

HISTORIC SALEM INC

House History and Plaque Program For James Storey and Kristina Knights

16 Summit Avenue

Salem, Massachusetts 01970

Research and Writing Provided by

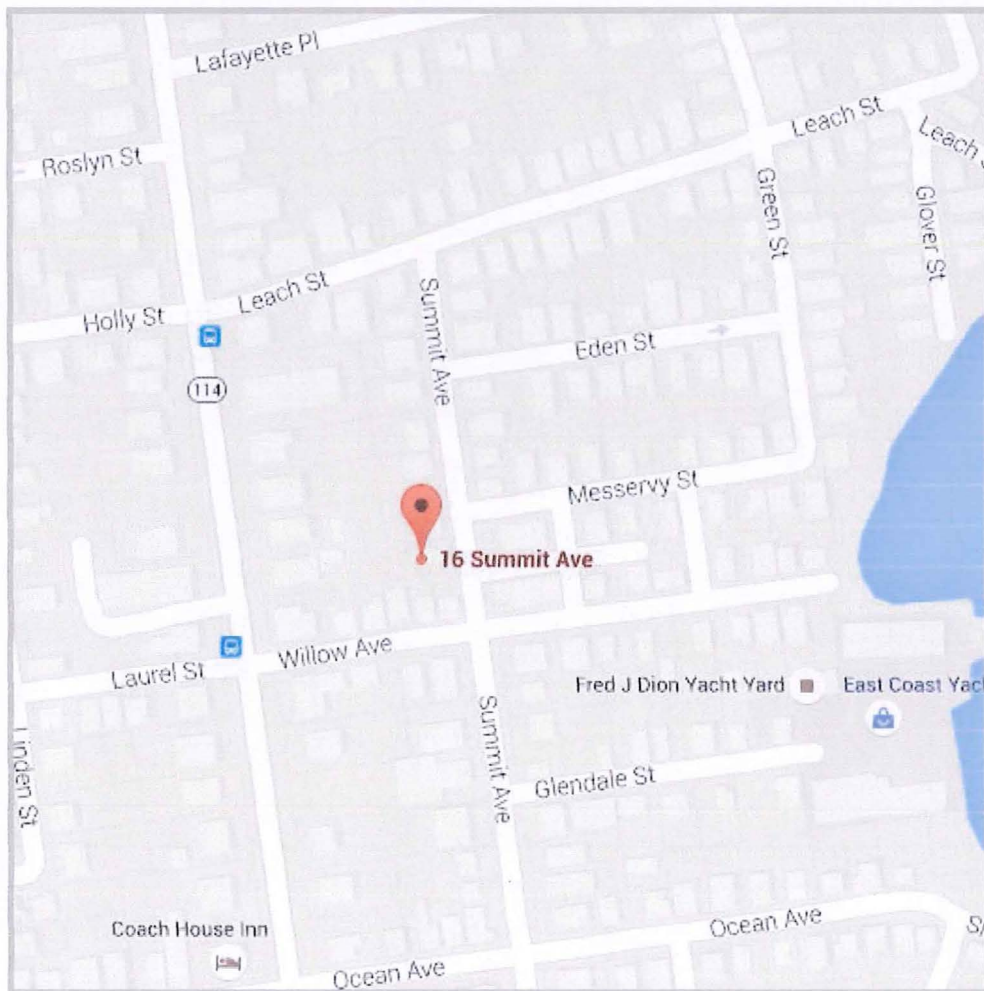
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The House History of 16 Summit Avenue





Lafayette Street and the neighborhoods surrounding this main thoroughfare represent a period of rapid expansion in Salem. The land in this area was originally held in common ownership, used by seventeenth- and eighteenth-century inhabitants for farming and was known to locals as the “South Fields.” By the mid-eighteenth century, the old fields had been turned over to private owners who developed the area into individual “farms, summer homes and private estates.”¹ The Atlas of the City of Salem, Massachusetts by G.M. Hopkins, published in 1874, illustrates this development of the old pastures and fields into the familiar Lafayette Street neighborhoods of today.²

The neighborhood to which 16 Summit Avenue belongs was originally a part of the estate of William Messervy, who served as mayor of Salem in 1856 and 1857. He died in 1886, and during the late nineteenth century his family subdivided the land he owned into building lots. The subdivision of William Messervy’s land is illustrated by a plan recorded at the Essex South County Registry of Deeds entitled “Land of Messervy, Lafayette Street, Salem, July, 1893.”³ On September 14, 1893, Lucy Messervy, William Messervy and George Messervy, all of Salem, conveyed Lot 4 shown on the above referenced plan to Georgia E. Nichols, wife of Edward W. Nichols.⁴ The description of the land in the deed does not include buildings, and no building is represented on Lot 4 on the plan recorded by the Messervy family. The Messervys placed restrictions on the property, which were released in 1894; these restrictions stated that no building could be constructed within eight feet of Summit Avenue, and that the owners of this lot could not construct anything that would impede the laying of a sewer line between Lot 1 and Lots 4 and 5.⁵

Based on evidence in deeds of record, it does not appear that Georgia Nichols and her husband Edward W. Nichols built a house on the property, as the description on the deed only describes the lot of land. Perhaps they bought the lot as an investment because a year later, on October 27, 1894, they sold the lot to Grace D. Allen, wife of Lewis F. Allen.⁶ No house is listed at 16 Summit Avenue in the city directories in 1895, but in 1897 Grace and Lewis Allen are

¹ *Salem Massachusetts: The City Guide. Lafayette Street Historic District.* <http://www.salemweb.com/guide/arch/ldistrict.shtml> (Accessed April 21, 2015).

² *Atlas of the city of Salem, Massachusetts, G.M. Hopkins, Publisher, 1874* <http://archives.lib.state.ma.us/handle/2452/206060?show=full> (Accessed April 21, 2015).

³ *Massachusetts Historical Commission, Derby and Messervy Estates., Massachusetts Cultural Resource Information System.* Web. Accessed 2 Apr. 2014. [http://www.salemarchives.org/info/mayors.htm](http://mhc-macris.net/Details.aspx?MhclId=SAL.GN; List of Mayors, Salem Massachusetts, Salem Archives) (Accessed April 21, 2015); Essex South County Registry of Deeds (hereinafter ESCRD), Book 1380, Page 1.

⁴ ESCRD Book 1389, Page 422.

⁵ ESCRD, Book 1389, Page 423; Indenture at Book 1401, Page 101.

⁶ ESCRD, Book 1428, Page 44.



recorded as living at this address.⁷ This change suggests that the house was built for the Allens some time between 1895 and 1897.

The identifying features of the house at 16 Summit Avenue, as well as others located on the street, are those of traditional Queen Anne Folk Victorian styling, which includes turned porch details, towers, entablatures, and Palladian and bay windows. Folk Victorian (the translation of the higher Victorian styles to a middle-class sensibility) often combines many different Victorian styles according to the home owner's taste.⁸

The house at 16 Summit Avenue includes the Queen Anne influence in its Palladian windows, Colonial gables, and curved bay on the first floor windows. The roofline is unique to this neighborhood and introduces Arts and Craft architectural elements.

