

What Else Can Be Found In Deed Books Besides Deeds? Surprises Await!

Handout – May 20, 2023 webinar Old Buncombe County Genealogical Society

Types of Deeds

1. **General Warranty Deed** – A deed where the grantor agrees to protect the grantee against the valid claims of any person concerning the land that is being granted.
2. **Deed of Trust** – Also known as a Mortgage where the borrower conveys the land to a third party trustee to hold for the mortgage lender to secure the debt. Upon payment of the debt, the deed of trust is terminated. Most deeds of trust also give the trustee the power to sell the property in case of default.
3. **Deed of Gift** – The transfer of real property by a deed not supported by any consideration. Under North Carolina law, a deed of gift is perfectly valid but must be recorded within two years or it will become void.
4. **Quit Claim Deed** – A deed that transfers any interest in real property the grantor may have in which the grantor makes no guarantee as to the quality of the title transferred. It can also be a deed given when the grantee already has or claims a complete or partial title to the property. This deed is sometimes used in settling an estate when one heir gives or sells their share of the inherited property to another heir.

Other Records found in Deed Books

1. **Dower** – A life estate of one third of the land her husband possessed during their marriage. Under NC General Statutes (N. C. Gen. Stat. 29-30), a widow is still entitled to a life estate in one third in value of the real property owned by the husband during their marriage.
2. **Bill of Sale** – A written instrument that evidences the transfer of right, title, and interest in personal property from one person to another.
3. **Power of Attorney (POA)** – An instrument authorizing a person to act as the agent or attorney of the person granting it. It may be a general power of attorney or may be limited to performance of specific acts or act.
4. **Homestead** – Real property owned by a person under special legal restrictions and exemptions from claims of creditors under the Constitution.
5. **Free Trader** – A status granted to women, of lawful age and with the permission of her husband, to allow her to buy and sell property, sign contracts and conduct business in her own right.
6. **Court Judgment** – These judgments are usually as a result of questions, conflicts or confusion about inherited land. They can also pertain to lost deeds, or a sale of land by a person not in possession of the land or authorization to sell the land.
7. **Divorce** – Divorces and separations are adjudged in the court system but are many times registered with the Register of Deeds. They can give valuable information such as the maiden name of the wife and the names and ages of the children.
8. **Partition** – A division of land among those who own it in undivided shares, such as tenants in common. A partition may be by a voluntary exchange of deeds or it may be ordered in a judicial proceeding.
9. **Personal Estate** – An instrument in which personal property is given to another for love and natural affection and sometimes also for one dollar. This record is usually created in the settlement of an estate when heirs will purchase the personal property of the deceased and then gift the property to the widow.

10. **Marriage Agreement** – This agreement between a couple is used when one or both of the parties own real and/or personal property previous to the marriage and want to keep it separate from the joint property obtained during the marriage. They can also pertain to property that will be inherited by one of the spouses in the future.

Accessing Deed Records on the Buncombe County Register of Deeds Website

1. Go to <https://www.buncombecounty.org/>
2. Click on Register of Deeds
3. Click on Online Record Lookup
4. Enter Surname or first few letters if unsure of spelling
5. Enter first name or leave blank to see every entry under the Surname
6. Click on Search (All Matches)
7. To view a record, click on the symbol for a letter on the right side of the entry
8. Searches can also be made by book and page number and/or date range. Date range is limited to 30 days.
9. To print a document, click on the print button on the left of the tool bar. You can choose to print the current page highlighted in the thumbnail, selected pages or all the pages of the document.
10. To download the document, click on save document as either an image or as PDF. If you want just one image from several pages, use save selected as PDF.

