

Abstracted below are all the known Peaver deed in Ohio, as well as several for in-laws. All but one of these deeds are for land owned by abutting that of the John Peavers of UnionCoOH. The one exception is a post facto deed issued to replace Joseph²'s original 1833 patent to 40a in HardinCo, and that is the only one I have both transcribed in full, elsewhere. My sources for all of these deeds were photocopies of the county deed book pages provided to me by Joan Paver Gleibs, and although her copies were apparently all obtained at the county courthouses, they are all also available on FHL microfilm. I myself have thoroughly combed the UnionCo deeds index for Peaver-related deeds through 1875—on FHL film 571773 (grantors), and FHL 571784 (grantees).

It has been possible to plot and fit together most of the UnionCo deeds so that they closely correspond with the master plat made in 1903 by John³ as a codicil to his will, to show how he wanted his land divided amongst his heirs. The total acreage in that plat is just short of 509a, which is also the total given in the petition for guardianship of John³, filed by his son-in-law Henderson Turner in February of that year, and it appears that he may have owned several hundred acres more than that at one time (I am not sure that we have a full inventory of all the deeds subsequent to 1875). The estimated total value of John³'s real estate in 1903 was \$20,000, or the equivalent of about \$475,000 today. I have made similar estimates of the prices paid for each of the PEAVER land transactions below, and this total figure is not out of line with the values of the later deeds (the last in 1881). John³ owned, altogether, the better part of a square mile of Ohio farmland.

The codes below (=XP) have the following meanings: = means the deed was examined, X that it has been abstracted below, and P that it has also been plotted.

Inventory of PEAVER Deeds in UnionCoOH

	Year of Deed	# Acres	Survey #	Grantee <-> Grantor
???????	10Aug1816	200	----	Abraham Leonard <- George Jennings
(the land for this 1 st deed is in not-yet-organized UnionCo, but the deed is recorded elsewhere)				
7:573	=XP 1840	129	2981	John Poling <- Lyne Starling
8:648	=XP 20Dec1842	72	2983	John Peaver <Sale- Lyne Sterling
9:262-3	=XP 6Jan1844	3+	3742	Abraham Leonard -> Roger Poling
9:463-4	=XP 2Jan1845	33	2983	John Peaver <Sale- Barzel Myers
10:188	=XP 19May1846	40	2983	John Peaver Jr. <Sale- John Peaver
13:148-9	=XP 8Jan1850	50	6295	
			&5746	John Peaver <Sale- William M & wf Nancy Watson
14:499+	=X 15Sep1851	200	3152	John Paver <- Elizabeth Edwards et.al.
17:145+	=XP 26Nov1853	50	2983	John Peaver <- Thomas Stillings
19:536-7	=XP 5Dec1855	100	3697	John Peaver <- Aquilla Jones
23:573	=X 15Apr1861	<1	----	John Peever -Lease> County Board of Education
26:638	=XP 28Mar1865	100	3741	John Paver <Sale- Benjamin & wf Elizabeth Willson
34:465-6	=X 10Dec1870	2	5728	John & wf Maria Peaver -Sale> George Westfall
34:466-8	=X 10Dec1870	2	5728	John Peaver <SheriffsSale- Robert Sharp, Sheriff
35:430-1	=X 5Aug1871	37	5728	John Peever <SheriffsSale- Robert Sharp, Sheriff
35:???	=X 16Aug1871?	47	5728	John Peaver <Sale- Daniel & wf Malinda Rice
35:478-9	=XP 16Aug1871	37	5728	John & wf Maria Paver -Sale> Daniel Rice
43?:302+	=XP 27Mar1876	34	2983	John Peaver <Sale- John & wf Matilda Milledge
52?:626	=XP 20Sep1881	40	3742	John Paver <Sale- Eli & wf Emily Magill
89:104	=XP 15Aug1904			Extract of the will of John Paver, dec'd, with accompany plat of land division
92:196	1906		5746	Geo to C H Gaunner & w
93: 23	1905			Sarah A Wilson - Affidavit
93:479	1906			Maria Turner - Affidavit
94:175	1907			Martha Donahoe - pt of lot in Rich wood

The Abstracts

The residence of the grantor(s) is shown in parentheses immediately following the name(s); the residence of the grantee(s) is shown in parentheses only when it is different from that of the grantor, otherwise it is abbreviated “~”, meaning “the same as the grantor”.

