

Nova Scotia Archives

Finding Aid - Nova Scotia Registry of Deeds fonds ()

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Nova Scotia Registry of Deeds fonds

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Summary information

Repository: Nova Scotia Archives

Title: Nova Scotia Registry of Deeds fonds

Date: 1749 - ca. 1994 (date of creation)

Physical description: 387.4 m of textual records and other material (3250 volumes)

**Dates of creation,
revision and deletion:**

Note [generalNote]:

In the record group system the Registry of Deeds records were assigned "RG 47". This occurred at a time when no original deed registers had been acquired and the Archives holdings consisted only of microfilm reference copies. With the acquisition of original records, accession numbers have now replaced the RG 47 code.

Note [generalNote]:

Predominant dates indicated in series descriptions are specifically the dates of the land transaction registers (deed books) in that series.

Administrative history / Biographical sketch

Note

Although entries in the Halifax deed books were made as early as 1749, the Registry of Deeds was not established until February 3, 1752, when an Order in Council required the registration of all deeds, memorials of deeds, conveyances, and mortgages pertaining to land with the Registrar in Halifax. As additional counties were created, registrars, with a degree of independence, were appointed in each county. From 1787 to 1847, the Provincial Secretary acted as the Registrar of Deeds with Deputy Registrars and offices in each of the counties and districts. Subsequently, each county and district office had its own Registrar of Deeds, although general responsibility for the registries remained with the Provincial Secretary. On January 22, 1991 an Order in Council (91-73) brought the registries and their staff into the civil service as part of the Courts and Registries Division of the Department of the Attorney General. On April 12, 1994 responsibility was transferred by Order in Council (94-292) to the Department of Municipal Affairs, later known as Service Nova Scotia and Municipal Relations.

Custodial history

Each Registry of Deeds Office was responsible for maintaining its own records. However in 2003 a new Land Registration Act allowed Service Nova Scotia and Municipal Relations to introduce electronic land registrations based on plot registration rather than chain of title. Although local registry offices continued to exist the records were now kept in a provincial data system, At the same time SNSMR initiated a project to digitize all of the hardcopy records in the each registry. With these changes in the registration

process and in record-keeping, the use of the original registers became redundant and they were scheduled for transfer to the Archives.

Scope and content

Fonds consists of original land transaction registers containing transcribed deeds, mortgages and other documents pertaining to land transactions as they were deposited by land grantees (buyers) and grantors (sellers) for most counties in Nova Scotia. Fonds also includes other documents affecting title to land which were sometimes kept in separate books such as judgment books, will books and mortgage registers. Other documents which may be recorded in the registers include: quit claim deeds, wills, mechanics liens, power of attorney, right of ways, bills of sale, and assignments. Subsequent to 1851 the Fonds also includes land grant records, mainly in microfilm format as these were required to be deposited with the Registry of Deeds offices under the Crown Lands Act (R.S., C.114, s.1).

Notes

Title notes

Immediate source of acquisition

Records were scheduled for transfer to the Archives from Land Registry Offices across the province. Service Nova Scotia and Municipal Relations (SNSMR).

Arrangement

Land deeds were administered by the county or district and systems of arrangement were not always uniform. Series descriptions provide information about the arrangement of these records in each registration district.

Alternative form available

Indexes and many of the deed books are available on microfilm. Please consult the volume listing in series description (by county) to locate the appropriate microfilm reel number. Records are also available in electronic format, with an electronic searchable index, as a subscription service offered through Nova Scotia "Property Online":<http://www.novascotia.ca/sns/access/land/property-online.asp>.

Restrictions on access

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids

Series descriptions with detailed content information are available.

Related material

Abstracts and returns of registered deeds from the Registry of Deeds offices across the province, along with correspondence files and other records of the Registrar of Deeds (1787-1892) are located in the Department of Provincial Secretary fonds, Registrar of Deeds.

Accruals

No further accruals are expected.

Other notes

- **Publication status:** Published

Series descriptions

Annapolis County Registry of Deeds records

Date: 1763-1980, predominant 1763-1922 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 185 land transaction registers, 1763-1922, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases (including Canadian Farm Loan Board mortgages, 1937-1971), quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Series also includes: Will Books 1-6, 1879-1967, recording wills that affected deeded land or mortgages; Lease Books 1-4, ca. 1927-1973; Judgment Books 12 and 13, 1928-1980, recording County and Supreme Court judgments that affected deeded land or mortgages; Crown Land Grant Books 1-6, 1854-1953, and Crown Land Lease Books 1-3, 1901-1957, which provided a local copy of land grants and leases also recorded at the Crown Lands office.

