

## **HOW TO RESEARCH YOUR PROPERTY AT THE PHA:**

**Intro:** Before you begin your research, gather what you already know and what you have heard. Is there a cornerstone or other features that may provide a date or decade? Talk to long-time residents of the neighbourhood as they may have heard something. This is often an excellent way to find older photos of your home.

### **Land Records:**

One of the greatest tools to locating information on property is land records. While land records do not list buildings, you can learn who owned your property and do some guesswork.

What do you need to know?

- Your street address
- Your Legal Lot Description; or Lot & Concession (you should be able to find this information on your property taxes)
- Names of any previous owners (optional)
- Information on any additions to the building (optional)

### **Other Resources:**

Land records do not always offer concise information. Some other sources can be consulted, including: Historic Maps (in the Port Hope Archives' Reading Room, and Collection); Directories (1857, 1858, 1871, 1880, 1892, 1907, 1916, 1949, 1955, 1973 in Archives' Collection); and Photographs (searchable by database).

### **Outside the PHA:**

#### ***Archives of Ontario***

134 Ian Macdonald Boulevard  
Toronto, ON M7A 2C5  
reference@ontario.ca  
1-800-668-9933

#### ***Northumberland County Land Registry Office***

1005 Elgin Street West  
Fleming Building, Unit 105  
Cobourg, ON K9A 5J4  
905-372-3813

## **GLOSSARY:**

**DEED**— Legal document conveying title to a property.

**DOWER RIGHTS**— The share of a deceased husband’s real estate to which his widow was entitled after his death. After the widow’s death, the real estate was then inherited as designated in her deceased husband’s will; she had no rights to sell or bequeath the property independently.

**ET AL**— Latin for “and others.” This expression is used on land documents and land titles, where more than two parties are involved with the purchase or sale of land.

**ET UX**— Latin for “and wife.” Often found on documents related to land transactions, such as deeds and mortgages.

**GRANTEE**— Describes the person(s) making the purchase.

**GRANTOR**— Describes the person(s) making the sale.

**QUIT CLAIM DEED**— Describes a document by which the grantor disclaims any interest the grantor may have in a piece of real property and passes that claim to another person (grantee). Quit Claim deeds are used for transfers between family members, gifts, placing personal property into a business entity or other unusual circumstances.

**TRUSTEE**— A fiduciary who holds or controls property for the benefit of another person.



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