

# Tracing Philadelphia Property Ownership Using On-line Deed Records

by J.M. Duffin

This guide provides an overview of the on-line Recorder of Deeds Deed Books that document property ownership in the City of Philadelphia between 1669 and 1974. The records are held and made available by the City of Philadelphia Department of Records.

When William Penn established the first set of laws for his colony in 1682 known as the “Great Law” he made a provision that “all Deeds, grants & Conveyances of Land ...within the said Province & made out of the said Province shall be enrolled or registered within Six months next after the making thereof” by the Master of the Rolls.<sup>1</sup> The Master of Rolls created and maintained books known as deed books that contain complete transcriptions of legal documents, primarily in the form of deeds, that established ownership to land. The Master of Rolls was a provincial officer who was assisted by deputy Masters of Rolls appointed to maintain the deed records for each county. In 1715, the Recorder of Deeds Office was created and each county was given complete control over and responsibility for maintaining its own deed books. In Philadelphia County, all the Master of Rolls records relating to Philadelphia County were integrated into the County Recorder’s records and form the set of Philadelphia deed books that survive today.<sup>2</sup>

The deed books provide a wealth of information regarding the ownership and use of real estate in Philadelphia. They are one of only two sets of county records that survive in a continuous form from the establishment of the county in 1682.<sup>3</sup> The standard deed used in Pennsylvania includes information on the date of the transaction, the names, residence and occupation of the buyer and seller (grantee and grantor), the sale price, a survey description of the property usually with an indication of whether there is a building on the property, a description, called a recital, of how the seller acquired the property. In addition to these documents, the deed books occasionally contain copies of a variety of other documents relating to property, such as mortgage (before 1749), bills of lading, bills of exchange, letters of attorney and manumissions. The Recorder of Deeds also maintained other books that have copies of a variety of legal documents relating to land.<sup>4</sup>

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<sup>1</sup> John Blair Linn, *Charter to William Penn, and Laws of the Province of Pennsylvania, Passed Between the Years 1682 and 1700, Preceded by Duke of York’s Laws in Force From the Year 1676 to the Year 1682, With An Appendix Containing Laws Relating to the Organization of the Provincial Courts and Historical Matter*, ed. Staughton George, Benjamin M. Nead, Thomas McCamant (Harrisburg, 1879), 118–19. This law actually continued an earlier law for the region established under the Duke of York’s Law, 22 September 1676 (Linn, *Laws of Pennsylvania*, 23–24).

<sup>2</sup> In 1953, the Philadelphia County Recorder of Deeds was merged with the Department of Records and the commissioner of the department serves as the Recorder of Deeds.

<sup>3</sup> The other set of records, also related to property ownership, are the wills and letters of administrations maintained by the Philadelphia Register of Wills.

<sup>4</sup> For a complete list of these records which are at the Philadelphia City Archives but not yet available on-line, see: <http://www.phila.gov/phils/Docs/Inventor/graphics/archser/S005.htm#5.1>

## Records Available On-line

There are two sets of records of the deed records that are currently available on-line: the Philadelphia deed and sheriff books and the deed and sheriff book indices. Using these sources it is possible to trace the ownership any property in Philadelphia from 1682 to the present. This guide will focus on using the deed record sources prior to 1974.<sup>5</sup>

### Philadelphia Deed Book Indices

<http://philadox.phila.gov/phillyhistoricalindex/index.html>

The Philadelphia Deed Book indices provide the key to locating any recorded deed. With the exception of the Exemplification Record book series, all deed book indices prior to 1977 are available on-line for free through the Historical Index section of.<sup>6</sup> The original index books are available at the Philadelphia City Archives.

The deed book indices are grouped into two categories: grantor (seller) and grantee (buyer). They are arranged by the first initial of the last name followed by the first initial of the first name. For example, an entry for Benjamin Franklin would be found in the index book for the letter "F" for Franklin and then on the pages for the letter "B" for Benjamin. Each index page has the date the deed was recorded, deed book series designation, the deed book number and page, the last name and then the first name of the grantor or grantee (depending upon which type of index it is), and the name of the other party in the transaction.

	Date	Book	No.	Page	GRANTOR	GRANTEE
L	1683/1771	N	7	473	Fairman	Benj <sup>r</sup> & Jos <sup>s</sup> Mathews
A			8	472	Fell	do al Phill <sup>s</sup> Hillyman
Q			12	559	Funk	Antone al Just <sup>s</sup> Chedler
			14	125	Fungally	Bernard Phill <sup>s</sup> Math
20			19	525	Fulker	Benj <sup>r</sup> al Jos <sup>s</sup> Math
			20	929	Fairman	do al Phill <sup>s</sup> Hillyman
R		J	3	518	Flower	do al Phill <sup>s</sup> Hillyman
				525	Fell	do al Jos <sup>s</sup> Math
S				569	Fell	do Just <sup>s</sup> Chedler
T			4	384	Flower	do Jos <sup>s</sup> Math
			12	551	Fairman	do Jos <sup>s</sup> Math
			14	8	Flower	Benj <sup>r</sup> & Jos <sup>s</sup> Math
✓				15	Fairman	do Jos <sup>s</sup> Math
1771/1800	D	3	38	Ladburne	do al Jos <sup>s</sup> Math	
			4	41	do	do Jos <sup>s</sup> Math
			7	413	Fulker	Benj <sup>r</sup> & Jos <sup>s</sup> Math
✓			8	522	Fulker	do Jos <sup>s</sup> Math
✓			14	709	Fairman	do Jos <sup>s</sup> Math
✓				104	Franklin	do Jos <sup>s</sup> Math

**Figure 1. Detail of Grantor Index for "F" for 1683 - 1800**

DATE	BOOK	PAGE	GRANTEE	GRANTOR
July 12	848	463	Lucette	Lucette
	869	318	Lion	Lucette
	1392	4	Lorington	Lucette
	14	183	Lorington	Lucette
	15	879	Logan	Lucette
		424	Lynch	Lucette
		719	Lynch	Lucette
		195	Lynch	Lucette
		921	Lynch	Lucette
		22	Lynch	Lucette
		23	Lynch	Lucette
		920	Lynch	Lucette
		853	Lynch	Lucette
		26	Lynch	Lucette
		912	Lynch	Lucette
		20	Lynch	Lucette

**Figure 2. Detail of Grantee Index for "L" for 1920. The deed book series, JMH, is at the top of the page.**

<sup>5</sup> Deeds from 1975 to the present are fully index by the name of the buyer and seller and available through the subscription based service of PhilaDox (<http://philadox.phila.gov/>).

<sup>6</sup> A full name index of the Exemplification Records series is available at the City Archives, Historical Society of Pennsylvania, and the University of Pennsylvania in J.M. Duffin, "Guide to the Philadelphia Exemplification Records Series, Being True Copies of Philadelphia Land Records in the Master of Rolls Office and its Successors, 1669-1838," Philadelphia, 1994.

The Philadelphia deed book series designation is composed of a variety of letters representing, after 1799, the initials of the name of the Recorder of Deeds. The pre-1799 books are labeled with simple letter designations of C, E, F, G, H, and I for deeds recorded before 1777 and the letter D for deeds recorded between 1777 and 1799.<sup>7</sup> Any other letter combinations, except for X and M, found in the indices for this period generally refer to deeds that were recording in the Provincial Master of Rolls records which were copied into the Exemplification Record books in the 1830s.<sup>8</sup> The X and M refer to the first mortgage book series which have only a handful of deeds recorded in them by mistake.<sup>9</sup> For a complete list of the deed book series see Appendix A.