Physical description: 25.65 m of textual records (205 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Lawrencetown, Annapolis County in 2014.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/annapolis-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Antigonish County Registry of Deeds records

Date: 1784-1971; predominant 1784-1930 (date of creation)

Scope and content:

Series forms part of the Registry of Deeds fonds, and consists of 83 land transaction registers, 1784-1930, recording the sale or transfer of land between grantor and grantee, mortgage assignments and releases, quit claim deeds and numerous other documents relating to land transactions. Series also includes two Judgment Books, 1926-1971, recording County and Supreme Court judgments against land titles; one Canada Farm Loan Board Mortgage register, 1937-1957; one volume of Nova Scotia Pulp Limited agreements, 1957-1971; and a microfilm copy of the Crown Land Grant register, 1857-1967, which provided a local copy of land grants also recorded at the Crown Lands office in Halifax.

In the early land transaction registers the county is identified as Sydney County. Created in 1784 Sydney County included what is now Antigonish and Guysborough Counties. In 1824 Sydney County was divided into defined upper and lower districts. In 1836 the Lower District of Sydney County became Guysborough County and the Upper District reverted to the original name, Sydney County and in 1863 was renamed as Antigonish County.

Physical description: 4.9 m of textual records (87 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Antigonish in 2009 and 2015.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some and transaction registers, and the Crown Land Grant register were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available":<https://novascotia.ca/archives/lists/antigonish-county-registry-of-deeds-records.pdf>

Accruals:

No further accruals expected.

Publication status:

Published

Physical description:

Although predominantly textual records the registers include some plot plans which were bound into the transaction registers near the entries which they illustrate.

File / item list

Cape Breton County Registry of Deeds records

Date: 1786-1951, predominant 1786-1948 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 450 land transaction registers recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claims deeds and many other types of records relating to land transactions.

Series also includes: Crown Land Grant books, 1786-1949, which provided a local copy of land grants also recorded in the Crown Lands Office.

The Sydney Registry is the earliest one on Cape Breton Island and initially recorded land transactions from across the island prior to the establishment of other registries in Richmond County (1821), Inverness County (1825) and Victoria County (1851). The Registry records also include land grants from the period in which Cape Breton was a separate colony (1784 to 1820).

As a separate colony, the island of Cape Breton had its own small colonial administration. In 1785 Abraham Cuyler was appointed Secretary and Registrar of the colony and, as such, was responsible for maintaining the land registration books for the colony. Exchanges of land were limited from 1790-1817 as grants of land were only issued to Loyalists or discharged military personnel. Other persons would have to seek a licence of occupation which would then be registered in a manner similar to that of a land grant. Chapter 5 of the Acts of 1820/21 reunited Cape Breton to Nova Scotia as a county and provided for the registration of deeds in Sydney and Arichat. Chapter 33 of the Acts of 1823 divided the county into three districts: Northeastern (1st), Southern (2nd), and Northwestern (3rd). An Order-in-Council on December 10, 1824 authorized the creation of a registry in Port Hood. In 1835 the districts became the counties of Cape Breton, Richmond, and Just au Corps (since renamed Inverness). In 1851 Victoria County was separated from Cape Breton County and given its own registry at Baddeck. From 1854 onwards the Crown Lands Act required the registration of grants in the appropriate county registry. As the registry office dated from the time when Cape Breton Island was a separate colony, there are two Crown Land Grant books covering the years 1786-1791. Land Grants issued from 1822-1837 for land situated in Cape Breton Island were registered in Halifax and copied into Grant books in the Cape Breton (Sydney) Registry office in 1969.

Physical description: 81 m of textual records (462 volumes)

Access points:

- Textual record (documentary form)

Physical condition:

Volumes are extremely fragile due to brittle pages and broken spines.

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Sydney in 2011.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.--Was entered in "inventory system" as series list 1369.

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969. Several volumes of land transaction registers, and Crown Land Grant books were microfilmed later in 2005.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.
"Volume list available":<https://novascotia.ca/archives/lists/cape-breton-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals are expected.

Publication status:

Published

File / item list

Colchester County Registry of Deeds records

Date: 1770-1972, predominant 1770-1931 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 192 land transaction registers, 1770-1931, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds and numerous other documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by grantor and grantee.

