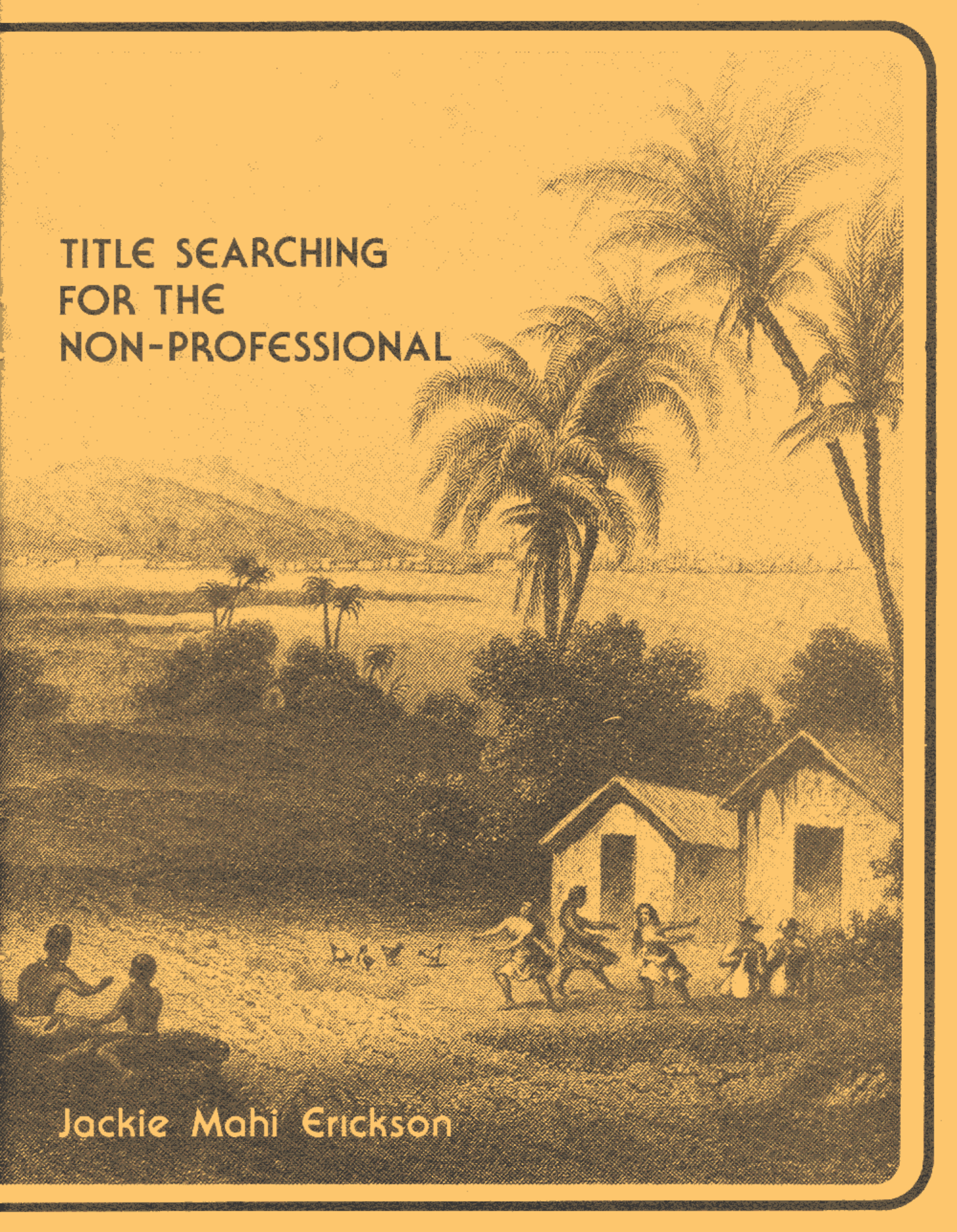


**TITLE SEARCHING  
FOR THE  
NON-PROFESSIONAL**



**Jackie Mahi Erickson**

**TITLE SEARCHING FOR THE NON-PROFESSIONAL**

**A LAYPERSON'S GUIDE:  
SEARCHING FOR CHAIN OF LAND OWNERSHIP IN HAWAII**

**Jackie Mahi Erickson**

We are deeply grateful to the Wallace A. Gerbode Foundation and its director, Thomas A. Layton for the generous returnable grant that underwrote the publication of this invaluable reference book.

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Jackie's husband, Bruce T. Erickson, is a distinguished photographer and recipient of numerous awards for his work. We are also indebted to him for his generous assistance with the illustrations and final design of this book.

Alu Like is pleased to have been able to share in the production of this significant source of information for the lay title searcher. An understanding of the resources used will lead to an appreciation of the professional service available to the layman.

Appreciation is expressed for the support given by A. Hardy Spoehr, Alu Like's former Director of Planning and Development Services and of course, our Executive Director, Winona Kealamapuana Ellis Rubin.

Aina aloha,  
Gard Kealoha  
Public Affairs/Information Officer

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Mahalo,

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## TABLE OF CONTENTS

	Page
INTRODUCTION .....	9
Scope of this Guidebook .....	9
Commercial Title Searching Co. ....	9
Historical Background .....	9
Documents in Hawaiian .....	10
Guidebook Contents .....	10
Irregularities and Defects .....	10
PROCEDURE A: Tracing Ownership of a Specific Parcel of Property .....	11
Step 1: Find the Tax Map Key Number .....	11
Step 2: Record the property's history given in the Field Book .....	11
Step 3: Record information from Land Court files if property is registered under Land Court Registration System .....	12
Step 4: Record information from the title transferring documents stored in the Bureau of Conveyances .....	12
Step 5: Find the name of original owner, Land Commission Award Number, Royal Patent Number in the deed and verify them in Land Commission Award Index .....	12
Illustration 1 .....	14
Books located in State Dept. of Land and Natural Resources	
Illustration 2 .....	16
An entry in Land Commission Award Book	
Step 6: Trace title forward from the original owner in the Grantor and Grantee Indexes located in the Bureau of Conveyances .....	13
Illustration 3 .....	18
Books located in State Bureau of Conveyances A Scene in the Bureau	
Step 7: Trace geneology of owner's family when there is a break in chain of title .....	13
Step 8: Check Circuit Court records to see if there has been any litigation involving the property .....	17
Step 9: Check to see if any Circuit Court decisions were appealed and decided by State Supreme Court .....	17
Step 10: Check to see if there are any cases that were decided in Federal Court .....	19
PROCEDURE B: Discovering Possible Land Ownership for Unidentified Property .....	21
Step 1: Obtain complete names and aliases of persons to be checked .....	21
Step 2: Check Land Commission Awards Index to see if person in question received land under the Great Mahele .....	21
Step 3: Check Land Court application files to see if any of the family filed for land registration .....	21

Step 4: Check Circuit Court Indexes to see if the family or person was involved in any litigation concerning property.....	22
Step 5: Check Land Files Index and documents in State Archives.....	22
Step 6: Check for family names in Grantor and Grantee Indexes.....	22
<b>PROCEDURAL FLOW CHARTS</b> .....	22
Procedure A .....	23
Procedure B.....	25
<b>RECORD FORM EXPLANATIONS</b> .....	27
Record Form.....	26
	<b>Page</b>
<b>APPENDICES</b>	
Abbreviations Used by the Bureau of Conveyances .....	29
Abbreviations Used on Tax Map History Sheets .....	30
Reading Tax Maps.....	32
Terms and Definitions	
Hawaiian Subdivisions.....	33
Land Title Terminology .....	34
Definitions .....	35
Sources of Information .....	37
Genealogical Research Information from Archives.....	41
Family Chart .....	43
State Schedule of Recording Fees .....	44



## INTRODUCTION

### Scope of this Guidebook

Many people are curious about the history of ownership of their property, or wonder if they have a claim to property occupied by another. Others are curious as to whether their family ever owned land in Hawaii. These people may be reluctant to undertake the expense of hiring someone to do a title search for them and would be willing to do the work themselves, if they had some guidance on how to proceed.

This guide is designed to assist the layperson in tracing property and/or discovering ownership. It is not meant to be a study guide to title researchers' exams and does not necessarily represent the method that may be employed by any particular title searcher. What it does offer, though, is a systematic approach to tracing title or discovering ownership that will familiarize the layperson with the resources available and provide a structure within which to conduct research.

The description of the title searching process has been broken into two procedures which depend on the type of information sought by the searcher. Of necessity there is an interworking of the two procedures at different stages of the search because at several points the kind of information desired in each is the same. The first method is concerned with the tracing of the title of a specific parcel of property over time (see Procedure A, p. 11). The second method starts with a broad base search for any land that may have been owned by a family and narrows to tracing title on specific parcels if it is found that the family indeed did own land at one time (see Procedure B, p. 21).

In conducting a title search, the searcher must always bear in mind the maxim that the shortest distance between two points is a straight line, and not become sidetracked on trivia. It is essential that the steps suggested in each procedure be followed methodically and accurate records be kept throughout. Although every step is not necessary in every title search, the searcher should not omit a step unless he is sure that the information is not required. There are very few short cuts in tracing title, and a successful endeavor will involve patience, accurate and detailed recording, and movement in an ever forward direction. All relevant information should be written on the searcher's worksheet. A sample worksheet can be found on p. 26, titled "Record Form."

### Commercial Title Searching Co.

If a person wishes a professional title search, this service is provided by a title searching company. The company will conduct a title search to determine whether there is any "cloud" or question about the title. In addition, the company may, if the title is found to be clear, insure against losses that might result from a successful claim by an adverse party.

The cost of a title search tends to be expensive. One company estimates the cost to be \$15.00 for every year they go back in the chain of title. Complicated searches may cost the client an additional \$5.00 to \$6.00 per hour. Depending on the title searching company, this cost may be reduced if the owner does some initial research and brings in the documents.

### Historical Background

Before a searcher begins title searching, he should be aware of the historical occurrences which will affect his title searching. Of prime importance is the Great Mahele of 1848, under which Kamehameha III divided land among himself, the government, the Alii, and the commoners. The Alii and commoners had to file a claim to Quiet Land Titles with the Board of Commissioners, usually referred to as the Land Commission. When such a claim was filed, a Land Commission Award Number (L.C.A.) was assigned. Later if a prescribed fee was paid a Royal Patent (R.P.) was awarded. Therefore, if the searcher traces title back to the original awardee or recipient under the Great Mahele, he will have to use these numbers to obtain access to the original documents. This procedure will be explained in greater detail in Procedure A, Step 5, p. 12 and Procedure B, Step 2, p. 21.

Not to be confused with the Land Commission Awards under the Great Mahele are Land Court Application numbers (L.C.App.) reflecting registration of title with the Land Court. Registration of title with Land Court is one of two systems of land recording in Hawaii. Under it, if a person can show clear title, he may have land registered. Other land is recorded under the Regular System which merely provides for recordation of documents without any determination of the validity of title.

## Documents in Hawaiian

Since many documents involving the original land awards and later land transfers were in Hawaiian, the searcher should be prepared to copy each document written in Hawaiian word for word and plan to translate it later. If complete translations were attempted with each document it would consume too much time and interfere with the title search. However, there may be instances where it is necessary to translate parts of a document in order to proceed. When this happens the preferable recourse is to find a translator. There is a translator in the Archives who will make simple and short translations for free. More complicated translations cost \$4.00 per hour. Mr. Herbert Ewaliko of the Department of Land and Natural Resources and Mr. George Bailey at the Bureau of Conveyances may also make translations. It would be helpful if the searcher carried with him a Hawaiian Language dictionary especially when the translation needed is short and no one is available to help him. Reference may also be made to the "Reference Guide," prepared by Herbert Ewaliko, which is located in the main Alu Like office.

## Guidebook Contents

This guidebook is divided into 3 main sections. The first section gives a brief account of Hawaii's fee simple ownership system; section two details the procedural steps to be used in searching land ownership; and the last section is a compilation of various items which help explain terms and abbreviations used throughout the system.

For a quick reference on the procedural steps, see Flow Chart - Procedure A, p. 23, and Procedure B, p. 25.

A list of resources, abbreviations, terms, and definitions commonly used on documents and indexes is included in the appendix, pp. 29-36.

## Irregularities and Defects

Because there are so many legal requirements that are necessary in order to convey "good" title, a layperson should not try to determine the validity of the present owner's title based on the following information. However, your preliminary research may indicate the need to discuss your findings with a lawyer or you may want to have an expert title searcher verify your information.

These are some of the obvious irregularities and problems that might "cloud" the chain of title.