According to the 1900 census, the house was inhabited by Lewis T. Allen as head of household. He was born in Massachusetts, and the census lists his profession as bookkeeper. He was 37 years of age in 1900, living with his wife, Grace D. Allen, who was born in New York, also 37 years of age. At the time, they had a daughter, also named Grace, who was 7 years old. The Allen family employed a servant named Lizzie Meyers, who was 17 years old at the time; Lizzie was born in Ireland, an immigrant to the United States.⁹

By the time of the 1910 census, Lizzie had left her employment with the Allens, and Grace's mother, Amanda Brokow, had come to live at 16 Summit Avenue.¹⁰ The 1910 city directory shows that Lewis had become the treasurer of the Salem Elevator Works and Dinsmore Manufacturing Company, located at 244 and 246 Canal Street.¹¹

The Allens lived at 16 Summit Avenue for just over 20 years, selling the house to Grace B. Williams in 1917.¹² Grace's husband, Wallace, was a manager at a company in Boston, which perhaps indicates the trend toward "bedroom communities" where a person could take a train into

⁷ Salem, Massachusetts Directory, 1897, p. 155.

⁸ Virginia & Lee McAlester. *Field Guide to American Houses*. Alfred A. Knopf, Inc. 1984, esp. Pgs 255-256; 289-290.

⁹ Ancestry.com. Source: Year: 1900; Census Place: Salem Ward 5, Essex, Massachusetts; Roll: 648; Page: 17A; Enumeration District: 0457; FHL microfilm: 1240648; Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004; Original data: United States of America, Bureau of the Census. *Twelfth Census of the United States, 1900*. Washington, D.C.: National Archives and Records Administration, 1900. T623, 1854 rolls.

¹⁰ Ancestry.com. Source: Year: 1910; Census Place: Salem Ward 5, Essex, Massachusetts; Roll: T624_588; Page: 9B; Enumeration District: 0473; FHL microfilm: 1374601; Ancestry.com. *1910 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006; Original data: Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

¹¹ *The Naumkeag Directory for Salem...*, No. 17, comp. Henry M. Meek (Salem: Henry M. Meek Publishing, 1910), 187.

¹² ESCRD, Book 2373, Page 51.



Boston for work and return home in the evening to Salem.¹³ The Williams family lived in the house for only two years before they sold it to John D.C. Staniford in June of 1919.¹⁴

For the next 10 years, the house would belong to the Staniford family. They actually moved into the residence 1921. According to the Directory for Salem and Beverly in 1920, John D.C. Staniford was a store clerk.¹⁵ Helen, his daughter, was in her late twenties in 1921. The city directory lists her separately as a boarder at 16 Summit Avenue. She worked as a clerk in the order department for Daniel Low & Co.¹⁶

John D.C. Staniford and his wife Hattie died in 1928 and 1930, respectively.¹⁷ As sole heir to the estates of John and Hattie, Helen sold 16 Summit Avenue to Auguste Desjardins in October 1934.¹⁸ Auguste was the son of Thomas and Georgianna Desjardins, a French Canadian couple who had immigrated to the United States in 1889.¹⁹ During the years Augustine lived at 16 Summit Avenue, he had a variety of occupations, from shoe worker to machinist. Auguste and his wife Athella had several sons and one daughter: Rene, Richard, Conrad, Clement, Auguste, Jr., and Cecille. Cecille (b.1920) was the oldest, and in 1940 she was employed as a threader in radio tube manufacturing.²⁰

Auguste Desjardins died in 1949. By 1951, only three sons — Clement, a glass worker, Conrad, who was employed by General Electric in Lynn, and Auguste, Jr., who worked for the U.S. Navy — still lived at the house.²¹ Athella Desjardins, who acquired ownership of 16 Summit Avenue from the estate of her husband, sold the house to Alexandra and John Tranos in July 1952.²²

¹³ The *Naumkeag Directory for Salem...*, No. 20, Comp. by Henry M. Meek, (Salem: Henry M. Meek Publishing, 1912), 426. *U.S. City Directories, 1821-1989*. Web. Accessed 10 Oct. 2014.

¹⁴ ESCRD Book 2415, Page 247.

¹⁵ *Directory for Salem and Beverly...*, Naumkeag Series, no. 27, comp. by Henry M. Meek (Salem: Henry M. Meek Publishing, 1920), 430. *U.S. City Directories, 1821-1989*. Web. Accessed 10 Oct. 2014.

¹⁶ *Directory for Salem and Beverly...*, comp. Henry M. Meek (Salem: Henry M. Meek Publishing, 1921), 466.

¹⁷ Department of Public Health, Registry of Vital Records and Statistics. *Massachusetts Vital Records Index to Deaths 1926-1930*; see also Essex County Probate Docket Nos. 161401 and 168312.

¹⁸ ESCRD Book 3008, Page 588.

¹⁹ United States Census Bureau. *Thirteenth Census of the United States, 1910*. Salem Ward 5, Essex, Massachusetts. Roll T624_588, Page 4A. Dwelling 58, Family number 58, line 45, Microfilm, (National Archives and Records Administration).

²⁰ United States Census Bureau, *Sixteenth Census of the United States, 1940*, (Washington D.C., National Archives and Records Administration, 1920), Roll T627_1589, Page 16B. Lines 56-63.

²¹ *Polk's Salem (Essex County, Mass.) City Directory*. Vol. LI, (Boston: R.L. Polk, 1951), 92; Essex County Probate Docket No. 227401.

²² ESCRD Book 3909, Page 396.



Alexandra and John Tranos took title to the property as husband and wife, as tenants by the entirety (meaning that in the event one died, the other would become sole owner of the property). At the time of sale, Alexandra worked as a telephone operator for NET&T Co., and John owned a business called Conto's Express.²³ John died in September of 1988, but Alexandra continued living in the house until the early 2007 when her daughter Sally Tranos and the 16 Summit Avenue Trust sold the house to Ellie Realty Trust, Andrew C. Greer, Trustee.²⁴

The Ellie Realty Trust sold the house to its current owners, James Storey and Kristina Knights in 2008.