Series includes four Crown Land Grant books, with indexes, 1854-1959, which provided a local copy of land grants also recorded at the Crown Lands office. Land Grants Index Book 2 also includes a list of unrecorded grants as of November 1950.

Series also includes thirteen Judgment Books with indexes, 1832-1972, recording County and Supreme Court judgments against land titles; four volumes describing the Boundaries of School Sections for districts of Colchester (Colchester, Shitrling, South Colchester, and West Colchester), ca. 1865-1903; four volumes of Record of Road Reports (road district descriptions), 1848-1962; Plans Index with Early Expropriations at the front of book, undated; one volume for the Midland Railway Company Limited, Description of Land Required, 1899; a Certificate of Title Index, 1957-1972, and an unidentified Index ca. 1900-1907.

Physical description: 15.7 m of textual records (231 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Truro in 2012.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/colchester-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Cumberland County Registry of Deeds records

Date: 1764-1971 (date of creation)

Scope and content:

Series consists of two subseries, Cumberland (Amherst) District Registry of Deeds and Parrsboro District Registry of Deeds.

Physical description: 40.1 m of textual records (290 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Amherst in 2012 and 2015.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

See subseries descriptions for volume lists.

Accruals:

No further accruals are expected.

Publication status:

Published

File / item list

Amherst Registry of Deeds

Date: 1764-1971, predominant 1764-1930 (date of creation)

Scope and content:

Subseries forms part of the Cumberland County Registry of Deeds series and consists of 222 land transaction registers, 1764-1930, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds and numerous other documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by grantor and grantee.

Series includes: mortgage registers for the Dominion Building and Loan Association (1896-1901), Nova Scotia Savings Loan and Building Society (1908-1911), Canadian Farm Loan Board

(1934-1971); a Partnership Book (1883-1943); and one volume describing the Cumberland Boundaries of School Sections (1847-1903).

Series also includes six Crown Land Grant Books, A to F (with indexes) 1854-1969, which provided a local copy of land grants also recorded at the Crown Lands office.

Physical description: 33.4 m of textual records (236 volumes)

Access points:

- Textual record (documentary form)

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in lettered (A-Z, AA-ZZ) then numbered (1-173) volumes.

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant Books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available":<https://novascotia.ca/archives/lists/cumberland-county-registry-of-deeds-record.pdf>

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Parrsboro Registry of Deeds

Date: 1786-1950, predominant 1789-1932 (date of creation)

Note:

Volume 39 was not transferred to the Archives.

Access points:

- Textual record (documentary form)

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/cumberland-county-registry-of-deeds-record-parrsboro-district.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Digby County Registry of Deeds records

Date: 1785-1975; predominant 1785-1939 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 160 land transaction registers, 1785-1939, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recored in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Series also includes: one Canadian Farm Loan Board mortgage register, 1938-1957; Judgment Books 1-8 (A-H), 1879-1975, recording County and Supreme Court judgments that affected deeded land or mortgages; Crown Land Grant Books 1-4, and index, 1854-1958, and Crown Land Lease Books 1-3,

1903-1948, which provided a local copy of land grants and leases also recorded at the Crown Lands Office.

Series also includes, on microfilm only: Index to Bills of Sale, 1860-1904; and Index to Entry Books, 1876-1901.

Physical description: 15.3 m of textual records (176 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Weymouth, Digby County in 2011.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some land transaction registers, and Crown Land Grant Books were microfilmed in 1968-1969. Index to Bills of Sale, Index to Entry Books and Judgment Books were microfilmed in 2005.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/digby-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Guysborough County Registry of Deeds records

Date: 1785-1969 (date of creation)

Scope and content:

Series consists of two subseries, Guysborough District Registry of Deeds and St. Mary's District Registry of Deeds.

In the earliest Guysborough District land transaction registers the county is identified as Sydney County. Sydney County was created in 1784 to administer the eastern mainland of Nova Scotia (now Antigonish and Guysborough Counties). During the years 1824-1836 Sydney County was divided into defined upper and lower districts: the Lower District of Sydney County became Guysborough County; the Upper District reverted to the original name, Sydney County, which was changed to Antigonish County in 1863. The Lower District of Sydney County (later Guysborough County) was divided into two smaller districts: Guysborough District (for the western half of the District) and St. Mary's District (for the eastern half). Land transactions were administered in Guysborough and St. Mary's (also known as Sherbrooke) Districts.