- \* Breaks in the chain of title, where the owner immediately after the break does not give a valid explanation of how he gained ownership
- \* Technical irregularities in the document:
  - lack of signatures of all the people named as sellers or grantors
  - in a conveyance by a business, lack of signatures by the proper officers
  - lack of proper notarization
  - signature of a person without the proper power of attorney
- \* Judgements against the property or owner which have not been satisfied
- \* Mortgages and liens which haven't been released
- \* Changes or mistakes in the property description or maps which have not been adequately explained
- \* Property which is leased or conveyed by a married man to another person but without his wife's consent (called a dower release)
- \* Upon a person's death without a will (intestate), a sale of the property by *one* of several surviving heirs for the *entire* property
- \* Erroneous or questionable claims made by the seller or grantor - for example, claims that he is the sole heir or that he is unmarried, when neither claim is true
- \* Conveyance for the entire parcel when the seller only received part interest
- \* Ownership that was gained through a general quitclaim - a situation where a person takes title from another person who sells "whatever ownership rights he may have in the property"

## PROCEDURE A

### Tracing Ownership of a Specific Parcel of Property

Most people who are interested in conducting a title search have a specific parcel of property in mind when they start. This type of search follows a specific pattern and the searcher must take care that no steps are omitted or there will be much duplication of effort. The procedure requires identifying the present owner and then tracing ownership backwards in time to the Great Mahele. The first step to be taken involves the proper identification of the property in question.

#### STEP 1: Find the Tax Map Key Number.

All parcels of property are identified by a number which locates the property geographically. This number is the Tax Map Key Number, or TMK #. It appears as follows, with the first number representing the zone, the second the section, the third the plat and the fourth the parcel itself: 6-8-131:49. Each county or district has its own tax key numbers. Therefore, the searcher should always make sure he is looking in the proper county. Otherwise, although the tax key numbers are matched, the property looked at will be in a different county than the property in question. Information for all counties can be found on Oahu in the State Tax Office. Generally, counties have documents and maps relating to their particular jurisdiction.

There are a number of ways in which one can obtain the tax map key number depending on the information with which a person is starting. If a deed to the property is available, that more than likely will have the tax map key number on it. On Oahu, if there is no deed available and the address is known, the "Street Index" in the Real Property Tax Information Bureau located in the State Tax Office, will provide the tax map key number corresponding to the address. They may also have a listing by street in each county office. There is no uniform policy regarding the availability of a street index. The searcher, if interested in neighbor island property, should contact the county offices.

If only the owner's name is known, the tax map key number may be obtained by using the "Owner's Index" which lists property by the taxpayer's name. It should be noted that because these records are compiled for tax purposes the names may not necessarily reflect the legal fee owner. The names are of the taxpayers for the parcel. This index is also located on Oahu in the Real Property Tax Information Bureau. Individual counties may have an alphabetical listing of owners' names.

If neither the owner's name nor address is known, it is still possible to locate the tax map key number if the searcher knows the general location of the property. By using the tax maps in the Tax Map Bureau located in the State Tax Office, it is possible to locate a particular piece of land. Directions explaining this procedure are posted on the Tax Map Bureau wall and should be read carefully and followed closely. If the directions are unclear the clerk on duty will provide assistance in finding the tax map key number.

In addition to locating the tax map key number, the searcher can check in the Real Property Tax Information Bureau to obtain the amount of the existing taxes, to see if there are any delinquent taxes, or multiple tax payments indicating possible multiple claims.

With the tax map key number in hand the searcher can obtain the Field Book with its history sheets.

#### STEP 2: Record the property's history given in the Field Book

Field Books are located both in the Real Property Tax Information Bureau and the Tax Map Bureau. The short history of the property transfers should be recorded on the searcher's Record Form. This information will provide the basis and a checklist for further research. If in doubt about the worth of any information, the searcher would be wise to record it. This saves repeating steps.

Among other information, the Field Book will direct the searcher to the documents represented on the history sheet. It will give the Book (bk.) or Liber (l.) and page number if the property was recorded under the Regular System. If the property was recorded under the Land Court Registration System, the Land Court Application number will be given. In addition, if the property has ever been the subject of litigation the Circuit and Federal Court Docket numbers will be given. These numbers should also be recorded on the Record Form as those cases which should be checked by the searcher at a later stage (see Steps 8, p. 17 and 10, p. 19). The Regular System and Land Court documents so indicated are located in the Bureau of Conveyances.

If available earlier history sheets from the Field Book may be viewed upon request to the clerk on duty. These sheets may be important since they sometimes show a transfer of property which was not recorded at the Bureau of Conveyances. For example, land ownership which was determined by the courts, perhaps by probate or quiet title action would be listed on the history sheets, but the disposition may not be recorded in the Bureau of Conveyances books. In any case, the history sheets provide an effective checklist when the searcher is going through the documents at the Bureau of Conveyances.

**STEP 3: Record information from Land Court files if the property is registered under the Land Court Registration System.**

About half of the land in Hawaii is registered under the Land Court Registration System. Under this system “(e) every decree of registration of absolute title shall bind the land and quiet the title thereto, subject only to the exceptions stated in section 501-82. It shall be conclusive upon and against all persons, including the State, whether mentioned by name in the application . . .” (55 Haw. 176, 504 P.2d 57)

Recently, there was a decision which held that the decree does not freeze the seaward boundary after erosion. Under this ruling, it is unclear whether the owner of land registered by the Land Court is entitled to any compensation for the change in the size of his property.

The State insures title to lands registered under this system. It does so because the Land Court, based on title searches submitted by the applicant and verified by the State, has found that there is no legally determined “break” in the chain of title. After land has been registered, all later transfers or events that would affect title must be recorded on the Transfer Certificate of Title. Moreover, subsequent title cannot be gained through adverse possession. Consequently, if a parcel is found to be registered under the Land Court system, it is not necessary to proceed further to verify the title. The amount of information the searcher should record would depend upon his purpose in conducting the search.

The files in the Land Court office are arranged chronologically and assigned application numbers. The application number is noted in the Field Book as L.C.App. (see Step 2). The files contain a varied amount of information which may be selectively recorded depending on the purpose for examining the file. The following information may be found in the files: the application, a map and description of the parcel and surrounding land, the surveyor’s report on the applicant’s map, the Examiner’s report, the title searches conducted by the applicant and the State, the notice of heirs and possibly genealogical charts if ownership was in dispute. Record of the court proceedings is also available, if not confidential. Copies may be made for \$1.00 per page and certified for \$1.00.

**STEP 4: Record information from the title transferring documents stored in the Bureau of Conveyances.**

Most documents referred to in the Land Court records may be found at the Bureau of Conveyances which stores documents for all the counties on all types of conveyances that occurred after the original grants under the Great Mahele. This includes deeds, leases, mortgages, liens, agreements, condemnations, and special information such as power of attorney, easements, adoptions, affidavits, genealogy charts, assignments and releases. Land Court documents may be on closed shelves. A chart at the clerk’s counter will list those documents that must be requested.

Most land comes with the Regular System. This recording system provides notice to later purchasers about earlier transfers of property. Recordation is not mandatory and there is no guarantee that all transfers have been recorded. Even if recorded, there is no guarantee that a transfer is valid. If a parcel is recorded under the Regular System the document concerning the transfer will be located in a Book at the Bureau of Conveyances. These record books are kept numerically in open shelves and the proper document can be located by reference to the Liber (book) and page number obtained from the Field Book. Documents recorded within the last month are on a computer printout sheet.

Each document will refer the searcher to the document before it. This procedure of tracing backwards should be followed until the original owner, the Land Commission Awardee under the Great Mahele, is located. Unfortunately, in many cases finding a complete chain of title in the Bureau will not be possible as there may be a gap where there is no recorded document. This gap creates a “break” in title and the search must be resumed elsewhere. On occasion, reference will be made in the last document before the break describing how the conveying owner gained title even though it was not recorded. Notation should be made of such transfers so that they can be verified later. For an explanation of the kinds of entries recorded in the *Grantor and Grantee Indexes*, and for a list of abbreviations used, see pp. 27 and 29.

**STEP 5: Find the name of the original owner or awardee under the Great Mahele; the Land Commission Award Number and/or the Royal Patent number in the deed and verify them in the Land Commission Award Index located in the Department of Land and Natural Resources.**

When there has been a break in title or the property can no longer be traced backwards from the current owner, in order to fill a break in title, it is necessary to trace title forward from the Great Mahele. The Great Mahele of 1848 established fee simple ownership in Hawaii. King Kamehameha III divided his land between himself, the government, the Alii and the commoner. In order to secure this property, all recipients, except the government and King, had to make application with the Board of Commissioners to Quiet Land Titles, usually referred to as the Land Commission. Each claim if verified was given a Land Commission Award Number (L.C.A.) and upon payment of a fee, a Royal Patent (R.P.). The Royal Patent number should not be confused with the Royal Patent Grant or Land Patent Grant. The Grants were conveyances of *government* lands after the initial land distribution under the Great Mahele.

In most later deeds concerning a piece of property there is mention of the L.C.A. or R.P. number and the name of the original owner. The name and number should be checked against the listing provided in the Land Commission Award Index to make sure that the properties are the same. In some cases there may be no mention in the deed of a L.C.A. number or original owner. This may occur if the parcel was not awarded a L.C.A. number and was originally government or crown land. Again, the searcher should check and see if he can find

the land in the Land Commission Award Index. The index lists all lands owned by king, government, the Alii, and the Commoners. Those who made claims may be traced by name, L.C.A. number, R.P. number, or by the location of the property. The index is also located in the Archives and the State Library Hawaiian and Pacific Room in addition to the Department of Land and Natural Resources.

Copies of original award documents are located both in the Department of Land and Natural Resources and the Archives. They are located in Land Commission Award and Royal Patent Books or on microfilm and most likely will have been written in Hawaiian. If a document is written in Hawaiian, the searcher should copy that document word for word and worry about complete translation later. Herb Ewaliko at DLNR and a translator on staff at the Archives may be able to assist with simple translations. However, even if the documents are in Hawaiian the searcher should still be able to determine the kind of instrument, the grantor and grantee, the date of the instrument and the date the deed was recorded, as well as a brief description of the property and its general location. Simple translations such as this are often noted in the margins or in various indexes. The searcher should, however, carry a Hawaiian Language dictionary in case an essential word or term must be translated before the searcher can move on.

If there is any further question as to the description of the property, the searcher may verify the lot by checking the maps in the State Surveyor's office at 465 S. King Street. All land that has been surveyed by the State since the original awards is recorded in this office. New maps are made whenever an application is filed in Land Court or whenever the State is involved in a land transaction such as a condemnation or sale. The maps are not catalogued or indexed. If the searcher wishes a map he should ask one of the personnel at the office and be prepared to provide the island, district, area and date for which he wishes the map.

#### **STEP 6: Trace title forward from the original owner in the Grantor and Grantee Indexes located in the Bureau of Conveyances.**

With the name of the original owner it is possible to trace later owners through the *Grantor and Grantee Indexes* which are located in the Bureau of Conveyances. According to island and districts these indexes will show the transfer of property from the Grantor, the owner of the property, to the Grantee, the recipient of the property. Since there are separate indexes for Grantor and Grantee it is necessary to know whether the person being looked up was transferring or receiving property. In looking up the original owner under the Mahele the searcher would begin by looking in the *Grantor Index* in the award year and each year after that to see if the property was transferred to someone else. The searcher should examine the index for each year for each owner who comes into possession of property until the present owner is reached or there is a gap in the title caused by failure to record a document.

As the searcher is working forward in the Index it is of great importance that he examine each document to which reference is made. Not only will this provide more information, but often the simple following of names will be misleading. This is especially the case with the earlier transfers where a person often was known by only one name, or where there was an interchanging of English and Hawaiian names.

If a gap is reached in working forward, the searcher will again have to resort to different methods to fill that gap. There are a number of reasons that would account for a gap in the recording system. The land could have been transferred without being recorded. It could have passed by descent or been claimed by adverse possession. In order to account for time in the gap and maybe establish a relationship between persons owning the property before the gap and those owning the property later, it is necessary to have a working knowledge of the family genealogy.

#### **STEP 7: Trace genealogy of the owner's family at the time of the break in the chain of title.**

Charting genealogy is a slow and painstaking task, but one that is necessary to bridge the break in the chain of title. At the point where it is necessary to construct a genealogy to try to close a break in title, there will be two concerns for the searcher to keep in mind as he is going through the following sources.