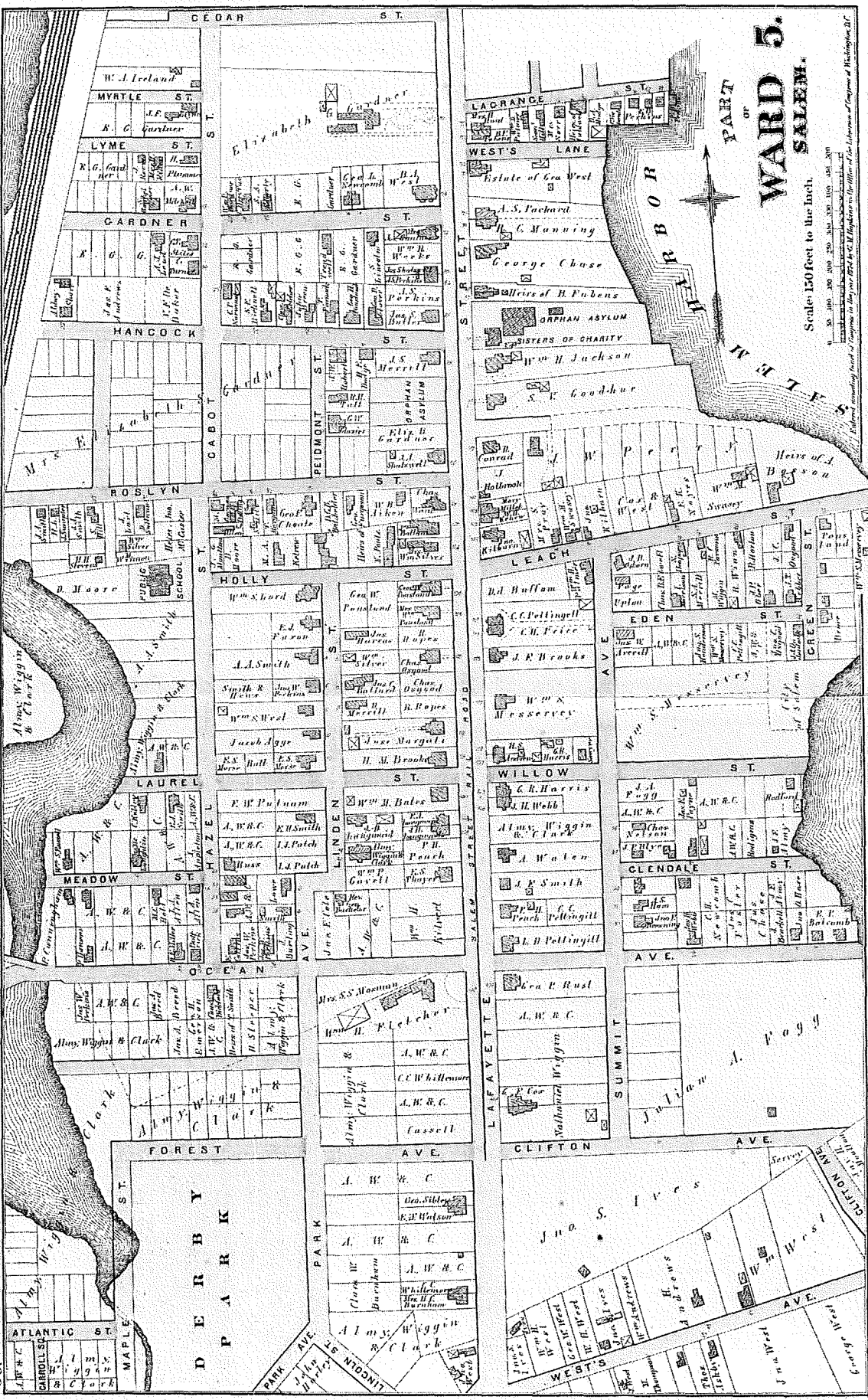


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²³ *Polk's Salem (Essex County, Mass) City Directory*, vol. LIII., (Salem: R.L. Polk. Boston. 1953), 295.

²⁴ Chain of Title for the Tranos Family: ESCRD Book 3909, Page 396; M-792 for John L. Tranos, Book 15329, Page 289; Book 15962, Pages -30; Book 20663, Page 155; Book 20663, Page 157; Book 26534, Page 36; Book 26534, Page 37; Book 27064, Page 377.

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Scale: 150 feet to the inch.

PART OF WARD 5. SALEM.

Copyright 1907 by the City of Salem, Oregon. Prepared by the City Engineer, J. H. ...

1874 Atlas - Hopkins

Summit Avenue

187.4 ft. to Leach St.

70.3 ft. to Willow St.

No. 7.
4750 sq.ft.

No. 6.
4750 sq.ft.

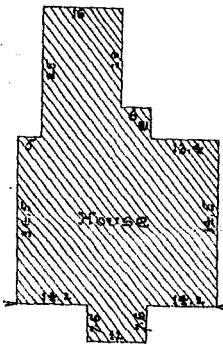
No. 5.
4750 sq.ft.

No. 4.
4750 sq.ft.

No. 3.
12000 sq.ft.

No. 2.
12000 sq.ft.

No. 1.
14000 sq.ft.



Sewer 100

Sewer 100

Sewer 100

200

200

200

200

238.8 ft. to Leach St.

69.8 ft. to Willow St.

Lafayette Street

Land of Messervy
Lafayette Street Salem.

Scale 20 feet to an inch.
C.A. Putnam, C.E. July 1893.

Salem July 25. 1893 Rec'd from Messervy Reg. Books
S.O. Put. with standard and Refr

with the said grantee and her heirs and assigns that I am lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I, Lizzie W. Barton, wife of said Louis F. Barton, do hereby release unto the grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof we, the said Louis F. Barton and Lizzie W. Barton, hereto set our hands and seals this fourteenth day of September in the year one thousand eight hundred and ninety-three.

Signed and sealed in presence of - the words "seventy feet" first interlined, and the words "with the dwelling house and other buildings thereon" first interlined
Louis F. Barton Seal
Lizzie W. Barton Seal
Commonwealth of Massachusetts.
Exec, ss. September 20th A.D. 1893...
Then personally appeared the above named Louis F. Barton and acknowledged the foregoing instrument to be his free act and deed, before me,
Nathl. Pierce, Justice of the Peace.

Exec, ss. Exec. Sept. 20, 1893, 20 m. post 2 P.M. Rec. & Exp. by ~~Chas. Good~~ Feb.

L. J. Messervey, to et al
G. E. Nichols up. G. W. N.

See 8,1401 Page 101.

Know all men by these presents that - Lucy J. Messervey, William & George S. Messervey, all of Salem, Essex County, Massachusetts; in consideration of one dollar and other valuable considerations paid by Georgio E. Nichols, wife of Edward W. Nichols of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Nichols a certain tract and parcel of land on Summit Avenue in said Salem, more particularly described as lot number four (4) upon a plan of land of Messervey, Lafayette St. Salem, made by G. A. Putnam Co. E. July 1893, & duly recorded in Book 1380, Page 1. Said lot containing about forty seven hundred and fifty square feet of land, upon the following conditions; that said Georgio E. Nichols shall not erect or permit to be erected upon the said granted premises, any building within eight feet of said Summit Avenue & said restriction shall apply to her heirs and assigns. Furthermore that the owner of Lot number one (1) of said survey shall have the

perpetual right to maintain a sewer under said lot as may be necessary for sewage purposes into city sewer in Summit Avenue; said sewer pipe shall be placed as near as practicable to the dividing line between lots four and five, and the owners of lot one (1) shall have the right to enter said sewer at any time from lot four in order to repair it. So have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Nichols and his heirs and assigns, to their own use and behoof forever. And we hereby, for ourselves and our heirs, executors, and administrators, covenant with the grantee and her heirs and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid, J. Sarah Anne Messervy, ~~Sarah Anne Messervy~~, wife of said William, do hereby release unto the said grantee and my heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof we, the said Lucy J. Messervy, William Messervy and Sarah Ann his wife, & George P. Messervy, a bachelor, hereunto set our hands and seals this fourteenth day of September in the year one thousand eight hundred and ninety-three.

Four words struck out in 19th lines. ~~Chas Good~~ Ref.

Signed, sealed and delivered in presence of Wm. M. Hill, J. S. J. H. Stavry P. L. Hoyle B. F. Allen }
 Lucy J. Messervy - Seal
 Wm. Messervy Seal
 Sarah Ann Messervy Seal
 George P. Messervy Seal
 Commonwealth of Massachusetts.

Essex, ss. September 14, 1893. Then personally appeared the above named George P. Messervy and acknowledged the foregoing instrument to be his free act and deed,

before me, Wm. M. Hill, Justice of the Peace.

Essex, ss. Rec'd Sept. 20, 1893. 30m. part 2 P. M. Rec. by ~~Chas Good~~ Ref.

