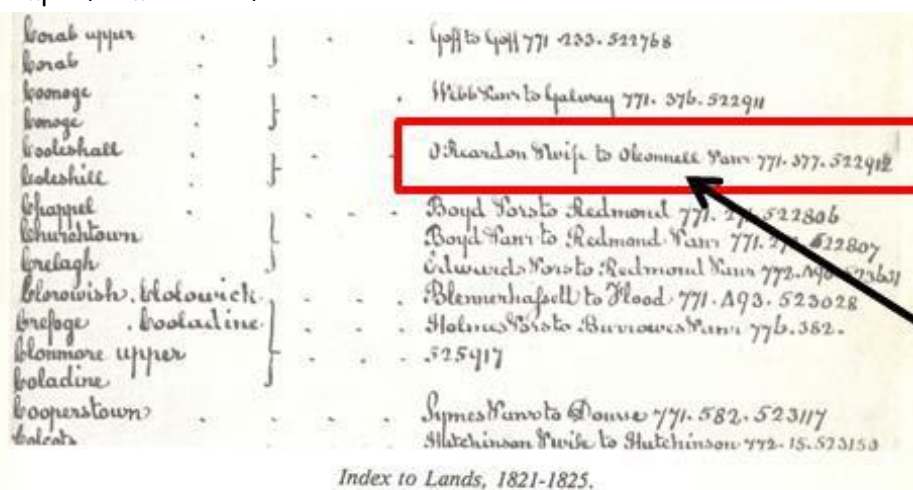


This guide was first prepared in 2015, and the scans reflect this. In 1708, the Registry of Deeds was established in Dublin, as part of the legislation to prevent lands passing back to Catholics. As you can imagine, many of the settlers were anxious to assert their rights to lands, & the Registry provided a suitable method. Only a fraction of all legal deeds were registered there, but from the very beginning you can find the names of both Protestant & Catholics, & of rich & poor. This is a very rich resource in that it covers the whole 32 counties of Ireland.

Unfortunately, it is very poorly indexed. The Land Index is arranged by Townland & County, but the Index of Persons (the Grantor Index) is arranged simply by one of the parties of the first part - yet I have seen anything up to 20 or 30 persons included as parties to a deed. If your family is of fairly modest means, but you're clear about the locality where they lived, I would try the Townland Index, as you'll see it gives the names of both the 1<sup>st</sup> & 2<sup>nd</sup> parties. Here is an example from Co Wexford:



To remedy the poor indexes, a colleague of mine in Australia, Mr Nick Reddan, set up the Registry of Deeds Index Project, some years ago. There are, of course, millions of names at present hidden in the Registry, and not many volunteers as yet working on this database. Nevertheless, at the last count, we have captured approximately 436,700 names, & that's a whole lot better than nothing! All the names mentioned in a memorial are noted, so this will not only name all the parties, but also Lives in a Lease, names of parties to earlier connected deeds, tenants, witnesses etc.

**So how do you start your search?** Even if you never manage to visit Dublin, you can still access this archive, because the LDS microfilmed all the books some 50 or 60 years ago. A number of years ago, they uploaded some 2686 films, representing the holding of the Registry of Deeds from 1708 to 1929, and these can be read freely at: [FamilySearch Catalog: Transcripts of memorials of deeds, conveyances and wills, 1708-1929 – FamilySearch.org](https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSK3-3?i=1&cc=2)

To search for an ancestor, it would help greatly if you could identify any townland with which he or she may be connected. Ireland's land divisions, for the purposes of this Registry were first of all County, followed by Barony (several of which made up a county), & then followed by the townland within that Barony. A townland could vary from a few acres to 10000 acres. Of considerable help in pinpointing likely townlands is the Townland Index online at [www.thecore.com/seanruad](http://www.thecore.com/seanruad)

**Let's say you are working on the family of Ryan in Co Clare.** You've gone back a long way, & have been concentrating on Morgan Ryan, who lived in the early 1700s in Co Clare. His wife was called Mercy. Morgan died at a fairly young age, - so what happened to Mercy, after the death of her young husband? Let's see if we can find her.