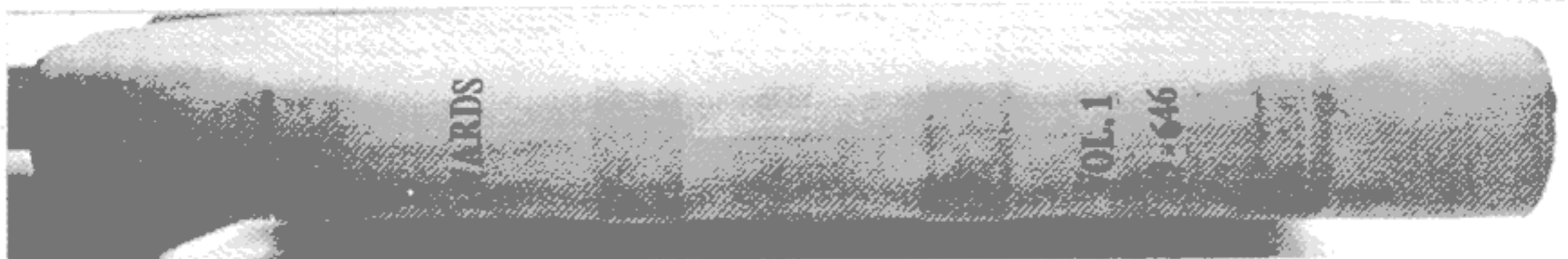
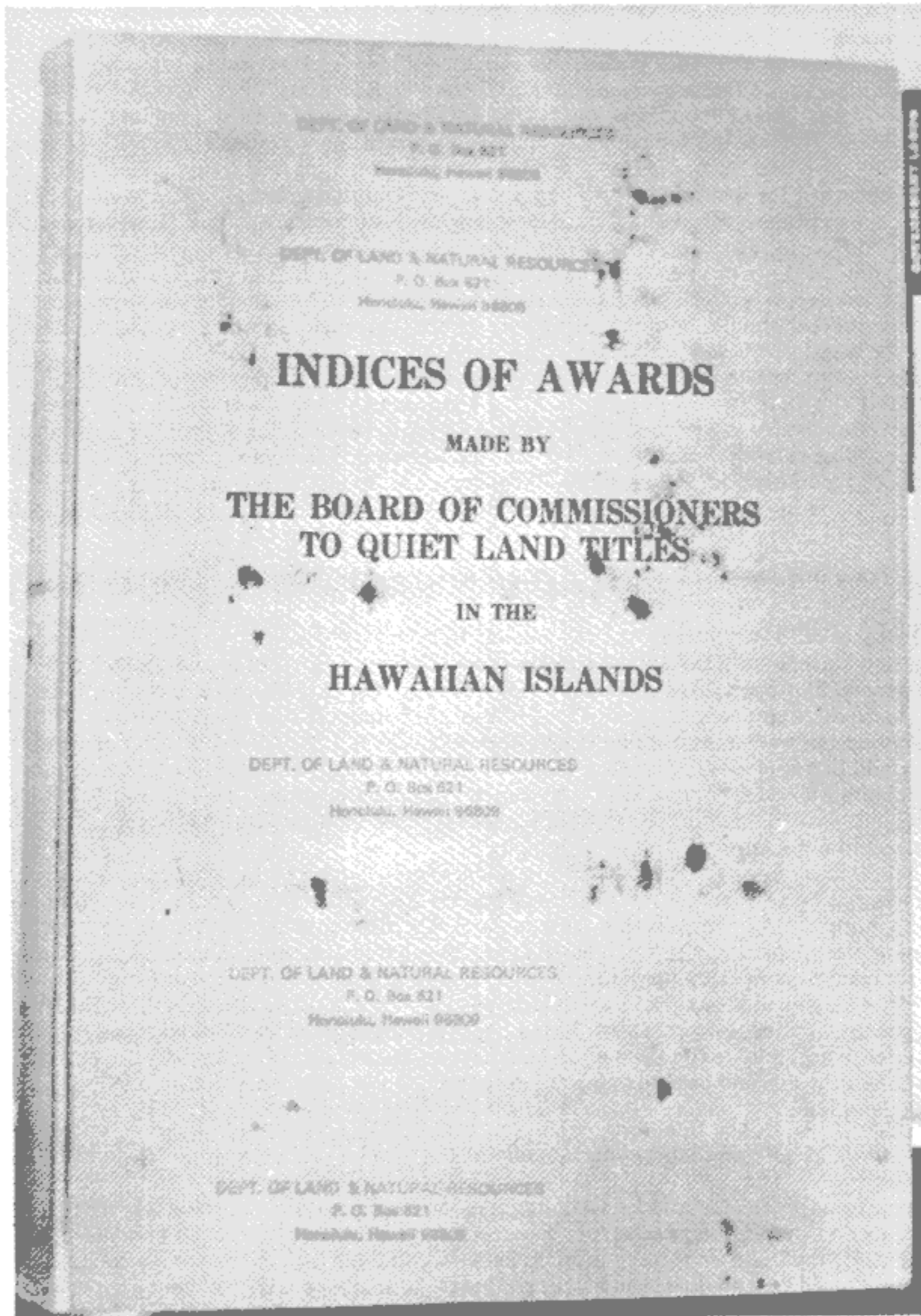
First, the searcher must not lose sight of the fact that the primary focus is to find out what happened to a parcel of land during a certain period of time. Thus, while looking for family relationships he must also be aware that he may discover references to transfers of the land in question. Therefore, at each source, the searcher should examine both land and family related materials. For example, in the Circuit Court files the searcher should check civil as well as probate and family cases.

The second purpose of the search is the construction of a genealogical chart that will aid in filling the gap in title. If the searcher does not discover any references to the land in question, he will need a complete family listing to serve as the basis for further research based on name rather than property. If the searcher methodically follows a few basic guidelines and checks all the relevant available resources he should be able to construct a working genealogy. Following are some primary sources that should be considered.

#### **Friends and Relations**

First, the searcher should gather all the information possible about the family from family members especially those who would have first hand knowledge of older family relationships. Older friends and neighbors are also a good source of information. It is important to keep detailed and complete records of all persons spoken to. This not only will prevent having to make the same inquiries again but will preserve information should the person no longer be available for questioning at a later date.

Most genealogy guides have forms to aid in information recording. Work sheets may also be obtained from



**BOOKS LOCATED IN THE STATE DEPT. OF LAND AND NATURAL RESOURCES**

- Upper - *Land Commission Award Index*: Contains a listing of most awards, patents, grants, and other land ownership determinations made during the Mahele.
- Lower - *Land Commission Award Book*: Contains records of individual claims made and approved by the Land Commission.

the L.D.S. Tabernacle Bookstore on Beretania Street. See p. 43 for a sample worksheet and p. 41 for more genealogy information from the Archives.

### **Department of Health**

Information on births, marriages, and deaths may be obtained from the Department of Health for at least as far back as 1896 with some records going back to 1863. Although licensed Title Searchers have access, the actual records are not open to the public and therefore the searcher must be prepared to supply the clerk with full names, aliases, approximate dates, place and judicial district, depending on the records being requested. In addition, the searcher must claim to be a descendant of the person about whom the information is sought in order to satisfy the requirement that the person requesting information have "a direct and tangible interest." A \$2.00 charge is made for each search even if nothing is found.

### **Archives**

Located on the Iolani Palace Grounds, the State Archives contains records of Hawaii's government from pre-constitution era to present day Statehood, covering a span of time from about 1790. The Archive's files also contain newspapers dating from 1836, photographs and negatives, census records, old court records, change of name records, Hawaiian genealogies, immigration records from 1840 to June 1900, land award records, as well as many other items that might prove helpful. There are indexes and inventories available at the Archives to give the searcher an idea of the resources available. In addition the staff will assist in locating information and suggest the most reasonable approach to take. Staff members do specialize in specific areas, so it may prove fruitful for the researcher to find out if there is anyone particularly suited to assist him in his inquiry.

There is a wealth of information in this department. Among other, these items are stored:

- Private documents
- Government documents
- Newspapers
- Photographs
- Pamphlets
- Maps
- Card Catalogue
- Subject Indexes
- Special Inventories
- Land Files
- Board of Health Records

Many of the older documents are in Hawaiian. A translator is available to provide assistance with short translations. Lengthy translations will cost \$4.00 per hour.

The materials at the Archives may not be checked out. However, photocopies and microfilm copies may be made for \$1.00 for the first page and \$.25 for each additional page. Certified copies may also be obtained.

### **Churches and Cemeteries**

Local church records may provide information about marriages, births and deaths in a family. This information is usually filed chronologically and therefore it is necessary to supply dates when requesting information.

Most smaller cemeteries do not have indexes to the dead buried there. It would be necessary for the searcher to make a physical search for grave markers. Of particular importance to proving family relationships is to note the names of persons buried near each other. Large cemeteries may have indexes or records. Oahu cemetery on Nuuanu Avenue has an index to burials since 1842.

### **LDS Laie-Hawaii State Genealogical Library**

This library contains records of Hawaiian and Polynesian family histories, especially of L.D.S. members. The library also is able to obtain microfilm copies of the material on file at Salt Lake City, Utah. This might provide a method of tracing ancestors before their arrival in Hawaii. Branch libraries in Kaimuki and Kaneohe can also obtain microfilm.

### **Bishop Museum**

In addition to the State Archives, the Bishop Museum also has a collection of traditional Hawaiian genealogies. There are no indexes to individual names, but there is usually some identification of family, island, or ancestor. There are also some genealogies on a few prominent haole families.

### **U.S. Immigration and Naturalization Service**

It is necessary to contact the U.S. Immigration Service if the searcher is trying to locate arrivals after June 1900. You should know the date of arrival, ship and port of entry. The fee is \$5.50 and the searcher must be someone with a right to the information, such as a descendent.





## **Circuit Court and Family Court**

Circuit Court and Family Court records can provide information about families that have ever been involved in litigation. Probate Records (estate and guardianship determinations), civil actions, and divorce actions may all provide links in family relationships. Confidential files such as Adoption records are not available for public viewing although some information may be gleaned from the indexes.

Pre-1900 Circuit Court records and indexes are located in the Archives. These records include the neighbor islands and date back to the 1840s. Neighbor island circuit clerks will not do title searches but they may answer simple written requests concerning probate and civil cases in their jurisdiction. Requests should include names, aliases, and dates those persons were alive. A self-addressed, stamped envelope may get the searcher a speedier reply. If a case involves any of the persons being searched the clerk will probably list the case number and say how many pages are in the document. Copies of the document are available at \$1.00 per page (see Step 8 for a detailed description on how to locate files).

## **Land Court**

Land Court applications may give extensive family histories. If there was a piece of Land Court Registered land in the subject family, even if it is not the land in question, there is a high probability that a genealogy of the family would have been included with the application. In addition, reference may be made to the land in question.

Once the genealogy has been constructed, if there has been no indication in any of the documents about how the land in question was transferred, the next step is to check each possible owner by name to see if the property passed through his hands. For a detailed description of tracing land using a person's name as a basis, see **PROCEDURE B: Discovering Possible Land Ownership for Unidentified Property**, p. 21.

### **STEP 8: Check Circuit Court Records to see if there has been any litigation involving the property.**

If there was a gap in the chain of title, chances are that the searcher will have already checked all the Circuit Court cases open to the public by this stage in an attempt to find reference to the land and create a genealogy of the family owning the land at the time of the gap. However, if a thorough search of records has not been completed already, it must be done now even if there was no break in title.

At this stage, the searcher should have accounted for all transfers of the property. He is now checking Circuit court Civil, Family, and Probate records to see if there were any actions affecting the land title, i.e. tort, lien, divorce, inheritance, etc., which may not have been reflected in the record of land transfers or in the Field Book in the Tax Office.

In order to look up Circuit Court cases the searcher needs to have the name of the owner and the date he owned the property, or the docket number to the case which may have been given in the Field Book (see Step 2). If the searcher has the docket number, i.e. Civ. 45789, he can check the chart to the indexes to see if the case is filed numerically in the file cabinets or is on microfilm. Most cases after 1900 are on microfilm and earlier ones are stored at the Archives. If the searcher needs assistance any of the clerks will be able to help him. Files may not be removed. However, copies may be made at \$1.00 per page. Documents may also be certified at \$1.00 per document.

If the searcher does not have a docket number he must use the Index of cases to check out any possible claim against the property. The Index lists cases by the parties' names and provides the docket number. Since there are different kinds of cases, it is necessary to check the chart to the indexes to see which type of case the docket number is referring to. For example, all Civil cases are coded in the index as "02." Each owner of the property should be checked for the years during which he owned the property.