Know all men by these presents that Georgia E. Nichols, wife of Edward W. Nichols, of Salem, Essex County, Massachusetts, in consideration of six hundred dollars (\$600) paid by George P. Messervy of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Messervy, a certain lot and parcel of land

G. W. Nichols et al. to G. P. Messervy. Discharge 131394 Page 427

This Indenture made this ninth day of January in the year eighteen hundred and ninety-four between Lucy J. Messervy, William Messervy, and George P. Messervy of Salem Essex County and Commonwealth of Massachusetts, parties of the first part, and Georgia E. Nichols wife of Edward W. Nichols party of the second, of said Salem. Witnesseth that the parties of the first part in consideration of one dollar and the covenants of the party of the second part hereinafter contained, do hereby remise, release and quitclaim unto the party of the second part and her heirs and assigns all the real estate situated on Summit Avenue in said Salem which is particularly described in the deed from the parties of the first part to the party of the second part dated September 14th 1893, and recorded with Essex South Dist Deeds Book 1389 Page 422; intending hereby to release said real estate from the conditions in said deed contained. And the said party of the second part for herself and her heirs executors and administrators doth hereby covenant and agree with the said parties of the first part and their heirs and assigns that neither she nor her heirs or assigns shall erect or permit to be erected on said real estate any building within eight feet of said avenue, and that the owners of lot numbered one (1) on the plan referred to in said deed shall always have the right to maintain a sewer under said real estate as near as practicable to the dividing line between lots four and five, and if necessary to repair the same shall have the privilege of so doing. In Witness Whereof the parties hereto have hereunto set their hands and seals the day and year

Indenture
 L. J. Messervy
 et al.

above mentioned first:	Lucy J. Messervy	seal.
Signed, sealed and delivered in presence of E. A. Dodge to L. J. M. & W. M. Herman Baumgarten W. K. Moorwood W ^m E. Fowler to E. W. N. G. A. Earle to G. E. N.	W ^m Messervy	seal.
	Sarah Ann Messervy	seal.
	George P. Messervy	seal.
	Georgia E. Nichols	seal.
	E. W. Nichols	seal.
	Commonwealth of Massachusetts.	

Essex ss. 13th January 1894. Then personally appeared the above-named George P. Messervy and acknowledged the foregoing instrument to be his free act and deed, before me, Murray R. Ballou, Justice of the Peace.

Essex ss. Dec^r Jan. 16, 1894, 55 m. part 1 B.M. Dec^r 78. by Charles J. Ballou J. P.

act. and deed, before me, George J. Burr, Justice of the Peace.
 Essex Co. Recd. Oct. 31, 1894. 25m. next 2 P.M. Rec. & Ex. by *Chas. Cogood Fcy*

Asgt.
 P. B. Houssey
 to
 J. C. Bond.

Know all men by these Presents that I, Samuel B. Houssey
 - a certain mortgage given by William J. Henderson to me dated
 October 8th A. D. 1889, and recorded with Essex South District
 Registry of Deeds, libro 1261 folio 72, in consideration of Thirteen Hun-
 dred dollars paid by James C. Bond, of Lynn in said County
 of Essex the receipt whereof is hereby acknowledged, do hereby
 assign, transfer, and set over unto the said James C. Bond the
 said mortgage deed, the real estate thereby conveyed, and the
 note and claim thereby secured. To have and to hold
 the same to the said Bond and his heirs and assigns, to their
 own use and behoof forever; subjects nevertheless, to the condi-
 tions therein contained and to redemption according to law.
 IN WITNESS WHEREOF I hereto set my hand and seal this
 Twenty first day of January A. D. 1890. Saml. B. Houssey seal
 Signed and sealed in presence of Commonwealth of Massachu-
 setts of Geo. Jenkins
 I sell. Essex ss. January 21st 1890.
 Then personally appeared the above named Samuel B. Houssey
 and acknowledged the foregoing instrument to be his free act
 and deed, before me, George Jenkins, Justice of the Peace.

Essex Co. Recd. Oct. 31, 1894. 25m. next 2 P.M. Rec. & Ex. by *Chas. Cogood Fcy*

E. W. Nichols
 to
 G. D. Allen
 W. S. A.

Know all men by these Presents that we, Edward W.
 Nichols and Georgia E. Nichols wife of the said Edward W. Nich-
 ols in her right both of Salem in the County of Essex and Com-
 monwealth of Massachusetts in consideration of one dollar and
 other valuable considerations paid by Grace D. Allen, wife of
 Lewis F. Allen of said Salem the receipt whereof is hereby ac-
 knowledged, do hereby give, grant, bargain, sell and convey
 unto the said Grace D. Allen, a certain tract and parcels of
 land situated on Summit Avenue in said Salem, more par-
 ticularly described as lot number four (4) on "a plan of land
 of Messervy, Lafayette St. Salem" made by C. A. Pulnam C. E.
 July 1898 and recorded in the Essex (So. Dist.) Registry of Deeds
 - 1380 Page 1 and containing about forty seven hundred and
 fifty feet (4750 ft.) of land and is conveyed subject to the fol-
 lowing restrictions that neither the grantee nor her heirs or as-
 signs shall erect or permit to be erected on said real estate
 any building within eight feet of said avenue and that the own-
 ers of lot one (1) on said plan shall always have the right to

maintain a sewer across the soil of said lot four (4) or near as practicable to the dividing line between lots four and five, and if necessary to repair said sewer they shall have the privilege of so doing. Said restrictions being contained in our indenture recorded in said Reg. of Deeds. B. 1401 L. 101 and said premises being conveyed to said Georgia E. Nichols by deed of Surg. J. Messerly et al. dated Sept. 14, 1893, and recorded B. 1389, leaf 422. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Grace D. Allen and her heirs and assigns to their own use and behoof forever, And we do hereby, for ourselves and our heirs, executors and administrators covenant with the said grantee and her heirs and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except the restrictions herein mentioned, that we have good right to sell and convey the same as aforesaid, and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons. IN WITNESS WHEREOF we the said Edward W. Nichols and Georgia E. Nichols hereunto set our hands and seals this twenty seventh day of October in the year one thousand eight hundred and ninety four.

Signed, sealed, and delivered in presence of
 Alice L. Vickery
 Wm. E. Fowler
 N. G. Simonds } to E. W. N.

Georgia E. Nichols seal
 Edward W. Nichols seal
 Commonwealth of Massachusetts
 Essex ss. October 27, 1894.

Then personally appeared the above named Georgia E. Nichols and acknowledged the foregoing instrument to be her free act and deed.

Before me, Wm. D. Chapple, Justice of the Peace.

