



Navigating the new *Historic Deeds Search Option*

Searching the Registry of Deeds (General Law) in Tasmania between 1827 and 1972

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1. Introduction

The purpose of this guide is to support the search of deeds available through the LIST. This guide is designed to assist in searching information in relation to the history of land ownership under the General Law system.

General Law is a system of land title based on the common law. Land granted by the Crown from until 1862 is dealt with under the General Law system. The system involves a deed being created each time a property is dealt with and the deed being registered in the Registry of Deeds.

For more information about land systems in Tasmania, please refer to the [Land Titles Office website](#).

Please note that the examination of deeds is a highly complex task and therefore this guide is not intended to provide legal advice. It is advisable to consider engaging a solicitor or an agent who specialises in searching land titles.

Registry searches can be found through an examination of the series of nominal index books covering specific periods:

- 1827 - 1926
- 1926 - 1942
- 1942 - 1953
- 1953 - 1957
- 1958 - 1967
- 1968 - 1972

Index entries are recorded in alphabetical order, listed by surname, then given name/s of all parties to the deed. Land dealings undertaken by each person are recorded chronologically.

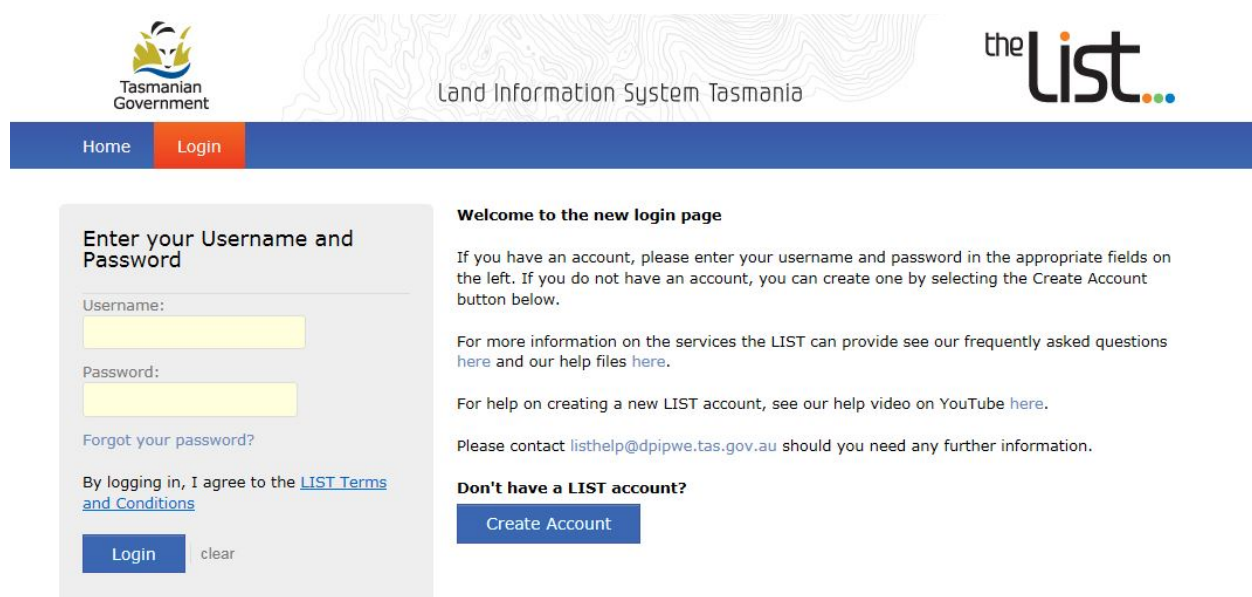
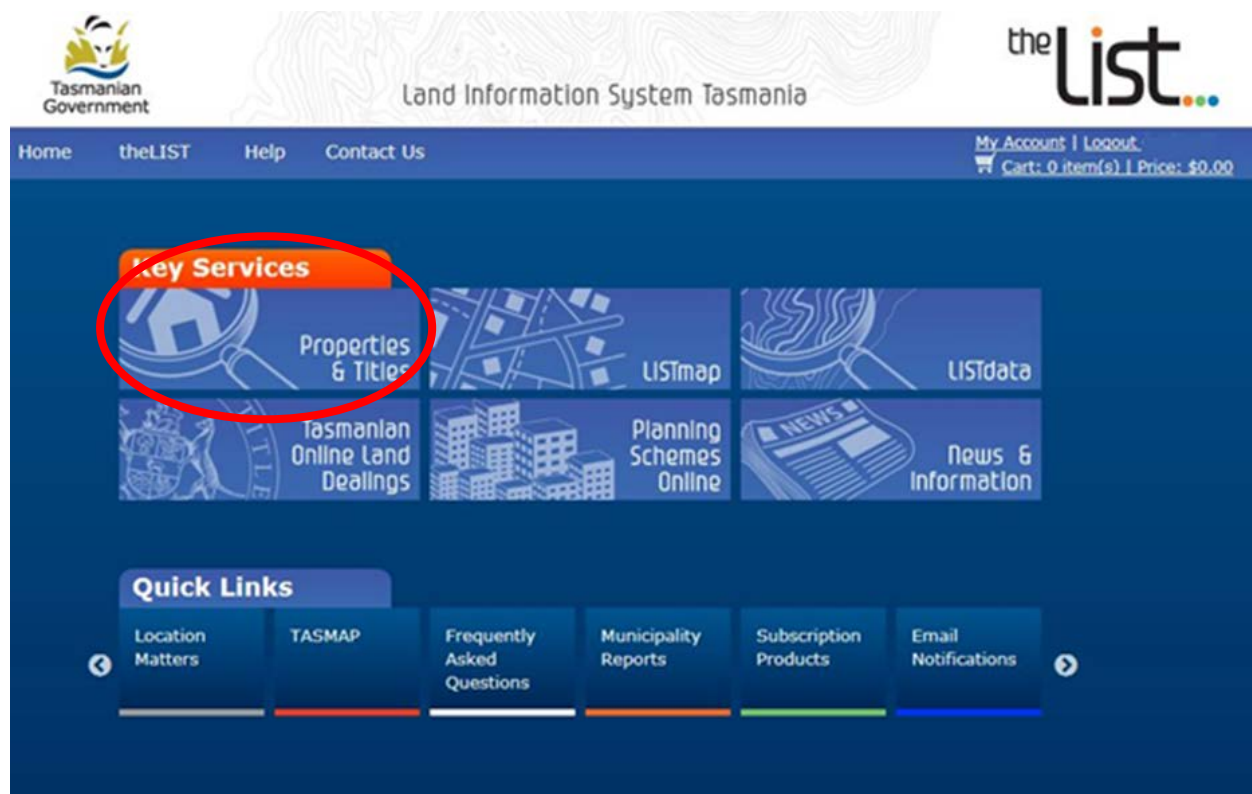
Should you come across a document, which is incorrect, or if you are concerned with the document's image quality, we would welcome your feedback via email at Titles.Enquiries@dpipwe.tas.gov.au.

