

Deed example

So I found this deed by way of the full text search on Family Search. Twenty years ago, I would get a print out, and then read it aloud as Mary typed it into a document. Now, I can do this;

- 1) download the file as a jpeg
- 2) crop and clean up in a photo editor
- 3) give AI instructions.

I opened Gemini and typed in,

You are an expert at transcribing handwriting. I will upload a deed from the 1830's that appear to be about a land transaction in Cayuga County, NY. Transcribe the deed in full. If you can not make out a word, do not guess, instead use [...] to note the word. I will copy and paste your output. Do not search for patterns, I am only looking for a word for word transcription. This deed runs over three pages which I will upload as individual files, Beach 2-a, Beach 2-b, Beach 2-c.

(Why did I do this? I use the free version of Gemini and don't want to run out of allotted time.)

Gemini - This is a full word-for-word transcription of the deed across the three provided images. I have maintained the original spelling and punctuation as written.

Deed Transcription: Henry Ammerman & others to John H. Beach

[Header and Margin Notes] Henry Ammerman & Asa Johnson Exrs Anna Porter Exrx & Josiah Porter To John H Beach 46 Aurelius pt

[Main Text] This Indenture made the fourth day of June one thousand eight hundred and twenty nine. Between Henry Ammerman and Asa Johnson Executors and Josiah Porter and Anna his wife she being Executrix of the last will and testament of Reuben Porter late of the town of Aurelius and County of Cayuga deceased of the first part, and John H Beach of the town of Auburn, County & State aforesaid of the second part. Whereas the said Reuben Porter did, on the thirteenth day of February one thousand and eight hundred and twenty two, duly make publish & declare his last will and testament in substance as follows, to wit. "The last will and testament of Reuben Porter late of Bloomfield & now in Auburn in the County of Cayuga. I Reuben Porter, considering the uncertainty of this mortal life, and being of sound mind & memory (blessed be God for the same) do make and publish this my last will & testament in manner & form aforesaid following, that is to say — First, I give and bequeath to my beloved wife Anna Porter one third part of my personal property, after my debts and the legacies hereinafter mentioned shall have been paid together with all my house hold furniture. I do also give and bequeath to my said wife one third part of all my real estate for and during her natural life, in lieu of and in full satisfaction of her right of dower. I do also give and bequeath to my Brother, Josiah Porter, five hundred dollars to be paid to him by my executors & executrix hereinafter mentioned, out of the money first arising from the sale of any of my real estate as is hereinafter mentioned, and in case the same shall not be paid in two years after my decease, then it is my will that the same draw interest after the said two years till paid. And whereas I hold a bond and mortgage signed by my Honoured Father James Porter of Middlebury, New Haven, County and State of Connecticut, for about the sum of nine hundred and fifty dollars, dated about October 1818, which mortgage is charged on the farm on which the said James now lives, in said Middlebury, now it is my will and I do hereby require my executors &

executrix hereinafter named, to forbear in forcing payment of the said bond and mortgage, during the life of my Father & Mother or either of them — I do further give and bequeath to my sisters Mary Porter Melinda Porter & Clarinda Porter, the sum of One hundred dollars, each, to be paid or allowed them by my said executors & executrix out of the aforesaid bond and mortgage, after the decease of my said father and mother, in case my said sisters, or either of them shall be then living. And I do also advise my said executors & executrix to give all reasonable indulgence for the payment of the aforesaid bond and mortgage after the death of my said father & mother — All the rest, residue and remainder of my personal estate, together with all the rest, residue and remainder of my real estate I give and bequeath the same to my three children Eliza Porter, Amelia Porter and Lansing Porter, their heirs and assigns, to be divided among them in manner following, to wit. I give and bequeath to my daughters Eliza and Amelia, each, two sevenths thereof, and I give and bequeath to my son Lansing, the remaining three sevenths thereof. Further I do hereby appoint Henry Ammerman of Aurelius and Asa Johnson of East Bloomfield, Executors and my said beloved wife Anna Porter Executrix of this my last will and testament, and also guardians of my aforesaid children during their minority. And whereas, it may be advisable to sell a part or the whole of my real estate lying in the village of Auburn & County of Cayuga and to dispose of the same in a way to be more productive of for the benefit of my said wife and children I do therefore authorize and empower my executors and executrix above mentioned, to sell, grant and convey any part, or the whole of my said real estate, and to vest the monies arising therefrom either in some safe public or bank stock, or to let out the same at interest on good landed security or to dispose of it in such other safe and profitable way as they shall from time to time judge proper to and for the use and benefit of those entitled to the same, agreeable to this my will as above expressed. And in case of such sale of such real estate as aforesaid, if my said beloved wife shall join in the said sale & convey her third part, devised to her as aforesaid, then it is my will, that my said wife shall receive of my said Executors, during her natural life, one third part of the avails or interest of the money arising from such sale. And I do further will and ordain, that while my said beloved wife shall remain my widow and my said childrens shall remain under her care and maintenance that she shall have the avails, interest or income arising from my personal and real estate above bequeathed to my said children, for the purpose of their support and education until my oldest daughter shall attain to the age of twenty one years, to be expended however by and with the advise of their other guardians above appointed. In witness whereof I have hereunto set my hand and seal this thirteenth day of February one thousand eight hundred and twenty two."