First, we should check to see if someone has noted her in the growing database I described earlier. The link is: [www.irishdeedsindex.net](http://www.irishdeedsindex.net)

This brings up the following page: (there are lots of notes further down the page)

Registry of Deeds Index Project  
Ireland  
This is the home page of the Registry of Deeds Index Project

To find Mercy, we'll browse the index by family name, so we click on the button second from the left on the top line, & the following comes up. We then tab down until we find the right box:

Total number of index records in the database is: **110503**  
Update of 2 February 2015

## Registry of Deeds Index Project — Names Index

Each link below is to 250 Registry of Deeds index entries sorted by name

|   |  |   |  |   |
|---|--|---|--|---|
| From Alan<br>to Susanna ABBOTT                                | From Thomas ABBOTT<br>to Robert ADAM                   | From Robert ADAIR<br>to P. AICIN            | From Robert AICKIN<br>to Margaret ALLARD     | From John ALLASAN<br>to Patrick ALLEN                       |
| From Patrick ALLEN<br>to Richard Dunscombe<br>ALLEYNE         | From Robert Augustus<br>ALLEYNE<br>to Francis ANDERSON | From Francis ANDERSON<br>to Martin ANKETILL | From Matthew ANKETILL<br>to William ARCHBOLD | From Richard ARCHDAKN<br>to Eras ARMSTRONG                  |
| From Eras ARMSTRONG<br>to Jett ARTHUR                         | From Jemmat ARTHUR<br>to Henry ASTON                   | From Henry ASTON<br>to Bernard AUDLEY       | From Catherine AUDLEY<br>to George BARE      | From George BARE<br>to Esther Charlotte once<br>TONSON BARD |
| From Hon. Charlotte (ow<br>TONSON) BARD<br>to Charles BALDWIN | From Charles BALDWIN<br>to Robert BALL                 | From Robert BALL<br>to Peter BARDIN         | From Sarah BARDIN<br>to Catherine BARON      | From Edward BARON<br>to Edmund BARRY                        |
| From Edmund BARRY<br>to John BARRY                            | From John BARRY<br>to Thomas BARRY                     | From Thomas BARRY<br>to William BARRY       | From William BARRY<br>to Cleve BASHFORD      | From Joseph BASHFORD<br>to Thomas BATWELL                   |
| From William BATWELL<br>to William BAYLY                      | From William BAYLY<br>to John BECHER                   | From John BECHER<br>to Thomas BELL          | From Thomas BELL<br>to James BENNETT         | From James BENNETT<br>to William BENTLEY                    |
| From William BENTLEY<br>to Jonas BERNARD                      | From Joseph BERNARD<br>to Robert BEVAN                 | From Thomas BEVAN<br>to John BIRCH          | From John BIRCH<br>to Thomas BLACKHAM        | From Anne BLACKLEY<br>to Elizabeth BLAKELY                  |

