index.php
<i>An interactive form to plat deeds in metes and bounds.</i>	
Deed Mapper	www.directlinesoftware.com/
<i>A software program for charting land records described by metes and bounds.</i>	
AniMap	www.goldbug.com
<i>A software program for locating the actual county an event occurred in, when you know the city and date of the event.</i>	



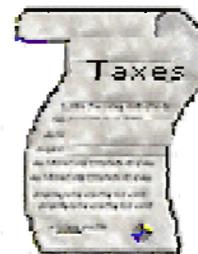
HINTS:

When you come across a word in a land record that you do not know—Google it! You will get a list of several dictionaries and the links will take you right to that particular word.

Real property values appearing in census records should send you on the hunt for land records.

TAX LISTS AND LAND RECORDS

by Carolyn H. Brown and Barbara A. H. Nuehring
[from the SKP Genies Newsletter Jul/Aug/Sep 2009]



One of the best ways to determine if there was a transfer of land is via tax lists. There are several different types of tax lists to consider. The term "tax list" is used to identify a number of documents including: land (or real estate) tax lists, poll taxes, tithables, personal property tax lists, land tax valuation lists, and rent rolls. These lists are very important because they place a person in a specific locality at the time. These lists document (directly or by inference) the type of property, the amount owned and the value at the time.

These tax lists identify the ownership of the property at the time and may identify the previous owner or an inheritance. If the property is tied up in legal matters like an estate, the current owner and the name of the estate may be indicated.

Tax records can take the place of or augment census records. They were recorded every year or two and may be the only source of documentation that a person lived at a particular time in a specific area. In fact, there were colonial, state, and local householder lists made since colonial times that may provide valuable clues.

POLL TAXES

The earliest of the known taxes was a head tax or capitation tax, more often called a poll tax. In 1377, John of Gaunt, the regent for King Richard II of England, levied a poll tax to finance a war against France. The poll tax is a capital tax equally levied on adults in the community. Later, the poll tax became a means of deterring or preventing African-Americans and poor whites in the Southern U.S. from voter registration and voting. The poll tax was ended in the U.S. by the ratification of the 24th Amendment to the U.S. Constitution on 23 January 1964.

TITHABLES

The term "tithable" referred to a person who paid one of the taxes imposed by the General Assembly for the support of civil government in the colony. Also referenced are persons who paid this tax for someone else, such as an owner or master. States like Virginia in the early 1700s, imposed a tithable tax on the produce of free white males, Native American servants (both male and female), and African-American slaves of the age of 16 and older.

Tithable lists may include the names of every male over 16 years of age in the household. It also lists numerically the number of slaves, and the number of tithes payable. In 1782 in Virginia, the name of each slave is also listed.

When the surnames of the males listed in the household are identical, circumstantial evidence can infer that a familial relationship exists. They may be father and son. Also the number of unnamed persons, tithable slaves or others, tells you something about the prosperity of the slaveholder.

QUIT RENTS

Quit Rent Rolls are often considered the first type of "census" record. These are an annual tax paid directly to the King of England. In Virginia, there are Quit Rent Rolls as early as 1704. The Quit Rent Rolls indicate the acreage owned. These rolls recognized the "headright system". Georgia also adopted a headright law and a revision in 1777, however, headrights were not granted until 1780. Fees were due for issuing land grants, which show up in these rolls. (See *Headright System* on page 11.)

REAL ESTATE PROPERTY TAXES

Property tax records may indicate the year an individual arrived in a specific area. They also indicate when the property owner departed or died. These records can direct you to other land documents such as deeds, indentures, wills, and other instruments. By following the property tax lists you may find when land changed hands and who received it. These records can fill in where deeds are missing. These lists usually provide a specific reference to the parcel(s) being assessed and can help in locating the current property owner.