2. Searching through the LIST

The example provided below outlines the searching process involved when looking at the General Law indexes and memorials.

STEP 1: Starting the search via the LIST website

Open your internet browser and go to the following address www.thelist.tas.gov.au. Select the Properties and Titles section. You will need a LIST account for access - please refer to [theLIST FAQ](#) on how to create a LIST account.



STEP 2: Searching the General Law nominal indexes

- Select the Historic Deeds menu item (see highlighted below).
- Enter search criteria. You can search by Surname of the person you are searching for and/or Year of the deed.
- Select search.

Land Information System Tasmania

Home theLIST Help Contact Us

My Account | Logout
Cart: 0 item(s) | Price: \$0.00

Properties & Titles » Historic Deeds Search

Properties and Titles
Property Sales
Historic Deeds
Renumbered Plan
Valuation Adjustment Factors
Plan Progress
Client Request

Historic Registry of Deeds Search

To search the index books (1827 - 1972) by surname or date range enter the criteria in the fields below and select "Search". This will then return a selection of Index Books as a PDF that will include names and deed references.

The ability to obtain the individual documents within these index books will be available in the near future.

Surname:
Year:

- The search result will produce a list of matching index book scanned files (see highlighted below). Click on the PDF link in the search results box to browse through the indexes.

Land Information System Tasmania

Home theLIST Help Contact Us

My Account | Logout
Cart: 0 item(s) | Price: \$0.00

Properties & Titles » Historic Deeds Search

Properties and Titles
Property Sales
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The ability to obtain the individual documents within these index books will be available in the near future.

Surname:
Year:

Search Results

Index Book
1958-1967 MID-MIL.pdf
1958-1967 MIL-MIL.pdf
1958-1967 MIL-MIT.pdf

Page 1 of 1

Dealing No:

- e) Once you select a PDF, you will be presented with a scanned copy of the relevant deed index. An example image and explanation how to interpret the document is in Step 3. You will need references from these documents to continue your search for a Deed Memorial (see Step 4).

STEP 3: Interpreting the Deed Indexes

The General Law indexes contain valuable information to describe a deed memorial that was received at the Registry of Deeds.

The indexes are sorted into alphabetical order by surname. When you have found the name of the person you are seeking from the indexes, the information recorded may contain the following:

No.	Situation	Lot & Plan No.	Nature of Document	Parties	Date of Registration	Remarks
-----	-----------	----------------	--------------------	---------	----------------------	---------

Please see below of what they may define:

No.	This field will contain a reference number to the Deed Memorial
Situation	Location of property (it may be an address or within a Land District)
Lot and Plan No	The Lot and Plan number relating to the title (if any)
Nature of Document	This field will contain information of what the Memorial is. Please see the Glossary section for a detailed list of the abbreviations used.
Parties	Other parties to the memorial
Date of Registration	Date received by the Registry of Deeds
Remarks	Information that may be relevant to the Memorial

21071		Name MILLER BRIAN KIRK WALL					
No.	Situation	Lot No.	Plan No.	Nature of Document	Parties	Date of Registration	Remarks
30	4608 McGuiness Cres. H't.	7	669	C	with anor from L. A. Bell	20.8.57.	

An example from the General Law indexes

When conducting a search within the Registry of Deeds, it is important to be aware of the following:

- Variations and misspelling of names can occur, especially when inspecting the Registry of Deeds indexes.
- The format of company names in the index books may change therefore all possibilities should be included during the search.
- Although the vast majority of files run alphabetically, due to the design of some physical books, this was not always possible and discretion is recommended when searching through files.

For more information regarding the index structure, please refer to the Common Abbreviations section of this guide.

When you have the information from the “No. field” proceed to Step 4 - Searching for a Deed Memorial.

STEP 4: Searching for a Deed Memorial

- a) When you have the necessary information required from the indexes, you can now enter the dealing number into the “Dealing No” field to retrieve the Memorial you require (highlighted below).

The screenshot shows the 'Historic Registry of Deeds Search' page. At the top, there is a navigation bar with 'Home', 'theLIST', 'Help', and 'Contact Us'. Below this is a sidebar with a list of links: 'Properties and Titles', 'Property Sales', 'Torrens Scanned Dealings', 'Historic Deeds', 'Renumbered Plan', 'Valuation Adjustment Factors', 'Plan Progress', and 'Client Request'. The main content area is titled 'Historic Registry of Deeds Search' and contains instructions on how to search by surname or date range. Below the instructions, there is a search form with fields for 'Surname' (filled with 'Miller') and 'Year' (filled with '1958'). There are 'Search' and 'Clear' buttons. Below the search form, there is a 'Search Results' section showing a list of index books. The 'Dealing No' field is highlighted with a red box.

NOTE: When searching for records in the indexes between 1827 and 1829, please read [The First Volume \(series\) of Deed Memorials](#) section for how to search for these memorials.

- b) The search result will give you the option to download a PDF of the Deed Memorial.

[Properties & Titles](#) » Historic Deeds Search

- Properties and Titles
- Property Sales
- Torrens Scanned Dealings
- Registry of Deeds
- Historic Deeds**
- Powers of Attorney
- Renumbered Plan
- Valuation Adjustment Factors
- Plan Progress
- Client Request

Historic Registry of Deeds Search

To search the index books (1827 - 1972) by surname or date range enter the criteria in the fields below and select "Search". This will then return a selection of Index Books as a PDF that will include names and deed references.