“a” after a number stands for “acres”. “p” after a number stands for poles or perches, or “r” stands for “rods”; these are all alternate measures representing a length of 16.5 feet.

The metes and bounds language, highly abbreviated, is bracketed by **BEG ... TTBEG**. “cor”ners and “lin”es generally belonged to named neighbors. Most boundary points are trees, e.g. Hic=hickory, WOak=white oak, BOak=black oak, ROak=red oak.

Deeds were generally “Ackn”owledged by their grantors, though sometimes they might be proved by the “Wit[nesse]s” instead.

All names are **bold faced** to help them stand out.

Citations are to the deed books of the indicated county.

CampbellCoKY Deeds-----

10Aug1816 **Abraham Leonard** (PickawayCoOH) < Sale- **George Jennings** (ChampaignCo) for \$400 (about \$5875 today)

200a on the waters of Darby Crk [in now UnionCo]

BEG 2 Ash, NW cor James Wilsons Survey#3741, in lin Torbins S#2983/ N37W, 200p; w Torbins lin/ Sug, Ash, & Hic, NE cor Torbin, SW cor Wm Carter S#3152/ N53E, 160p; w Carter's lin/ Ash & Sug, SW cor Carter/ S37E, 200p/ 2 ***, SE cor Wilson/ S53W, 160p; w Wilson's lin **TTBEG**

[Only the first page of this deed is provided, and it contains no signature, witness, or acknowledgement information. There is also no citation, but from the previous item on this page, it would appear that this deed was taken from a deed book for CampbellCoKY]

HardinCoOH Deeds-----

66:628 29Oct1888 State of Ohio -Patent > **Joseph Peever**

in consideration of internal records documenting his 15Jun1833 patent, this deed is issued as a replacement for his lost title papers to 40a, being the SW quarter of the NE quarter section of Township 4 S, Range 11 E.

Sign: Joseph Foraker, Governor

UnionCoOH Deeds-----

8: 648 20Dec1842 **Lyne Starling** (FranklinCoOH) -Sale > **John Peaver** (UnionCoOH), for \$382.80 (about \$9125 today)

72a+90p in UnionCoOH, part of survey #2983 “in the name of A. Tarbourn”

BEG ROak, Elm, & Ironwood, SE cor **David Reed** in **Samuel McWilliams** lin/ N54-30'E, 105p/ "to the last original line of sd srvy"/ N33W w sd lin, 108p/ stk nr Hic, Sug, &WalSap/ S54-30'W, 110p/ 2 Sug sd **Reeds** lin/ S37E, 108p **TTBEG**

Sign: **L. Sterling** [seal]

Wits: **Wray Thomas, R. Russell**

Ackn: 20Dec1842 by **Lyne Starling**

9:262-263 6Jan1844 **Abraham & wife Elizabeth Leonard** (UnionCoOH) -Sale > **Roger Poling** (~)

for \$15 (about \$425 today)

3a + 81p, part of Survey#3742, E sid MarysvilleRd, btw **Roger Poling & John Peever**
BEG ctr DarbyRd, E lin **Peever**/ S33E, 57p10L; w **Peever's** lin/ smWal S lin S#3742/ N54E, 12.5p;
 w Survey lin/ Map & smAsh, cor **Poling**/ N37W, 57p; w **Poling's** lin/ ctr [DarbyRd]/ S62W, 7p;
 along mid sd Rd **TTBEG**