Essex ss. Dec. 31, 1894, 8 o'clock 1/2 P.M. Chas. Wood

Chas. Wood Rep

Commonwealth of Massachusetts, I, George M. Goodwin a member of the firm of Taylor, Goodwin & Co. composed of Oliver Taylor, Martin Taylor and said Goodwin and doing business at Bradford said Commonwealth hereby certify that the following is a just and true account, with all just credits given, of the amount due said firm for materials furnished and actually used in the construction of a building situated on a lot of land in Groveland in said Commonwealth which lot is described as follows, Commencing at land of George

Seal
G. M. Goodwin
J. R. Wood

Discharge
B. 2515 P. 360

and deed, before me Frank N. Rand Justice of the Peace
Essex ss. Received Aug. 1, 1917. 50m. past 12 P.M. Recorded and Examined

I, Martin K. Shamlian of Haverhill, Essex County, Massachusetts, for consideration paid, grant to C. H. Poor of said Haverhill, Mass. with mortgage covenants, to secure the payment of three thousand dollars, one hundred dollars to be paid on the principal every three months in years with six per centum interest per annum payable quarterly as provided in my note of even date, the land in HAVERHILL, Mass. A certain parcel of land with the buildings thereon situate in said HAVERHILL at the junction of Winter and Locust streets and bounded as follows, viz:- Beginning at the northwesterly corner thereof at said junction thence running easterly by said Winter street sixty (60) feet to land late of Phineas How; thence southerly by said land late of How about sixty seven (67) feet to land of John J. Williams; thence westerly by said land of Williams about sixty (60) feet to said Locust street and thence northerly by Locust street about sixty seven (67) feet to the point begun at. Being the same premises mentioned in a deed dated January 23, 1892 and recorded with Essex South District Registry of Deeds Book 1342, page 309. Subject to a mortgage of \$9000. to Mary A. Hill. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. I, Virginia E. Shamlian wife of said mortgagor release to the mortgagee all rights of dower and homestead and other interests in the mortgaged premises. WITNESS our hands and seals this thirty first day of July 1917.

Shamlian
to
Poor

Discharge
B. 2873 P. 248

COMMONWEALTH OF) Martin K. Shamlian (seal)
MASSACHUSETTS) Virginia E. Shamlian (seal)

Essex ss. July 31, 1917. Then personally appeared the above named Martin K. Shamlian and acknowledged the foregoing instrument to be his free act and deed, before me Frank N. Rand Justice of the Peace
Essex ss. Received Aug. 1, 1917. 50 m. past 12 P. M. Recorded and Examined

KNOW ALL MEN BY THESE PRESENTS that we, Lewis F. Allen and Grace D. Allen, his wife, in her right, both of Lynnfield, in the County of Essex and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Grace B. Williams of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Grace B. Williams, a certain tract and parcel of land with the buildings thereon situated on Summit Avenue in said SALEM, more particularly described as lot number four (4) on "A Plan of land of Messervy, Lafayette street, Salem," made by C. A. Putnam, C.E., July 1893 and recorded in the

Allen, et ux.
to
Williams

✓

Essex, South District, Registry of Deeds, Book 1380, page 1, and containing about forty seven hundred and fifty (4750) feet of land, and is conveyed subject to the following restrictions:- That neither the grantee nor her heirs or assigns shall erect or permit to be erected on said real estate any building within eight (8) feet of said Avenue and that the owners of lot one (1) on said plan shall always have the right to maintain a sewer across the soil of said lot four (4), as near as practicable to the dividing line between lots four (4) and five (5), and if necessary to repair said sewer they shall have the privilege of so doing. Said restrictions being contained in an indenture recorded in said Registry of Deeds, Book 1401, leaf 101 and said premises being conveyed to the said Grace D. Allen by deed of Georgia E. Nichols dated October 27th, 1894 and recorded in said Registry of Deeds, Book 1428, page 44. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Grace B. Williams and her heirs and assigns, to their own use and behoof forever. And we hereby, for ourselves and our heirs, executors, and administrators, covenant with the grantee and her heirs and assigns that we are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; excepting the taxes assessed thereon by the City of Salem for the year 1917 which the said grantee hereby assumes and agrees to pay; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons. IN WITNESS WHEREOF we, the said Lewis F. Allen and Grace D. Allen hereunto set our hands and seals this first day of August in the year one thousand nine hundred and seventeen.

	Lewis F. Allen	(seal)
Signed and sealed in presence	Grace D. Allen	(seal)
of Wm. D. Chapple to L.F.A.	COMMONWEALTH OF MASSACHUSETTS. Essex	

ss. August 1st, 1917. Then personally appeared the above named Grace D. Allen and acknowledged the foregoing instrument to be her free act and deed before me Frank E. Locke Justice of the Peace
Essex ss. Received Aug. 1, 1917. 55 m. past 2 P. M. Recorded and Examined

Williams, et ux. KNOW ALL MEN BY THESE PRESENTS that we, Wallace F. Williams and Grace B. Allen to Williams, his wife, in her right, both of Salem, in the County of Essex and Commonwealth of Massachusetts, in consideration of forty four hundred hundred dollars paid by Grace D. Allen of Lynnfield in said County of Essex the receipt whereof is hereby acknowledged, do hereby give, grant, bargain sell and convey unto the said Grace D. Allen, a certain tract and parcel

and delivered by James G. Page its Treasurer hereunto duly authorized this
29 day of May A.D. 1919 Haverhill Co-operative Bank (Corporate seal)

In presence of -) by James G. Page Treas.

COMMONWEALTH OF MASSACHUSETTS Essex ss. May 29 1919 Then personally ap-
peared the above named James G. Page Treas. and acknowledged the foregoing
instrument, by him subscribed, to be the free act and deed of the Haverhill
Co-operative Bank,

before me, Chas. E. Sawyer Justice of the Peace.

Essex ss. Received June 2, 1919. 25 m. past 9 A.M. Recorded and Examined.

KNOW ALL MEN, that the Haverhill Co-operative Bank, the mortgagee within
named, having received full payment and satisfaction of the debt secured by
the within mortgage, does hereby cancel and discharge the same. IN WITNESS

WHEREOF the said Haverhill Co-operative Bank has caused its corporate seal
to be hereto affixed, and these presents to be signed, executed, acknowl-
edged and delivered by James G. Page its Treasurer hereunto duly authorized
this 29 day of May A.D. 1919 Haverhill Co-operative Bank (Corporate seal)
In presence of -) by James G. Page Treas.

COMMONWEALTH OF MASSACHUSETTS Essex ss. May 29 1919 Then personally ap-
peared the above named James G. Page Treas. and acknowledged the foregoing
instrument, by him subscribed, to be the free act and deed of the Haverhill
Co-operative Bank,

before me, Chas. E. Sawyer Justice of the Peace.

Essex ss. Received June 2, 1919. 25 m. past 9 A.M. Recorded and Examined.

I, James K. Coucouvitis holder of a mortgage from Leonard B. Miller to me
dated January 11th 1917 recorded with Essex South District Registry of Deeds
book 2365, page 475, acknowledge satisfaction of the same WITNESS my hand
and seal this 29th day of May 1919 James K. Coucouvitis (seal)

COMMONWEALTH OF MASSACHUSETTS Essex ss. May 29 1919 Then personally appear-
ed the above named James K. Coucouvitis and acknowledged the foregoing in-
strument to be his free act and deed,

before me Charles E. Sawyer Justice of the Peace

Essex ss. Received June 2, 1919. 25 m. past 9 A.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS that We, Wallace F. Williams and Grace B.
Williams wife of said Wallace F. in her own right, both of Danvers in the
County of Essex and Commonwealth of Massachusetts in consideration of one
dollar and other valuable considerations paid by John D. C. Staniford of
Beverly in said County and Commonwealth the receipt whereof is hereby ac-