Once you have obtained the deed reference you need from the Index Books (see [here](#) to find an example of a deed reference in the index books), enter this in the "Dealing No." field (Note: enter in the following format 7/3805) and select "Search". This will return the deed as a PDF for you to save/print.

Surname:

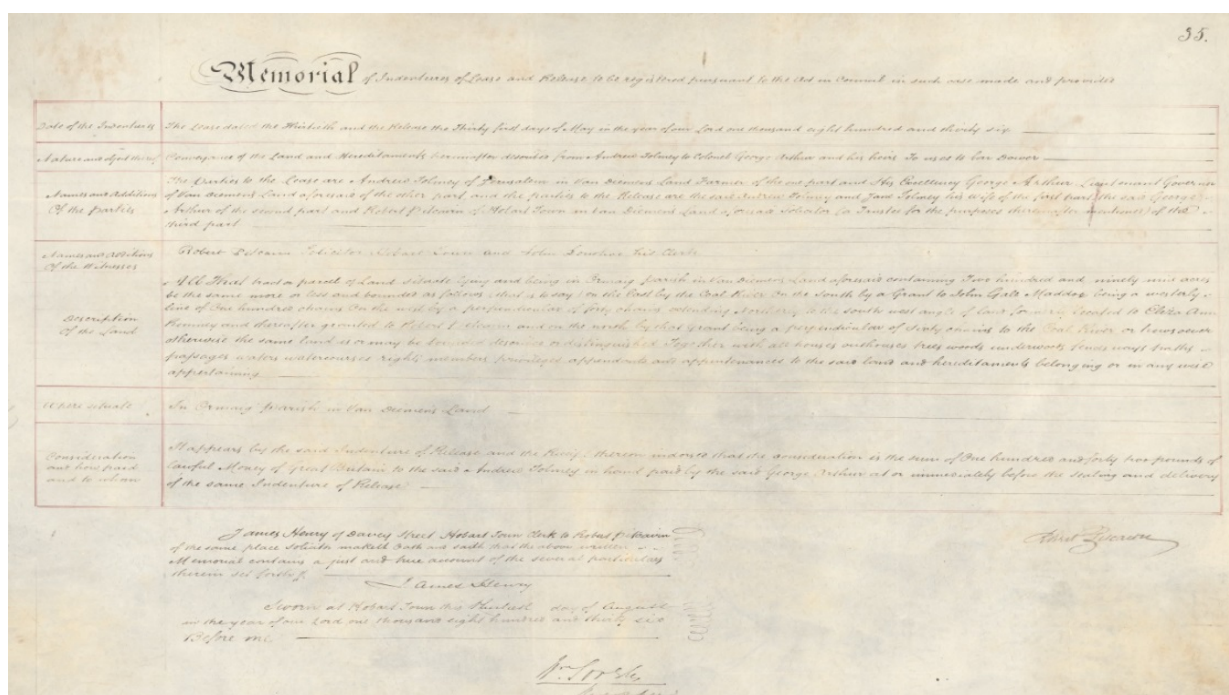
Year:

Dealing No:

Search Results	
Deed No.	Option
30/4608	View Document
Page 1 of 1 View 1 - 1 of 1	

Warning: Returned document can be power of attorney, scanned dealing, registry of deed or general law dealing

The Deed Memorial will contain details such as Vendor and Purchasers' names, witnesses, description, nature of memorial and the date the memorial was received by the Registry of Deeds. You may find further references to another Deed Memorial, which again can be searched in the "Dealing No" field.



An example of a Deeds Memorial taken from the Registry of Deeds

STEP 5: Continuing the search

During the search, you may come across a reference to other record sets. Please refer to [Registry of Deeds and Related Records](#) for a listing of records available on the LIST.

For access to other record sets, please contact the Land Titles Office by emailing Titles.Enquiries@dpiwwe.tas.gov.au

3. The First Volume (series) of Deed Memorials

The first series of Deed Memorials consists of a set of seven books. They may be registered differently in the nominal indexes so it is vital to understand the format of the first series when searching for information contained within the first series.