The Circuit Court cases listed in the Indexes are only for the First Circuit, the island of Oahu. Therefore, if some of the owners lived on the neighbor islands, it would probably be a good idea for the searcher to check the records of the other Circuits: Second Circuit, Maui; Third Circuit, Hawaii; Fifth Circuit, Kauai.

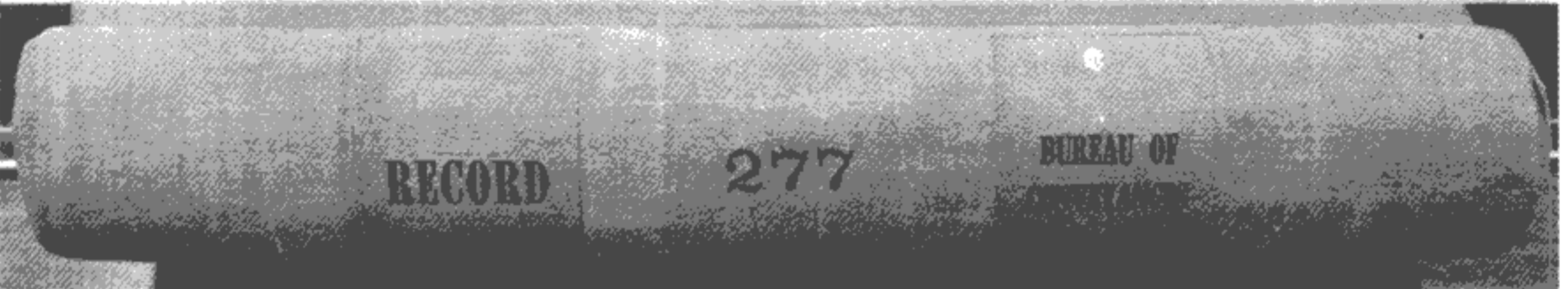
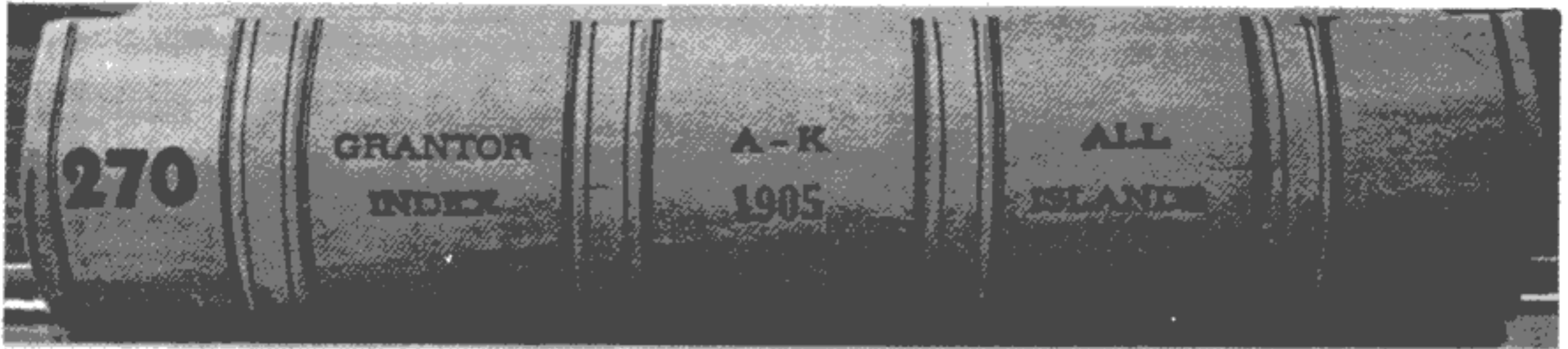
### **STEP 9: Check to see if any of the Circuit Court decisions were appealed and decided on by the State Supreme Court.**

All decisions which have been appealed from the Circuit Court are kept in the Supreme Court Clerk's office. Cases in which an opinion was issued will be printed in both the *Hawaii Reporter* and the *Pacific Reporter* and can be found in the Supreme Court Library. Oral decisions will not be included in these publications and it will be necessary to check with the Supreme Court Clerk for such decisions.

In order to find out whether a decision has been appealed from Circuit Court and a ruling made by the State Supreme Court the searcher can, if he knows the names of the parties and the date, check in the list of cases found in the *Hawaii Reporter* and the *Pacific Reporter*, and the page number given. If the case is referred to in another source, there will be a citation directing the searcher to the volume in which the case is located. For the *Hawaii Reporter* the citation will look like: 54 Haw. 371. The first number represents the volume, and the second number represents the page. Similarly, with the *Pacific Reporter* the volume and page number will also be given, i.e. 374 P.2d 7. If the searcher has any questions he should ask a librarian.

### **STEP 10: Check to see if there are any cases that were decided in Federal Court.**

In some instances the transfer of a piece of property may involve a federal agency. If this occurs there is a possibility that if any case was brought, it was brought in Federal Court. In addition, a case may have been



- Upper - *Grantor Index*: One Grantor Index for "All Islands" in the year 1905. Lists entire entries according to the conveyor of the land followed by the recipient.
- Middle - *Grantee Index*: One Grantee Index for "All Islands" in the year 1905. Lists entries according to the recipient of the land followed by the conveyor.
- Lower - *Record Book* (referred to in the Indexes): Contains copies or facsimilies of documents recorded with the bureau.



BUREAU OF CONVEYANCES, GRANTOR AND GRANTEE INDEXES SECTION

brought in Federal Court if the controversy involved a Constitutional issue.

The searcher may check for cases brought in the U.S. District Court for the District of Hawaii in the *Federal Supplement* which compiles lower federal court cases. As with the *Hawaii Reports* there will be a list of case names in each volume. The searcher may also check with the clerk in the U.S. District Court office. There is an index there and the clerks will explain how to locate a case.

If the case was appealed from U.S. District Court and an opinion rendered at the appellate level, the opinion may be found in the *Federal Reporter*.

These volumes are located in the State Supreme Court Library.



## PROCEDURE B

### Discovering Possible Land Ownership For Unidentified Property

In some cases a person wishing to trace title will not have a specific piece of property in mind. Rather, he will have a person's or persons' names and wish to see if that person ever owned any property. This type of situation also occurs where a person has been tracing title on a particular piece of property and has reached a gap in recorded title and must look for possible owners out of a pool of people.

Tracing title without a specific piece of property to work from involves a lot of mechanical searching through files looking for a person's name. Once a specific parcel of property is identified with a person, the searcher can proceed to trace that property, if he wishes, by following the steps in PROCEDURE A. However, the searcher should not forget to continue to look for other possible landholdings by the subject person or persons.

#### STEP 1: Obtain complete names and aliases of persons to be checked.

If only an individual is to be examined for possible landholdings, it is necessary to have the complete name of that person as well as any other names she or he may have used. This is absolutely essential, especially where Hawaiian and English names were used interchangeably or a person was "hanied" to a family with a different surname.

If several individuals or a family is being considered, it is necessary for the searcher to prepare a genealogy (see PROCEDURE A, Step 7, page 13). This genealogy will enable him to check all possible owners within a family and if a piece of property is discovered it will aid in tracing title on that property. Often in the course of searching a genealogy, reference will be made to land transfers within the family.

#### STEP 2: Check the Land Commission Awards Index to see if the person or persons in question received land under the Great Mahele.

The *Land Commission Award Index* can be found in the Department of Land and Natural Resources (DLNR), the Archives, and the Hawaii State Library Hawaiian and Pacific Room. It lists the awards of property made by Kamehameha III under the Great Mahele. The land is listed much as it was divided. There were four major land divisions. Land was retained by the King, given to government, the Alii and the commoners. Not all persons having land were required to register it with the Land Commission, notably the King and government. Those that did register their land got Land Commission Awards (L.C.A.) numbers and later Royal Patent (R.P.) grants after required fees were paid.

If the awardee, or person who received the land under the Great Mahele, was required to register, his ownership could possibly be traced by looking at the awardee names in the index. This would give the location of the property and the L.C.A. number. If the searcher is limiting himself to a certain geographical area, he may also find evidence of ownership by looking at the section of the index which lists awardees and L.C.A. numbers by location of the property.

If ownership of property is discovered here, it is possible to continue tracing that property forward in the *Grantor* and *Grantee Indexes* (see PROCEDURE A, Step 6, p. 13). However, if the searcher is trying to find all possible land holdings, he should not get sidetracked too soon in tracing ownership of a specific parcel.

#### STEP 3: Check Land Court application files to see if any of the family filed for land registration.

Land Court files are chronologically arranged by application number. Therefore, if all the searcher has is the family name, he will have to examine each card in the index file. Fortunately, the number of registered parcels is not extensive and the quality and amount of information to be obtained is impressive and well worth the search (for more information about Land Court, see PROCEDURE A, Step 3, p. 12).

**STEP 4: Check the Circuit Court Indexes to see if the family or person was involved in any litigation concerning property.**

Since Circuit Court cases are indexed according to parties names, whether plaintiff or defendant, the *Index* should be checked under the family or person's name for every year. Each case found involving the family or person should be read to see if the property was in dispute. Files, such as adoption records, are deemed "confidential" and are not open to the public. However, the parties involved will still be listed in the Circuit Court *Indexes* (for a detailed description of the use of Circuit Court files, see PROCEDURE A, Step 8, p. 17, and also Step 7, p. 13, in connection with genealogy).

If a case is discovered dealing with land, the searcher should note it and see if it affects the genealogy chart he has constructed. He should also check to see if the case has been appealed (see PROCEDURE A, Step 9, p. 17). If he wishes, the land discovered may be traced according to PROCEDURE A to check its chain of title.

**STEP 5: Check the Land Files Index and document in the State Archives.**

Although the State Archives have been mentioned primarily in connection with creating a genealogy chart, this resource also contains land indexes which may help locate family property. The land indexes contain references to land by location, person, lease, grant, Land Commission Award and Royal Patent numbers. Also available are translations of the *Native Register*, native and haole registration and testimony given before a Royal Patent was awarded. The Archives records concern the original title given by the Government, not later transfers between individuals (for further information about the Archives, see PROCEDURE A, Step 7, p. 13).

**STEP 6: Check for family names in the Grantor and Grantee Indexes.**

Even if the searcher does not locate the family name in the *Land Commission Awards Index*, he can look for more current appearances of the name in the *Grantor* and *Grantee Indexes*. When looking for connection with property both the *Grantor* and *Grantee Indexes* must be checked for each year to see if the person or family either bought or sold any property during that time. Once a parcel is discovered, a trace can be done on that property following the steps set out in PROCEDURE A.

It is important to note that the two procedures discussed are not exclusive. PROCEDURE B becomes an integral part of PROCEDURE A when there is a gap in title on a specific property and the gap must be filled by checking out a number of possible owners. Similarly, PROCEDURE A becomes an integral part of PROCEDURE B after a parcel of land is discovered to belong to a person or family, if the searcher wishes to trace the title of that land.

