

Cumberland County Maine Deed Project
Sample Deed and Translation by Carol P. McCoy, Ph.D.

Joshua Curtis to Benjamin Ingersoll et al. (Cumberland Deeds 6:3-4)

Following is a copy of a complex deed as it appears in the original Deed Book Vol. 6 pages 3 and 4. After that is a translation including the spelling as best I can read it. Note, there is often no comma between names. Capitalization seems random. Words are broken up on two lines with no hyphens. Note: Most deeds do not have this many parties, however, some Estates do.

Curtis
ingersoll &
his wife
and

TO all People to whom These Presents shall come Joshua Curtis of Northyarmouth in the County of York & Province of the Massachusetts Bay In New England, House wright, & Truth his wife, send greeting
I know ye that for & in consideration of one Quit Claim Deed unto us truly Executed By Benjamin Ingersoll Gent. & Sarah his wife James Parkers woman & Benjamin Parkers Minor all of Northyarmouth aforesaid of one Hundred Acre Lot & one sixth of one Hundred Acre Lot said Deed Bearing Equal Date with these Presents The Receipt whereof we Do hereby Acknowledge & our selves Therewith fully Satisfied Contented & True Have given granted Bargained & sold alone conveyed & confirmed & do by These Presents fully freely & absolute give grant bargain sell Mine convey & confirm unto them the said Benjamin Ingersoll James Parker & Benjamin Parker their Heirs & assigns forever All our Right Title & Interest in all & singular the Good Chattels Lands & Estate Both Real & Personal that was our Honourd Fathers Capt. James Parkers late of Northyarmouth aforesaid Decesd Excepting what we have Received Before the Ensealing of These Presents with all the Priviledges & Appurtenances Therunto Belonging or in any wise Appertaining **TO**
Have and To Hold all the above granted & Bargained Premises free & Clear with all the Priviledges & Appurtenances thereto Belonging or in any wise Appertaining to them the said Benjamin Ingersoll

1 Ingersoll James Parker & Benjamin Parker ^{their} heirs & assigns forever
 to their only proper use Benefit & behoofe forever & we the said Joshua &
 Ruth for our selves our heirs Executors & Administrators do Covenant
 & Engage the abovesaid Premises against the Lawfull
 Claims & Demands of any Person or Persons claiming the same
 from by or under us forever hereafter to warrant Secure & Defend
 by Virtue of These Presents In Witness whereof we have hereunto
 set our hands & seals this fourth Day of Oct. In The Twentieth
 Year of the Reign of our Sovereign Lord George the Second King
 of Great Britain v.c. & in the year of our Lord Christ one Thousand
 Seven Hundred forty & six _____ Joshua Curtis (seal)
 _____ Ruth Curtis (seal)
 Signed Sealed & Delivered
 In Presence of } Yorks Nov. the 1st 1746 then the
 Diamond Chandler } Abovesaid Joshua Curtis & Ruth
 Barnabas Seabury } Curtis Personally appeared and
 Acknowledged the Abovesaid to
 be their Act & Deed _____
 Before me Sam Seabury Justice of Peace
 Rec^d 26th Oct 1745 & Recorded from the Original
 J^o Daniel Freeman Reg^r

Translation of Cumberland Deed 6:3

To all People to whom These Presents shall Come Joshua Curtis of
 Northyarmouth in the County of York & Province of the Massachusets Bay In New
 England, Housewright, & Ruth his wife, send greeting. Know ye that for & in
 consideration of one Quit Claim Deed unto us truly Executed By Benjamin Ingersell
 Gentl. & Sarah his wife[,] James Parker yeoman & Benjamin Parker minor all of
 Northyarmouth aforesaid of Hundred acre Lot & One sixth of one Hundred acre Lot viz?
 Deed Bearing Equal Date with these Presents The Receipt whereof we Do hereby