It is important to remember that the date in the index does not refer to the date of the deed but the date the deed was recorded. This is generally not a problem for deeds from roughly the 1840s to the present which tended to have been recorded not much more than a month after the transaction. Prior to 1840, it was not uncommon for deeds to be recorded several years, decades and even a century after the transaction.<sup>10</sup> When searching for eighteenth century deeds, it is best to look through the indices up to 1890.

Book	Page	GRANTOR	GRANTEE	Date
<i>R. D. W. 1854-1857</i>				
40	455	Benj. H. & H. H. Hagan	Benj. H. & H. H. Hagan	Oct. 6
41	311	"	J. P. Belyne	" 5
53	520	Barley	Bernard	Dec. 25
66	438	Barley	H. M. Canby	1852
72	104	Benj. H. Hagan	Joel. M. Hagan	1852
"	112	"	E. Douglas	" 18
"	117	"	John. Hagan	" 18
"	121	"	John. Hagan	" 18
"	126	"	John. Hagan	" 18
"	131	"	John. Hagan	" 18
"	136	"	John. Hagan	" 18
"	141	"	Hiram. Hagan	" 18
85	481	"	J. H. Hagan	Aug. 11
90	488	Benj. H. & H. Hagan	Benj. H. & H. Hagan	" 25
92	233	Franklin	Benj. H. & H. Hagan	Sept. 5
112	96	"	J. H. Hagan	1852
123	193	Edord	Bernard	Dec. 26
145	34	Barley	J. P. Belyne	1857
			at B. Hagan	Aug. 6

**Figure 3. Grantor Index for "F" 1854-1857.**  
Note entry for deed from Benjamin Franklin to Joseph Turner at Book No. 92. The actual deed is dated 1755.

<sup>7</sup> If a property recital for deeds recorded between 1777 and 1799 does not designate the deed book series it is often referring to the D series. The letter "D" was not assigned to these books until sometime after 1800.

<sup>8</sup> For a list of these records see page 27, below.

<sup>9</sup> These mortgage books are at the Philadelphia City Archives and are not currently available on-line.

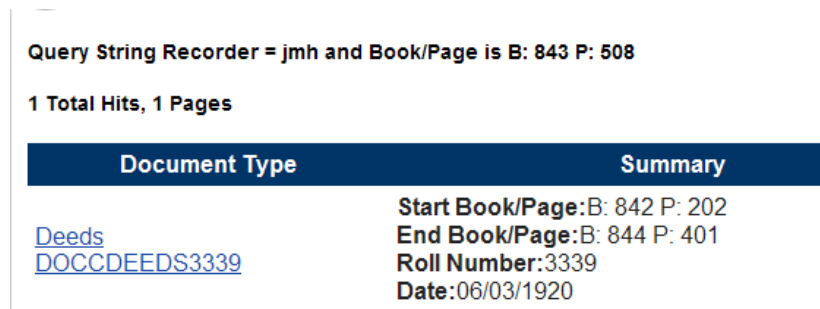
<sup>10</sup> This applies primarily to colonial-era deeds. The practice of recording older deeds (fifty years old or more) to a property ended in the 1890s as title insurance companies made it unnecessary by offering insurance to new property owners.

### Philadelphia Deed Books

<http://phila-records.com/historic-records/web/>

The Department of Records Historical Land and Vital Records System has scans of over 18 million images from the microfilm of all the Philadelphia Recorder of Deed and Department of Records deed books from 1683 to 1974 and all recorded documents (such as mortgages and assignments of mortgages) from 1952 to 1974. Access is available upon a subscription basis.

**Searching for deeds in the on-line deed book records is very similar to searching for deeds on microfilm. The images are indexed only at the microfilm roll level which means that the index has an entry for only the first and last deed book series, number, and page for the entire roll of microfilm that was digitized.** The search interface allows the user to put in any deed book series, called the “Recorder Initials,” book number and page and will return a list of likely Rolls that contain the item from the search. There are generally only three and sometimes four deed books per roll



Query String Recorder = jmh and Book/Page is B: 843 P: 508	
1 Total Hits, 1 Pages	
Document Type	Summary
<a href="#">Deeds</a> <a href="#">DOCCDEEDS3339</a>	Start Book/Page: B: 842 P: 202 End Book/Page: B: 844 P: 401 Roll Number: 3339 Date: 06/03/1920

**Figure 4. Result of search for JMH 843/508.**

The search results example in figure 4 shows that the images scanned from roll 3339 contains all the images found between JMH 842/202 and JMH 844/401 and therefore contains all of JMH 843 and that the recording date of the first image is June 3, 1920.

### CAVEAT

The Land and Vital Records System does not include images of the Philadelphia County sheriff deed books after 1852. The deeds to properties sold before 1905 as the result of a court proceeding were recorded in the sheriff deed books for the court that issued the sale order and not in the County Record of Deeds books. The City Archives of Philadelphia has all the Philadelphia County courts sheriff deed books and indices for the period 1736 to 1905 in addition to microfilm copies of the Pennsylvania Supreme Court Eastern District sheriff deed books for the period 1796 to 1876.<sup>11</sup> In some cases the sheriff deeds were recorded in the regular deed books but it was not a common practice.

<sup>11</sup> For a list of the Philadelphia County books see:  
<http://www.phila.gov/phils/Docs/Inventor/graphics/archser/S020.htm#20.16>

## Searching Deeds

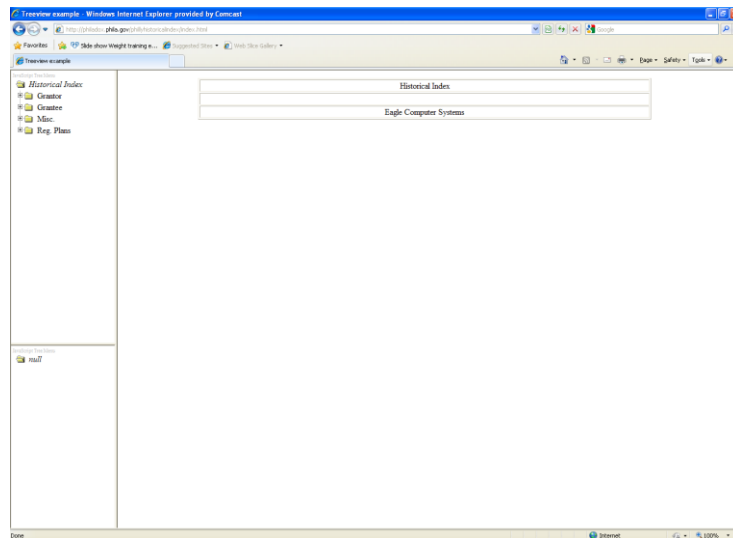
### Finding Deeds in the Grantor/Grantee Indices.

The Historical Index section of PhilaDox has scanned images of the Philadelphia County grantor and grantee indices from 1683 to 1977. This section of PhilaDox does not require a user to be registered and is available for free.

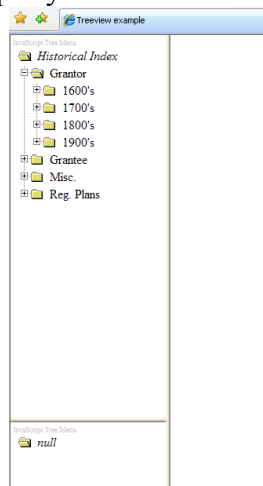
1. Go to the website:

<http://philadox.phila.gov/phillyhistoricalindex/index.html>

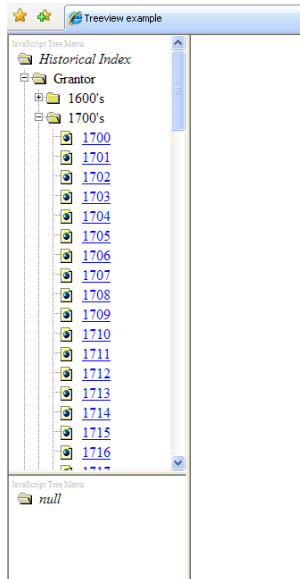
2. The Historical Index page is divided into three rectangular frames. The frame in the upper left contains folders which expand and allow you to drill down the lists of what is available.