PERSONAL PROPERTY TAXES

Many states had taxes on items other than real estate. The items taxed ranged from windows in the home to horses, carriages and other livestock. Laws governing personal property taxes have varied greatly over time and

can indicate the wealth of the individual. The Virginia State Library had an excellent reference concerning personal tax materials on their web site at <www.lva.virginia.gov/public/guides/rn3_persprop.htm>. These tax records vary so much over time that you will need to consult the tax assessor or similar administrator for advice on how to access what records still exist.

WHAT YOU WON'T FIND IN TAX LISTS

Usually you won't find the names of the women, wives and daughters, unless they are the current owner of the property and/or head of the household. Names of the slaves are not listed except in the early years, about 1782-3.

WHERE TO FIND TAX LISTS

In some areas these records are available at the local courthouse. However, many of these records have been microfilmed and are available at the state archives or state library. The Family History Library (FHL) also has copies of some of the microfilm of tax lists. Some have been lost, but don't assume that all were lost. It is possible that some of the tax lists have been salvaged and that a copy is held elsewhere. Some lists have been published in newspapers, genealogy quarterlies and newsletters. Tip: check PERSI (Periodical Source Index).

BOUNDARY CHANGES

As state and county boundaries changed over time, so did the location of tax lists. It is important to be researching in the right area at the right time. An easy way to make sure you are in the right place at the right time is to use the program AniMap. With this software you can plot a place and then by changing the dates, see which county to research for different time periods. Another resource for county line changes is Thorndale and Dollarhide's book *Map Guide to the U.S. Federal Censuses, 1790-1920*, which shows the old county lines superimposed over the modern ones. Also, check the US GenWeb web site of your ancestors for the state.

As tax payers we rea [from the SKP Genies Newsletter Jul/Aug/Sep 2009] lly don't like taxes. As genealogists we should love them because they are priceless sources for tracking our ancestors. Don't shy away from tax records.



ANALYZING DEEDS

[from the SKP Genies Newsletter Jul/Aug/Sep 2009]

Here are a couple of tips that will help in analyzing your ancestors' deeds.

BE A LIST MAKER: When analyzing deeds and other land documents don't list them in the order you found them, list them in the following two different sequences which will aid in analyzing the impact land purchases and sales had on the life of your ancestor:

A) List the deeds in chronological order. Each individual transaction can build on the previous one(s). Understanding when and why each was created is very important to understanding the entire process.

B) List each property separately with the purchase data and the sales data. This will provide you with the length of time that the particular parcel belonged to your ancestor.

BE A MAP MAKER: On graph paper or a blank sheet draw a square and label the top right *NE*, the top left *NW*, the bottom right *SE* and the bottom left *SW*. You now have a *section*. Divide it into quarters and mark it up according to the written description on your ancestor's deed. You now have a "personalized" section map.

When you fill in your section map, be sure to write down the names of adjacent landowners. Just like census records, you never know what name is going to turn up in your genealogy or be the clue in finding or tracking other family members.



Documentation: the hardest part of genealogy.

Share your knowledge; it is a way to achieve immortality.



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SOME NUMBERS TO KEEP IN MIND

456

The major subdivision used in the Public Lands Rectangular Survey System (PLRSS) is known as a Township, which is then broken into 36 sections. A township contains 23,040 acres and a section contains 640 acres or one square mile. Sections are further broken down into half sections of 320 acres, then quarter sections of 160 acres. Quarter sections can be further broken in half to 80 acres, and then in half again to 40 acres. Generally, any parcel smaller than 40 acres will be identified by lot number.

**LAND OWNERSHIP IN LOUISIANA**

by Bonny McDaniel [from the SKP Genies Newsletter Jul/Aug/Sep 2009]

As most of you receiving this know, New Orleans residents are challenged often with the task of tracing home titles back potentially hundreds of years. With a community rich with history stretching back over two centuries, houses have been passed along through several generations of families, making it quite difficult to establish ownership.