Physical description: 14.9 m of textual records (121 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Guysborough in 2012.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

See subseries descriptions for volume lists.

Accruals:

No further accruals are expected.

Publication status:

Published

File / item list

Guysborough District Registry of Deeds

Date: 1785-1967, predominant 1785-1944 (date of creation)

Scope and content:

Subseries forms part of the Guysborough County Registry of Deeds series, and consists of 71 land transaction registers, 1785-1944, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee. Subseries also include Crown Land Grant Books A to G, with index, 1871-1967, which provided a local copy of land grants also recorded at the Crown Lands office. Crown Land Grant Book 1, 1854-1871, is available on microfilm only.

Physical description: 11.3 m of textual records (78 volumes)

Access points:

- Textual record (documentary form)

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in alphabetical volumes (A to Y) followed by numbered volumes (1 to 45).

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available":<https://novascotia.ca/archives/lists/guysborough-county-registry-of-deeds-records-guysborough-district.pdf>

Accruals:

No further accruals are expected.

Publication status:

Published

File / item list

St. Mary's District Registry of Deeds

Date: 1815-1969, predominant 1815-1963 (date of creation)

Scope and content:

Subseries forms part of the Guysborough County Registry of Deeds series, and consists of 38 land transaction registers, 1815-1963, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee. Subseries also includes Crown Land Grant Books 1-5, 1855-1969, which provided a local copy of land grants also recorded at the Crown Lands office.

Physical description: 3.6 m of textual records (43 volumes)

Access points:

- Textual record (documentary form)

Arrangement:

Documents are primarily arranged in chronological order, by date of registration in alphabetical volumes (A to J), then numbered volumes (9 to 38).

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant Books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/guysborough-county-registry-of-deeds-records-st-marys-district.pdf>

Accruals:

No further accruals are expected.

Publication status:

Published

File / item list

Halifax County Registry of Deeds records

Date: 1749-1967; predominant 1749-1903 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 336 land transaction registers and other registers, 1749-1903, recording the sale or transfer of land between grantor and grantee, mortgage assignments and releases, quit claim deeds and numerous other documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Found amongst the land transaction registers are an Allotment Book (volume 1), 1749-1769; Judgment Books (volumes 163, 218, 228, 241, 254, 271, 289, 305, 336) recording the County and Supreme Court judgments that affected deeded land or mortgages; and a Register of Horses (volume 267), 1887-1908, in which the purchase and sale of horses was recorded.

Series also includes a separate registration book for Musquodoboit, which briefly had its own registry and which includes deeds from 1807 to 1821; and one volume of Land Grants (Volume 4). The remaining volumes 1-13 of Land Grants are available on microfilm only; the original volumes have not been transferred to the Archives.

Physical description: 40.6 m of textual records and other material (338 volumes)

Note:

There are several gaps in the sequence of original land transaction registers held at the Archives. Registers that were in poor condition or had been disbound by the records creator were not transferred to the Archives.

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Dartmouth in 2004, 2008, and 2013.

Arrangement:

Documents are primarily arranged in chronological order, by date of document registration, in numbered volumes.

Alternative form available:

The indexes, most land transaction registers, and Land Grant books were microfilmed in 1968-1969 ("old" microfilm) and again in 2004 ("new" microfilm).

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the index by name of grantor (seller) or grantee (buyer) to identify a book and page number. The Halifax County Deed Indexes are available online on the FamilySearch.org website: "Halifax County Deed Indexes":<https://familysearch.org/search/collection/1808846>
"Volume list available":<https://novascotia.ca/archives/lists/halifax-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Hants County Registry of Deeds records

Date: 1763-1953, predominant 1763-1949 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 170 land transaction registers, 1763-1949, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, wills that affected deeded land or mortgages, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Series also includes microfilmed copies of Crown Land Grant Books 1-3, 1854-1953, which provided a local copy of land grants also recorded at the Crown Lands office.

Physical description: 13.7 m of textual records (170 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Windsor in 2010.

Arrangement:

Documents are primarily arranged in chronological order in numbered volumes.

Alternative form available:

The indexes, some of the land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number. The indexes are not consolidated into large chronological groupings like those of other counties. The early indexes are alphabetical only by the first letter of the indexed name; within each letter entries are chronological.

An index to wills entered into the deed books from 1805-1896 can be found on microfilm reel 18105. The page numbers listed in this index do not always correspond with the page numbers of the specified volume; instead, they correspond to a circled number preceding each entry in the specified volume.