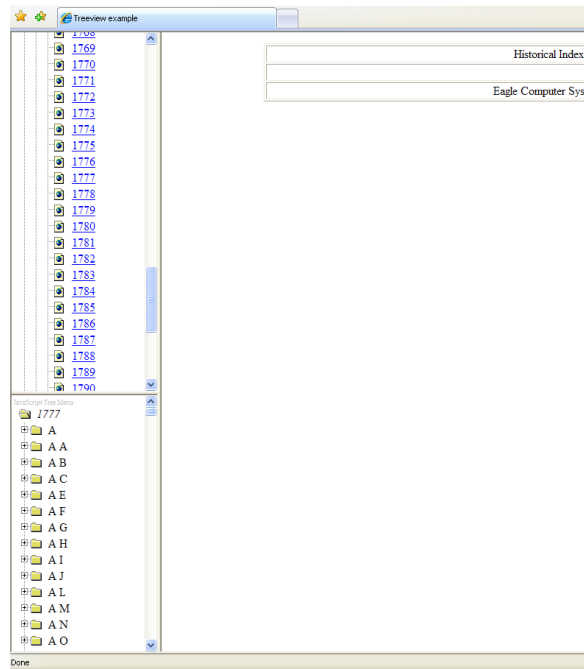
3. To access the Grantor/Grantee indices, click on the plus sign by the either folder titled “Grantor” or “Grantee” for the name you are searching for. The grantor is the seller and the grantee is the buyer of the property.



- Click on the plus sign by the folder for the century of date the deed was recorded.



- Click on the link for the year of the date the deed was recorded. In this example, the year 1777 was used.

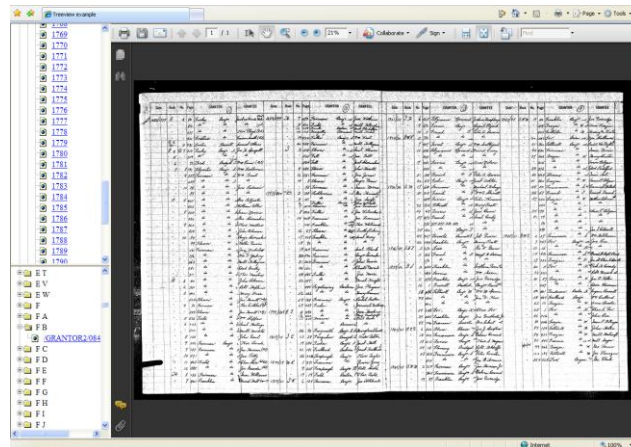


Once the year is clicked, another list of folders will appear in the frame in the lower left corner. Scroll down the list until you find the folder with the heading of the first initial of the last name followed by the first initial of the first name and then click on the plus sign by the folder for those initials. In this example, “F B” was used for “Franklin, Benjamin.”

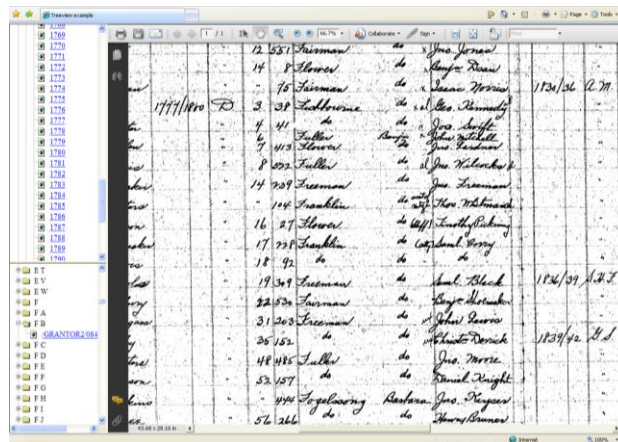
6. To begin searching for the index, click on the linked page numbers in the lower left panel.



Clicking on any link in this panel will open up the index page image in Adobe Reader in the viewer pane on the right.



7. Using the Acrobat Reader tools to zoom to the area you want to search and locate the deed citation.



8. Note the deed book series, book number and page number for the deed. In this example the deed of Benjamin Franklin to Samuel Corry recorded in series D, book number 17, page 228 will be searched

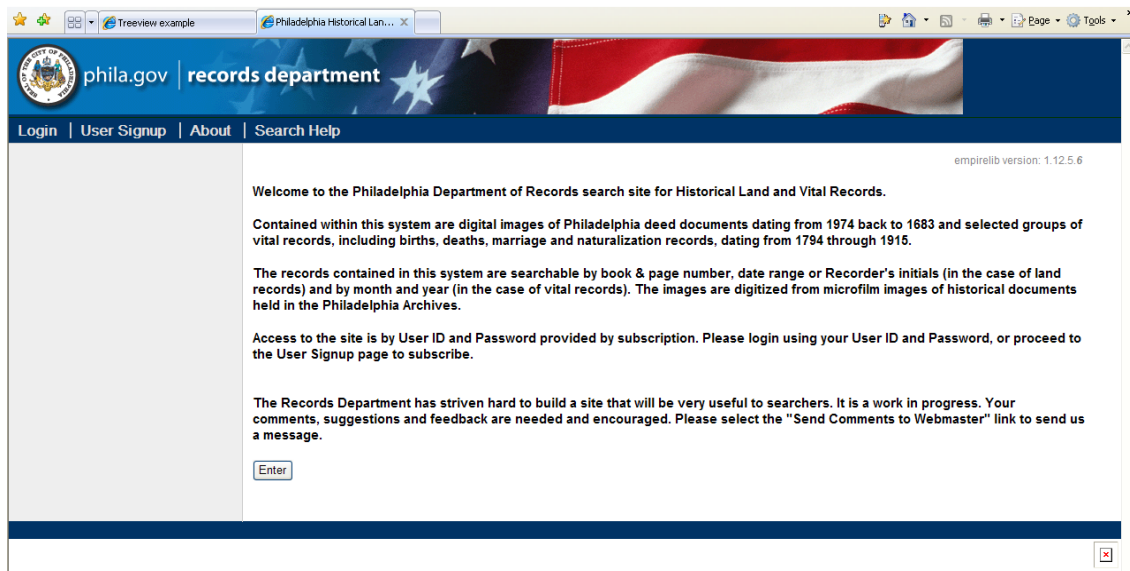
1777/1800	D	3	75 Fairman	do	Isaac Morris
		3	38 Ladbourn	do	Wm. Kennedy
		4	41 do	do	Jos. Swift
		6	Fuller	Benj. Do	John Mitchell
		7	413 Flower	do	Jos. Anderson
		8	572 Fuller	do	al Jos. Wilcock
		14	739 Freeman	do	Jos. Freeman
			104 Franklin	do	Wm. Thos. Whitmarsh
		16	27 Flower	do	Wm. L. Pickens
		17	228 Franklin	do	Sam. Corry
		18	92 do	do	do
		19	349 Freeman	do	Sam. Black
		32	530 Fairman	do	Benj. Hotmaker
		31	203 Freeman	do	John Leeson

*N.B. When going to the next section, it is recommended not to close the PhilaDox window or browser because you may need to go back to the check the index again.*

### Finding the Deed Book Record

To search for the images of the actual deed record, a person must have an established account and subscription to the Historical Land and Vital Records System. There is subscription information on the web site (see “User Signup” section).  
<https://phila-records.com/historic-records/web/newUser.jsp>

1. Open the Historical Land and Vital Records System website in separate browser or tab.





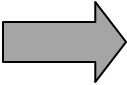
2. Click on the “Enter” button to access the site

The screenshot shows a web browser window with the address bar displaying "Treeview example" and "Login". The page header features the Philadelphia City Seal and the text "phila.gov | records department". Below the header is a navigation bar with links: "Login", "User Signup", "About", and "Search Help". The main content area is titled "Please login to continue". Under the heading "Registered Users", there are input fields for "User ID" and "Password", followed by a "Click below to Login" label and a "Login" button. At the bottom of the login section, there are two links: "New users click here to create an account." and "Forgot your password?".