Sign: **Abraham Leonard** [seal], **Elizabeth Leonard** [mark, seal]

Wits: **R R Hale, Mary Ann Leonard**

Ackn: 6Jan1844 by grantors

9:463-464 2Jan1845 **Barzel & wife Eliza Myers** (LoganCoOH) -Sale> **John Peaver** (UnionCoOH)
 for \$180 (about \$4625 today)

33a in UnionCoOH, part of survey #2983 in the Virginia Military District
BEG SE cor **E.G.Lee**/ N53E, 47.5p/ stk orig srvy lin/ --- w sd ln, 107p/ stk/ w **Peavers** lin, 52.5p/
 stk lin **E.G.Lee**/ 107p **TTBEG**

Sign: **Barzel Myers** [seal], **Eliza Myers** [mark, seal]

Wits: **Benjamin Long, G.W. Long**

Ackn: 2Jan1845 by **Barzel & Eliza Myers**, with her dower relinquishment

10:188 19May1846 **John Peever** (UnionCoOH) -Sale> **John Peever Jun** (~)

for \$400 (about \$10150 today)

40a in UnionCoOH, part of survey #2983 "in the name of **A. Tarbourn**"

BEG ROak, Elm, & Ironwood, SE cor **David Reed** in **James Dynes** lin/ N54-3[0]'E, 60p, w sd lin/
 stk/ N38W, 108p/ stk in sd Pevers lin/ S54-30W, 60p, w [Peever's] lin/ Sugs in lin of sd Reed/ S37E,
 108p, w [Reed's] lin **TTBEG**

[although a dower relinquishment clause is appended, and a blank left for the name of the wife, the blank
 is not filled in, and her signature & seal are not recorded with this deed]

Sign: **John Peever** [seal]

Wits: **Amos A. Williams, Eleanor Williams**

Ackn: 19May1846 by **John Peever** (ack attested by **Amos A. Williams, JP**)

13:148-149 8Jan1850 **William M & wife Nancy Watson** (UnionCoOH) -Sale> **John Paver** (~)
 for \$375 (about \$9325 today)

56a in UnionCoOH, "on the waters of Buckner", part of 2 surveys, #6295 & #5746

BEG 3 Ironwoods/ N38W, 9p, to **Tarbons** lin/ N52E, 147p, "passing the corner and in the line of
 sd **Tarborns** & lin of srvy #3697 "entored by **John Coraies**" to a stk / S37-49`minE, 67/ WOak &
 Ash/ S59W, 147p/ Che, Oak, & Ironwood/ N38W, 65.5p **TTBEG**

Sign: **William M Watson** [seal], **Nancy Watson** [mark, seal]

Wits: **David Burnham, Martin Ryers**

Ackn: 8Jan1850 by **William M and wife Nancy Watson**, with her dower relinquishment

14:499-500 15Sep1851 **John Paver** (UnionCoOH) <Sale- **Elizabeth Edwards** et.al. (Ireland, MO)
 for \$400 (about \$10,800 today)

200a, the S half of Survey 3152 (No Bounds), which was patented 7Aug1807 to **Joseph Jackson &**
Charles Spencer, and deeded by them 2Nov1830 to **F Edwards** by the administrator of **Amaziah**
Davidson

Sign: **Elizabeth Edwards** [seal], et.al. [by the attorneys of a group of Edwards heirs]

Wit: **John Ferrell, Leonard Lott**

[the next page, with the acknowledgement, was evidently not photocopied]

17:145+ 26Nov1853 **Thomas Stillings & wife Somelia** (UnionCoOH) -Sale> **John Peaver** (~)
for \$500 (about \$13.350 today)

50a, part of Survey #2983

BEG Map, E cor Survey #2983/ N32.5W, 100p w survey lin/ stk, cor **John Peaver**/ S54W, 82p w his
and **James Dyne**'s lins/ stk, 2 Ash, Hic/ S35E, 101p/ stk "in the original South East line"/ N53°30'E,
77.5p **TTBEG**

