DESCRIPTION
Contains 18 tract books documenting real estate transactions and conveyances in Tucson and surrounding Pima County, Arizona, from c. 1873 to 1931. O'Quinn Title and Abstract Company used the books to compile a chain of title pertaining to a specific parcel of land. When original documents cited in the chain were assembled, an abstract of title was created and used in an exchange of real estate.

8 feet, 18 volumes.

HISTORICAL NOTE
The company was operated by Edwin B. and Johnnye O'Quinn between 1923 through 1931 from various addresses in downtown Tucson.

ACQUISITION
Gift, 1982.

ACCESS
Unrestricted.

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PROCESSED BY
INVENTORY

Series: Tract books
Arrangement: Depending on volume either: by number of block, thereunder by lot(s); or by name of subdivision, thereunder by block number(s) and lot number(s); or by township and range; thereunder usually by section indexed by quarter-quarter. Notes at top or bottom of each page direct user to location of continued postings for each entry.
Volume: 18 books.

Description: Books 1-4 are bound, and contain handwritten entries. Running headers at the top of the page are: "First party/Second party/Instrument/Recorded/Book/Page/Description/Remarks." Books 5-18 are loose-leaf. Headers at the top of page are: "Grantor/Grantee/Recorded/Book/Page/Reception No./Lots/Tracts/Remarks."
Also included is a typical Abstract of Title compiled by the company in 1930 of Lot 17, Block 13, Rincon Heights Addition, Tucson (56 pp., filed together with inventory).
Abbreviations used in these records:

BB= bound books
LL= loose leaf books
Do= ditto
BS= bargain and sale deed
add'n= addition
hts= heights
DRE= deeds of real estate
resub= subdivision
m/p= map and plat
bk/pg= book and page
pk= park
252/35= book 252 at page 35
2-18= lot 2 in block 18

Book
1. City blocks, numbers 1-259
2. Subdivisions, A-H, plus additional entries from earlier entries
3. Subdivisions, H-T, plus additional entries from earlier entries
4. Subdivisions, T-Z, plus additional entries from earlier entries
5. City blocks, numbers 1-259

Subdivisions

6. A-B
7. C-F
8. G-L
9. M-M
10. N-R
11. S
12. T-V

Section, Township, Range

13. 1-11-17 to 15-12-8
14. 1-11-10 to 32-20-12
15. 5-11-15 to 3-20-16
16. 14-11-1 to 13-23-9
17. 1-11-14 to 31-19-14

A. Obtain a brief "legal description" of the property of interest

1. Name of Subdivision*
   Block number(s)
   Lot number(s)

   *The area called "City of Tucson" often appears simply as
   "Tucson". This is not the whole city, but a specific area
   near downtown.

2. Rectangular Survey Section**
   Township
   Range
   Section

   a. Look up Township and Range in loose leaf book.
   b. Locate beginning of "Section" of interest and work
      down the page. Most entries are indexed by "Quarter-
      Quarter". (A map may help.)

   **Pages are indexed in numerical order by Township and
   Range.

B. When researching by subdivision, find the beginning entry for
the Block number of interest by the subdivision name in the bound
volumes 1-4.

    Volume 1: "City of Tucson" area only
    Volume 2: Subdivisions A-H and overflow from earlier entries
    Volume 3: Subdivisions H-T and overflow from earlier entries
    Volume 4: Subdivisions T-Z and overflow from earlier entries

C. Locate the Lot number of interest in the Description column.

D. At the bottom of the page, instructions will inform you where to
continue the search: either a BB (bound books) page number or an LL
(loose leaf books).

E. Locate the next entry page and work to the bottom. Eventually
you will reach the final postings (1930-1932).

F. The LL volumes have and alphabetical notation on the front spine
to locate subdivision. LL #5 has the "City of Tucson" notation
instead of alphabetical.
G. Hints

1. These books were used to assemble chronological lists of documents affecting specific parcels of real estate in the Tucson area until 1932. At this point the company maintaining the records was bought out.

2. The bound books comprise the First record system of the company. Since they are bound, pages could not be inserted when the posters ran out of room. Therefore, a new clean page somewhere in the same or different volume was chosen for the next installment of entries. This is the reason for the jumble of subdivision entries. However, once an entry for a specific subdivision is found, the notations at the top and bottom of each page will enable you to locate the remaining postings.

3. If your subdivision was created after 1932, it can not be located by name in these books. However, the land will appear under the Section-Township-Range books.

Pima County Assessor’s Office, Splits and Deeds department phone number is 740-8605.
Background Notes

The O'Quinn Tract Books were maintained from 1922-1932, originally under the direction of Edwin B. O'Quinn, later under the direction of his wife Johnnye Frances O'Quinn (post-1925), and finally by J. Emery Treat. J. Emery Treat came to Tucson in 1929 and began to manage the company for Mrs. O'Quinn. Under Mr. Treat's management, the company changed its name to the Prudential Title and Trust Company. Later Mr. Treat went to work with Tucson Title and there is some speculation that Tucson Title, which ultimately kept the O'Quinn tract books, absorbed the Prudential Title and Trust Company.

The O'Quinn tract books began as a set of four large bound books. The creators of the books set aside various sections for subdivision blocks and lots in the city of Tucson, as it existed in 1922. Some room was also set aside for unsubdivided or sectional property. As documents were recorded at the Pima County Court House, employees of the O'Quinn Company would post the documents into the tract books by matching the legal descriptions of the documents with the appropriate sections of the big books. By 1932, a total of 18 books had been created.

In order to use the books, a person needs to be able to translate a location of the property that interests them into a legal description. If the person does not have access to some document which would provide a legal description, then a map of the Tucson area keyed to subdivisions and sectional property, as they existed in the 1920s, would be very helpful. Also, an index of addresses keyed to legal descriptions might come in handy.

A few peculiarities of the books themselves: the quality (accuracy) of the final year's posting seems weak, and may indicate that the company had fallen on hard times, and was not able to pay enough to keep experienced posters on the payroll. Also, a few times deeds were recorded for proposed subdivisions which never came into being. The O'Quinn posters posted to the name of the proposed subdivision, instead of to the parcels out of which the subdivision would have been created.

Prior to 1947, documents recorded at the Pima County Recorder's Office were copied into separate categories or "books", depending upon the type of document. As a help for people unfamiliar with these categories, the following is a list of them as complete as I could make it:

- Assignments of mortgages and leases
- Bills of sale
- Co-partnerships
- Deeds of mines (patented)
- Deeds of real estate (includes quit-claims, warranty deeds, and bargain and sale deeds)
Homesteads
Judgements (includes releases, assignments, and renewals)
Land Claims
Leases
Liens
Lis Pendens
Mill Sites
Miscellaneous records (contracts for sale, deeds-and-assignment, orders confirming sale, water service and other agreements, notices, rights of way)
Mortgages (now called "old mortgages")
Notices to hold mining claims
Notices of location (unpatented mining claims)
Powers of attorney
Records of mines (claims)
Releases of mortgage
Water contracts
Added Entries

Insurance, Title-Arizona-Tucson
Land titles-Arizona-Tucson
Real property-Arizona-Tucson
Title companies-Arizona-Tucson

1875-1899
1900-1924
1925-1949