3. Log into the site with your User ID and Password. This will take you to the main search page.

The screenshot shows the "Historical Land Records and Vitals Search" page. The header is identical to the login page. The navigation bar includes "Document Search", "Profile", "About", "Search Help", and "Logout duffing". The main content area is titled "Historical Land Records and Vitals Search" and contains a "Search" button and a "Clear" button. Below this, there is a checkbox labeled "When searching Land Records, leave the checkbox selected." and a note: "When searching Vital Records, uncheck the box to select specific document types." A instruction states: "First select the tab for either Land Records or Vitals, then enter your search criteria below." There are two tabs: "Land Records" (selected) and "Vitals". The search criteria section includes two rows of input fields. The first row has "Recorder" (with "Initials" as a label) and "Book/Page" (with "Book" and "Page" as labels). The second row has "Recording Date Range" (with "Date Start" and "Date End" as labels) and "Roll Number" (with "Roll Number" as a label). Below the input fields, there is a "Search Help!" link and another "Search" button and "Clear" button. At the bottom, a note states: "You will need to open the [Historical Index](#) to locate book and page numbers for any of the land records. For land records dated from 1976 to the present, please refer to the [Department of Records' Philadox system](#), accessed via the Department's".

4. To begin a search, type in the deed citation in the first line of search fields. Enter the deed book series in the “Recorder Initials” field, the book number in the “Book” field and the page number in the “Page” field and click on the “Search” button. In this example the search is for series D, book number 17, page 228.



☒ When searching Land Records, leave the checkbox selected.

When searching Vital Records, uncheck the box to select specific document types.

First select the tab for either Land Records or Vitals, then enter your search criteria below.

[Land Records](#) [Vitals](#)

Recorder		Book/Page	
Initials		Book	Page
d		17	228

Recording Date Range		Roll Number
Date Start	Date End	Roll Number

[Search Help!](#)

N.B. Always make certain that the checkbox next to the text “When searching Land Records, leave the checkbox selected” is checked.

The search result is:



phila.gov | records department

Document Search | Profile | About | Search Help | Logout duffinj

Sort By  
Year

[View Printable Results](#)

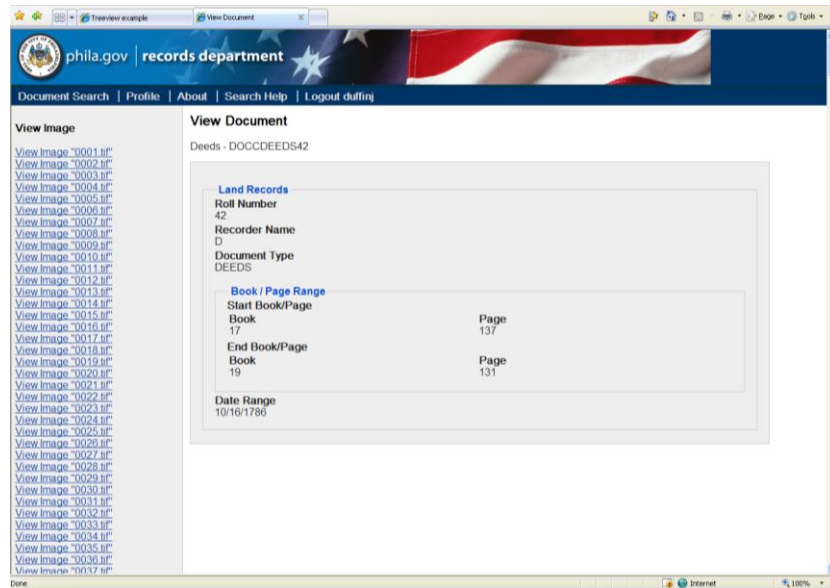
Query String Recorder = d and Book/Page is B: 17 P: 228

1 Total Hits, 1 Pages

Document Type	Summary	Select to Display
<a href="#">Deeds</a> <a href="#">DOCCDEDS42</a>	Start Book/Page: B: 17 P: 137 End Book/Page: B: 19 P: 131 Roll Number: 42 Date: 10/16/1786	<input type="checkbox"/>

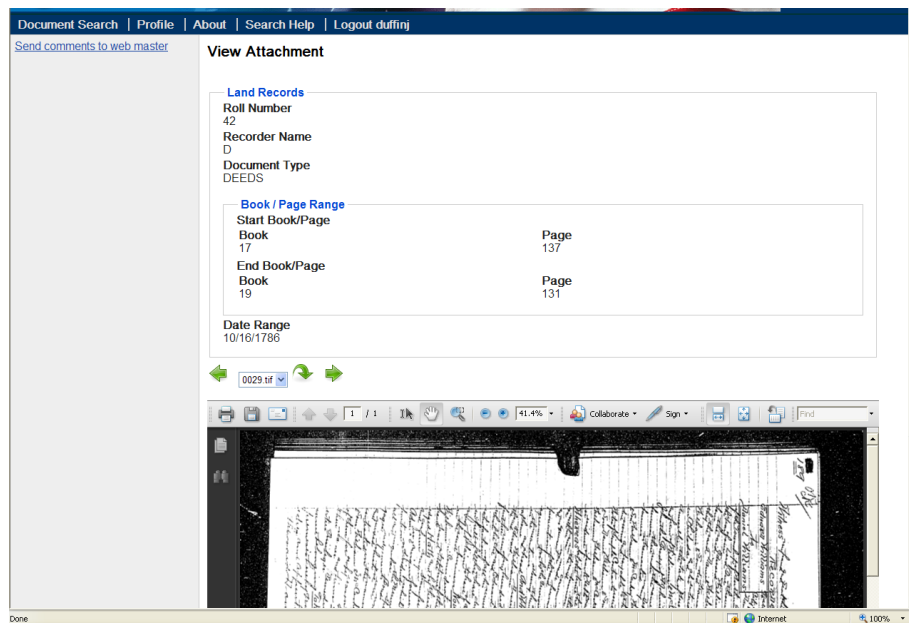
This indicates that images scanned from roll 42 are from deed book series D, book 17, page 137 through book 19, page 131.

6. Click on the link in the “Document Type” column to open up the viewer window with a list of all the images scanned from this roll.