Here's a great letter an attorney wrote to the FHA on behalf of a client that I thought was absolutely priceless!!! You gotta love this lawyer... it's too good not to share!

Everyone who has ever bought a house will enjoy this.

A New Orleans lawyer sought an FHA loan for a client. He was told the loan would be granted if he could prove satisfactory title to a parcel of property being offered as collateral. The title to the property dated back to 1803, which took the lawyer three months to track down.

After sending the information to the FHA, he received the following reply (actual letter).

"Upon review of your letter adjoining your client's loan application, we note that the request is supported by an Abstract of Title. While we compliment the able manner in which you have prepared and presented the application, we must point out that you have only cleared title to the proposed collateral property back to 1803. Before final approval can be accorded, it will be necessary to clear the title back to its origin."

Annoyed, the lawyer responded as follows (actual letter).

"Your letter regarding title in Case No. 189156 has been received. I note that you wish to have title extended further than the 194 years covered by the present application. I was unaware that any educated person in this country, particularly those working in the property area, would not know that Louisiana was purchased by the U.S. from France in 1803, the year of origin identified in our application.

For the edification of uninformed FHA bureaucrats, the title to the land prior to U.S. ownership was obtained from France, which had acquired it by Right of Conquest from Spain. The land came into the possession of Spain by Right of Discovery made in the year 1492 by a sea captain named Christopher Columbus, who had been granted the privilege of seeking a new route to India by the Spanish monarch, Isabella.

The good queen, Isabella, being a pious woman and almost as careful about titles as the FHA, took the precaution of securing the blessing of the Pope before she sold her jewels to finance Columbus' expedition. Now the Pope, as I'm sure you may know, is the emissary of Jesus Christ, the Son of God. And God, it is commonly accepted, created this world. Therefore, I believe it is safe to presume that God also made that part of the world called Louisiana.

God, therefore, would be the owner of origin and His origins date back to before the beginning of time, the world as we know it AND the FHA.

I hope you find God's original claim to be satisfactory. Now, may we have our damn loan?"

The loan was approved.



TIPS:

Dollar Deeds: A way our ancestors avoided probate was to transfer ownership in their farm or home to their children while the parents were still alive. The consideration for these types of land transfers was a dollar and/or love and affection. No money actually changed hands.

When checking the occupation column of census records the term “farmer” could really indicate a farm laborer or tenant farmer—neither of whom would necessarily have owned the land.

When you are researching in a library, archives, or courthouse, always use a bound notebook rather than a tablet or loose pages. This will prevent you from losing individual pages from your notes later down the road.



LOOKING FOR LAND AND DEEDS IN OHIO

by Susan Bidwell Williams [from the SKP Genies Newsletter Jul/Aug/Sep 2009]



Ohio was one of the critical states for settlement after the Revolutionary War; it was a “stepping off” place to Westward migration.

It was settled earliest by French trappers/traders, but those people didn’t have any place to record or desire to ‘own’ land.

Ohio Statehood was 1803, but you can find earlier counties within the Northwest Territory. That is great, except the Federal Census for Ohio is missing for 1790, 1800 and 1810,

(thanks to the War of 1812).

Here are a few points to keep in mind and steps to take as you search land and deed records in Ohio:

1. Ohio was partially a ‘Metes and Boundary’ state (like Kentucky), but the western part was surveyed.
2. Ohio uses townships in two (2) ways: One is the survey designation, (township/range) and the other is as a legal governmental entity within a county. Each county is sub-divided into townships with their own officials and responsibilities (rural schools, roads and cemeteries).
3. The Ohio Genealogical Society is an excellent organization with county chapters as affiliates. Go to <www.ogs.org> for more information.
4. Most Ohio records are extant and can be located at the county courthouses. To obtain actual deed packets, you will need to go in person or have a contact who can go there, obtain and copy them for you. You may be able to find someone to help you by going to Random Acts of Genealogy Kindness (RAOGK) at: <www.raogk.com>. I suggest spending a few dollars (usually under \$10) and joining the local county genealogical society to learn what has been published and is available for sale by them.
5. Posting to the society forums or boards can help; never bypass this step.
6. Establish a ‘chain of title’ for a piece of land. This is the paper trail of how a piece of land changed hands from the initial owner.
7. In early Ohio women could inherit property, but they also received property as part of their dowry. If this dower property was sold in her lifetime, it was initiated by her husband (if she was married at that time). She was ‘examined’ by the court to determine if the sale was of her own free will. There may also be records of examinations of her male siblings to prove she agreed to the sale.
8. Property inherited by a woman was hers to bequeath to her heirs. Look to see if she filed her own will.
9. If anyone is working early Ohio and needs to find the way Ohio land was originally divvied up after the Revolutionary War, the URL is: <www.auditor.state.oh.us/Publications/General/OhioLandsBook.pdf>. It is a PDF file, 84 pages to download. Source: Auditor, State of Ohio.

As Ohio grew, more counties were established.

EXAMPLE: A deed/land purchase in Ross County, Beaver Township in 1805 and sold later in 1820 would appear in two separate places: 1) *Purchase*, Ross County; 2) *Sale* in 1820 would be recorded in the new county where Beaver Township is located... Pike County (formed in 1815 from Ross County).



ABCs

Q - R - S - T

by Carolyn H. Brown for Maryalice Gordon
[from the SKP Genies Newsletter Jul/Aug/Sep 2009]

Q is for **QUIET**. All of us genealogists need a little quiet time to regroup with our data and really analyze what we have. Try to set up a special time each week that you can spend reviewing what you have so you don't look for the same data in the same place over and over again.

R is for **REVIEW**. Once you have your data before you, review each document individually. You may be amazed to find that you had some information all along to help you over a brick wall, but it meant nothing to you when you first obtained the document.

S is for **STUDY**. The best way to learn how to do genealogy research is to study how others have done it. Read all of the articles on the subject you can find.

T is for **TIME**. Genealogy research takes time. Don't expect to find everything you want to know in a few short sessions on the Internet.



BEGINNERS' PITFALLS FALLS

by Carolyn H. Brown [from the SKP Genies Newsletter Jul/Aug/Sep 2009]

HAVE LOOKED FOR DEEDS ON THE INTERNET AND DID NOT FIND THEM

Truthfully, you probably won't find lots of deeds on the Internet at this time. Deed record books are maintained at the local level and may never get digitized and posted to the Internet due to financial constraints. However, if they have been microfilmed by the Family History Library (FHL), in time that will change. The FHL is in the process of digitizing many of these records.

The originals of the deeds were given to the grantor and the grantee. Check family papers to see if they have survived. Because deed record books contain the transcriptions of deeds they are not primary sources, but in most cases the only source of the description of the land and the details of the land transaction. Deed record books can be found at the county courthouse, the state archives for very old deed books, or at a library which has microfilms of the old documents. This means pointing the RV in the direction of the county or state repository. However, don't forget the web site Random Acts of Genealogical Kindness <www.raogk.org> if you can't make the trip yourself.



LAWS OF GENEALOGY

The town clerk you wrote to in desperation and finally convinced to give you the information you need can't write legibly and doesn't have a copying machine.

You found the person you were seeking in the index, only to find that the page listed has been torn from the book.

The keeper of the vital records you need will have just been insulted by another genealogist.

You arrive at the courthouse only to find that the documents you seek have been moved to another facility miles away, and they are closed today.

The will, deed or court order book you are seeking is always on the bottom of a large stack, the top shelf or can't be located.





HOMESTEAD ACT

by Carolyn H. Brown [from the SKP Genies Newsletter Jul/Aug/Sep 2009]

In 1862, the Homestead Act turned over to the people more than 10 percent of the land in the United States who were willing to endure hardships just for a plot of land to call their own. On 1 January 1863, the day the law took effect, the first claims were filed. The majority of claims took place west of the Mississippi River. Ohio, Indiana, Illinois and Michigan also had land to give away during this period.