"Volume list available":<https://novascotia.ca/archives/lists/hants-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals are expected.

Publication status:

Published

File / item list

Inverness County Registry of Deeds records

Date: 1825-1982, predominant 1825-1964 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 88 land transaction registers, 1825-1964, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee. Series also includes Crown Land Grant books A to L (13 volumes), 1854-1982, which provided a local copy of the land grants also recorded at the Crown Lands office.

The Inverness County Registry of Deeds, in Port Hood, was created by Order-in-Council on December 10, 1824. Prior to its creation, all land transaction records were registered at the Sydney Registry (Cape Breton County).

Physical description: 15.75 m of textual records (101 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Port Hood in 2014.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in alphabetical (A to Y) then numbered volumes (1 to 64).

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available":<https://novascotia.ca/archives/lists/inverness-county-registry-of-deeds-records.pdf>

Related material:

See Cape Breton Registry of Deeds for land transaction records dating before the creation of a registry in Port Hood, Inverness County in 1825.

Accruals:

No further accruals are expected.

Publication status:

Published

File / item list

Kings County Registry of Deeds records

Date: 1764-1968, predominant 1766-1938 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of land transaction registers recording the sale or transfer of land between grantor and grantee, mortgage assignments and releases, quit claims deeds and many other types of records relating to land transactions. The earliest land transactions for Kings County were registered at Cornwallis (1764-1843), Horton (1766-1843) and Aylesford (1820-1843). After 1843 all land transactions for Kings County were registered at Cornwallis (Kentville).

Series also includes: a Cornwallis Township Proprietor's Lot Boundaries Register (1762-ca.1812); Canadian Farm Loan Board registers (1937-1967); The Dominion Building and Loan Association, Kentville, Mortgage Register (1897-1898); two Wills Registers (1918-1954) recording wills that affected deeded land or mortgages; Judgment Books 1 to 9 (1880-1968) recording County and Supreme Court judgments that affected deeded land or mortgages; and two Land Grants registers (1854-1935), which provided a local copy of the land grants also recorded at the Crown Lands office.

Physical description: 22.5 m of textual records (191 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Kentville.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969. Some volumes were microfilmed again in 2005 by the Genealogical Society of Utah (GSU). The "New" microfilm numbers are the Archives' copy of the GSU microfilm reels.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available":<https://novascotia.ca/archives/lists/kings-county-registry-of-deeds-records.pdf>

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Lunenburg County Registry of Deeds records

Date: 1759-1968 (date of creation)

Scope and content:

Series consists of two subseries, Lunenburg District Registry of Deeds and Chester District Registry of Deeds.

Physical description: 18.6 m of textual records (124 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Bridgewater in 2014.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

See subseries descriptions for volume lists.

Accruals:

No further accruals are expected.

Publication status:

Published

File / item list

Lunenburg District Registry of Deeds

Date: 1759-1968, predominant 1759-1934 (date of creation)

Scope and content:

Subseries forms part of the Lunenburg County Registry of Deeds series, and consists of 94 land transaction registers, 1759-1934, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Subseries includes original Crown Land Grant Books 1 to 4, 1854-1874, and microfilmed Crown Land Books, 1874-1971, which provided a local copy of land grants also recorded at the Crown Lands office.

Subseries also includes records available only on microfilm: the Lunenburg Allotment book, 1759-1761; Register of 30 acre lots, Lunenburg, 1760; Register of Garden Lots, Lunenburg, 1762; Register of Town Lots, Lunenburg, 1762-1767; Judgment Books 1 to 10, 1832-1905, with Indexes, recording County and Supreme Court judgments that affected deeded land or mortgages; and, Bills of Sale, volumes 1 and 2, 1861-1875 and Indexes to Bills of Sale, volumes 1 to 15, 1890-1936.

Physical description: 15 m of textual records (99 volumes)

Access points:

- Textual record (documentary form)

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some land transaction registers, judgement books, Bills of Sale, and Crown Land Grant Books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/lunenburg-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Chester District Registry of Deeds

Date: 1761-1968, predominant 1879-1934 (date of creation)

Scope and content:

Subseries forms part of the Lunenburg County Registry of Deeds series, and consists of 20 land transaction registers, 1827-1934, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee. Subseries includes original Crown Land Grant Books 1 to 3, 1879-1964, with two index volumes 1879-1959, which provided a local copy of land grants also recorded at the Crown Lands office. Subseries also includes records available only on microfilm: the Chester Allotment book, 1761; Judgment Books 1 to 10, 1832-1905, with Indexes, recording County and Supreme Court judgments that affected deeded land or mortgages; and Indexes to Bills of Sale, volumes 1 to 11, 1869-1968; and Judgment Books B and C, 1879-1929, with Index, recording County and Supreme Court judgments that affected deeded land or mortgages.