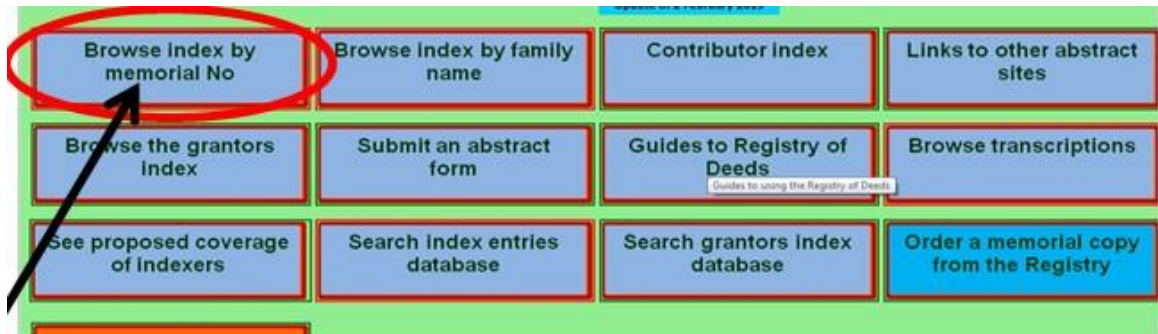
|  |  |  |  |   |
|--|--|--|--|---|
| From George PORTIS<br>to James POWER           | From James POWER<br>to Margaret PRENDERGAST    | From Martin PRENDERGAST<br>to Nicholas PRICE | From Nicholas PRICE<br>to Daniel PURCELL       | From Elin PURCELL<br>to Charity PYNE            |
| From Henry PYNE<br>to Timothy QUILMAN          | From Derby QUILMAN<br>to Mary RAND             | From Mary RAND<br>to Sir Robert RAYMOND      | From William RAYMOND<br>to John REDMOND        | From John REDMOND<br>to Samuel REID             |
| From Samuel REID<br>to Thomas RELY             | From Thomas RELY<br>to RICHARD                 | From RICHARD<br>to Nicholas RICHARDSON       | From Rachael RICHARDSON<br>to John RINGROSE    | From John RINGROSE<br>to Isaac ROBERTS          |
| From Isaac ROBERTS<br>to Elizabeth ROBINSON    | From Elizabeth ROBINSON<br>to ROCH             | From Judge ROCHDORT<br>to Robert ROCHF-ORT   | From Robert ROCHF-ORT<br>to Christopher ROGERS | From Christopher ROGERS<br>to Sir John ROGERSON |
| From Sir John ROGERSON<br>to Ralph ROSEINGRAVE | From Sarah ROSEINGRAVE<br>to Stewart ROWAN     | From William ROWAN<br>to John RUDDOCK        | From John RUDDOCK<br>to John RUXTON            | From John RUXTON<br>to Sarah RYAN               |
| From Simon RYAN<br>to Gregory SALTER           | From Gregory SALTER<br>to Rt Hon Lt Gen SANKEY | From Thomas SANKEY<br>to James SAUNDERS      | From James SAUNDERS<br>to Patrick SAVAGE       | From Patrick SAVAGE<br>to Jonathan SCOTT        |

So she should be in the box containing records from John Ruxton to Sarah Ryan. We click this & tab down, to find just one mention of a Mercy Ryan, who is noted as a bride in 1727:

|     |     |        |      |    |    |                        |      |      |         |        |                             |       |      |   |
|-----|-----|--------|------|----|----|------------------------|------|------|---------|--------|-----------------------------|-------|------|---|
| 395 | 419 | 262200 | 1788 | 2  | 14 | Reconveyance<br>of MGE | B    | RYAN | Matthew | Farmer | Carrigbeg, Co.<br>Waterford | 2P    | 1783 | 2 |
| 3   | 77  | 682    | 1708 | 10 | 8  | L + R                  |      | RYAN | Matthew | Gent   | Coogy, LIM                  | WD    |      |   |
| 458 | 471 | 296606 | 1781 | 3  | 1  | L                      |      | RYAN | Matthew |        |                             | Life  |      |   |
| 57  | 1   | 36881  | 1727 | 12 | 21 | L                      | MS I | RYAN | Mercy   |        |                             | Bride |      |   |
| 630 | 395 | 45278  | 1811 | 3  | 25 | Conveyance             |      | RYAN | Michael | Clerk  | Limerick City               | WD    |      |   |
| 513 | 9   | 331025 | 1795 | 11 | 3  | L + R                  |      | RYAN | Michael | Esq    | Kilkenny City               | WM    |      |   |
| 592 | 310 | 402629 | 1807 | 6  | 22 | L                      |      | RYAN | Michael | Gent   | Cashel, TIP                 | WM    |      |   |

Take a note of the reference: She appears in Book 57, page 1, memorial no 36881.