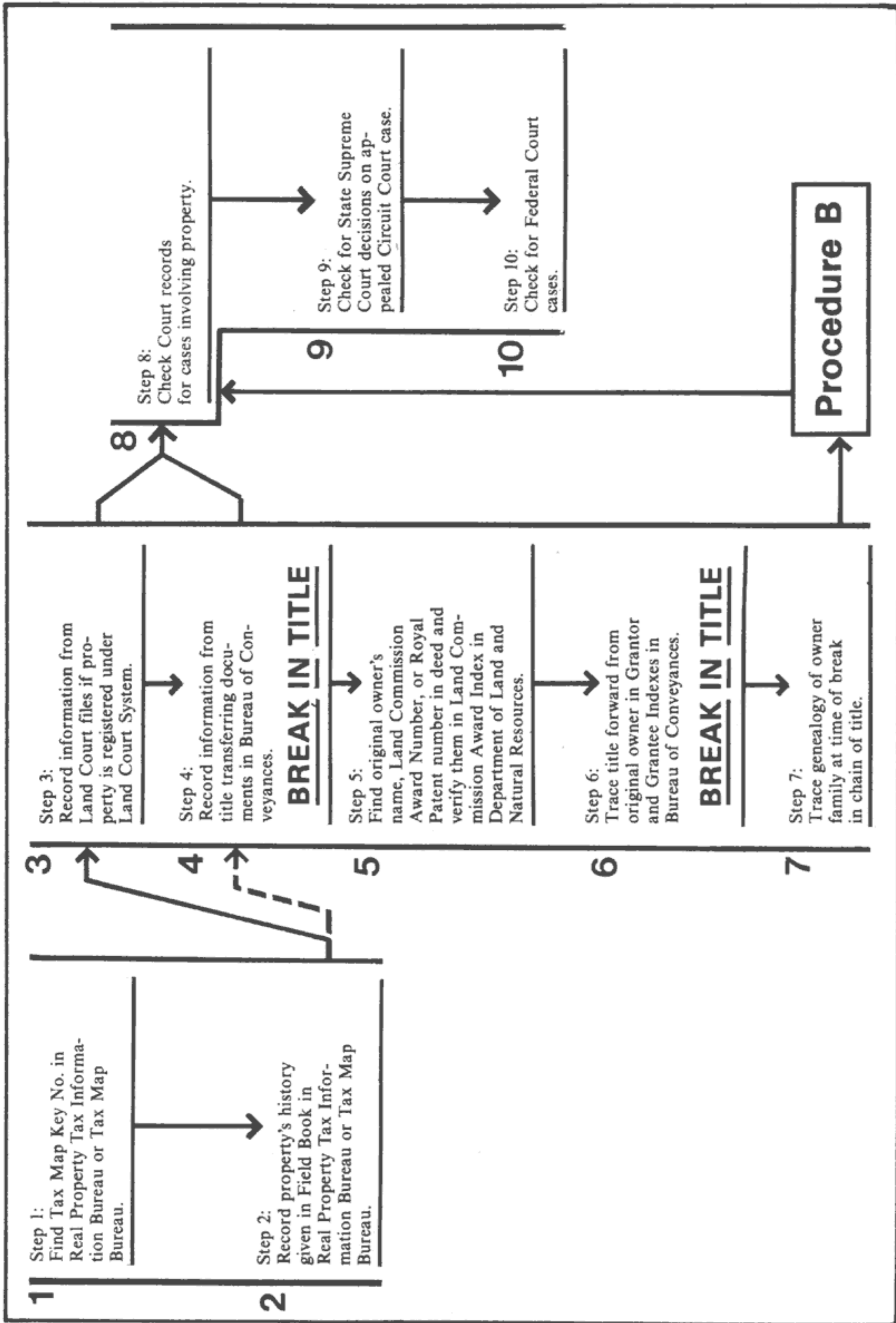
Included in this guide are two "Flow Charts" on pages 23 and 25 laying out both procedures. These charts may be used as handy references for the searcher while conducting the search. For a more detailed discussion, the guidebook should be referred to. Also included for handy reference is a listing of all places that must be visited and written materials that may prove helpful.

## PROCEDURAL FLOW CHARTS

The accompanying flow charts are quick references to the procedures used in searching land ownership. They should be used *after* reading the procedural steps as detailed in the preceding section.

Flow Chart on PROCEDURE A is a description of steps to be used in searching ownership where the property to be searched is presently identified.

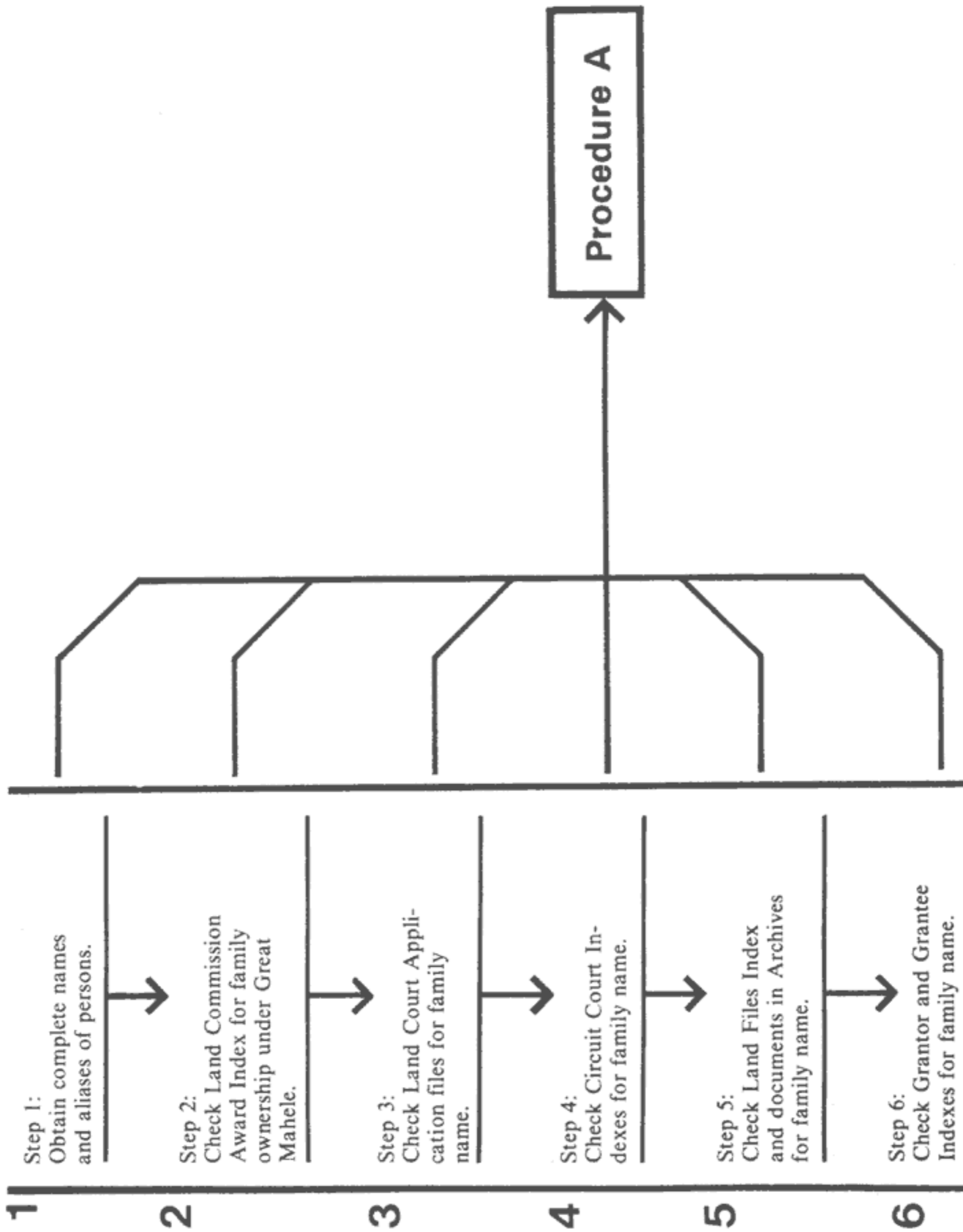
Flow Chart on PROCEDURE B outlines steps to be taken when a search is being conducted on lands the searcher cannot identify at the outset.



## Procedure A







**Procedure B**



**RECORD FORM EXPLANATIONS**

Inst	Grantor	Grantee	Grantor	Date	BK	P	Description	Location	Marit Stat	Release	Source

- Instrument**                      Type of instrument: Deed, mortgage, lease, mortgage or tax foreclosures, power of attorney, genealogy. Use abbreviations, see page
- Grantor**                              Person or organization selling or transferring the property.
- Grantee**                              Person or organization receiving the property.
- Grantor**                              Use this column when recording conveyance (document showing transfer of title) from grantee to grantor.
- Date**                                      Date conveyance is recorded.
- Book, Page**                          Bureau of Conveyances Record Book, Land Commission Awards Book, Royal Patent Book, or any other books used.
- Description**                          Complete description of property including L.C.A., R.P. and Tax Key Numbers. Also record any mortgages, liens and releases when they are paid, any judgments, restrictions and reservations.

Note how the property is held: joint tenancy (JT), tenancy in common (TC), tenants by the entirety (TE), etc.

Indicate if a map is shown (valuable information if the property description is questioned).

Record any relationship and indications of how title passed to present owner, that is, by sale, inheritance, etc.

Note any comments and questions you might have.
- Location**                              Island, district, and vicinity where property is located.
- Marital Status**                          Married, Divorced, Widowed, Single. Give dates, if available.
- Release**                                  Indicate whether there was a release by the spouse of a married person.
- Source**                                  List complete source of your information. If information is given orally, note the date, time, place and circumstances; that is, informant's age, expertise, and relationship.

Indicate whether document is in Hawaiian.



## APPENDICES

### Abbreviations Used by the Bureau of Conveyances:

<b>D</b>	<b>DEED</b>		
Admr/D	Administrator's Deed	D/Adopt	DEED OF ADOPTION
Comr/D	Commissioner's Deed	Dec/Adopt	Decree of Adoption
Conf/D	Confirmation Deed		
Cor/D	Correction Deed	Gr	GRANT
Exch/D	Exchange Deed		
Forc/D	Foreclosure Deed	Judgt	JUDGEMENT
Gdn/D	Guardian's Deed		
Part/D	Partition Deed	B/S	BILL OF SALE
Q/D	Quitclaim Deed		
Sher/D	Sheriff's Deed	Lien	LIEN
Tr/D	Trust Deed	Rel/Lien	Release of Lien
Exor/D	Executor's Deed		
udt	Under Deed of Trust		
<b>M</b>	<b>MORTGAGE</b>		
A/M	Assignment of Mortgage		
C/M	Chattel Mortgage		
Tr/M	Trust Mortgage		
Forc/Afft	Foreclosure Affidavit		
Forc/Entry	Foreclosure Entry		
<b>L</b>	<b>LEASE</b>		
Le	Lessee		
A/L	Assignment of Lease		
Canc/L	Cancellation of Lease		
Sur/Le	Surrender of Lease		
Par/A/L	Partial Assignment of Lease		
<b>P/A</b>	<b>POWER OF ATTORNEY</b>		
Rev/P/A	Revocation of Power of Attorney		
<b>Attach</b>	<b>ATTACHMENT</b>		
Rel/Attach	Release of Attachment		
<b>Appt/Tr</b>	<b>APPOINTMENT OF TRUSTEE</b>		
Decl/Tr	Declaration of Trust		
Tr/Sale	Trust Sale		
Decl	Declaration		
Rel/Dow	Release of Dower		
Rel/Cur	Release of Curtesy		
<b>A/S</b>	<b>AGREEMENT OF SALE</b>		
Agrmt	Agreement		
Assgn/Agrmt	Assignment of Agreement		
Can/Agrmt	Cancellation of Agreement		
Sur/Agrmt	Surrender of Agreement		
<b>Addn/Chg</b>	<b>ADDITIONAL CHARGE</b>		
Addn/Secur	Additional Security		
Assgn/Secur	Assignment of Security		
<b>Rel/M</b>	<b>RELEASE OF MORTGAGE</b>		
Par/Rel/M	Partial Release of Mortgage		

**Abbreviations Used on Tax Maps Branch History Sheets:**

D'yr	Deed/Year
Exch/D'yr	Exchange Deed
QC/D'yr	Quitclaim Deed
Tr/D'yr	Trust Deed
Part/D'yr	Partition Deed
Cor/D'yr	Correction Deed
Comr/D'yr	Commissioner's Deed
Forc/D'yr	Foreclosure Deed
A/S'yr	Agreement of Sale
A/A/S'yr	Assignment of Agreement of Sale
L'yr	Lease
R/S'yr	Route Slip
Prob'yr	Probate
F/O/D'yr	Final Order of Distribution
F/O/C'yr	Final Order of Condemnation
Trans'yr	Transfer
Can'yr	Cancellation
Surr'yr	Surrender
R/S	Route Slip
H/S	Parcel History Sheet
TMB	Tax Maps Branch Number
L#---p#---	Liber #___Page #___
B#---p#---	Book #___Page #___
Li	License or Licensee
SCT	State Conveyance Tax
Rs	Revenue Stamp
Cons	Consideration
DP	Down Payment
GL	General Lease License #

**Abbreviations Used on Tax Maps:**

L.C.Aw.	LAND COMMISSION AWARD. (Kuleana) Example: L.C.Aw. 5621, L.C.Aw. 1570-B, L.C.Aw. 5170-C, L.C.Aw. 8241-II, L.C.Aw. 8241-0, L.C.Aw. 3241-CO. Apanas are designated as: L.C.Aw. 5621:1, L.C.Aw. 1570-B:2, and so forth.
M.Aw.	MAHELE AWARD. Designation of numbers and apanas as are Land Commission Awards.
L.C.Aw.____F.L.	Land Commission Award____Fort Lands. Example: L.C.Aw. 12F.L. and to indicate apana: L.C.Aw. 12F.L.:2.
GRANT or Gr.	ROYAL PATENT or LAND PATENT (GRANT). Apanas, lots, parcels or sections are designated as in Land Commission Awards - Examples: Gr. 2560:3, Gr. 2561-B:4.
Sch. Gr.	LAND PATENT (GRANT) issued by the Department of Public Works. Example: Gr. (PW) 65.
Kam. Deed to	Deeds of Crown Lands executed by Kamehameha III, IV, and V in their respective reigns, with the date of the deed and the book and page in which it is recorded. Example: Kam. Deed to . . . Date . . . Book 21 p. 10.