Reading old handwriting – Sources

1. “Language Resources and Handwriting Helps,” FamilySearch.
[https://www.familysearch.org/indexing/help/handwriting#!/lang=en&title=Alphabet%20\(Secretary%20Hand\)](https://www.familysearch.org/indexing/help/handwriting#!/lang=en&title=Alphabet%20(Secretary%20Hand))
2. “Tips for Reading Old Handwriting,” Ancestry.com Support Center
https://support.ancestry.com/s/article/Tips-for-Reading-Old-Handwriting?language=en_US
3. “Simple Tips For Reading Old Handwriting in Genealogy Documents,” Lisa Lisson website – Are You My Cousin? Genealogy.
<https://lusalisson.com/reading-old-handwriting-genealogy/>
4. “Reading Old Handwriting,” National Genealogical Society course, 10 modules.
<https://www.ngsgenealogy.org/cgs/reading-old-handwriting/>
5. “Primary Sources: Reading Old Handwriting,” Vanderbilt University
<https://researchguides.library.vanderbilt.edu/primarysources/readinghandwriting>
6. “Five Strategies for Deciphering Old Handwriting on Documents,” Family Tree magazine,
<https://familytreemagazine.com/records/documentary-evidence/>
7. “How to Read Old Handwriting,” Who Do You Think You Are magazine.
<https://www.whodoyouthinkyouaremagazine.com/feature/old-handwriting/>
Includes links to several free courses.
8. Alphabet chart by century. Source unknown. See page 3.

	16 ^o b.	17 ^o b.	18 ^o b.	19 ^o b.
A	Ɑ	Ɱ	Ɐ	Ɒ
B	ⱱ	Ⱳ	ⱳ	ⱴ
C	Ⱶ	ⱶ	ⱷ	ⱸ
D	ⱹ	ⱺ	ⱻ	ⱼ
E	ⱽ	Ȿ	Ɀ	Ⳁ
F	ⳁ	Ⳃ	ⳃ	Ⳅ
G	ⳅ	Ⳇ	ⳇ	Ⳉ
H	ⳉ	Ⳋ	ⳋ	Ⳍ
I	ⳍ	Ⳏ	ⳏ	Ⳑ
J	ⳑ	Ⳓ	ⳓ	Ⳕ
K	ⳕ	Ⳗ	ⳗ	Ⳙ
L	ⳙ	Ⳛ	ⳛ	Ⳝ
M	ⳝ	Ⳟ	ⳟ	Ⳡ
N	ⳡ	Ⳣ	ⳣ	ⳤ
O	⳥	⳦	⳧	⳨
P	⳩	⳪	Ⳬ	ⳬ
Q	Ⳮ	ⳮ	⳯	⳰
R	⳱	Ⳳ	ⳳ	⳴
S	⳵	⳶	⳷	⳸
T	⳹	⳺	⳻	⳼
U	⳽	⳾	⳿	ⴀ
V	ⴁ	ⴂ	ⴃ	ⴄ
W	ⴅ	ⴆ	ⴇ	ⴈ
X	ⴉ	ⴊ	ⴋ	ⴌ
Y	ⴍ	ⴎ	ⴏ	ⴐ
Z	ⴑ	ⴒ	ⴓ	ⴔ

	16 ^o b.	17 ^o b.	18 ^o b.	19 ^o b.
a	Ɑ	Ɱ	Ɐ	Ɒ
b	ⱱ	Ⱳ	ⱳ	ⱴ
c	Ⱶ	ⱶ	ⱷ	ⱸ
d	ⱹ	ⱺ	ⱻ	ⱼ
e	ⱽ	Ȿ	Ɀ	Ⳁ
f	ⳁ	Ⳃ	ⳃ	Ⳅ
g	ⳅ	Ⳇ	ⳇ	Ⳉ
h	ⳉ	Ⳋ	ⳋ	Ⳍ
i	ⳍ	Ⳏ	ⳏ	Ⳑ
j	ⳑ	Ⳓ	ⳓ	Ⳕ
k	ⳕ	Ⳗ	ⳗ	Ⳙ
l	ⳙ	Ⳛ	ⳛ	Ⳝ
m	ⳝ	Ⳟ	ⳟ	Ⳡ
n	ⳡ	Ⳣ	ⳣ	ⳤ
o	⳥	⳦	⳧	⳨
p	⳩	⳪	Ⳬ	ⳬ
q	Ⳮ	ⳮ	⳯	⳰
r	⳱	Ⳳ	ⳳ	⳴
s	⳵	⳶	⳷	⳸
t	⳹	⳺	⳻	⳼
u	⳽	⳾	⳿	ⴀ
v	ⴁ	ⴂ	ⴃ	ⴄ
w	ⴅ	ⴆ	ⴇ	ⴈ
x	ⴉ	ⴊ	ⴋ	ⴌ
y	ⴍ	ⴎ	ⴏ	ⴐ
z	ⴑ	ⴒ	ⴓ	ⴔ