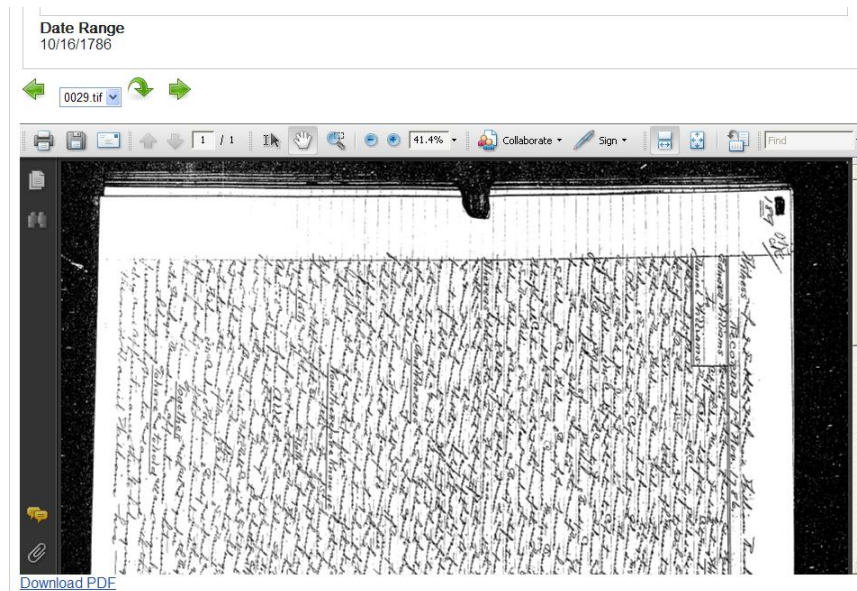


On the left side of the window is a list of all the images. They are numbered in sequential numerical order starting either with 0001 or 0002. Clicking on any “View image” link will open the “View Attachment” window. Note that the first and last image for every roll will be a microfilm target sheet which identifies the contents of the original roll.

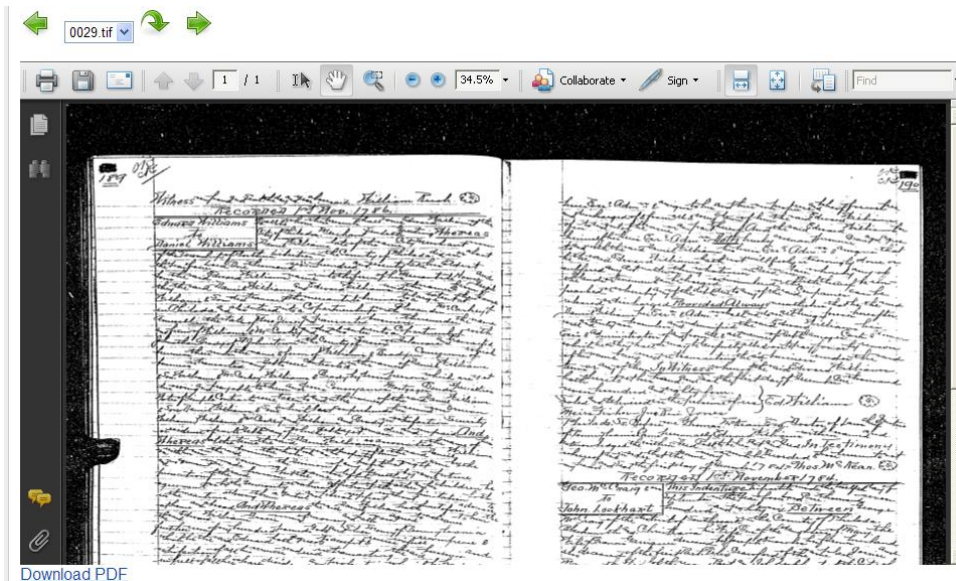
7. Clicking on the link for “0029.tif”, produces the following result:



The scanned image of the deed book appears in an Adobe Reader viewer window at the bottom of the screen which can be viewed fuller by using the scroll bar on the far right side.



8. To rotate the image to see both scanned pages, place the mouse over deed book page image and right click and select the “Rotate Clockwise” option and repeat this step until the image is properly rotated. It is also possible to add a button to the Adobe Reader toolbar which will rotate the image counterclockwise with one click.



A closer look at the window reviews that the deed book page numbers are 189 and 190.

9. To get to page 228, you can either browse the images, as you would on the microfilm, until you find it or you can do a rough calculation to figure out which image has page 228.

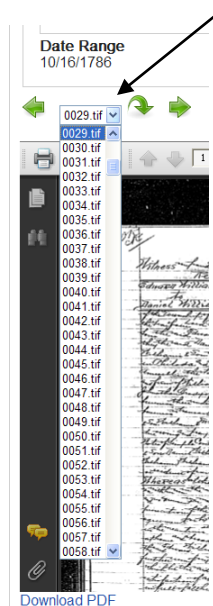
To Browse:

Follow steps 10 through 12, below.

To Calculate:

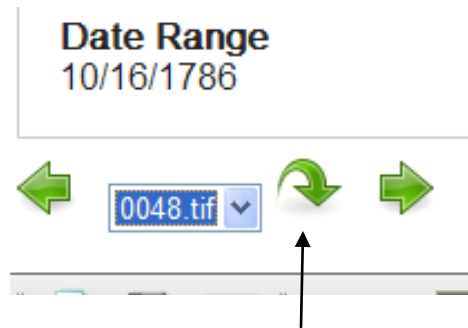
- a) Find the out how pages are between the one you are viewing and the one you want to find. In this example, image “0029.tif” has pages 189 and 190 and you are searching for page 228. There are 38 pages between the one you are viewing and the one you want (228 – 190 = 38). Because each image has two deed book pages per image going forward by 38 images would take you farther than you need to go. If you divide the page number difference (38) by two, you will find the number of images you need to move forward to get close to the page you want. In this case, you need to move forward by 19 images ( $38/2 = 19$ ).
- b) Add 19 to the current image number and you get the number of the image you need to select. 0048.tif is the image you should select when moving forward ( $19 + 29 = 48$ ).

10. Click on the down pointing caret symbol next to the “0029.tif” number displayed above the viewer window. This will open a pull down list of all the image numbers.

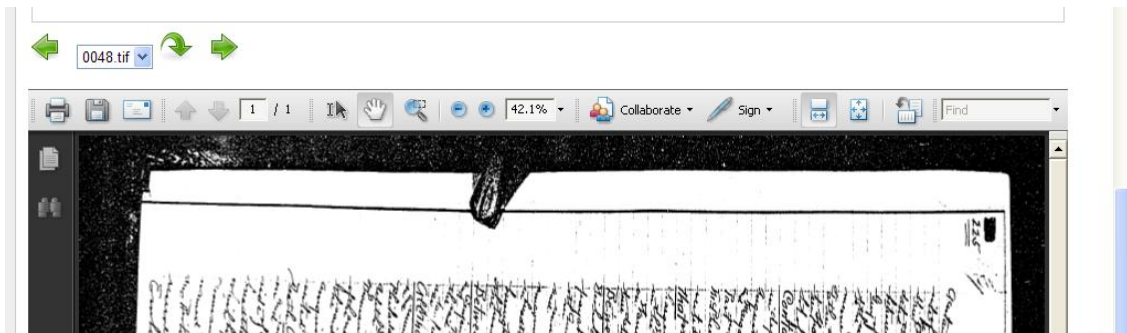




11. Select a number by clicking on it. This will close the pull down list.



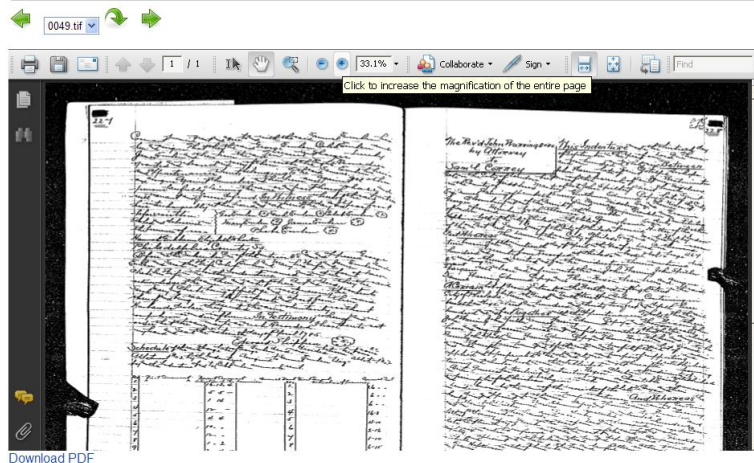
12. Click on the green arrow pointing down located immediately to the right of the selected image number. This will open the new image in the viewer. Rotate the image, if you cannot read the page number.