Physical description: 3.6 m of textual records (25 volumes)

Access points:

- Textual record (documentary form)

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some land transaction registers, judgement books, Bills of Sale, and Crown Land Grant Books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available":<https://novascotia.ca/archives/lists/lunenburg-county-registry-of-deeds-records-chester-district.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Pictou County Registry of Deeds records

Date: 1771-1954, predominant 1771-1938 (date of creation)

Scope and content:

Series forms part of Nova Scotia Registry of Deeds fonds and consists of registers recording the sale or transfer of land between grantor and grantee, the assignment and release of mortgages, and judgments issued by the Supreme or County Courts that affected deeded land or mortgages. Unlike most counties, the Pictou County Registry of Deeds kept separate registers for each type of document including: land transaction registers, where all deeds and numerous other types of documents relating to land transactions were transcribed; deed registers, containing only deeds; quit claim deed registers; and, mortgage registers (some for particular mortgage companies). Some of the land transaction registers may also contain plans to accompany the deeds.

Series also includes: nine Judgment Books (1877-1953), recording County and Supreme Court judgments that affected deeded land or mortgages; six Will Books (1879-1922), recording wills that affected deeded land or mortgages; Crown Land Grant Books (1854-1931) and Crown Land Lease Books (1895-1910, 1928-1940), which provided a local copy of land grants and leases also recorded at the Crown Lands office.

There are several gaps in the sequence of original land transaction registers held at the Archives. Some registers were not transferred and remain in the Department's custody.

Physical description: 24.8 m of textual records and other material (283 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Pictou in 2008, 2009 and 2011.

Arrangement:

Documents are arranged in numbered volumes. In the earlier volumes (Volumes 1 to 100) all types of land transactions are recorded together in chronological order. After Volume 110, volumes were kept according to type of transaction (example: Deeds, Mortgages, Quit Claim Deeds, etc.), and then in chronological order.

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant Books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available":<https://novascotia.ca/archives/lists/pictou-county-registry-of-deeds-records.pdf>

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Queens County Registry of Deeds records

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 60 land transaction registers, 1764-1920, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Series also includes: Crown Land Grant Books A-G, with Index, 1854-1992, and Crown Land Lease Books A-D, 1900-1984, which provided a local copy of land grants and leases also recorded at the Crown Lands office.

Physical description: 11.25 m of textual records (73 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Liverpool in 2014.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, land transaction registers, and most of the Crown Land Grant Books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/queens-county-registry-of-deeds-records.pdf>

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Richmond County Registry of Deeds records

Date: 1821-1963 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 72 land transaction registers, 1821-1963, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Series also includes: Crown Land Grant Books A-H, 1854-1963, which provided a local copy of land grants also recorded at the Crown Lands office.

The Richmond County Registry of Deeds, in Arichat was established in 1821 (Chapter 5 of the Acts of 1820/21). Prior to its creation, all land transaction records were registered at the Sydney Registry (Cape Breton County).

Physical description: 8.1 m of textual records (82 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Arichat in 2013.

Arrangement:

documents are primarily arranged in chronological order, by date of registration, in lettered volumes (A-Z, A1-Z1, A2-U2)

Alternative form available:

The indexes, some of the land transaction registers and most of the Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/richmond-county-registry-of-deeds-records.pdf>

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Shelburne County Registry of Deeds records

Date: 1783-1962 (date of creation)

Scope and content:

Series consists of two subseries, Shelburne District Registry of Deeds and Barrington District Registry of Deeds.

Physical description: 12.05 m of textual records (94 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Shelburne in 2014

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

See subseries descriptions for volume lists.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Shelburne District Registry of Deeds

Date: 1783-1962, predominant 1783-1955 (date of creation)

Scope and content:

Subseries forms part of the Shelburne County Registry of Deeds records, and consists of 71 volumes of land transaction registers, 1783-1955, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee. Series also includes: Crown Land Grant Books 1-3, 1854-1962, and Crown Land Lease Book 4, 1900-1924, which provided a local copy of land grants and leases also recorded at the Crown Lands office.