After the Civil War, land in Alabama, Arkansas, Florida, Louisiana and Mississippi also became available. Eventually, homestead land was claimed in 30 of the 50 states.

To claim a homestead a person had to agree to live on the land for five years while cultivating it and building a home. Any citizen over the age of 21 was eligible to claim 160 acres of unoccupied federal land. If a citizen was the head of the household and was at least 18 years old, they could also claim a homestead.

Participation meant that the person had to pay a fee of \$10.00 and complete the application form. If the claim was approved, the claimant had to pay an additional \$4.00. At the completion of the five-year process another \$4.00 was due. Even if the claimant did not complete the process, the application file is still available through the National Archives and Records Administration (NARA).

The application form contains the name of the applicant and the names of family members, his or her birth date, address, description of the land, house, crops and testimony of witnesses. If the claimant was a naturalized citizen, the file may include the date and port of arrival and possibly a copy of the naturalization certificate.

A joint indexing project between the University of Nebraska-Lincoln and the Homestead National Monument of America is currently under way and can be found at <<http://cdrh.unl.edu/homestead/about.html>>. To search the records go to <<http://cdrh.unl.edu/homestead/>>.

The Homestead Act was abolished by Congress in 1976 with the passage of the Federal Land Policy and Management Act, retaining public lands in federal ownership. However, Alaska was granted a 10-year extension on homesteading.



WORDS INDEED

[from the SKP Genies Newsletter Jul/Aug/Sep 2009]

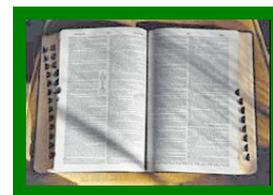
Words you may find in a deed or other court records:

GRANTOR - A grantor, the seller, conveys whatever title the grantor possesses in real estate to a grantee, the buyer. There are no implied warranties in a grant deed, which is the instrument a Grantor signs transferring title to the new buyer.

GRANTEE - A grantee, the buyer, is the entity receiving title to a piece of real estate. When the grantee sells the property, the grantee becomes the grantor.

GRANTOR-GRANTEE INDEX - A grantor-grantee index, aka Grantor Index, is a general term for two lists of real property transfers maintained in alphabetical order of the last name of the parties transferring the property. One list is the Grantor index, an alphabetic list of sellers (grantors). The other list is the Grantee index, an alphabetic list of purchasers (grantees). When researching deeds, don't forget both grantor and grantee indexes.

In a typical county in the United States, the index is kept by an official known as the county recorder or registrar of deeds. Transfers are not necessarily listed in strict alphabetical order, but are often placed chronologically in a letter index corresponding to the first letter of the party's last name. In the Grantor index, the alphabetic order of entries is by the grantors' last names. In each entry, the name of the grantee (purchaser) is then given, along with the location of the affected parcel and the volume and page number where the full text of the deed or other recorded instrument describing the transfer may be found. In the Grantee index, the order of entries is by the grantees' last names, and each entry provides the same identifying information for the recorded instrument.



Historically, the full-text records were kept in large bound volumes, and each volume held indexed entries for a single year, group of years, or partial year. More recently, many of the records have been stored on microfilm.

APPURTENANCES - A term for what belongs to and goes with something else, with the appurtenance being less significant than what it belongs to. A right, privilege, or improvement belonging to and passing with a principal property, i.e., an incidental right (as a right-of-way) attached to a principal property-right and passing in possession with it. But it is a general principle that "land cannot pass as an appurtenance to land".



QUITCLAIM DEEDS

by Carolyn H. Brown [from the SKP Genies Newsletter Jul/Aug/Sep 2009]

Warranty deeds, the type of deeds most of us know about, are deeds where the grantor (seller) is legally claiming that they own the real estate, have title to it, and have the right to sell it.