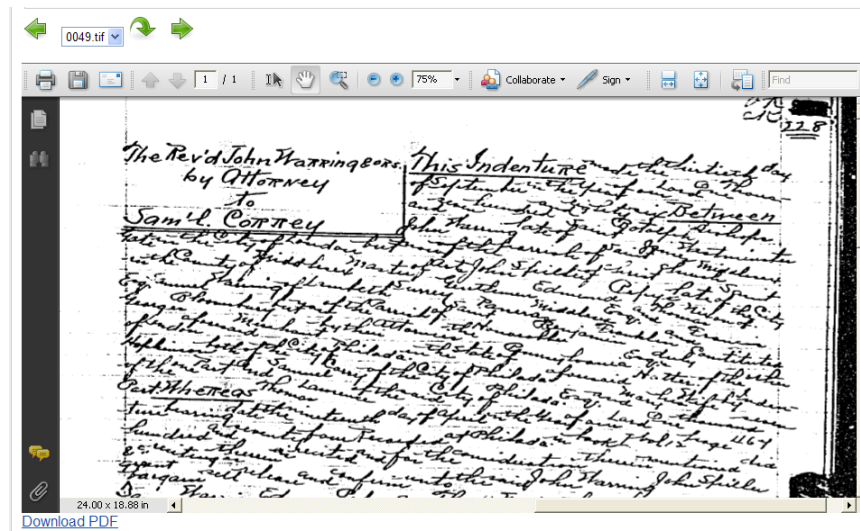
In this example image "0048.tif" has deed book pages 225 and 226.

13. To get to page 228, either follow steps 10 and 11 above or click on the green arrow pointing to the right near the image number box (see screen shot in step 11). This arrow advances the images one image at a time.

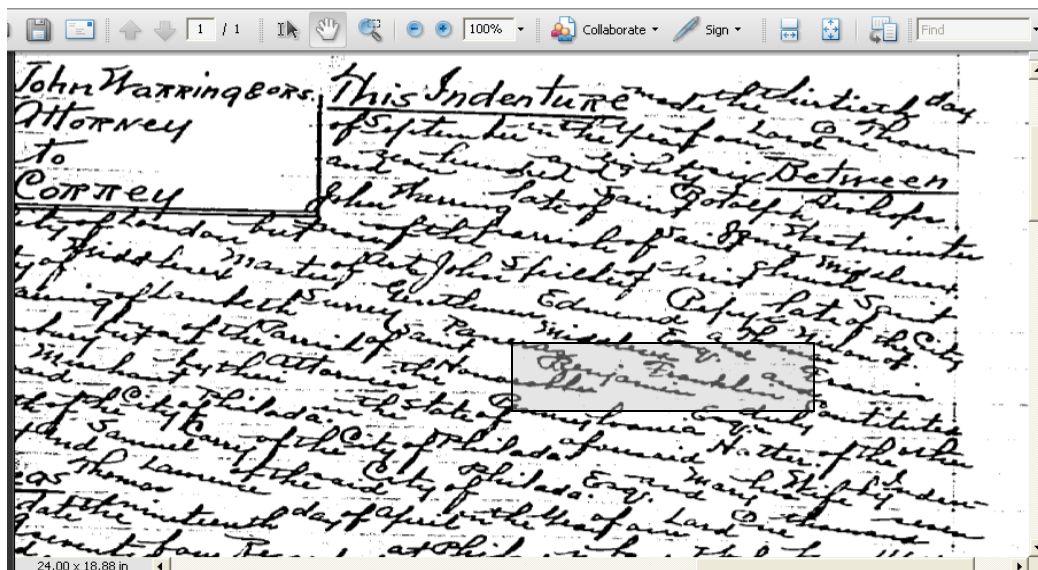
14. Rotate the image counterclockwise and you now have page 228 in view.



15. Use the zoom tool features in the Adobe Reader tool bar to get a closer look at the text of the deed.



Reading the text, in this case being somewhat tricky, reveals that Benjamin Franklin was acting as agent selling this property in 1766.



Once the deed is located in the viewer, it is possible to print the image and save it as a PDF file.

If you find the scanned image too difficult to read, you can always consult the original microfilm at the Philadelphia City Archives. The City Archives also has all the original deed books before 1863.

### **Tricks to searching through images**

Because all the search result Tiff image numbers are sequential and every image, except for the first and last page of every deed book, contains two pages, it is possible to apply a relatively simple mathematical formula that can be applied to an Excel spreadsheet to help pinpoint which Tiff image one needs.

#### Searching forward.

1, Take the deed book page number of the deed you are looking for and subtract it from the first deed book page number from search result or the deed book page number that is in the viewer. This will tell you how many pages you need to go to find that page.

E.g. Using the search results in Figure 4 to search for page 380 in book 842

$$380 - 202 = 178 \text{ pages}$$

2, Take the result of the subtraction and divide it by two because there are two pages in every scanned image.

$$178/2 = 89$$

3, The result of the division tells you that you need to look at a tiff image number that is 89 images from where you are, in this case the start of the roll. Add the result (89) to the first tiff image number (usually 0001 or 0002) and you will go the image that is either page you want or one very close to it.

$$89 + 1 = 90$$

#### Searching backward

1, Take the deed book page of the deed you are looking for and subtract it from the last deed book page number from search result or the deed book page number that is in the viewer. This will tell you how many pages backwards you need to go to find that page.

e.g. Using the search results in Figure 4 to search for page 293 in book 844

$$401 - 293 = 108 \text{ pages}$$

2, Take the result of the subtraction and divide it by two because there are two pages in every scanned image.

$$108/2 = 54$$

3, The result tells you that you need to look at a tiff image number that is 54 images from the end of the roll. Subtract the result (54) from the last tiff image number and you will go the image that is either page you want or one very close to it.



### Searching for an image in the middle of a roll

Because the number of pages in the deed books vary, it is best to search from the end of a roll rather than forward when looking for a page of a deed book in the middle of the roll.

1, Look at the last deed book page number for the Roll and divide it by two to find the approximate number of tiff image numbers you need to go from the end of the roll to find the beginning of the last deed book on the roll.

e.g. Using the search results in Figure 4 to search for page 508 in book 843 on a roll that ends with book 844, page 401:

$$401/2 = 200.5$$

2, Take the result and add about five or ten to it and then subtract that number from the last tiff number for the roll. It is often best to add the additional five or ten numbers to factor out any tiff images that have microfilm target sheets.

$$712 - (200 + 10) = 502$$

3, The result tells you what tiff number you need to go to find a page that falls within sequence of pages for deed book number you are searching for.

Tiff00502 turns out to be pages 594 and 595 of book 843

4. To find the tiff number of the page you want, follow steps one through three for searching backwards.

### Using MS Excel to Calculate

It is also possible to create a spreadsheet in MS Excel to automatically calculate the tiff image numbers. The following example shows the formulas:


E3      fx $=((C3-C4)/2)+C5$					
	A	B	C	D	E
1					
2	<b>SEARCHING FORWARDS</b>				
3		Desired Page No.	314	Desired Tiff No.	40
4		Displayed or first page	236		
5		Displayed Tiff no.	1		
6					
7					
8	<b>SEARCHING BACKWARDS</b>				
9		Desired page no.	237	Desired Tiff No.	641
10		Displayed or last page	419		
11		Displayed Tiff no.	732		
12					


Searching Forwards formula for cell E3 =  $((C3-C4)/2)+C5$

Searching Backwards formula for cell E10 =  $(C11)-((C10-C9)/2)$

## How to find “missing” books

Because the images are indexed only by the first and last image of the original microfilm, one occasionally will come across examples where a search will result in no hits and a message the film was not added to the database.