Acknowledge & our selves Herewith fully satisfied contented & True Have given granted Bargained & Sold aliened Conveyed & Confirmed & do by These Presents fully freely & absolutely give grant Bargain sell aliene Convey & Confirm unto them the said Benjamin Ingersell [,] James Parker & Benjamin Parker their Heirs & assigns forever All our Right Title & Interest in all & Singular the good Chatles Lands & Estate Both Real & Personal that was our Honoured Fathers Capt. James Parker late of Northyarmouth aforesaid Deceas'd Excepting what we have Received Before the Ensealing of These Presents with all the Previledges & appurtenances Thereunto Belonging or in any wise appertaining To have and to hold all the above granted & Bargained Premises free & Clear with all the Previldges & appurtenances thereunto Belonging or in any wise appertaining to them the said Benjamin Ingersell [,] James Parker & Benjamin Parker their Heirs & assigns forever to their only Proper use Benefit & Behoofe forever & we the said Joshua & Ruth for our selves and our Heirs Executors & Administrators do Covenant & Engage the above demised Premises against the Lawfull Claims & Demands of any Person or Persons claiming the same from by or under us forever hereafter to warrant secure & Defend by Virture of These Presents. In Witness whereof we have hereunto set our hands & seals this fourth Day of Oct. In the Twentyeth Year of the Reign of our Sovereign Lord George the Second King of Great Brittain &c & in the year of our Lord Christ one Thousand Seven Hundred forty & Six [4 Oct 1746]

Joshua Curtis (seal)

Ruth Curtis (seal)

Signed Seal'd & Deliver'd }
 in Presence of }
 Edmond Chandler }
 Barnabas Seabury }

York Nov. the 1st 1746 then the
 abovenamed Joshua Curtis & Ruth
 Curtis Personally appeared and
 acknowledged the above written to
 be their act and Deed

Before me Saml Seabury Justice of Peace

Rc'd 26th Oct. 1765 & Recorded from the Original——

Enoch Freeman Regr.

The Current Cumberland County Deed Index—Listing for this Deed

Grantor	Grantee	Vol.	Page
Curtis, Joshua +	Ingersoll, Benjamin +	6	3
Curtis, Ruth +	Ingersoll, Benjamin	6	3
Parker, James, Estate of	Ingersoll, Benjamin	6	3

Our project adds the additional names of grantors and grantees as well as the location and dates of execution and record.

The table below shows how this deed would be listed in our expanded index.

- Each grantor to each grantee receives its own line. In this way, the data can be sorted for every name.
- When there are multiple grantors or grantees, add a plus sign after the name.
- Date Executed is often written out long hand—it is the date when they the grantors their seals.
- Date of Record is when the deed was entered into the deed books.
- Note: sometimes there are dates of acknowledgment in between these two dates—we are not capturing these dates for our project.

Grantor	Grantee	Location/Other	Date Executed	Date Recorded	Vol.	Page
Curtis, Joshua +	Ingersell, Benjamin +	North Yarmouth	1746	1767	6	3
Curtis, Ruth +	Ingersell, Benjamin +	North Yarmouth	1746	1767	6	3
Curtis, Joshua +	Ingersell, Sarah +	North Yarmouth	1746	1767	6	3
Curtis, Ruth +	Ingersell, Sarah +	North Yarmouth	1746	1767	6	3
Curtis, Joshua +	Parker, James +	North Yarmouth	1746	1767	6	3
Curtis, Ruth +	Parker, James +	North Yarmouth	1746	1767	6	3
Curtis, Joshua +	Parker, Benjamin (minor)+	North Yarmouth	1746	1767	6	3
Curtis, Ruth +	Parker, Benjamin (minor) +	North Yarmouth	1746	1767	6	3
Parker, James, Estate of +	Parker, James, Heirs of	North Yarmouth	1746	1767	6	3
Parker, James, Estate of +	Parker, James, Heirs of	North Yarmouth	1746	1767	6	3