The first memorial written into the register book was received on 7th November 1827. The last memorial written in Volume One (Book 7) was received on 30th July 1836.

Volume One, Book One - 1827 to 1829

On lodgement of an instrument in the Deeds Register, the Registrar would copy the details of the instrument into the memorial book. Details were written in a column format that extends across two pages. Each page of the memorial book is numbered and shown as a folio reference.

As each instrument was written into the memorial book, it was given a number starting from 1 and so on. This memorial is shown in the nominal index as 1/1 (F1). More than one memorial would be written on the same page (e.g. 1/2 F2). Page 3 would follow on and start as 1/3 (F2) - Folio 2 Memorial Number 3.

At the beginning of each calendar year, the page folio number would continue in sequence. However, the instrument number would default back to the beginning, and start at number 1 and start again in sequence until the end of that calendar year. Therefore, within Book One, you will have the situation where memorials were given the same number but the Folio (page) number will differ. This can cause great confusion when researching historical deeds for the first time.

The last number in the first memorial book is Folio 228 No 114 with the date of 30th April 1829.

When searching for a Memorial from Volume One Book One, indexes have a reference to a Folio (F) number (i.e. 1/208 F12).

When undertaking a search through the LIST, do not include the folio number in the search field. The search (when applicable) will return multiple results. Instead of a folio number, each file is differentiated by a suffix, consisting of an underscore followed by the year the memorial was received.

For example:

- Memorials registered in the year 1827 have a suffix of “_1827” included in the file name.
- Memorials registered in the year 1828 have a suffix of “_1828” included in the file name.

All memorials from 1829 onwards were recorded as a memorial number under a series reference. Therefore, no suffix is included on the digital file.

Volume One, Books Two, Three & Four - 1829 to 1833

Volume One, Books Five, Six & Seven - 1834 to 1836

The last number in Book 7 is 6541, was received by the Registry of Deeds on 30th July 1836 with the note “*End of Old Series*”.

4. Land Measurements and Conversion

Most descriptions of land are set out in imperial measurements. See the table below for a general understanding of how to measure land titles as outlined in the memorials:

Imperial Measurement	Metric Measurement
1 foot equals 12 inches	1 acre equals 0.4 hectares
3 feet equals 1 yard	1 link equals 0.2 metres
1 chain equals 22 yards	Acres to Hectares = multiply by 0.404686
10 chains equals 1 furlong	Links to Metres = multiply by 0.2012
1 mile equals 8 furlongs	Feet to Metres = multiply by 0.3048
100 links equals 1 chain	
40 perches equals 1 rood	
4 roods equals 1 acre	



Example of Survey measurement details

5. Some Common Abbreviations

Below are some abbreviations that may be used in the Deeds Register nominal index books:

A or Ass	Assignment
A/M	Assignment of Mortgage
Agreet	Agreement
Appt Tree or ANT	Appointment of Trustee, or appointment of new trustee, having the role of holding title to the affected land
Assent	Assent is used to transfer ownership of a property from someone who has died to a beneficiary.
Con or C	Conveyance, that is, transfer of the title
Covet	Covenant
D/Conf or Conf	Deed of Confirmation. A deed that corrects an error in a previously registered dealing
Equ	Equitable Charge. A security for a debt where the lender does not get the legal estate in the property
EPA	Enduring Power of Attorney
F/C or F/CH	Further Charge. A deed where further monies are loaned following a previously registered mortgage
GRT	Grant
Mtge or M	Mortgage
Not. or Notif	Notification surrendering land to the Crown
OSC	Order of the Supreme Court
P/A or P of A	Power of Attorney
Recon or Rec	Re-conveyance which has the effect of discharging the mortgage
Rele	Release of the Title from a mortgage charge of some other restriction
See mem	See Memorial. It is necessary to examine the memorial of the deed to determine whether it relates to the land parcel being searched, as the location of the land is not immediately apparent from the deed and memorial.
Settlet	Settlement
Surr	Surrender of land to the Crown
T/M	Transfer of Mortgage. A transfer of the mortgagee's right under the mortgage to a third party
Will	Will of a landowner who has died.