Discharge

Haverhill
Co-op. Bk.
to

Miller

On back M. deed
Rec.B.2365 P.474

Discharge

Coucouvitis

to

Miller

Williams
et ux.
to

Staniford

Two \$2, One \$1 &
One .50 R.Stamps
Documentary
Canceled

knowledgeable, do hereby give, grant, bargain, sell and convey unto the said John D. C. Staniford, a certain - or parcel of land together with the buildings thereon, situated on Summit Avenue in SALEM in said County and Commonwealth, more particularly described as lot No. four (4) on "A plan of land of Messervey, Lafayette St. Salem, made by C. A. Putnam C.E. July 1898 and recorded in Essex, South District Reg. of Deeds, Book 1380 Page 1; said lot containing about 4750 square feet of land and is conveyed subject to the following restrictions; that neither the grantee nor his heirs or assigns shall erect or permit to be erected on said real estate any building within eight (8) feet of said Summit Avenue and that the owners of lot No. one (1) on said plan shall always have the right to maintain a sewer across the soil of said lot No. four (4) as near as practicable to the dividing line between lots No. four (4) and five (5) and if necessary to repair said sewer they shall have the privilege of so doing. Said restrictions being contained in an indenture recorded in said Registry Book 1401 Page 101. Said premises being the same that were conveyed to said Grace B. Williams by deed of Grace D. Allen, recorded in said Registry, Book 2373 Page 51. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said John D. C. Staniford and his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and his heirs and assigns that said Grace B. Williams is lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except as aforesaid that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid IN WITNESS WHEREOF we the said Wallace F. Williams and Grace B. Williams hereunto set our hands and seals this second day of June in the year one thousand nine hundred and nineteen.

Signed and sealed in presence of) Grace B. Williams (seal)
 William H. Rollins (to both)) Wallace F. Williams (seal)

COMMONWEALTH OF MASSACHUSETTS Essex ss. June 2nd 1919 Then personally appeared the above named Wallace F. Williams and Grace B. Williams and acknowledged the foregoing instrument to be their free act and deed,

before me, William H. Rollins Justice of the Peace
 Commission expires March 7, 1924.

Essex ss. Received June 2, 1919. 25 m. past 9 A.M. Recorded and Examined.

15

No. 161401

Stanford John D. C.
Sens etc.
ADMINISTRATION.

[WITH SURETIES.]

Petition—Citation—Decree.

Filed June 4, 1928 191
Returnable 191
Allowed June 5, 1928 191

Recorded Vol. 938 Page 378

P. M.

For Petitioner:

Daniel C. Manning
Peabody, Mass.

For Respondent:

Schedule of Real Estate in Detail.

	DOLLS.	CTS.
House and Land Summit Avenue 5210 subject to a mortgage & Sale of the \$3380	900	
House & land thereon on the "Beverly" Lots # 9 + 10, Block "D", Lot # 30 Block "B" and Lot # 62 Block "A" with cottage thereon Plum Island, Newburyport.	1800	
Lot # 246 Block "D", Plum Island Newbury with house thereon	1400	
	<u>\$4100</u>	

ENTRY FEE PAID
by 00

TO THE HONORABLE THE JUDGE OF THE PROBATE COURT IN AND FOR THE COUNTY OF ESSEX:

RESPECTFULLY represents Helen ~~H~~ Staniford
of Salem in the County of Essex
that John D. C. Staniford
who last dwelt in Salem in said County of Essex,
died on the Fifth day of May
in the year of our Lord one thousand nine hundred and twenty-eight intestate, possessed
of goods and estate remaining to be
administered, leaving as widow ~~xxxxxx~~, his only heirs-at-law and next of kin the persons
whose names, residences and relationship to the deceased are as follows, viz.:

NAME.	RESIDENCE.	RELATIONSHIP.
Hattie G. Staniford	Salem, Mass.	Widow
Helem M. Staniford	" "	Daughter

that your petitioner is the daughter of said deceased.

Wherefore your petitioner prays that he, or some other suitable person, be appointed administratrix of the estate of said deceased, and certifies that the statements herein contained are true to the best of her knowledge and belief.

Dated this tenth day of May A. D. 191 .

Helen H Staniford

Essex, ss. Subscribed and sworn to this tenth day
of May A. D. 19128.

Before me,

Mary A. Mahoney

~~Notary Public~~
Notary Public

The undersigned, being all the persons interested residing in the Commonwealth, who are of full age and legal capacity, hereby assent to the foregoing petition.

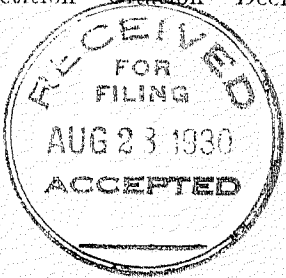
Helen H Staniford
Hattie G. Staniford

No. 78312

Stanford Hattie G.
ADMINISTRATION *Sem Int.*

[WITH SURETIES]

Petition—Citation—Decree



Returnable 19
Allowed *Aug 29* 19*30*
Recorded Vol. *918* Page *505*

P.M.

For Petitioner:

Mary A. Mahoney

For Respondent:

Schedule of Real Estate in Detail.

$\frac{1}{3}$ interest House & lot Summit Ave \$5210
Subject to mortgage Salem Trust Saver Bank \$3300
 $\frac{1}{3}$ interest in following
House & land known as the "Beulah" Plum Island
lots 29 & 10 Block D, lot 30 Block C and
lot 62 Block A with cottage thereon, Plum
Island, Newburyport 1700.
lot # 246 & Cottage Block D, Newburyport 1400.

DOLLS.	CTS.
637	00
200	00
600	00
467	00
2,004	20

ENTRY FEE PAID

BP.

TO THE HONORABLE THE JUDGES OF THE PROBATE COURT IN AND FOR THE COUNTY OF ESSEX:

RESPECTFULLY REPRESENTS Helen H. Staniford of Salem in the County of Essex that Hattie G. Staniford who last dwelt in Salem in said County of Essex, died on the sixteenth day of August in the year of our Lord one thousand nine hundred and thirty intestate, possessed of goods and estate remaining to be administered, leaving as widow—husband—her only heirs-at-law and next of kin the persons whose names, residences and relationship to the deceased are as follows, viz.:

NAME	RESIDENCE	RELATIONSHIP
Helen H. Staniford	Salem	Daughter

that your petitioner is daughter of said deceased Wherefore your petitioner prays that she, or some other suitable person, be appointed administratrix of the estate of said deceased, and certifies that the statements herein contained are true to the best of her knowledge and belief.

Dated this twenty-first day of August A. D. 1930.

MAILING ADDRESS

Essex, ss. Subscribed and sworn to this Helen H. Staniford twenty-first day of August A. D. 1930.

Before me,

Mary A. Mahoney Justice of the Peace - Notary Public

The undersigned, being all the persons interested, residing in the Commonwealth, who are of full age and legal capacity, hereby assent to the foregoing petition.

3w6/588

Commencing at the North Easterly Corner of land owned by Katherine L. Halliday, thence running westerly by said land of Katherine L. Halliday Thirty (30) Feet; thence running Northerly by land of Aroline C. Gove Four (4) Feet; thence running Easterly by land of Helen H. Staniford Thirty (30) Feet; thence running Southerly by land of said Helen H. Staniford Four(4) Feet to point begun at, being a rectangular lot containing One Hundred Twenty (120) Square Feet as shown on plan recorded herewith. Consideration is less than One Hundred Dollars WITNESS my hand and seal this first day of October 1934 Helen H. Staniford (seal)

THE COMMONWEALTH OF MASSACHUSETTS Essex, ss. October 1, 1934 Then personally appeared the above named Helen H. Staniford and acknowledged the foregoing instrument to be her free act and deed, before me

Elmer W. Liebsch Justice of the Peace

Essex ss. Received Oct. 2, 1934. 1 m. past 11 A.M. Recorded and Examined.