\*Source: Tax Maps Branch

R.P. . . . (on Aw.)	ROYAL PATENT or LAND PATENT (ON AWARDS). Used only in those instances where a Land Commission Award by name only has been subdivided into two or more portions and on which separate Patents have been issued (by survey) on the different portions of the award as subdivided. An example is that of the ahupuaa of Kalaoa, South Hilo, Hawaii, covered by L.C.Aw. 11216:48 (by name only), on which the following Patents (by survey) have been issued: 7139, 7140, 7141, 7160, 7161, 7162 and 8116. The Royal Patent designation ceased with number 7992; thereafter the Land Patent designation is used.
Ld. Ct. App.	LAND COURT APPLICATION. The abbreviations C.L.R.Pet., L.C.P., and L.C.Pet. used with the early numbers are no longer used.
R-o-W or R/W	RIGHT OF WAY. An easement over land for ways, public utilities, etc.
G.L.	GENERAL LEASE. Issued by the Department of Land & Natural Resources on general leases of public lands. Licenses are also recorded in the General Lease Book, but the number of the lease is preceded by the letter L. Example: G.L. No. L-1746.
Ld. Ct. Cons.	LAND COURT CONSOLIDATION. Consolidation of two or more Land Court Applications or a portion thereof into one application.


C.O.	CERTIFICATE OF OCCUPATION. A form of agreement issued by the Department of Land & Natural Resources on homesteads with certain conditions to be fulfilled prior to the issuance of homestead leases.
H.L.	HOMESTEAD LEASES. The 999-year lease issued by the Department of Land & Natural Resources on homesteads after compliance with the conditions in the Certificate of Occupation.
S.S.A.	SPECIAL SALES AGREEMENT. Issued by the Department of Land & Natural Resources on lands sold at public auction on time payments or lands taken under preference rights to purchase.
S.H.A.	SPECIAL HOMESTEAD AGREEMENT. Issued by the Department of Land & Natural Resources on homesteads taken up on time payment.
R.P.L.	RIGHT OF PURCHASE LEASE. Issued by the Department of Land & Natural Resources on homesteads taken up on a rental basis with the right to purchase.
H.H.L.L.	HAWAIIAN HOME LANDS LEASE. Leases issued by the Department of Hawaiian Home Lands Commission.
Exec. Ord.	EXECUTIVE ORDER by the Governor on public lands set aside for special governmental purposes. Occasionally, lands are set aside by proclamation, such as forest reserves.
Pres. Ord.	EXECUTIVE ORDER OF THE PRESIDENT OF THE UNITED STATES. State lands withdrawn from public lands for special federal purposes. Occasionally, lands are set aside by Presidential proclamation, such as the Hawaiian Bird Reservation.
Cert. Title No.	CERTIFICATE OF TITLE. In connection with Land Court system of recording documents, the assistant registrar of the Land Court, who is also the appointed registrar of conveyances, issues Certificates of Title to owners of registered land. There are two forms, original and transfer; the original is the first certificate issued after decree is entered in the Land Court, and the transfer is on subsequent transfers of land or any portion thereof; all certificates of Title should not be confused with the Certificates of Title made by abstractors in connection with title searches.

READING TAX MAPS

Types of lines used to designate title and tenancy:\*

District Boundaries	
Streets & Roads	
State Forest Reserves, National Parks, Military Reservations, Lighthouses & other Federal Sites.	
Land Boundaries, Ahupuaas, Ilis Awards, Grants & other original titles	
Ownership Boundaries. Lot lines or Division of original titles and/or Subdivisions.	
Lot lines of Division of Original Titles and/or Subdivisions, incomplete Projects & Easements.	
Proposed Setback lines.	
Direct lines between points on meandering boundaries, Radii of curves and chords of Arcs.	
Boundary lines between tracts.	
<b>Widths of line used in conjunction with above, to designate:</b>	
Exterior boundary lines of district, zone, section, and plat maps.	
Street lines within exterior boundary lines of plat maps.	
Parcel lines within the plat map.	
All other lines.	

\*Source: Tax Maps Branch

Tax maps give boundaries, area, and ownership for each parcel in the state. In cases where applicable, the maps indicate the type of land title (See **Abbreviations of Land Title Terminology**). When a parcel number appears with a line drawn under it (8), the parcel's history sheet appears among the older history sheets that must be requested from the back room. When the number, with the line under it, has been x-ed through (8), the parcel has been "dropped" (included) into a larger parcel having the same owner. In such cases a  is drawn through the boundary lines to indicate their intended removal. When the map is updated, these lines will not appear.



## GLOSSARY OF HAWAIIAN SUBDIVISION

Moku	The Islands were each divided into districts called "Mokus." These seem to have been geographical subdivisions only, for there were no administrators over these Mokus, as districts.
Kalana	The district next smaller than a Moku was called "Kalana."
Ahupuaa	Each Moku was divided, for landholding purposes, into smaller divisions called "Ahupuaas," varying in size and shape. The typical form of an Ahupuaa was a strip running from the sea to the mountains and containing a sea fishery and sea beach, a stretch of kula or open cultivatable land and higher up its forest. All Ahupuaas had definite boundaries, usually of natural features, such as gulches, ridges and streams, and each had its specific name. A chief held it, not owned it, for he owed allegiance to a higher chief or the sovereign.
Ili	Many of the Ahupuaas were subdivided into smaller lands called "Ilis." Each had its own individual title and was carefully marked as to boundary.
Ili Kupono	There were two kinds of Ilis, one, the "Ili Kupono," known also in abbreviated form as "Ili Ku," being a portion of land, the ownership of which was fixed, for the chief holding an Ili Kupono continued to hold, whatever the change in the Ahupuaa chief. In other words, the transfer of an Ahupuaa to a new chief did not carry with it the transfer of any Ili Kupono contained within its limits.
Ili of the Ahupuaa	The other Ili was the "Ili of the Ahupuaa." Ilis of the Ahupuaa were subdivisions for the convenience of the chief holding the Ahupuaa.
Lele	Another feature of the Ili is that an Ili often consisted of several distinct sections of land, one, for instance, would be on the sea shore, another in dry, open land or kula, another in the regularly terraced and watered taro patch section, and still another in the forest section. These detached pieces were called "Leles."
Moo	The arable portions of Ilis were divided into small tracts or fields called "Moos" or "Mooainas." A Moo was the division of land next less than an Ili and was for the purpose of cultivation only. These Moos were named, which were in reality field names.
Pauku	The division of land next less than a Moo was called "Pauku."
Kihapai	Still smaller than a Pauku was a division called "Kihapai." This was a cultivated patch of ground, a field, a potato patch or garden belonging to and cultivated by the tenants or common people for themselves. These also had their names.
Koele	There were also patches and gardens which were planted by the tenants, or common people, for their landlords. These were called "Koeles." These belonged to the chief but cultivated for him by his people, and these also had their names.
Poalima	These Koeles in later years were worked for the chiefs by the tenants on Fridays only, and they then came to be called "Poalimas," poalima being the Hawaiian word for Friday.
Kuleanas	The small areas of an Ahupuaa which the tenants, or common people, had improved or cultivated and used for their own purposes, and to which they substantiated their claims and perfected their rights, securing from the Land Commission and Award of Title in Fee Simple, were known as "Kuleanas." The word itself means "rights" — a right of property which pertains to an individual — and was applied uniformly during the existence of the Land Commission to the Fee Simple holdings as awarded by it to the common people.
Konohiki	The head man of an Ahupuaa or a person who had charge of a land with others under him was called a "Konohiki." He was an agent who managed a chief's lands. The word Konohiki in time came to be applied to the land under such an agent's care, thus the land held by a chief, an Ahupuaa or Ili, was known as "Konohiki Land."

Source for these terms and definitions:

*Real Property Appraisers Manual*, January 1, 1942,  
Arranged by R.D. King

## LAND TITLE TERMINOLOGIES

L.C.Aw.	LAND COMMISSION AWARD. Designated by the award number as, L.C.Aw. 5621, L.C.Aw. 1570-A, L.C.Aw. 8241-LL. Awards with Apanas, indicated as, L.C.Aw. 5621:1, L.C.Aw. 1570-A:2, L.C.Aw. 8241-LL:3. A further division of apanas, known as maheles, designated by colon and roman numerals, as L.C.Aw. 1234:5:II.
L.C.Aw.—F.L.	LAND COMMISSION AWARDS ON FORT LANDS. Designated by the award numbers and F.L., as L.C.Aw.12 F.L. A colon and number added to indicate the apana, as L.C.Aw. 12 F.L.:2.
M.Aw.	MAHELE AWARD. Designated by the award numbers and apanas as M.Aw. 15:2. In the two acts for the "Relief of Konohikis" approved August 24, 1860 and December 6, 1892, the Minister of the Interior was authorized to grant awards to lands to Chiefs whose names appear in the Mahele of 1848 who failed to receive Land Commission Awards, hence this class of title is called a "Mahele Award."
Grant or Gr.	ROYAL PATENT or LAND PATENT (GRANT). Grant numbers, apanas, lots, parcels or sections are designated as in Land Commission Awards: Gr. 2560:3, Gr. 2561-B:4, Gr. 8967:A.
Sch. Gr.	ROYAL PATENT TO THE BOARD OF EDUCATION. Designated by patent number and apana, as Sch. Gr. 8:1. One of this class of patents was issued to other than the Board of Education, and that (No. 43) to H.R.H. Liliuokalani.
GR. (PW)	LAND PATENT (GRANT) issued by the Department of Public Works between March 31, 1906 and April 26, 1910. Designated by (PW) and grant number, as Gr. (PW) 78, which is the last number of this series.
Kam. Deed	KAMEHAMEHA DEED. Deeds of Crown Lands executed by Kamehameha III, IV, and V in their respective reigns. Designated by name of grantee, the date of the deed and the book and page in which it is recorded, as Kam. Deed to G.P. Judd, November 20, 1850. Bk. 4 p. 304.
R.P. or L.P.	ROYAL PATENT or LAND PATENT IN CONFORMATION OF LAND COMMISSION and MAHELE AWARDS. Designated by patent number preceding award number as R.P. 6520 L.C.Aw. 2800. The Royal Patent designation ceased with number 7992; thereafter the Land Patent designation is used.
Ld. Ct. App.	LAND COURT APPLICATION. Designated by application number as, Ld.Ct.App. 962. The abbreviations L.C.Appln., C.L.R.Pet., L.C.P., and L.C.Pet. used with the early numbers should not be perpetuated.
Cert.	CERTIFICATE OF TITLE. In connection with the Land Court System of recording documents the assistant registrar of the Land Court, who is also the appointed registrar of conveyances, issues certificates of title to owners of registered land. There are in two forms, original and transfer; the original is the first certificate issued after decree is entered in the Land Court, and the transfer is on subsequent transfers of land or any portion thereof: all certificates are numbered; Land Court Certificates of Title should not be confused with the certificates of title made by abstractors in connection with title searches.
Exec. Order.	EXECUTIVE ORDER. Executive order of the Governor setting aside public lands for special governmental purposes.
Gov. Proc.	PROCLAMATION. A proclamation by the Governor, setting aside lands for special purposes, such as forest reserves.
Pres. Ord.	PRESIDENTIAL ORDER. An executive order of the President of the United States. Territorial lands withdrawn from the public lands for special federal purposes. Occasionally lands are set aside by Presidential proclamation, such as the Hawaii Bird Reservation.
H.H.C.L.	HAWAIIAN HOMES COMMISSION LEASE. Leases issued by the Hawaiian Homes Commission on Hawaiian Home lands.
Resolution	RESOLUTION. The Hawaiian Homes Commission transfers control of Hawaiian Home Lands by resolution.
Lic.	HAWAIIAN HOMES COMMISSION LICENSE. Licenses issued by the Hawaiian Homes Commission on Hawaiian Home Lands to those other than homesteaders as, churches, hospitals, public schools, and stores.
R/W	RIGHT OF WAY. An easement granted over land for roadways, public utilities and other purposes. This form of grant should not be confused with Land Patent Grants to lands, issued by the Territory of Hawaii.
Rev. Pmt.	REVOCABLE PERMIT. Issued by the Land Office permitting occupancy of sites pending drawing of papers authorizing more permanent tenure.
G.L.	GENERAL LEASE. Issued by the Land Office on leases of public lands. Licenses are also recorded in the General Lease book, but the number of the lease is preceded by the letter L. Example: G.L. No. L-1746.
C.O.	CERTIFICATE OF OCCUPATION. A form of agreement issued by the Land Office on homesteads with certain conditions to be fulfilled preliminary to the issuance of homestead leases.
H.L.	HOMESTEAD LEASE. The 999-Year lease issued by the Land Office on homesteads after compliance with conditions in the Certificate of Occupation.
S.H.A.	SPECIAL HOMESTEAD AGREEMENT. Issued by the Land Office to purchasers of homesteads taken up on time payments.