6. Glossary


A general guide to understand commonly used terminologies within the Registry of Deeds:

Abstract of Title	A chronological summary of the chain of title of a property, including a synopsis of registered deeds and other events such as the death and marriage of property owners
Beneficiary	A person who benefits under a will or deed
Conveyance	The deed which transfers ownership of land from one party to another
Covenant for Production	A covenant contained in a conveyance where a vendor covenants safekeeping of deeds affecting title to the property and undertakes to provide copies of these deeds. The list of deeds set out in a covenant for production is valuable information for a historical searcher
Certificate of Title	The copy of the folio of the register (Torrens) that is held by the property owner, his/her solicitor or bank.
Deposit Receipt	Deeds to parcels of land, which were subdivided at General Law. The deeds were deposited in the Registry of Deeds as they were common deeds to more than one title as created by the subdivision. Where deeds are deposited, the deposit receipt is an invaluable source of historical information for a parcel of land. Deeds held in deposit receipts are listed alphabetically in the Deposit Receipt index books at the time of lodgement, under the first letter of the surname of each party to each deed, that is, recorded in the order in which they are deposited
Deed	In this context, a legal document (registered or unregistered) containing particular terms or conditions that deals with land
Executor	A person who is appointed under a will to administer the estate once the person making the will is deceased
Folio of the Register	The official Government-held digital record of title to a property, held by the Land Titles Office
Further Charge	A deed that secures an additional loan subsequent to a previously registered mortgage
Good Root of Title	A deed, usually a conveyance or first mortgage, that is at least 20 years old and deals with the whole of the legal and equitable estate in the title to the land. It contains a description that clearly defines the land, requires no other deed or instrument to justify it, is for valuable consideration and contains nothing to cast doubt on the title of the vendor

Indenture	A term used to describe a deed written in duplicate and divided into two by cutting in a wavy line. Many deeds are expressed to be an indenture without having the form of an indenture
Intestate	A term used when a person dies without leaving a valid Will
Land Titles Act 1980	Tasmanian legislation introduced in 1980 that replaced the <i>Real Property Act 1862</i>
Letters of Administration	Letters of Administration are granted by the Court where a person has died without a Will or Executor. The court appoints a person to administer the estate and persons who are to be beneficiaries of the estate.
Memorial	A copy of a deed registered and held in the Registry of Deeds
Metes and Bounds	A description characterised by measurements and limits or position of the land in respect of adjoining monuments such as streets or roads, creeks and adjoining properties
Mortgage	A deed as security for a loan
Mortgagee	The lender in a mortgage arrangement
Mortgagor	The borrower in a mortgage arrangement
Personal Representative	An executor or administrator of an estate
Possessory Title	Title claimed by a person who has occupied land adverse to the owner for at least 12 years and, in most cases, for more than 30 years. <i>Note: A person claiming possessory title after 12 years would need to prove that the owner was sui juris (of full legal capacity) for the whole period of occupation of the land being used to justify the claim for title</i>
Purchaser	A person/s buying property
Real Property Act 1862	Tasmanian legislation under which the Torrens system of land title was introduced. The Act was repealed in 1980
Recital	A statement in a deed prior to the operative part that sets out the facts related to the rights of parties to the deed. Recitals usually commence with 'whereas'
Registered Land	Land for which title is held under the <i>Land Titles Act 1980</i>
Registered Proprietor	The owner of land for which title is held under the <i>Land Titles Act 1980</i>
Registration	The action of the Recorder of Titles (and previously the Registrar of Deeds) to record and number a dealing or deed in the public title register
Registration of Deeds Act 1935	Tasmanian legislation that governs the registration of deeds in Tasmania
Trustee	A party that holds title to land on trust for another
Vendor	A person/s selling property

7. Further Support

1. LIST YouTube channel

A range of help videos are available on 

2. LIST Helpdesk

Feel free to contact our helpful Client Services team by:

- **Phone:** (03) 6165 4444 or
- **Email:** listhelp@dpipwe.tas.gov.au

3. Land Tasmania Facebook page

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