

W. K. SCARBOROUGH.
ABSTRACT RECORD.
APPLICATION FILED AUG. 12, 1908.

912,179.

Patented Feb. 9, 1909.

				TO			FROM			WHERE	
Des of Land				B	P	L	B	P	L	REC'D	
1	2	3	4	1	6	1				16	25
Lot 6. B. 40 N. Park				Gntor				Grntee			
				Doe, John				Richard Row			

				TO			FROM			WHERE	
Gntor				B	P	L	B	P	L	REC'D	Des of Land
1	2	3	4	1	3	1	1	6	1	17	30
Smith, John				John Brown				Lot 6. B. 40 N. Park			

				TO			FROM			WHERE	
Des of Land				B	P	L	B	P	L	REC'D	
1	2	3	4	1	4	4	1	2	1	19	60
Lot 6. B. 40 N. Park				Gntor				Grntee			
				Brown, John				Sam. Jones			

				TO			FROM			WHERE	
Gntor				B	P	L	B	P	L	REC'D	Des of Land
1	2	3	4	1	5	2	1	3	1	20	51
Jones, Sam				Richard, Smith				Lot 6. B. 40 N. Park			

				TO			FROM			WHERE	
Des of Land				B	P	L	B	P	L	REC'D	
1	2	3	4				1	4	4	20	25
Lot 6. B. 40 N. Park				Gntor				Grntee			
				Smith, Richard							

				TO			FROM			WHERE	
Gntor				B	P	L	B	P	L	REC'D	Des of Land
1	2	3	4	1	2	1	1	1	1	20	15
Rowe, Richard				John Smith				Lot 6. B. 40 N. Park			

WITNESSES:

INVENTOR,

Groffrey Holt.
Nellie B. Keating.

Wm K. Scarborough,
ATTORNEY.

UNITED STATES PATENT OFFICE.

WILLIAM K. SCARBOROUGH, OF SAN JOSE, CALIFORNIA.

ABSTRACT-RECORD.

No. 912,179.

Specification of Letters Patent.

Patented Feb. 9, 1909.

Application filed August 12, 1908. Serial No. 448,151.

To all whom it may concern:

Be it known that I, WILLIAM K. SCARBOROUGH, a citizen of the United States, residing at San Jose, in the county of Santa Clara and State of California, have invented new and useful Improvements in Abstract-Records, of which the following is a specification.

This invention relates to an improved system for recording abstracts of titles, the object of the invention being to provide abstract recording books so ruled and printed as to facilitate the time and labor required to furnish an abstract or to ascertain the title to property.

In the accompanying drawings, Figures 1, 2, 3, 4, 5, and 6 are views of upper portions of pages 1, 2, 3, 4, 5, 6, respectively, of my improved abstract book.

Referring to the drawing, 1 indicates a right hand page of my improved book and 2 a left hand page thereof. Each page is ruled transversely, as shown at 3, at suitable distances to permit of the convenient inscription of the records between said lines, and also vertically to form columns, above which are inscribed suitable headings to indicate the nature of the entries to be made herein. This column 4 has a suitable heading, to indicate that in said column 4 should be inscribed the description of the property. This column 4 is placed always near to the center of the book, that is, on right hand pages it is placed at the left, and on left hand pages it is placed at the right. With the above exception, all the pages, both right hand and left hand, are identical in their rulings. At the left of the remainder of each page, left vacant by column 4 is a narrow column 6 in which are printed in order the cardinal numbers 7, one for each cross line 3 of the page.

Next to the column 6 of line numbers, is a column 8 having an abbreviated heading 9 indicating "Grantor" under which is written the name of the grantor of the property described on the same line. On the right of the column last described, having an abbreviated heading 11 indicating "Grantee" is a column 10 in which are inscribed the names of the persons to whom the properties corresponding to the descriptions in column 4 have been transferred.

