

**A MANUAL UPON THE
SEARCHING OF RECORDS AND
THE
PREPARATION OF ABSTRACTS
OF TITLE TO REAL PROPERTY**

Published @ 2017 Trieste Publishing Pty Ltd

ISBN 9781760575601

A Manual upon the Searching of Records and the Preparation of Abstracts of Title to Real Property by Maskell E. Curwen

Except for use in any review, the reproduction or utilisation of this work in whole or in part in any form by any electronic, mechanical or other means, now known or hereafter invented, including xerography, photocopying and recording, or in any information storage or retrieval system, is forbidden without the permission of the publisher, Trieste Publishing Pty Ltd, PO Box 1576 Collingwood, Victoria 3066 Australia.

All rights reserved.

Edited by Trieste Publishing Pty Ltd.
Cover @ 2017

This book is sold subject to the condition that it shall not, by way of trade or otherwise, be lent, re-sold, hired out, or otherwise circulated without the publisher's prior consent in any form or binding or cover other than that in which it is published and without a similar condition including this condition being imposed on the subsequent purchaser.

www.triestepublishing.com

MASKELL E. CURWEN

**A MANUAL UPON THE
SEARCHING OF RECORDS AND
THE
PREPARATION OF ABSTRACTS
OF TITLE TO REAL PROPERTY**

▲

MANUAL

UPON THE

SEARCHING OF RECORDS

AND THE PREPARATION OF

ABSTRACTS OF TITLE

TO

REAL PROPERTY.

ILLUSTRATED BY

REFERENCES TO THE STATUTES OF PENNSYLVANIA,
OHIO, KENTUCKY, INDIANA, ILLINOIS,
IOWA AND KANSAS.

By MASKELL E. CURWEN,
OF THE CINCINNATI BAR.

CINCINNATI:
ROBT. CLARKE & CO.
LAW PUBLISHERS.
1867.

LIBRARY

27,723

Entered according to Act of Congress, in the year 1865,
By **ROBERT CLARKE & CO.**,
in the Clerk's office of the District Court of the United States for the Southern
District of Ohio.

MANUALS FOR BUSINESS MEN.

ANNOUNCEMENT.

The publishers beg leave to announce to the public, that they have made arrangements for the preparation of a series of publications, treating of the leading branches of the law, of the most practical importance.

They will cover the leading divisions of Mercantile Law, the Law of Partnership, the Law of Insurance, of Common Carriers, and of Real Estate and Conveyancing, etc. They are intended to be neither mere manuals of practice, nor professional treatises, but summaries of the general principles, which lie at the bottom of the subject, for the information of the community at large. It is not expected that they will enable any man to be his own lawyer; but to guide and direct every intelligent man, in such a way as to enable him to know when he ought to apply for advice, and to appreciate the importance and nature of the professional assistance which he is often obliged to seek. It is of great importance to every man to know the outlines of the principles

which fix his relations as a member of society, and determine his rights and duties, just as it is valuable to every one to understand enough of the science of physiology, to apprise him of the fundamental conditions of health, though no one would deem it sufficient to justify him in the practice of medicine.

Every man by his mere experience in life and business, and intercourse with others, takes up certain ideas in reference to the law, as applicable in the various situations in which he is placed. The object of this series is to enlighten and correct that stock of general opinion, which so often, and sometimes so erroneously and injuriously, affects conduct and interests.

ROBERT CLARKE & CO.,

Publishers.

CINCINNATI, April, 1865.

CONTENTS.

	PAGE.
INTRODUCTION,	v
CHAP. I. OF THE CONTRACT OF THE SALE OF LAND, Secs. 1-15,	1
" II. OF THE ASCERTAINMENT OF THE QUANTITY OF LAND, Secs. 16-23,	21
" III. OF THE PRELIMINARY INQUIRIES AS TO FACTS, Secs. 24-29,	26
" IV. OF THE SEARCH FOR DEEDS AND ABSTRACTING THEM, 30-89,	30
" V. OF THE SEARCH FOR LIENS AND ABSTRACTING THEM, 90-98,	86
" VI. OF THE SEARCH FOR JUDICIAL RECORDS AND ABSTRACT- ING THEM, Secs. 99-104,	118
" VII. OF THE SEARCH FOR WILLS AND ABSTRACTING THEM, Secs. 105-113,	132
" VIII. LEASES, Secs. 114-119,	146
" IX. STAMPS, Secs. 120-125,	153
" X. FORMS OF DEEDS AND MORTGAGES, Secs. 126-132,	159

1

2

3

4

5

6

MEMORANDUM.

The following editions of statutes are cited, and are assumed to represent the law of their respective States in March, 1865 :

- Pennsylvania.* Purdon's Digest by Brightly, 1862.
Ohio. Curwen's Revised Statutes, 1853—1861.
Kentucky. . . . Stanton's Revised Statutes of Kentucky, 1860. Session Acts, 1860—1861.
Indiana. Gavin and Hord's Statutes, 1860—1862.
Illinois. Scates, Treat, and Blackwell's Statutes, 1858.
Cooke's Edition of the General Laws, 1859—1861.
Iowa. Revision of 1860. 1860.
Kansas. General Laws of Kansas, in force March 6, 1862. 1862.