We now return to the home page, & this time click the top left-hand box:



We get the following, & tab down until we find the box containing memorial no 36881:-



We click on that & tab down to the correct memorial number:-

|    |   |       |      |    |    |   |      |            |           |           |                    |
|----|---|-------|------|----|----|---|------|------------|-----------|-----------|--------------------|
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS A | FITZGERALD | William   | Esq       | Sixmilebridge, CLA |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS B | FITZGERALD | Augustin  | Esq       | Sixmilebridge, CLA |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS C | MOLLOUNY   | James     | Esq       | Silvers Grove, CLA |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS D | CROSDAILE  | Elizabeth |           | Silvers Grove, CLA |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS E | JEVERS     | Henry     | Esq       | Mount levers, CLA  |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS F | FITZGERALD | James     | Esq       | Stonehall, CLA     |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS G | RINGROSE   | Jacob     | Gent      | Ballaghaura, COR   |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS H |            |           |           | Moynoe, CLA        |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS I | RYAN       | Mercy     |           |                    |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS J | RYAN       | Morgan    | decd, Esq |                    |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS K |            |           |           |                    |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS L | CONNELL    | Richard   | Esq       |                    |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS M | O'BRIEN    | Edward    | Sir, Bart |                    |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS N | BRYEN      | Joane     |           |                    |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS O | PERRY      | George    | Gent      | Clonmoher, CLA     |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS P | PERRY      | Thomas    | Gent      | Rosroe, CLA        |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS Q | COGAN      | Maurice   | Farmer    | Silvers Grove, CLA |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS R | POWERS     | James     | Innkeeper | Ennis, CLA         |
| 57 | 1 | 36881 | 1727 | 12 | 21 | L | MS S | HICKIE     | John      | Gent      | Sixmilebridge, CLA |

There are many fields in the database, so we need to tab across to see further details:-



This is the first part of the abstract of Deed 36881:



The final step, if this proves to be a very important deed to your research, is to obtain a photocopy of the actual memorial itself - that is, the copy deed brought by several of the parties concerned to Dublin to be registered. This may include further detail which proves crucial and will also include the signatures of several of the interested parties. The current cost of such a photocopy is 20 Euros per memorial. Log on to the Land Registry site:- [http://www.landregistry.ie/eng/Forms/Registry\\_of\\_Deeds\\_Forms/](http://www.landregistry.ie/eng/Forms/Registry_of_Deeds_Forms/) & choose the last option: "Requisition for copy memorial/copy application form".



Registry of Deeds - search method July 2015. Updated August 2021. © Rosalind McCutcheon  
Fees, per each memorial: €20 inclusive of postage (even overseas). Payment may be by sterling  
cheque equivalent or Euro draft for overseas customers. There is a facility to pre-pay - see  
Landdirect.ie How to Subscribe:

[http://www.prai.ie/eng/landdirect\\_ie/Subscription\\_Contact\\_Details/](http://www.prai.ie/eng/landdirect_ie/Subscription_Contact_Details/)

If a new subscriber makes the initial payment by Internet banking (the bank details are on the  
website at the link below) they should enter their surname as reference to allow the Land  
Registry Finance Unit to identify the payment for crediting to their account or they may call  
the Land Registry & make the payment by debit or credit card.

Payments: [http://www.prai.ie/eng/landdirect\\_ie/How\\_to\\_Top\\_Up\\_Your\\_Account/](http://www.prai.ie/eng/landdirect_ie/How_to_Top_Up_Your_Account/)

**Future Plans for the Registry of Deeds:** There are currently preparations under way to  
digitize all the holdings. This means that in the future you will be able to search the entire  
holdings by name, townland etc. You would still need to allow for a margin of error in that all  
the holdings are in a wide variety of handwriting, and also the spelling of names varied hugely.  
There is no launch date available as yet for the digitization.

In the meantime, the work of the volunteer indexers continues, giving not only names to search,  
but also, very importantly, affording an explanation of the various deeds.