To the right of column 10 is a main column 12, having the heading "To," which main

column is again divided into three small columns, 13, 14, 15, having respectively the headings "B", "P", and "L". The main column 12 indicates generally, and the columns 13, 14, 15, indicate particularly the book, page and line of the place of entry of the next succeeding transfer of the property, by the grantee written on the same line of the page. For instance, if, referring to Fig. 1, under the columns headed "B", "P", and "L" are found the numerals 1, 6, 1, it is to be understood that there has been made a transfer subsequent to that recorded on said page in Fig. 1, and that the record of the next succeeding transfer is to be found in Book 1, page 6, line 1. Should this column 12 be found blank at any line, it will indicate that no subsequent transfer has been made, and the property still stands in the name of the grantee as there written. To the right of said column last described is another main column 16, having the heading "From", which is likewise divided into small columns 17, 18, 19, having the headings "B", "P", "L", respectively. This main column 16 is for the purpose of recording the place of entry of the next preceding transfer, to the grantor. For instance, referring to Fig. 2, if, in this column, the numbers 1, 6, 1, are found under the headings B, P, L, respectively, it is thereby indicated that the grant to the grantor John Smith will be found recorded in Book 1, page 6, line 1.

To the right of the column last described is a main column 20 having an abbreviated heading 21, signifying "Where recorded", which is subdivided into two columns, in the first of which is recorded the book and in the second column the page in which the instrument of transfer is recorded. For convenience of reference, each page is limited to the entry of transfers by grantors whose names have the same initial letter. Thus, all grantors whose names begin with D are entered on one page, all those beginning with S on another and so on.

The following is the mode of using my improved abstract books:—If John Doe is in possession of property, this fact will be apparent from an entry, say, in Book 1, page 1, line 1, in which the column headed "To" is blank until the property passes from his possession. If the column headed "From" is also blank, this indicates that John Doe derived his title direct from the government

and heads the chain of title. When John Doe assigns property to Richard Rowe, an entry is made of this transfer in Book 1, page 6, line 1, in which line Richard Rowe is entered as the grantor and the numbers 1, 1, 1, are entered in the column headed "From". The column "To" on Book 1, page 1, line 1, is filled in with the numbers 1, 6, 1, and this shows that John Doe is now no longer in possession of the property, and the fact that, in Book 1, page 6, line 1, the column under the heading "To" is blank, shows that Richard Rowe is in possession of the property. Supposing that Rowe makes a transfer to John Smith, in the same way an entry is made in Book 1, page 2, line 1, the name John Smith being written in the column headed "Grantor", the column headed "Grantee" being left blank, and the column "To", being left blank. The column headed "From" is filled in to indicate that the transfer to John Smith is to be found recorded on Book 1, page 6, line 1. At the latter place the column headed "To" is filled in with the numbers 1, 2, 1. All subsequent transfers are entered in like manner. Each time that an entry is made, there is also recorded, opposite the entry, in the column headed "Where recorded", the book and page where the instrument of transfer is recorded. To trace the title backwards the converse method is pursued. For instance, to find the chain of title to the property of Richard Smith. Turning to the pages containing the names of grantors beginning with the letter "S", these pages are run down until the name Richard Smith is found as the grantor. From the column headed "From", we find that the transfer by which Richard Smith derived his title is to be found in Book 1, page 4, line 4. Turning to that place, we find that Richard Smith derived his title from Sam Jones, and

that the entry of the transfer by which Sam Jones derived his title is to be found on Book 1, page 3, line 1. In this way the title can be traced back and the chain of title can be quickly ascertained.

This system possesses many advantages. In the first place, it saves one half of the cost of books, since only one-half of the space is required. Second, it saves one-half of the expense of transcribing the index, for the reason that it is not necessary to transcribe the names of the grantees. Third, by indicating each entry by the numbers of the book, line and page where it is made, a saving is effected of more than one-half the time usually consumed in tracing chain of title. Fourth, the columns headed "To" and "From" render it easy to refer from one entry to another. Fifth, by recording the abbreviated description of the property in each entry, the abstractor or searcher of records can see at a glance whether or not it is the property under search.

I claim:—

An abstract record sheet having transverse rulings and vertical rulings forming columns, the latter provided with suitable headings to indicate that said columns are for the entry, respectively, of the description of the property, of the name of the grantor, of the name of the grantee, of the place of entry of the next succeeding transfer, of the place of entry of the next preceding transfer, and of the place of recording the instrument of transfer, substantially as described.

In testimony whereof I have hereunto set my hand in the presence of two subscribing witnesses.

WILLIAM K. SCARBOROUGH.

Witnesses:

F. M. WRIGHT,
H. B. DENSON.