Sign: **Thomas Stillings** [seal], **Somelia Stillings** [seal]

Wits: **Frank Pearl, Jane Smith**

19:536-537 5Dec1855 **Aquilla Jones & wife Caroline** -Sale> **John Peaver** (UnionCoOH)
for \$1200 (about \$28675 today)

100a, whole of Survey #3697 pat to **George McCredie... Caroline A Jones**, heir-at-law of **Benjamin Davison** dec'd of FrederickCoVA

BEG Dog & Map, SE cor **Andrew Torbin**'s Survey #2983/ N53E, 160p/ 2 Sug/ N37W, 100p/ Ash
& Hic/ S50W, 160p/ Sug & Ash in **Torbin**'s "back line"/ S37E, 100p w sd lin **TTBEG**

Sign: **Aquilla Jones** [seal], **Caroline Jones** [seal]

Wits: **Annie Jones, Bebee Truesdale**

Ackn: 5Dec1855 by the grantors

23:573-4 15Apr1861 **John Peever** (UnionCoOH) -Lease> Union County Board of Education
for \$.25, a tract 5 rods square

BEG in the Marysville & Lewisburg road, and in Peever's W lin/ N53E, 5rods/ N37W, 5 rods/
S53W, 5rods/ S37E, 5rods **TTBEG**

Sign: **John Paver** [seal]

Wits: **James Kennedy, Jonus Poling**

Ackn: 15Apr1861 by **John Paver**, grantor

29:638 28Mar1865 **Benjamin & wife Elizabeth Willson** (LoganCoOH) -Sale> **John Paver** (~)
for \$1525 (about \$18175 today)

100a in UnionCoOH, Virginia Military Survey #3741

BEG Sug & Ash NW cor **George McCurdies** Survey #3697 and lin of **Andrew Tarbourns** Survey
#2983 / N37W, 100p, w **Tarbourns** lin/ 2 Ash in [**Tarbourn's**] lin/ N53E, 160p/ 2 Hic/ S37E, 100p/
Ash & Hic NE cor sd **McCurdie** / S53W, 160p, w [**McCurdies**] lin **TTBEG**

Sign: **Benjamin Wilson** [seal], **Elizabeth Wilson** [seal]

Wits: **Joseph Stokes, John C. Dennison**

Ackn: 28Mar1865 by **Benjamin & wife Elizabeth Willson**, with her dower relinquishment

34:466-8 10Dec1870 **John Peaver** <Sheriffssale- **Robert Sharp**, Sheriff of UnionCo
34:465-6 10Dec1870 **John & wife Maria Peaver** -Sale> **George westfall**

In the first of these deeds, John Peaver buys a 2a plot in Survey #5728 along the Lewisburg & Marysville road, in a Sheriff's sale, for \$1110, then turns around and sells it to Westfall the same day for the same price. Probably Peaver did this as a favor to Westfall, a friend, who was unable to attend

the sale. About the only point of interest here is that John's wife is said to have signed her own name to the deed, as "Maria Paver".

35:430-1 5Aug1871 John Peever <Sheriff'sSale- Robert Sharp, Sheriff of UnionCo
 35:478-479 16Aug1871 John & wife Mariah Paver -Sale> Daniel Rice
 35:??? [16Aug1871?] John Peaver <Sale- Daniel & wife Malinda Rice,

Much of the first of these deeds is illegible, and the third is missing its second page, so it is impossible to determine either its date or the citation for sure, but I suppose the date is probably the same as the second deed, as it appears just before it in the deed book, and the witnesses are probably the same too. The metes and bounds and property description appears to be the same in all three deeds (except for a few minor errors and discrepancies), so I have abstracted and plotted the only complete and legible deed - the second one - to represent the whole.