S.S.A.	<b>SPECIAL SALES AGREEMENT.</b> Issued by the Land Office to purchasers of lots other than homesteads taken up on time payment.
R.P.L.	<b>RIGHT OF PURCHASE LEASE.</b> Issued by the Land Office on homesteads taken up on a rental basis with the right to purchase.
Grant Deed	<b>GRANT DEED.</b> A deed conveying property for a specific purpose with a reversion clause to the grantor upon abandonment of the original purpose by the grantee.
Bdry. Cert.	<b>BOUNDARY CERTIFICATE.</b> A certificate as to boundaries of lands by general description or survey issued by the Commission of Boundaries.
F.P.	<b>FILE PLAN.</b> A survey of land that is checked as to form and mathematical correctness by the Survey Department and is filed in the Bureau of Conveyances. Property covered by a File Plan may be conveyed by simply referring to the Lot and File Plan number, a metes and bounds description not being required.
Reg. Map.	<b>REGISTERED MAP.</b> A map registered and filed in the Territorial Survey Office.

### DEFINITIONS

TAX MAP	The representation on a flat surface of a portion of the land area of the Territory prepared especially for taxation purposes and in accordance with requirements of the Tax Department. Tax Maps are drawn on tracings of the uniform size of 21 x 32 inches and to any one of the following scales: 10, 20, 30, 40, 50, 60 feet to the inch or any power of ten times the above mentioned scales.
MAP-PORTFOLIO	An assemblage of tax maps of related areas arranged in the regional order adopted by the Tax Department, and bound together in portable form.
COUNTER-MAP	A map-portfolio of tax maps used for display in Tax Office.
TRACING-FILE	The large book or portfolio with 40 to 60 leaves in which are placed for safe keeping the original tracings or base tax maps and retained in the Taxation Maps Bureau.
PARCEL	A lot or piece of land, the ownership of which is held in its entirety by one or more parties. Indicated on the tax map by the name of the owner or owners and by a parcel number.
PLAT	An area of land with defined boundaries comprising one or more parcels. Plat-map: A tax map showing the boundaries of a plat and all the parcels therein. The plat-map carries an index in the lower right-hand corner giving its number and the division, zone and section in which it is situated.
SECTION	An area of land with defined boundaries in which are situated two or more plats, but not over 99 plats. Section-map: A tax map showing the exterior boundaries of a section and boundaries and index numbers of all plats contained therein. The section-map carries an index in the lower right hand corner giving its number and the division and zone in which it is situated.
ZONE	An area of land larger than a section with well defined boundaries, conforming (with the exception of Honolulu District which is divided into three zones) to the boundaries of county districts, and in which are situated the sections with their defined boundaries. Zone-Map: A tax map showing the exterior boundaries of a zone and the boundaries and index numbers of all sections contained therein. The zone-map carries an index in the lower right-hand corner giving its number and the division in which it is situated.
DIVISION	The taxation division as fixed by law. There are four; First Division, city and County of Honolulu; Second Division, County of Maui; Third Division, County of Hawaii; Fourth Division, County of Kauai. Division-map: A tax map showing a division with the breakdown into zones. The division map carries an index in the lower right-hand corner giving its number.
MAP INDEX	The system by which all tax maps are referenced in a uniform manner, as developed and established by the Taxation Maps Bureau.
KEY	The graphic representation of the map index placed on all the tax maps, used in designating a parcel with relation to its respective plat, section, zone and division. Also placed on tax returns, tax notices and other tax records.
TRANSFER-SLIPS	The colored slips of paper 4¼" x 8½" with key, on which are recorded transfers of title to real property, such as agreements of sale, deeds, probate records, territorial land patent grants, general leases, sales agreements, etc. For the First Division, Buff colored slips are used; for the Second Division, light blue; for the Third Division, chocolate or fawn and for the Fourth Division, pink.
UNDIVIDED INTEREST	Where ownership in a parcel of land is unpartitioned and is held by two or more persons, whether their rights are equal as to value or quantity or unequal. (Tax Department Terminology).
MULTIPLE CLAIMANTS	Where ownership to a parcel of land is claimed by two or more persons, either as to the whole or to any undivided interest. (Tax Department Terminology).
CO-OWNERSHIP	Where two or more persons have undivided interest in land; the common characteristic being, that owners have no separate rights as regards any distinct portion of the land, but each is interested, according to the extent of his share, in every part of the whole. Such co-ownership bears different names, and present different characteristics, according to the various methods and circumstances of its creation.

ESTATE IN COMMON (Tenants in common)	<p>Under the laws of Hawaii all grants, conveyances or devices of land or of any interest therein to two or more persons create estates (tenancies) in common unless otherwise provided to the instrument creating the estate.</p> <p>A tenant in common, though owner of an undivided share and except for the fact that he has not the exclusive possession of the land, he has the right to transfer his undivided interest and all other rights in respect to his share as if he were sole owner, subject to dower or curtesy.</p>
ESTATE IN JOINT TENANCY	<p>Where a grant, conveyance or devise of land, or of any interest therein, is made to two or more persons as joint tenants.</p> <p>The leading characteristic of joint tenancy is the fact, that on the death of one joint tenant, the other joint tenant who survives him has the whole estate. If more than two, the last survivor has the whole, and on the death of the last survivor, the whole passes to his heirs.</p> <p>Where husband and wife hold real estate as joint tenants when one dies the survivor is entitled to the whole estate, whether or not either husband or wife died leaving children.</p>
ESTATE OF ENTIRETY (Tenants by Entireties)	<p>Where a grant, conveyance or devise of land or of any interest therein is made to husband and wife by a single instrument to hold by the entirety.</p> <p>The most important incident of tenancy by entireties is that the survivor of the marriage, whether the husband or the wife, is entitled to the whole, and that though there is a right of survivorship, neither can convey so as to defeat this right in the other.</p> <p>There can be no partition of land held by the entirety nor are the children entitled to any interests in the real estate on the death of one of the parents.</p>
ESTATE BY DOWER	<p>Every woman shall be endowed of one-third part of all the lands owned by her husband at any time during marriage, in fee simple, or in freehold, unless she is lawfully barred thereof.</p>
ESTATE BY CURTESY	<p>In case the wife shall die first her property shall immediately descent to her heirs, but shall be in all cases, whether she die testate or intestate, subject to a life interest in the husband in one-third of the wife's real estate. The husband is not entitled to any interest in the wife's interest in community property.</p>
SEPARATE PROPERTY	<p>All real property of a husband or wife owned by either of them before marriage or before May 22, 1945, whichever is the later, and all property acquired by either of them thereafter by gift, devise, bequest or decent and also all substitutes for any such property made at any time or from time to time, by sale or exchange or other dispositions, is their separate property.</p>
COMMUNITY PROPERTY	<p>All real property acquired by a husband and/or wife, other than by gift, devise, bequest or decent and the substitution for separate property, after marriage or on or after May 22, 1945, whichever is the later, is or rebuttably presumed to be, the community property of the husband and wife, unless a different intention is expressed in the instrument by which the property is acquired. The respective interest of the husband and wife in such community property arise as an incident of marriage and are present, existing and equal interest.</p> <p>Issuing out a writ and making attachment (on mesne process, i.e. process issued between the original and final process) constitute a lis pendens at common law. The doctrine of lis pendens as usually understood, is the control which a court has over the property involved in a suit, during the continuance of the proceedings and until its final judgment has been rendered therein.</p> <p>In any action, whether at law or in equity, affecting the title or the right of possession of real property, the plaintiff, complainant or petitioner, at the time of filing the complaint or petition or bill in equity, and the defendant or respondent, at the time of filing his answer, when affirmative relief is claimed in such answer shall record in the Bureau of Conveyances a notice of the pendency of the action, containing the names of the parties and the object of the action, and description of the property affected thereby. From and after the time of filing such notice for record a purchaser or incumbrancer of the property affected shall be deemed to have constructive notice of the pendency of such action, and its pendency against parties designated by their real names. R.L. 1935, Sec. 4086.</p> <p>NOTE: For taxation purposes, a lis pendens which involves two or more parties claiming under different titles would place the property in the category of MULTIPLE CLAIMANTS.</p>

## SOURCES OF INFORMATION

### PLACES

#### **Bernice P. Bishop Museum Library**

1355 Kalihi Street

House: Tuesday, Wednesday, Thursday, 1-4 p.m.

Copies: \$.25/page, will not copy fragile material

### COURTS

Circuit Courts: Oahu, Maui, Hawaii, Kauai

Oahu, Supreme Court, Aliiolani Hale

Mililani and S. King St.

Hours: Monday-Friday, 8 a.m.-4:30 p.m.

Copies: \$1.00/page

Land Court

Registrar, Kapuaiwa Building

Hours: 8 a.m.-4:30 p.m.

Copies: \$1.00/page

#### **Hawaii State Library System**

Main Branch - 478 S. King Street

Hawaii Pacific Room

Hours: Monday, Wednesday, Friday, Saturday, 9 a.m.-5 p.m.

Tuesday, Thursday, 9 a.m.-8 p.m.

#### **Laie-Hawaii State Genealogical Library**

Brigham Young University, Laie, Oahu

Hours: Monday-Friday, 7:30 a.m. - 9 p.m.

Saturday, 8 a.m.-noon

#### **Hawaiian Mission Children's Society**

533 S. King Street

Hours: Tuesday-Friday, 9 a.m.-4 p.m.; Saturday, 9a.m.-1 p.m.

Copies: \$.25/page

#### **Multi-Cultural Center Hawaii Foundation For History and the Humanities**

Leong Doo Building, Room 303

The Cultural Plaza, 100 N. Beretania, Honolulu

#### **State Archives**

Iolani Palace Grounds

Hours: Monday-Friday, 8 a.m.-4:30 p.m.

Copies: \$1.00 for 1st page, \$.25 additional pages

#### **State Council on Hawaiian Heritage**

Phone: 536-6540

#### **State Bureau of Conveyances and Division of Land Management**

Department of Land and Natural Resources

1152 Punchbowl Street

Hours: Monday-Friday, 8 a.m.-4 p.m.

#### **State Department of Health**

1250 Punchbowl Street

Hours: Monday-Friday, 8 a.m.-4:30 p.m.

Copies: \$2.00 including search. Mail request accepted,  
with fee

### UNIVERSITY OF HAWAII

Ethnic Studies Program

EW 4, Room 3D

Phone: 948-8086 for information

U.S. Immigration and Naturalization Service  
595 Ala Moana  
Hours: Monday-Friday, 8 a.m.-4:30 p.m.  
Copies: \$5.50 minimum including search

## READING MATERIAL

- |                                    |                                                                                                                                                                                                                        |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| Cannelora, Louis<br>1974           | <i>The Origin of Hawaiian Land Titles<br/>and the Rights of Native Tenants</i>                                                                                                                                         |
| Chinen, Jon J.<br>1958<br><br>1961 | <i>The Great Mahele. Hawaii's Land<br/>Division of 1848</i><br><br><i>Original Land Titles in Hawaii</i>                                                                                                               |
| Conrad, Agnes C.                   | <i>Genealogical Sources in Hawaii</i>                                                                                                                                                                                  |
| Crocombe, Ron<br>1968<br><br>1972  | <i>Improving Land Tenure.</i> A shortened<br>version of Technical Pap.<br><br><i>Land Tenure in the Pacific.</i><br>Oxford U. Press                                                                                    |
| Day, A. Grove<br>1955              | <i>Hawaii and its People: Paradise<br/>and Paradox of the Pacific</i>                                                                                                                                                  |
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- Handy, E.S. Craighill  
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and Mary Kawena Pukui  
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## THE ARCHIVES OF HAWAII

### Sources of Biographical and Genealogical Information

#### Records and Indexes

##### **BIOGRAPHICAL FILE**

Biographies of individuals, usually persons of some prominence. It includes both published and unpublished material.