Physical description: 10.35 m of textual records (75 volumes)

Note:

Land transaction register, volume 69, was not transferred to the Archives.

Access points:

- Textual record (documentary form)

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in numbered volumes.

Alternative form available:

The indexes, some land transaction registers and some Crown Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available": <https://novascotia.ca/archives/lists/shelburne-county-registry-of-deeds-records.pdf>.

Publication status:

Published

File / item list

Barrington District Registry of Deeds

Date: 1854-1954, predominant 1854-1942, 1949-1954 (date of creation)

Scope and content:

Subseries forms part of the Shelburne County Registry of Deeds records, and consists of 18 volumes of land transaction registers, 1854-1942, 1949-1954, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Series also includes microfilmed Bills of Sale with an Index, 1880-1950; and microfilmed Crown Land Grant Books 1-3, 1767-1819, 1875-1933, which provided a local copy of land grants and leases also recorded at the Crown Lands office.

Physical description: 2.7 m of textual records (18 volumes)

Note:

Land transaction register, volumes Q, R and S, were not transferred to the Archives.

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in lettered volumes.

Alternative form available:

The indexes, some land transaction registers, and the Crown Land Grant Books were microfilmed in 1968-1969. The Bills of Sale were microfilmed in the 1990s.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

" Volume list available":<https://novascotia.ca/archives/lists/shelburne-county-registry-of-deeds-records-barrington-district.pdf>

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Victoria County Registry of Deeds records

Date: 1851-1994; predominant 1851-1957 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 68 land transaction registers, 1851-1957, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by the grantor and grantee.

Series also includes: eight Will Books , 1856-1994, recording wills that affected deeded land or mortgages; and five Crown Land Grant Books, 1854-1951, which provided a local copy of land grants also recorded at the Crown Lands office.

The Victoria County Registry of Deeds, in Baddeck, was given its own registry at Baddeck in 1851, when it separated from Cape Breton County. Prior to 1851, all land transaction records were registered at the Sydney Registry (Cape Breton County).

Physical description: 9.4 m of textual records (81 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Baddeck in 2013

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in lettered volumes (A-Z, AA-ZZ, AAA-JJJ).

Alternative form available:

The indexes and some land transaction registers were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.

"Volume list available":<https://novascotia.ca/archives/lists/victoria-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list

Yarmouth County Registry of Deeds records

Date: 1774-1969, predominant 1774-1949 (date of creation)

Scope and content:

Series forms part of the Nova Scotia Registry of Deeds fonds and consists of 153 land transaction registers, 1774-1949, recording the sale or transfer of land between grantor (seller) and grantee (buyer), mortgage assignments and releases, (including Canadian Farm Loan Board mortgages, 1937-1949 and Supplementary Agreements, 1966), quit claim deeds, and numerous other types of documents relating to land transactions. The documents recorded in the land transaction registers are transcriptions (the Registry's copy) of the original documents held by grantor and grantee. Series also includes four Books of Indexes, 1834-1859, which provide the registration date and time, the book and page reference to the land transactions register, and the names of the parties. These index books were replaced by a newer index system. Series also includes Crown Land Grant books 1 and 2, 1854-1969, which provided a local copy of land grants also recorded at the Crown Lands Office.

Physical description: 14.5 m of textual records and other material (162 volumes)

Access points:

- Textual record (documentary form)

Immediate source of acquisition:

Records were transferred to the Archives from the Land Registry Office in Yarmouth in 2009 and 2014

Arrangement:

Documents are primarily arranged in chronological order, by date of registration, in lettered (A-Z, AA-ZZ, BA-BZ, CA-CZ, DA-DZ, EA-EZ) volumes.

Alternative form available:

The indexes, some of the land transaction registers, and the Crown Land Grant books were microfilmed in 1968-1969.

Restrictions on access:

Access is restricted to original volumes for preservation reasons. See reference copies on microfilm. Contact a Government Records Archivist for information about obtaining access to volumes not available on microfilm.

Finding aids:

To locate a particular document it is necessary to search the microfilmed index by name of grantor (seller) or grantee (buyer) to identify a book and page number.
"Volume list available": <https://novascotia.ca/archives/lists/yarmouth-county-registry-of-deeds-records.pdf>.

Accruals:

No further accruals expected.

Publication status:

Published

File / item list