Discharge
 Salem F.C.S.Bk.
 On back M. Deed
 Rec. B. 2415
 P. 249

The Salem Five Cents Savings Bank, the holder of the within mortgage, hereby acknowledges satisfaction of and discharges the same. IN WITNESS WHEREOF, the said Salem Five Cents Savings Bank has caused its seal to be here-to affixed and these presents to be signed in its name and behalf by W. Warren Stocker its Treasurer, hereunto duly authorized, this 2nd day of October in the year nineteen hundred and thirty four.

COMMONWEALTH OF) Salem Five Cents Savings Bank (seal)
 MASSACHUSETTS) By W. Warren Stocker Treasurer.

Essex, ss. On this 2nd day of October 1934, before me appeared W. Warren Stocker, to me personally known, who being by me duly sworn did say that he is the Treasurer of said Salem Five Cents Savings Bank and that the seal affixed to the foregoing instrument is the seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its By-Laws, and acknowledged said instrument to be the free act and deed of said Corporation.

Joshua B. Merrill Notary Public

Essex ss. Received Oct. 2, 1934. 1 m. past 11 A.M. Recorded and Examined.

Staniford
 to
 Desjardins
 One \$1. & Two
 \$2. R. Stamps
 Documentary
 Canceled

KNOW ALL MEN BY THESE PRESENTS That I, Helen H. Staniford of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Auguste Desjardins of said Salem with WARRANTY COVENANTS the land in said SALEM with the buildings thereon bounded and described as follows: Easterly by Summit Avenue forty seven and five tenths (47.5) feet, northerly by lot 5 on plan hereinafter referred to one hundred (100) feet, westerly by lot 1 on said plan forty three and five tenths (43.5) feet, southerly

by land now or formerly of Halliday thirty (30) feet, westerly by said land of Halliday four (4) feet and southerly by land now or formerly of Chase and land now or formerly of Gilman seventy (70) feet. For title see deed recorded with Essex South District Registry of Deeds in Book 2415 Page 247 and deed Staniford to Halliday recorded herewith. See also Essex County Probage #161,401 and #168,312. The above parcel is the greater portion of lot 4 on plan recorded with said Registry in Book 1380 Page 1.

WITNESS my hand and seal this 2nd day of October 1934

COMMONWEALTH OF MASSACHUSETTS) Helen H. Staniford (seal)

Essex ss. October 2, 1934 Then personally appeared the above-named Helen H. Staniford and acknowledged the foregoing instrument to be her free act and deed, before me Elmer W. Liebsch Justice of the Peace

Essex ss. Received Oct. 2, 1934. 1 m. past 11 A.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS THAT I, Auguste Desjardins of Salem, Essex County, Massachusetts, for consideration paid, grant to the Salem Five Cents Savings Bank, a corporation duly established by law and located in Salem in the County of Essex, Commonwealth of Massachusetts, with MORTGAGE COVENANTS, to secure the payment of Three Thousand Three Hundred Dollars in one year with five per cent interest, per annum, payable quarterly as provided in a note of even date, the land in said SALEM with the buildings thereon bounded and described as follows: Easterly by Summit Avenue forty seven and five tenths (47.5) feet, northerly by lot 5 on plan hereinafter referred to one hundred (100) feet, westerly by lot 1 on said plan forty three and five tenths (43.5) feet, southerly by land now or formerly of Halliday thirty (30) feet, westerly by land of said Halliday four (4) feet and southerly by land now or formerly of Chase and land now or formerly of Gilman seventy (70) feet. Being the greater portion of lot 4 on plan recorded with Essex South District Registry of Deeds in Book 1380 Page 1. Being the same premises conveyed to me by deed of Helen H. Staniford recorded herewith. This mortgage is upon the Statutory Condition, and upon the further condition that the grantor or his heirs, executors, administrators or assigns shall pay all taxes and assessments on said premises, whether in the nature of taxes or assessments now in being or not, shall keep the buildings now or hereafter standing thereon insured against fire in a sum satisfactory to said Bank or its successors or assigns, all insurance to be made payable in case of loss to said Bank or its successors or assigns, and shall pay to said Bank or its successors or assigns all such sums with interest as it or they may pay or incur for such taxes, assessments or insurance, or on account of any foreclosure proceedings here-

Desjardins
to
Salem F.C.S.Bk.

Discharge.
B. 3429. P. 411

36

✓✓

No. 227401

Desjardins, Auguste
PROBATE OF WILL.

[WITHOUT SURETIES]
Petition—Decree.

+

✓

FILED

MAY 17 1949

*rec'd 5/18/49
E. V. J.*

Returnable *June 6* 1949
Allowed *June 13* 1949
P. M. 6/14/49

For Petitioner:

Charles E. Halliday, Esq.
157 Washington Street
Salem, Mass.

Schedule of Real Estate in Detail

	DOLLS.	CTS.
1. Real Estate located at 16 Summit Avenue, Salem, Massachusetts	6000	00

[Minors must be so designated, and the names of their guardians, if any, be given. The heirs-at-law and next of kin may be determined by reference to Chapters 190 and 193 of the General Laws, Ter. Cen. Ed.]

To THE HONORABLE THE JUDGES OF THE PROBATE COURT IN AND FOR THE COUNTY OF ESSEX:
RESPECTFULLY represents Athella Desjardins, also known as Athella Desjardins
of Salem in the County of Essex
that Auguste Desjardins, also known as Auguste Desjardin; and
who last dwelt in Salem in said County of Essex, Auguste J. Desjardins
died on the 2nd day of May
in the year of our Lord one thousand nine hundred and forty-nine
possessed of goods and estate remaining to be administered, leaving as widow — ~~his~~ —
his only heirs-at-law and next of kin, the persons whose names, residences and relationship to the deceased are as follows, viz.:

NAME	RESIDENCE	RELATIONSHIP
Athella Desjardins	16 Summit Ave, Salem, Mass.	- Widow
Rene Desjardins	" " " " "	- Son
Richard Desjardins	" " " " "	- Son
Conrad Desjardins	" " " " "	- Son
Clement Desjardins	" " " " "	- Son
Auguste Desjardins, JR.	" " " " "	- Son
Cecile Desjardins	" " " " "	- Daughter

That said deceased left a WILL ~~and~~ herewith presented, wherein your petitioner ~~was~~ named executor ~~and~~ wherein the testator ~~or~~ has requested that your petitioner be exempt from giving a surety on her bond.

WHEREFORE your petitioner prays that said will ~~and~~ may be proved and allowed and letters testamentary issued to her, without giving a surety on her official bond, and certifies that the statements herein contained are true to the best of her knowledge and belief.

Dated this 11th day of May A. D. 1949.

MAILING ADDRESS.

% Charles E. Halliday
157 Washington Street
Salem, Massachusetts

Athella Desjardins

ESSEX, SS: Subscribed and sworn to this 11th day of May A. D. 1949.

Before me, Charles E. Halliday Notary Public.

The undersigned, being all the persons interested in the estate who are of full age and legal capacity, other than creditors, and the guardians of persons interested therein, hereby consent that the above named petitioner be exempt from giving any surety on her bond and that the above petition be granted Richard Desjardins; Conrad Desjardins; Clement Desjardins; Auguste Desjardins, Jr.; Cecile Desjardins

Be it Remembered that I, Auguste Desjardin

of Salem

in the Commonwealth of Massachusetts, being of sound mind and memory, but knowing the uncertainty of this life, do make this my last will and testament, hereby revoking all former wills by me at any time heretofore made.