On a quitclaim deed the grantors are only giving up their claim to the property. They are not guaranteeing that they legally own the property, nor are they claiming they actually have any legal claim to the property.

To understand what is happening in a quitclaim deed you need to know the family structure at the time. Did someone die while owning property that would eventually pass to others? If so, how were the people in the quitclaim deed related to the individual who died? How were they related to each other? Step relationships (i.e. step-brother or step-sister) could prove a problem with how the land should be divided.

Many times wives died in childbirth, or husbands died at war. Where multiple spouses are involved, the children may have been 'his,' 'mine' and/or 'ours'. Normally, when one spouse died the property was then owned by the remaining spouse. When the remaining spouse died, all of the children would have claim to the land. To ensure that the land owned by an individual passed to his or her direct descendants only, the children who were not direct descendants would sign a quitclaim deed to deed the land to the direct descendants. Don't underestimate the value of a quitclaim deed, or you may be missing a vital piece of evidence.



FREE LAND

HEADRIGHT SYSTEM

FREE LAND

by Carolyn H. Brown [from the SKP Genies Newsletter Jul/Aug/Sep 2009]

The Headright system was established by the Virginia Company in 1618 to encourage immigration by promising land to settlers. The Plymouth Company soon followed suit. The Headright system expanded to Maryland, as well as North and South Carolina. It was cancelled by the Virginia General Assembly in 1779.

The Headright system was used to solve the labor shortages caused by the exponential growth of the tobacco industry, which required huge plots of land and a greater number of workers. Immigrants who paid for their own passage to the colonies were given one Headright. Additionally, they would receive one Headright each time they paid for the passage of another individual. A Headright is equivalent to 50 acres.

Initial large land investors did not receive free land under the Headright system. However, once they became colonists they could participate by paying the passage of other immigrants. Those immigrants would sign a contract with the land owner and become indentured for the cost of transportation to the New World and, upon arrival, their room, board and clothing. These indentured servants worked for five to seven years clearing new land and moving the edge of English settlements further west. During their term of service, they could not acquire title to the land.

Abuses of the Headright system allowed some people to expand legitimate claims. Both the benefactor paying the transportation costs of an indentured servant and the ship captains might try to obtain Headrights for the people transported. Sometimes, a claim would be filed for more immigrants than actually arrived in the colony.

Slave labor fell under the same Headright system. Both large and small landowners imported slaves, or purchased them from ship captains who brought them to the colonies for sale. The Headright claims for the indentured servants listed the names of the individual, but the claims for slaves rarely identified individual slaves.

In 1699, as European immigrants became harder and harder to attract, the colony began to sell "Headrights" allowing people to claim 50 acres for 5 shillings.

The three volumes of the *Cavaliers & Pioneers - Abstracts of Virginia Land Patents & Grants* by Nell Marion Nugent, cover the period from 1623 through 1732. Copies are available at the Family History Library in Salt Lake City, Utah, and some other private libraries. Check World Cat <www.worldcat.org> to see if a library near you has it. I have found copies at the Virginia State Library and the Bouse Public Library, Bouse, Arizona. The Bouse Public Library has all three volumes. They are "reference only" and not available for interlibrary loan.



BOUNTY LAND WARRANTS AND GRANTS

by Carolyn H. Brown [from the SKP Genies Newsletter Jul/Aug/Sep 2009]



Bounty land grants were grants of free land awarded to veterans by the individual states in return for military service performed between 1775 and 3 March 1855. This includes veterans who served in the American Revolution, the War of 1812 and the Mexican War.

Veterans had to apply for the warrant, as they were not automatically issued to every veteran who served. If the bounty land warrant was granted, he could use the warrant to apply for a land grant. Bounty land warrants could also be transferred or sold to other individuals.