 **No results found, please refine your search**

 [View Printable Results](#)

Query String Recorder = adb and Book/Page is B: 1 P: 2

0 Total Hits, 0 Pages

This reel of film is not yet added to the database. Please contact the Philadelphia Records Dept. for assistance.

In most cases this message is the result of a search for a deed book that is at the beginning of a new deed book series (see Appendix A for list). You can find these books by modifying your search to look for the deed book volume that is one or two volume numbers after the one you want. Using the roll number for the later volume, it is possible to locate the roll which likely contains the “missing” book.

Searching for deed book series ADB book 1, page 2 resulted in a “No results found” screen.

1. Do a new search on ADB book 2, page2. This will result in the following:

Query String Recorder = adb and Book/Page is B: 2 P: 2

1 Total Hits, 1 Pages

Document Type	Summary
<a href="#">Deeds</a> <a href="#">DOCCDEEDS458</a>	Start Book/Page:B: 1 P: 428 End Book/Page:B: 4 P: 127 Roll Number:458 Date:01/13/1858

2. To find the images for the previous roll which should have book 1, page 2, do a new search just for roll number 457 (i.e., 458-1).

[Land Records](#) [Vitals](#)

Recorder		Book/Page	
Initials		Book	Page
<input type="text"/>		<input type="text"/>	<input type="text"/>

Recording Date Range		Roll Number
Date Start	Date End	Roll Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

### 3. The new search results in the following

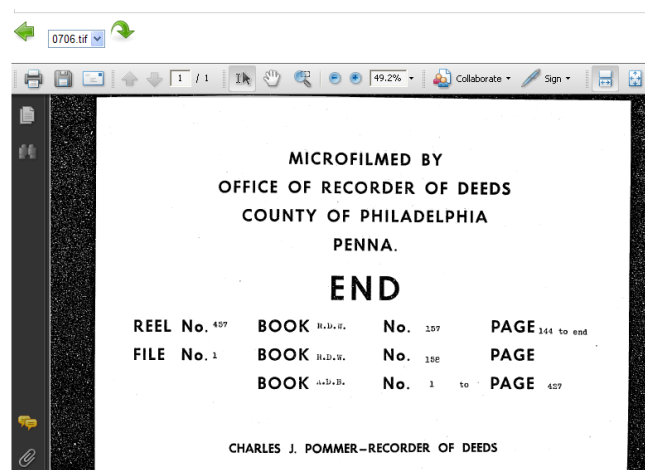
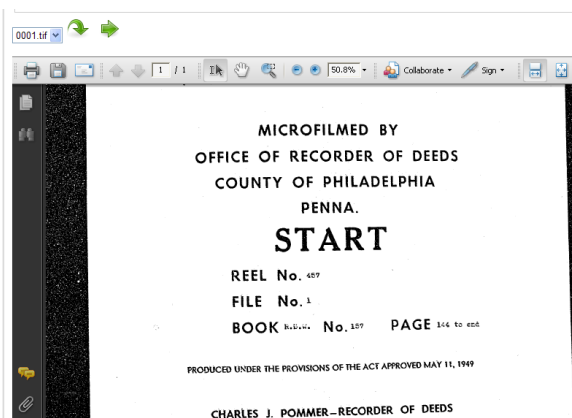
Query String RollNumber = 457	
1 Total Hits, 1 Pages	
Document Type	Summary
Deeds DOCCDEEDS457	Start Book/Page:B: 1 P: 427 End Book/Page:B: 157 P: 144 Roll Number:457 Date:11/05/1857

This is the roll that you need. The indexing of this roll is reversed. The “End Book/Page” number is actually the beginning and the “Start Book/Page” number is the end. Because the original microfilm could not hold more than three or four deed books per roll, any search result like this indicates that the roll is at the break point of a deed book series.

If you examine the list in Appendix A, you will see that the deed book series ADB comes before RDW and that there are 158 books in the RDW series, which correspondences with the “B 157 P 144” result.

1848-1851	G.W.C.	125 Books
1851-1854	T.H.	179 Books
1854-1857	R.D.W.	158 Books
1857-1860	A.D.B.	148 Books
1860-1863	A.C.H.	129 Books

The trick to searching for missing books is to vary your search incrementally until you get a hit and then do a new search on the roll numbers adjacent to the known hit. You can always double check the actual roll contents by viewing the first and last image for every roll. These contain the microfilm target sheet descriptions of the contents of the roll.



Microfilm target sheets found on the first and last tiff images for Roll 457.

The following list has the roll numbers and deed book contents for the first set of deeds to help locate some of the earliest deed books which have non-standard deed book series designations.

Roll 1	Exemplification Book 1 and 2
Roll 2	Exemplification Book 3 and 4
Roll 3	Exemplification Book 5 <sup>12</sup> and 6 <sup>13</sup>
Roll 4	Exemplification Book 7 and 8
Roll 5	Exemplification Book 9 and 10 <sup>14</sup>
Roll 6	Exemplification Book 11
Roll 7	Patent City Lots (Exemplification Book 12)
Roll 9	C-1 C, v.3 C-1, v.3 E-1, v.5
Roll 10	E-2.v.5 <sup>15</sup> E-3. v.6 E-4. v.7 (note that page numbers in the indices are not stamped page numbers) E-5. v.7, pp. 1-227 <sup>16</sup>
Roll 11	E-5.v.7, p. 228 E-6. v.7 E-7. v.8 E-7. v.9, pp. 1-168
Roll 12	E-7.v.9, pp. 169-end E-7.v. 10 F-1
Roll 13	F-2 F-3 F-4, pp. 1-183

<sup>12</sup> The following missing pages from the film of this book can be found on roll 31A: pp. 100-01 (tiff0517), 568-69 (tiff0518), 580-81 (tiff0519).

<sup>13</sup> The following missing pages from the film of this book can be found on roll 31A: pp. 2-3 (tiff0526), 342-43 (tiff0527), 390-91 (tiff0528), 574 (tiff0529), 821 (tiff0530).

<sup>14</sup> The following missing pages from the film of this book can be found on roll 31A: pp. 173-74 (tiff0532).

<sup>15</sup> The following missing pages from the film of this book can be found on roll 31A: pp. 56-57 (tiff0540), 306-07 (tiff0541).

<sup>16</sup> The following missing pages from the film of this book can be found on roll 31A: pp. 18-19 (tiff0545), 26-27(tiff0544 and tiff 0547).

Roll 14	F-4, pp. 184-end F-5 F-6, pp. 1-439
Roll 15	F-6, pp. 445-end F-7 F-8 F-9 F-10, pp. 1-184
Roll 16	F-10, pp. 185-end G-1 G-2 G-3, pp. 1-145
Roll 17	G-3, pp. 146-end G-4 G-5, pp. 1-42
Roll 18	G-5, pp. 422-end G-6 G-7 G-8, pp. 1-277
Roll 19	G-8, pp. 278-end G-9 G-10 G-11, pp. 1-101
Roll 20	G-11, pp. 102-end G-12
Roll 21	H-1 H-2
Roll 22	H-3 H-4 H-5, pp. 1-261
Roll 23	H-5, pp. 262-end H-6 H-7, pp. 1-227
Roll 24	H-7, pp. 228-end H-8 H-9
Roll 25	H-10 H-11, pp. 1-536
Roll 26	H-11, pp. 537-end H-12 H-13 H-14, pp. 1-109
Roll 27	H-14, pp. 110-end H-15 H-16, pp. 1-323

Roll 28	H-16, pp. 324-end H-17 H-18
Roll 29	H-19 H-20 H-21, pp. 1-265
Roll 30	H-21, pp. 266-end I-1 I-2, pp. 1-433
Roll 31	I-2, pp. 434-end I-3 I-4 I-5, pp. 1-120
Roll 31A	I-5, pp. 121-end I-6
Roll 32	I-7 I-8, pp. 1-457
Roll 33	I-8, pp. 458-end I-9 <sup>17</sup> I-10 <sup>18</sup> I-11, pp. 1-113
Roll 34	I-11, pp. 114-end I-12 <sup>19</sup> I-13, pp. 1-209
Roll 35	I-13, pp. 210-end I-14 I-15, pp. 1-325
Roll 36	I-15, pp. 326-end I-16 I-17, pp. 1-239
Roll 37	I-17, pp. 246-end D-1 D-2, pp. 1-400
Roll 38	D-2, pp. 401-end D-3 D-4 D-5, pp. 1-203
Roll 39	D-5, pp. 210-end D-6 D-7
Roll 40	D-8 D-9, pp. 1-329

<sup>17</sup> The following missing pages from the film of this book can be found on roll 31A: pp.546-47 (tiff0554).