Now this indenture witnesseth, That the said Henry Ammerman and Asa Johnson Executors and Josiah Porter and Anna his wife, she being executrix as aforesaid and the said Anna Porter for herself as widow and legatee of the said Reuben Porter deceased, and Josiah Porter husband of the said Anna Porter widow & legatee as aforesaid parties of the first part, by virtue of the said last will and in pursuance of the power and authority therein contained, and also in consideration of the sum of One thousand Eight hundred dollars lawful money of the United States, to them in hand paid by the said John H Beach at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, sold, bargained, aliened and confirmed, and by these presents, do grant, bargain, sell, alien and confirm, unto the said John H Beach in his actual possession now being and to his heirs and assigns forever, all that certain piece or parcel of land, situate lying and being in the County of Cayuga known and distinguished as part of lot number forty six (46) in the old town of

Aurelius now Auburn. Bounded as follows, beginning at the south west corner of a lot of land conveyed by the party of the first part, Executors & executrix of the last will & testament of Reuben Porter aforesaid by deed to Abijah Fitch on the north side of the Seneca turnpike road, running thence north thirty one degrees and thirty minutes west along said Fitches west line two chains and eighteen links, thence south forty eight degrees and forty five minutes west thirty six and a half links thence south thirty one degrees and thirty seconds east to the north line of the Seneca turnpike road, thence easterly along said road thirty six and a half links to the place of Beginning. Together with the appurtenances, and all the estate which the said Reuben Porter had of, in, and to the same. To Have and To Hold the above described premises, with their appurtenances, unto the said John H Beach, his heirs and assigns forever, as fully and absolutely as we the said Executors & executrix, as the said Anna Porter legatee widow as aforesaid, and I the said Josiah Porter husband of the said Anna Porter legatee widow as aforesaid, might, could, or ought to grant, bargain, sell alien and confirm the same by virtue of the said last will and testament aforesaid or otherwise. In witness whereof, the party of the first part, have hereunto set their hands and seals the day and year above written.

Asa Johnson L.S. Anna Porter L.S. Josiah Porter L.S. Henry Ammerman L.S.

Sealed and Delivered in presence of Samuel Rawson.

State of New York. Cayuga County, ss. I certify that on this 4th day of January 1830 before me the subscriber appeared Henry Ammerman to me known to be the same person described in and who executed the within deed and acknowledged that he executed the same. U. F. Doubleday Commr of Deeds.

Ontario County, ss. On the eleventh day of July 1829 before me Samuel Rawson a Judge of the Ontario County Courts came Asa Johnson, Anna Porter & Josiah Porter the within described grantors whom I know & acknowledged that they had executed the within deed. And the said Anna Porter being by me examined separate and apart from her husband acknowledged that she executed the within deed without fear or compulsion from her said Husband. Samuel Rawson.

Ontario County, ss. I certify that Samuel Rawson was at the time of taking the above acknowledgment a Judge of the Court of Common Pleas in and for said County duly authorized by law to take the same, and that I am acquainted with his handwriting and verily believe the signature to the certificate of the same to be his proper hand writing. In Testimony Whereof I have hereunto set my hand and affixed the seal of said County this 18th day of July 1829. Ralph Lester Clerk —

Recorded May 15th 1841 at 3 o'clock P.M. — G.W. Foster Dep Clerk

Gemini - Would you like me to summarize the specific property boundaries or identify the family members mentioned in this deed?

So then I went to ChatGPT and gave these instructions.

You are an expert genealogist looking for clues into a family tree. I had Gemini transcribe a deed I found in the Cayuga County records. Pull out all the genealogical clues you can find. Do not guess. This is not my family. I am using this as an example in a class. I will copy and paste your response.

ChatGPT - Please **copy and paste the full transcription** that Gemini produced. Once I have the text, I will:

- Extract **every explicit genealogical clue** (names, relationships, residences, dates, occupations, witnesses, neighbors, land descriptions tied to people, marital status, estate language, etc.).
- Clearly distinguish **direct evidence** from **implied but still document-based clues** (e.g., “of the town of...”, “wife of...”, “heirs and assigns”).
- **Avoid guessing or inferential leaps**—no assumptions beyond what the deed actually states.
- Present the results in a **clean, class-ready format** that you can copy and paste (typically grouped by *Persons Identified*, *Relationships*, *Locations*, *Dates*, *Legal Context*, and *Research Leads*).

Once you paste the transcription, I’ll treat it exactly as a teaching example and be appropriately strict and methodical—just as you’d want students to see it done.

(I uploaded a copy and paste.)

Below is a **strict, document-based extraction of genealogical clues** found **only** in the deed and the will text embedded within it. No assumptions or inferences beyond what the document explicitly states are included. This is formatted for **classroom use** and ready to copy and paste.