Not all states issued bounty land grants. For example, there was no bounty land policy in Delaware, New Jersey, New Hampshire, Rhode Island, or Vermont, as those states lacked enough vacant land to support such a policy. The bounty land states of Connecticut, Maryland, North Carolina, Pennsylvania, South Carolina and Virginia used land in their western domains which included: Indiana, Kentucky, Ohio, and Tennessee. Georgia and New York used land within their reserves on their western borders as they existed in 1783. Massachusetts used its northern domain of Maine for its bounty land warrants.

Most bounty land was awarded for military service, however, there were two exceptions. Connecticut compensated its citizens with lands in Ohio if their homes, outbuildings, and businesses were destroyed by the British. They did not award any bounty land for military service. Georgia issued bounty land to its citizens who remained loyal, or at least neutral, to the Revolutionary cause.

Many veterans applied for their bounty land warrants and grants, but did not use them. So even if your ancestor did not relocate following the American Revolution, the War of 1812 or the Mexican War, he may have received a land warrant or grant and given it away or sold it.



CAROL'S RAMBLINGS

Just because it came from the Family History Library in Salt Lake City,
does not mean it is the gospel truth.

Become best friends with a gazetteer.

I never read a genealogy magazine that I couldn't learn something from.

My favorite genealogy record is the one that tells me the most.

Usually, your ancestral grandmothers had a baby every two to three years.

You don't have to haul originals of anything (photos, clippings, letters, etc.) anywhere. Use copies.

If you join the Daughters of the American Revolution or Sons of the American Revolution, etc., know about
and be proud of your ancestor. Do not just consider it a lunch bunch.

Be glad your ancestors did rascally things that put them in the newspaper.



BOUSE GENIES NEWS

by Carolyn H. Brown - Chairman

We had a great trip to the Quartzsite Family History Center in May. Thanks, Dennis and the other members of your group for making our members so welcome. We appreciate them opening the center for us and being so very helpful. We much do this trip again when our winter members return.

At the June 26th meeting we had one visitor, Sharon McLean, who joined the group. Welcome! Sharon, we are glad you joined us.

Our July 3rd meeting was considered by all attending as one of our very best. We had five members on hand and five visitors. Steve and Nadine Bouse from Oklahoma City, Oklahoma, relatives of Thomas Bouse for whom our town was named, visited Bouse for a couple of days. They had a chance to go to the library and the museum as well as just tour a little around the town. Also attending were, Dianna Evans, Aileen Olson and Susan. These are three of the longest residents of Bouse. Diane has published two books on Bouse. Sharon happened to own a copy of both books, and brought them for Mr. & Mrs Bouse to see. I was supposed to scan a copy of each book, since they are out of print. However, I am currently running into program problems. We may need to resort to some other method of getting copies.

Dianna Evans, whose family moved to Bouse in 1942, was very interesting to listen to as she told us about things that happened in town throughout her life here. Her parents owned the A & C Mercantile. She told us the A & C stood for Arizona and California. She ran the store after her parents died, and sold it in 1977.

We discussed the possibility of starting a *Genealogy of Bouse*. Steve and Nadine brought along family group sheets of the Thomas Bouse family, which will give us a great start. Our members are requested to take along some five generation charts and family group sheet, and try to get some information from our residents as we are visiting throughout the year.

Also discussed was the possibility of the Bouse Genies taking on the project of helping to create a small rest area at the old Bouse home site. We need to first contact the owner of the property for permission. Once that has been accomplished, and we have a go ahead, we will see if we can get some of the school children involved to help us. Both of these projects are on hold for the summer.

Steve and Nadine were very impressed with our group and became our 32nd and 33rd paying members this year. Since it is so close to the start of our 2009-2010 year, any new member who joins the group after May 1, 2009, their membership will automatically be extended for the 2009-2010 year. Just not enough going on to warrant such a short membership period.

Bouse Genies 2009 Meeting Schedule

We will be meeting the following Fridays the remainder of this summer: July 31; Aug 28; Sep 11.