<sup>18</sup> The following missing pages from the film of this book can be found on roll 31A: pp. 298-99 (tiff0555).

<sup>19</sup> The following missing pages from the film of this book can be found on roll 31A: pp.66-67 (tiff0557), 298-99 (tiff0558), 326-27 (tiff0559).

Roll 40A	D-9, pp. 330-end D-10 D-11
Roll 40B	D-12 D-13 D- 14
Roll 41	D-15 D-16 D-17, pp. 1-136
Roll 42	D-17, pp. 137-end D-18 D-19, pp. 1-131
Roll 43	D-19, pp. 132-end <sup>20</sup> D-20 D-21, pp. 1-191 <sup>21</sup>
Roll 44	D-21, pp. 192-end D-22 D-23, pp. 1-285
Roll 45	D-23, pp. 286-end D-24 D-25 D-26, pp. 1-169 <sup>22</sup>
Roll 46	D-26, pp. 170-end D-27 D-28
Roll 47	D-29 D-30 D-31 D-32, pp. 1-79
Roll 48	D-32, pp. 86-end D-33 D-34, pp. 1-513
Roll 49	D-35 D-36 D-37, pp. 1-389

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<sup>20</sup> The following missing pages from the film of this book can be found on roll 31A: pp.376-76 (tiff0536), 417-18 (tiff0537).

<sup>21</sup> The following missing pages from the film of this book can be found on roll 31A: pp. 174-75 (tiff0549), 370-71 (tiff0550).

<sup>22</sup> The following missing pages from the film of this book can be found on roll 31A: pp. 4-5 (tiff0552).

Roll 50	D-37, pp. 390-end D-38 D-39 D-40, pp. 1-303
Roll 51	D-40, pp. 304-end D-41 D-42
Roll 52	D-43 D-44 D-45
Roll 53	D-46 D-47 D-48 D-49, pp. 1-43
Roll 54	D-49, pp. 44-end D-50 D-51 D-52, pp. 1-93
Roll 55	D-52, pp. 94-end D-53 D-54 D-55, pp. 1-55
Roll 56	D-55, pp. 56-end D-56 D-57 D-58, pp. 1-77
Roll 57	D-58, pp. 78-end D-59 D-60 D-61, pp. 1-189
Roll 58	D-61, pp. 190-end D-62 D-63, pp. 1-331
Roll 59	D-63, pp. 332-end D-64 D-65 D-66, pp. 1-281
Roll 60	D-66, pp. 282-end D-67 D-68, pp. 1-491



Roll 61	D-68, pp. 492-end D-69 D-70 D-71, pp. 1-207
Roll 62	D-71, pp. 208-end D-72 D-73 D-74, pp. 1-155
Roll 62A	D-74, pp. 163-end D-75 D-76 D-77, pp. 1-185
Roll 62B	D-77, pp. 186-end D-78
Roll 63	EF-1 EF-2 EF-3, pp. 1-189
Roll 64	EF-3, pp. 190-end EF-4 EF-5, pp. 1-569
Roll 65	EF-5, pp. 570-end EF-6 EF-7, pp. 1-567
Roll 66	EF-7, pp. 568-end EF-8 EF-9, pp. 1-449
Roll 67	EF-9, pp. 450-end EF-10 EF-11, pp. 1-327
Roll 68	EF-11, pp. 328-end EF-12 EF-13, pp. 1-269
Roll 69	EF-13, pp. 270-end EF-14 EF-15, pp. 1-193
Roll 70	EF-15, pp. 194-end EF-16
Roll 71	EF-17 EF-18, pp. 1-681
Roll 72	EF-18, pp. 682-end EF-19 EF-20, pp. 1-637
Roll 73	EF-20, pp. 638-end EF-21 EF-22, pp. 1-569

Roll 74	EF-22, pp. 570-end EF-23 EF-24, pp. 1-487
Roll 75	EF-24, pp. 488-end EF-25 EF-26, pp. 1-319
Roll 76	EF-26, pp. 320-end EF-27 EF-28, pp. 1-109
Roll 76A	EF-28, pp. 110-end EF-29, pp. 1-684
Roll 76B	EF-29, pp. 685-end EF-31 EF-32, pp. 1-9
Roll 76C	EF-32, pp. 10-end EF-33

List of Master of Rolls and Pennsylvania Land Office records copied in the Exemplification Record series:

Book Number	Source of Copies
1	Patent Books A, Nos. 1-3, 4 (pages 1-177). (1681-1709)
2	Patent Books A, Nos. 4 (pages 178 to end), 5-11. (1709-40)
3	Patent Books A, Nos. 12-20; AA, Nos. 1-12. (1740-73)
4	Patent Books AA, Nos. 12-15; P., Nos. 1-4, 6, 8, 10-15, 17, 29, 33, 36, 40, 54, 57, 60, 61, 63; H, Nos. 4, 10, 14, 20, 23, 18-30, 38, 40. (1773-1839) Letter of Attorney Books D-2, no. 6, p. 320 to end; D-2, no. 7; D-2, no. 8; D-2, no. 4. (1697-1702, 1764-77)
5	Commission Books A-1, A-2, A-3, A-4. <sup>23</sup> (1733-76)
6	Lease and Release Book B, [no. 2], to p. 237. (1684-90, 1706) Lease and Release Book B, [no. 2], p. 237 to end. (1690-1706) Letter of Attorney Books D-2, vol. 5; D-3, no. 5; D-2, no. 2; D-2, no. 3; D-2, no. 5; D-2, no. 6, p. 1-319. (1701-68)
7	Deed Book E, no. 3, vol. 5. <sup>24</sup> (1697-1705)
8	Letter of Attorney Book D-2, vol. 4. (1684-91) Minute Book F, no. 6. <sup>25</sup> (1689-92). Release Book B, no. 3. <sup>26</sup> Lease and Release Books A-1. (1684-1706) Patents by Royal Governors of New York
11	Letter of Attorney Book No. 1. <sup>27</sup> (1777-85)
13	Letter of Attorney Books Nos. 1-4. (1777-97)
14	Letter of Attorney Books Nos. 5-8. (1795-1809)

<sup>23</sup> These books were published in the *Pennsylvania Archives*, Third Series, volumes 8-10.

<sup>24</sup> Incorrectly identified by the State Archives as a Letter of Attorney Book.

<sup>25</sup> Originally incorrectly identified by the Land Office as a Commissioners of Property Minute Book F, No. 6. This was partially published in the *Pennsylvania Archives*, Second Series, Volume 19, pp. 93-184.

<sup>26</sup> Incorrectly identified by the State Archives as a Release Book, this is actually a deed book.

<sup>27</sup> Originally labeled by the City Archives as Letter of Attorney Book 1777-1783.