The upshot of these three related transactions can be summarized thus: Daniel Rice, who owned a 70a tract bordering John PEAVER's land on the east, of which all but 47a had been sold off, was found to have defaulted on his mortgage of the remaining 47a, and the court ordered the land sold by the county sheriff, after setting aside 10a for Daniel's wife Malinda, as her dower interest. The remaining land was appraised at \$1110 and offered for sale, and John PEAVER stepped in and bought the land from the sheriff for that price. He then sold it, with his wife Mariah, back to Rice, for the same \$1110. On the very same day, however, Rice and his wife sold their combined total of 47a back to the PEAVERS for \$1400 (about \$22250 today), which was probably the original object of the exercise. Rice likely borrowed the \$1110 from PEAVER himself, who evidently wanted to acquire as much of this 70a tract adjacent to his own property as possible, and was perfectly willing to pay the Rices the difference of \$390 for the extra 10a.

35:478-479 16Aug1871 **John & wife Mariah Paver** (UnionCoOH) -Sale > **Daniel Rice** (~)
 for \$1110, 37a of Survey #5728, on the Paver & Lewisburg Roads

The following "metes & bounds" encompasses the whole 70a tract (which actually plots to 80.9a):
BEG intersection of the Paver & Lewisburg roads/ N62.25E, 80p, w ctr Lewisburg rd/ stk & stone
 "witness a dogwood" / S15E, 1.92p ["1 92/100 poles" - probably to get to the edge of the road]/
 another dogwood / S34E 2.44p/ cor **James W. Robinson**/ S25.5E, 149.5p, w **Robinson's** lin/ stk in
 [Robinson's] lin / S52W, 68.84p/ stk in sd **John Pavers** lin/ N32.25W, 19.56p/ cor [sd Paver]/
 N28.5W, 109.72p, w another of sd **Paver's** lins [I've corrected this to N33W, the correct dir in Paver's
 lin] / cor sd **Paver & Poland**, ctr of Paver road/ N36-30W, 39.4p ["29.4" in one of the three versions]
TTBEG

Sign: **John Paver** [seal], **Mariah Paver** [seal]

Wits: **M.C. Lawrence**, **W.H. Robb**

Ackn: 16Aug1871 by **John & wife Maria Paver**, with her dower relinquishment

[43?]:302-303 27Mar1876 **John Peaver** (UnionCoOH) <Sale- **John & wife Matilda Milledge** (~)
 for \$1500 (about \$27150 today), 34a of Survey #2983 adjacent to John Peaver

BEG Stone... / NE cor **John Peaver**/ S56W, 46.5p, w [Peaver's] N lin/ Stone/ N31.5W, 116.2p/
 Stone in N lin Survey #2983 / N54E, 46.5p, w [N survey lin] **TTBEG**

Sign: **John Milledge** [seal], **Matilda Milledge** [seal]

Wits: **A.S. Mowry**, **Vina Peaver**

Ackn: 27Mar1876 by **John & wife Matilda Milledge**, with her dower relinquishment

[52?]:626 20Sep1881 **John Paver** <- Eli & wife **Emily Magill**

for \$1600 (about \$30375 today), 40a, connecting corners of Surveys 3742 & 2875, adj Roger Poling **BEG** NW cor Survey 3742 & SE cor Survey 2875/ S32.75E, 154p, w this line / ctr DarbyCrk rd, passing cor 50a tr **AbrahamLeonard**->**RogerPoling**/ N62E, 4.5p, w [Darby] rd/ W lin of sd **Poling** / N38-54W, 43.25p, w [Poling's] lin/ SW [sic] cor sd **Poling**/ N53E, 63.75p, w N lin sd **Poling**/ Stk/ N39W, 73p /smHic/ N39W, 40p/ N lin Survey 3742/ S51W, 49p, w N 3742 lin **TTBEG**

Sign: **Eli Magill, Emily Magill** [mark]

Wits: **T.B. Fulton, A.S. Mowry**

Ackn: 20Sep1881 by **Eli & wife Emily Magill**, with her dower relinquishment