Note: there is no meeting on August 14th, as several of our members will be unavailable.

We will start our regular meetings on the 25th of September. This sets the winter schedule through the rest of the year as: Sep 25; Oct 9 & 23; Nov 6 & 20; Dec 4 & 18. This schedule works out great for both Thanksgiving and Christmas weeks.

If all goes as planned Carol Brown will be giving genealogy lessons on the off Fridays starting in October or November, depending on the desires of the membership.

BOUSE PUBLIC LIBRARY I-NET NEWS

On July 6th there was a County Commissioners meeting to discuss the T1 line for the Bouse Public Library. Several of our members attended. Following the presentation, during the call for comments from the public, Carol Brown took the opportunity to let the commissioners and all of those attending know, that the Bouse Genies, along with the assistance of the Bouse Boosters and the Bouse Chamber of Commerce, paid over \$1,000 for a year of Ancestry.com in the library, and we were and are still, unable to use it. She urged the commissioners vote "yes" on the recommendation to move forward on the completion of the T1 line into the library.

We don't know if her plea helped, but they voted to get right on it, and it is hoped that the T1 line will be up and running within the next few weeks.

Maybe the library can get back to normal, and be ready for our winter visitors.



FROM THE EDITOR'S DESK

by Carolyn H. Brown
geniecarol@gmail.com

You will notice a major change in the layout of this newsletter. After working with other groups whose newsletter is strictly via email, I have decided to make this newsletter more user friendly for those reading it on the screen. I would love to hear from you about what you think of this change.

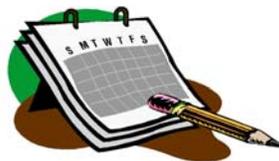
I am sorry to report that Maryalice Gordon will no longer be proofreading our newsletter for me. Special thanks go to Nikki Mackey for volunteering to take on the position of proofreader.

I would also like to have some of you submit articles for this newsletter. I want to start an article of our members success stories. Please help by submitting a few words about what you are researching and what you found.

My Success Story: This year I proved that our family name should really be Winn, not Brown. Sid, my husband, took the DNA test in February, and I connected him to the Winn family, as I had previously discovered from my research. Now! It is proven. The full story will be in the next issue of the newsletter.



Genealogy: Chasing your own tale!



What's Happening

As we travel around to get away from the summer heat in Bouse it often puts a genealogical learning opportunity right outside our front door. Here are some conferences and seminars that are happening—just down the road:

Association of Jewish Genealogical Societies

2-7 August in Philadelphia, Pennsylvania

Info is at: www.philly2009.org

Missouri State Genealogical Association

7-8 August in Jefferson City, Missouri

Info is at: www.mosga.org/conference2009.html

New England Historic Genealogical Society

10-15 August in Boston, Massachusetts

Info is at: www.newenglandancestors.org/events/7133.asp

Family History Expos

28-29 August in Salt Lake City, Utah

16-17 October in Redding, California

Info is at: www.fhexpos.com/events

Federation of Genealogical Societies (FGS)

2-5 September in Little Rock, Arkansas

Info is at: www.fgs.org/2009conference/index.php

Germans from Russia Heritage Society

9-13 September in Rapid City, South Dakota

Info is at: www.grhs.org

Washington State Genealogy Society

11-13 September in Spokane, Washington

Info is at: www.rootsweb.ancestry.com/~waewgs

Polish Genealogical Society

18-19 September in Schaumburg, Illinois

Info is at: www.pgsa.org

International Society for British Genealogy

5-9 October in Salt Lake City, Utah

Info is at: www.isbgfh.org

Czechoslovak Genealogical Society

14-17 October in Independence, Ohio

Info is at: www.cgsi.org

New England Historic Genealogical Society & California Genealogical Society

24-25 October in Oakland, California

Info is at: www.calgensoc.org



Isn't genealogy fun? The answer to one problem leads to two more!