1. Identified Individuals (Named in the Document)

Central Figure (Decedent)

- **Reuben Porter**
 - Described as “late of the town of Aurelius and County of Cayuga, deceased”
 - Also described in his will as “late of Bloomfield & now in Auburn in the County of Cayuga”
 - Made his last will and testament **13 February 1822**
 - Deceased by **4 June 1829** (date of indenture)
-

Spouse

- **Anna Porter**
 - Wife of Reuben Porter
 - Widow at time of deed
 - Named **Executrix** of Reuben Porter’s will

- Legatee under the will
 - Later identified as **wife of Josiah Porter** at the time of deed execution
 - Examined separately from her husband for acknowledgment (legal proof of marriage)
-

Children of Reuben Porter

Explicitly named as such in the will:

- **Eliza Porter** — daughter
- **Amelia Porter** — daughter
- **Lansing Porter** — son

All three are minors at the time the will was written, as guardians are appointed “during their minority.”

Siblings of Reuben Porter

Explicitly identified:

- **Josiah Porter** — identified twice:
 - As Reuben Porter’s **brother**
 - Later identified as **husband of Anna Porter (widow)**
 - **Mary Porter**
 - **Melinda Porter**
 - **Clarinda Porter**
-

Parents of Reuben Porter

- **James Porter**
 - Identified as Reuben Porter’s **father**
 - Residing in **Middlebury, New Haven County, State of Connecticut**
 - **Mother of Reuben Porter**
 - Not named
 - Explicitly referenced as living at the time of will
-

Executors / Fiduciaries

- **Henry Ammerman**
 - Of the town of **Aurelius**
 - Executor of Reuben Porter's will
 - **Asa Johnson**
 - Of **East Bloomfield**
 - Executor of Reuben Porter's will
 - **Anna Porter**
 - Executrix
 - All three also appointed **guardians of the children**
-

Other Named Individuals

- **John H. Beach**
 - Grantee
 - Of the town of **Auburn**, County & State of New York
 - **Abijah Fitch**
 - Prior grantee of adjacent land referenced in the boundary description
 - **Samuel Rawson**
 - Witness to execution
 - Judge of the Ontario County Courts
 - **U. F. Doubleday**
 - Commissioner of Deeds (acknowledged Henry Ammerman)
 - **Ralph Lester**
 - Clerk of Ontario County
 - **G. W. Foster**
 - Deputy Clerk (recording official)
-

2. Explicit Family Relationships

- Reuben Porter ↔ **Anna Porter** (husband and wife)

- Reuben Porter ↔ **Eliza, Amelia, Lansing Porter** (father and children)
 - Reuben Porter ↔ **Josiah Porter** (brothers)
 - Reuben Porter ↔ **Mary, Melinda, Clarinda Porter** (brother–sister relationship)
 - Reuben Porter ↔ **James Porter** (father–son relationship)
 - Anna Porter ↔ **Josiah Porter** (husband and wife at time of deed)
-

3. Locations Associated with Individuals

- **Aurelius, Cayuga County, NY**
 - Residence of Reuben Porter at death
 - Residence of executor Henry Ammerman
 - **Bloomfield, NY**
 - Earlier residence of Reuben Porter
 - **Auburn, Cayuga County, NY**
 - Residence of Reuben Porter at time of will
 - Residence of John H. Beach
 - Location of real estate sold
 - **East Bloomfield, NY**
 - Residence of executor Asa Johnson
 - **Middlebury, New Haven County, Connecticut**
 - Residence of James Porter (father)
-

4. Chronological Clues (Documented Dates)

- **October 1818 (approx.)** — Bond and mortgage from James Porter to Reuben Porter
 - **13 February 1822** — Reuben Porter executed his will
 - **4 June 1829** — Indenture executed
 - **11 July 1829** — Acknowledgment by Asa Johnson, Anna Porter, and Josiah Porter
 - **4 January 1830** — Acknowledgment by Henry Ammerman
 - **15 May 1841** — Deed recorded
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5. Legal and Probate-Related Clues

- Reuben Porter's estate included:
 - Real estate in **Auburn**
 - Personal property
 - A **bond and mortgage** owed by his father
 - Widow Anna Porter:
 - Accepted a **life estate** in one-third of real property in lieu of dower
 - Children were minors at will execution, requiring guardians
 - Executors empowered to sell real estate and reinvest proceeds
 - Sisters' legacies contingent upon survival of both parents
 - Sale required widow's participation to convey full title
-

6. Evidence of Marital Change

- Anna Porter is:
 - Widow of Reuben Porter
 - Later **wife of Josiah Porter**, Reuben's brother
This is **explicitly stated**, not inferred.
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7. Research Leads Demonstrated by the Document (Teaching Points)

- Multi-state family connections (New York ↔ Connecticut)
 - Probate records embedded within land transactions
 - Marriage evidence derived from deed acknowledgments
 - Guardianship clauses identifying minor children
 - Extended kin named through conditional legacies
 - Delayed recording (12-year gap) indicating potential title issues or later interest
-

Summary for Instructional Use

This single deed functions simultaneously as:

- A **probate abstract**
- A **family group record**
- A **migration indicator**
- A **marriage confirmation**
- A **multi-generational linkage document**

It demonstrates how **non-vital records** can contain dense and reliable genealogical evidence when read closely and conservatively.