##### **CENSUS RECORDS**

The census records for 1843-1896 include some lists of names, but most of the records are summaries. Records for 1890 and 1896 are most complete for names.

##### **CHANGE OF NAME RECORDS**

An index by new name to the Decrees for Change of Name (1904-1953) is in the Archives. The petitions and decrees for these years, and all records over two years old are also in the Archives. The index is not available for public use, but information will be furnished anyone directly concerned. Index to later decrees is in the Office of the Lieutenant Governor.

##### **COURT RECORDS**

Probate records are the most important for family information. The Archives has the following court records.

###### **First Circuit Court (Oahu)**

Probate, 1845-1899; Divorce, 1851-1895; Law, 1848-1892;  
Equity, 1851-1907; Criminal, 1854-1892 (Printed indexes available)  
Minute Books, 1848-1900

###### **Second Circuit Court (Maui, including Molokai)**

Probate, 1849-1917; Divorce, 1848-1915; Civil, 1848-1916;  
Criminal, 1848-1914 (Typed indexes available for the Probates,  
Divorces and Civil cases. Criminal index available at the Second  
Circuit Court)

###### **Third and Fourth Circuit Courts (Hawaii)**

Probate, 1849-1904; Divorce, 1854-1905; Civil, 1850-1896;  
Equity, 1898-1914; Law, 1894-1904; Criminal, 1853-1904  
(Indexes available)  
Minute Books, 1850-1943

###### **Fifth Circuit Court (Kauai)**

Probate, 1851-1914; Divorce, 1852-1899; Law, 1851-1899;  
Minute books, 1848-1960

Later court records and indexes are with the respective courts.

##### **GENEALOGIES**

Archives has 50 books of Hawaiian genealogies. They are not indexed. "Kumulipo" is available both in manuscript and printed form.

##### **IMMIGRATION RECORDS**

Passenger manifests for 1843-1900. The Archives does not have the manifests for all ships arriving during these years, but it does have all that are available. The index is in four parts: Japanese, Chinese, Portuguese, and General. The first three groups are completely indexed, the last for 1843-1879 only. The information usually given is name, age, sex, occupation and country of citizenship, and the names of persons accompanying the immigrant. Records after June 1900 are with the U.S. Immigration and Naturalization Service.

##### **LAND AWARD RECORDS**

The records of the Board of Commissioners to Quiet Land Titles, consisting of the Claims, Patents, Testimony Books and Registers are available in the Archives. These are the basic records for the land claims following the Great Mahele and include genealogical information. A printed index by land division and by awardees' names is available. Translations of the Native Testimony and Register are also available.

##### **LAND FILE: PERSONAL NAMES**

An index by name of addressor, addressee, and persons named in the documents dealing with land matters, 1830-1900. These usually concern only the original title from the Government. Later transfers of land are at the Conveyances Office.

## **NAME INDEX**

An index by personal name to the records and letter books in the Foreign Office and Executive (F.O. & Ex.) files; Privy Council minute books, Interior Department records and letter books, some private collections, library books, pamphlets, broadsides, newspapers and periodicals. It is most complete for the F.O. Ex. records, Newspapers indexed (1836-1950) include the Advertiser, Star-Bulletin, Polynesian, Hawaiian Gazette and the Friend, but none of them are completely indexed.

## **NAMES OF OFFICE HOLDERS**

An alphabetical list by name of those who have held office under the Kingdom, Republic and Territory of Hawaii, with dates office held. Members of the Legislature are included.

## **NATURALIZATION AND DENIZATION RECORDS**

Naturalization records (1844-1894), Denization records (1846-1898), and Certificates for Special Rights of Citizenship (1894-1895) are indexed (Typed). The country of origin is usually given, and if the application is available, the length of time in Hawaii.

## **TAX RECORDS**

Record of taxes paid, both personal and property. Archives has books for Oahu, 1855-1929; Kauai, 1855-1931; Molokai, 1855-1892; Lanai, 1855-1892; Hawaii, 1855-1893; Maui, 1887-1892. Records are not complete and are not indexed. Records after 1936 are by tax key and seldom contain personal information.

## **VETERANS**

Card list of deceased veterans of the Spanish, Civil, and World War I; list of Hawaiians who served in World War I; and list of members of the Citizens Guard, Republic of Hawaii. Also available are the rosters of the Citizens Guard.

## **VITAL STATISTICS**

Indexes: There are three indexes to vital statistics as reported in newspapers — Births (1857-1945), Marriages (1845-1945) and Obituaries (1844-June, 1950). Newspapers indexed include those listed under **Name Index** and some of the Hawaiian newspapers. *It is not complete for any period*, and is particularly selective after 1900. Indexing was discontinued in June 1950.

Records: Birth, Marriage, and death records from all of the islands, 1826-1910 (not complete). The largest part of the records before 1900 are the marriage record books of the missionaries. Records after 1900 are very incomplete. The Department of Health records should be used for this period. **NOT INDEXED**. A few records of marriages after 1910 are in the Archives, but will be searched only for descendants of the persons listed.

## **VOTING RECORD**

The Great Register of Voters for 1887-1888 is available, giving name, age, place of birth and occupation. It is arranged by island and precinct and a great deal of searching is required to find names.

The Oaths and Certificates of persons registering as voters in 1894 is also available. In some cases, they give age and birthplace; in others, only the name. These are also arranged by island and are not indexed.

### **Printed Sources**

## **CITY DIRECTORIES**

1880 to date. Usually gives occupation as well as address. Occasionally gives a death date.

## **TELEPHONE DIRECTORIES**

1911 to date.

## **INDEX TO HAWAIIAN ANNUAL, 1875-1932: NAMES OF PERSONS MENTIONED**

An index to Thrum's, including obituaries.

**MEN OF HAWAII** and other biographical compilations on Library Shelf.

### **Searching**

The Archives cannot undertake to do genealogical research for the individual; it must be done in person. Staff members, however, will assist the researcher in using the sources most likely to contain the information he needs. Some sources, such as the Vital Statistics indexes, would include both Hawaiians and non-Hawaiians, but others, such as Immigration and Naturalization records, would include only non-Hawaiians. Before beginning a search of the records and indexes, the determination must first be made as to the files most likely to yield the desired information.

FAMILY CHART



## SCHEDULE OF RECORDING FEES STATE OF HAWAII

Sec. 502-25 of the Hawaii Revised Statutes provides that the registrar shall be entitled to demand and receive fees for the registry of instruments as listed in this schedule.

### LAND COURT SYSTEM

#### FILING INSTRUMENTS AT LAND COURT

403 South Queen Street, P. O. Box 2867, Honolulu, Hawaii 96803

Ph. 548-3108 (Make checks payable to Bureau of Conveyances)

Deed and issuance of owner's certificate of title .....	12.50
If TCT to be issued consists of more than 4 pages, there will be an additional charge .....	(per page) 1.00
All other instruments .....	2.50

#### FILING PETITIONS AT LAND COURT Kapuawa Bldg.

2nd Floor, 426 Queen St., Honolulu, Hawaii, Ph. 548-6423

(Make checks payable to Land Court State of Hawaii)

Petition to amend "TCT" by noting a marriage, divorce, death, probate, etc. (one exhibit) .....	3.25
For each additional exhibit .....	.25
Petition to replace lost "TCT" (up to 4 pages) .....	7.00
For each additional page .....	1.00

### REGULAR SYSTEM

(MAKE CHECKS PAYABLE TO BUREAU OF CONVEYANCES)

#### DEEDS

Deed or Correction of Deed .....	\$ 5.00
if a map is attached (8½" x 13") .....	(additional) 1.50

#### AGREEMENT OF SALE

Agreement of Sale, Sub-Agreement of Sale, Contract of Sale .....	12.00
Assignment or Extension of Agreement of Sale .....	4.00
Cancellation or Surrender of Agreement of Sale .....	2.00
Consent as a separate document .....	(per page) 2.00
Consent incorporated within document .....	(per each consent) 2.00

#### LEASES

Lease or Sublease .....	12.00
if a map is attached (8½" x 13") .....	(additional) 1.50
Assignment of Lease (within or without assumption of mortgage) .....	4.00
Cancellation of Surrender of Lease .....	2.00
Amendment and/or Extension of Lease .....	(per page) 2.00
Consent as a separate document .....	(per page) 2.00
Consent incorporated within document .....	(per each consent) 2.00

#### MORTGAGES

Mortgage .....	12.00
Guarantee incorporated with mortgage .....	2.00
Guarantee as a separate document .....	(per page) 2.00
Additional Charge Mortgage .....	4.00
Additional Security Mortgage .....	4.00
Foreclosure of Mortgage, with or without affidavit .....	12.00
Assignment of Mortgage .....	2.00
for each additional mortgage assigned within the same instrument .....	(per assignment) .50
Release of Mortgage .....	2.00
Partial Release of Mortgage .....	4.00

#### OTHERS

Power of Attorney .....	5.00
Bill of Sale .....	4.00
Change of Name Decree .....	2.00
Trust Deeds, Trust Mortgages, or Trust Instruments .....	(per page) 2.00
Certified Copy of District Court or Circuit Court Judgement .....	1.50
Assignment, Release, or Partial Release of District or Circuit Court Judgement .....	.50
Attachment .....	1.50
Discharge of an Attachment .....	.50
Notice of Lis Pendens .....	1.50
Release, Discharge, or Discontinuance of Lis Pendens .....	.50
Copy of any instrument recorded in the Bureau, authenticated by seal of office .....	(per page) 1.00
Copy of plan of land, authenticated by seal of office, for the first square foot .....	.50
for each additional square foot or fraction thereof in the size of the plan .....	.10
Financing Statement, Uniform Commercial Code 1 .....	(per page) 2.00
Financing Statement Change, UCC 2, Continuation, Assignment, Termination .....	(per page) 2.00
ALL OTHER INSTRUMENTS NOT CLASSIFIED HEREIN .....	(per page) 2.00
FOR RECORDING BY PHOTOGRAPHIC RECORDER, SKETCHES, BLUE PRINTS, OR PLANS OF LAND ATTACHED TO AND MADE A PART OF INSTRUMENTS .....	1.50

## CONVEYANCE TAX SCHEDULE STATE OF HAWAII — DEPARTMENT OF TAXATION

The conveyance tax shall be imposed at the rate of five cents (\$.05) on each one hundred dollars (\$100) of consideration with a minimum tax of one dollar (\$1.00) on each conveyance. The first column lists considerations in denominations of one hundred dollars which shall be used in combination with considerations of thousand dollar denominations. For considerations over \$100,000, use combinations and/or multiples of the schedule below.

All Deeds, Agreements of Sale, Leases, Extensions, Amendments and Assignments of Leases must be accompanied by a Conveyance Tax Certificate (Forms P-64A or P-64B) when presented for recordation.

Cons.	Tax	Cons.	Tax	Cons.	Tax	Cons.	Tax	Cons.	Tax	Cons.	Tax
at least \$100		\$ 1,000	\$ .50	\$11,000	\$ 5.50	\$21,000	\$10.50	\$31,000	\$15.50	\$41,000	\$20.50
to \$199.99	\$.05	2,000	1.00	12,000	6.00	22,000	11.00	32,000	16.00	42,000	21.00
\$200 to \$299.99	.10	3,000	1.50	13,000	6.50	23,000	11.50	33,000	16.50	43,000	21.50
300 to 399.99	.15	4,000	2.00	14,000	7.00	24,000	12.00	34,000	17.00	44,000	22.00
400 to 499.99	.20	5,000	2.50	15,000	7.50	25,000	12.50	35,000	17.50	45,000	22.50
500 to 599.99	.25	6,000	3.00	16,000	8.00	26,000	13.00	36,000	18.00	46,000	23.00
600 to 699.99	.30	7,000	3.50	17,000	8.50	27,000	13.50	37,000	18.50	47,000	23.50
700 to 799.99	.35	8,000	4.00	18,000	9.00	28,000	14.00	38,000	19.00	48,000	24.00
800 to 899.99	.40	9,000	4.50	19,000	9.50	29,000	14.50	39,000	19.50	49,000	24.50
900 to 999.99	.45	10,000	5.00	20,000	10.00	30,000	15.00	40,000	20.00	50,000	25.00

FOR EXAMPLE:  
Consideration: \$45,350.00  
\$45,000 = \$22.50  
350 = .15  
Tax due = \$22.65

Above 50M add 50¢ per M.