After the payment of my just debts and funeral charges, I bequeath and devise as follows:

I, To my children name below or to other children which may be born to us, I leave them with the best affection,

Cecile Desjardin

Rene Desjardin

Richard Desjardin

Corad Desjardin

.. .. .

2, I, give devised and bequeath to my beloved wife Athelard Desjardin all my real and personal property whatsoever and wheresoever which I may die possessed of.

3,

I hereby constitute and appoint my beloved wife Athela Desjardin
my sole executrix ## WITHOUT BONDS: ##



Form M-792
Certificate Releasing
Massachusetts Estate Tax Lien

Rev. 5/96
Massachusetts
Department of
Revenue

Bureau of Desk Audit, Estate Tax Unit 215 First St., 4th Floor, Cambridge, MA 02142

File in triplicate with copy of recorded deed.

Mail to: Name <input type="checkbox"/> J. Patrick Kinhan, Esq.	Decedent's first name and initial John L.	Last name Tranos
Street address 15 Main Street Topsfield, MA 01983	Probate court N/A	Date of death September 13, 1998
City/Town, State, Zip code <u> </u>	Docket number N/A	
	Residence (domicile) at time of death 16 Summit Avenue Salem, MA 01970 12/16/98 9:44 inst. 277 BK 15329 PG 289	

This certificate releases the lien of the Commonwealth of Massachusetts imposed by Chapter 65C of the General Laws, on any and all interests which the decedent may have had in the property described below:

Real Estate (full legal description not necessary)

Location of property 16 Summit Avenue, Salem, MA 01970

Number Street City/Town Zip code

As described by deed dated July 16, 1952 and recorded in

Essex County (South District) Book No. 3909 Page No. 396 or

Registry of Deeds

As described by certificate of title no. _____ recorded in

Registered land section for _____ County.

COMMISSIONER OF REVENUE

By: *John T. Lee*
Chief, Bureau of Desk Audit

3909

396

See
B. 15329
P. 289

I, Athella Desjardins, also known as Athela Desjardins,

of Salem, Essex County, Massachusetts,
being unmarried, for consideration paid, grant to John L. Tranos and Alexandra Tranos,
husband and wife, as tenants by the entirety, both

of Salem, Essex County, Massachusetts with quitclaim covenants

the land in said Salem, with the buildings thereon, bounded and described
as follows:

(Description and encumbrances, if any)

EASTERLY by Summit Avenue, Forty-Seven and 5/10 (47.5) Feet;
NORTHERLY by Lot 5 on Plan hereinafter referred to, One Hundred
(100) Feet;
WESTERLY by Lot 1 on said Plan, Forty-Three and 5/10 (43.5)
Feet;
SOUTHERLY by land now or late of Halliday, Thirty (30) Feet.
WESTERLY by said land of Halliday, Four (4) Feet; and
SOUTHERLY by land now or formerly of Chase and Gilman, Seventy
(70) Feet.

For title see deed of Helen H. Staniford to Auguste Desjardins,
Essex South District Registry of Deeds, Book 3008, Page 588,
also Essex County Probate Court #227401.

Mass. Excise Stamps \$ 14.75 affixed
amount
and cancelled on back of this instrument

U. S. Docum. Stamps \$ 14.30 affixed
amount
and cancelled on back of this instrument

husband
of said grantor,
affix

~~release in said grantor all rights of~~ ~~tenancy by the entirety~~ ~~and other interests therein~~
~~flower and homestead?~~

Witness my hand and seal this 16th day of July, 1952.

Charles E. Halliday Athella Desjardins

The Commonwealth of Massachusetts

Essex, ss. July 16, 1952

Then personally appeared the above named Athella Desjardins

and acknowledged the foregoing instrument to be her free act and deed, before me

Charles E. Halliday
Notary Public - ~~Essex~~ ~~Essex~~

My commission expires Feb. 23, 1956

Essex ss. Recorded July 16, 1952. 31 m. past 11 A. M.

16 SUMMIT AVENUE TRUST

NAME OF TRUST: 16 Summit Avenue Trust

DATED: August 9, 1999

PLACE OF RECORDING: Essex South District Registry of Deeds

- (1) **ALEXANDRA A. TRANOS** whose mailing address is 16 Summit Avenue, Salem, Essex County, Massachusetts 01970, DECLARES that she and her successors in trust (together referred to as the "Trustees") will hold all property that may be transferred to them as Trustees under this instrument for the sole benefit of the persons (the "beneficiaries") who are set forth in a Schedule of Beneficial Interests signed by the Trustees and the beneficiaries in the proportions set forth in that Schedule.
- (2) The Trustees shall hold the principal of this trust and receive the income from it for the benefit of the beneficiaries, and shall pay over the principal and income pursuant to the directions of the beneficiaries, and without such direction shall pay the income to the beneficiaries in proportion to their respective interests at least yearly. The Trustees shall have no power to deal in or with the trust estate except as directed by all of the beneficiaries and except for their obligations on trust termination. A direction by a beneficiary may be made by a durable power of attorney. The Trustees, however, shall have full power and authority to borrow money and to sell, exchange or otherwise dispose of all or any part of the trust property and to mortgage or lease all or any part of it by one or more mortgages or leases for a term or terms which may extend beyond the date of any possible termination of the trust; to execute and deliver discharges, partial releases, assignments and subordinations of mortgages and to make other agreements or arrangements concerning mortgages and mortgage obligations; to grant or acquire rights or easements and enter into agreements or arrangements with respect to the trust property; and to acquire property and leasehold interests in property; all as may be directed by all of the beneficiaries, provided that the Trustees shall not be required to take any actions so directed which in the opinion of the Trustees will involve them in any personal liability unless first indemnified to the satisfaction of the Trustees.
- (3) The trust may be terminated at any time by the beneficiaries, or any one or more of them, by notice in writing to the Trustees or by the Trustees by notice in writing to the Beneficiaries. The trust shall terminate in any event ninety (90) years after the date of this trust instrument. In case of any such termination, the Trustees shall transfer and convey the entire trust estate, subject to any leases, mortgages, contracts or other encumbrances on the trust estate, to the beneficiaries according to the nature and extent of their respective interests.

- (4) Any Trustee may resign by written instrument signed and acknowledged by such Trustee and registered or recorded in the place of recording. No successor to any original Trustee need be appointed, but if all the original Trustees cease to serve, then succeeding Trustees may be appointed by an instrument or instruments in writing signed by all of the beneficiaries and acknowledged by one or more of them and accepted in writing by the Trustee or Trustees appointed. Any Trustee may be removed in the same manner. All appointments, acceptances and removals, or a certificate by any Trustee naming the Trustee or Trustees appointed or removed, shall be registered or recorded in the place of recording. Upon the appointment of any succeeding Trustee, the title to the trust estate shall thereupon and without the necessity of any conveyance be vested in such succeeding Trustee jointly with the remaining Trustee or Trustees, if any. Any succeeding Trustee shall have all the rights, powers, authority and privileges as if named as an original Trustee. No Trustee shall be required to furnish bond. This Declaration of Trust may be amended from time to time by an instrument in writing signed by the then Trustees and by all of the beneficiaries and acknowledged by one or more of them, provided in each case that the instrument of amendment or a certificate by any Trustee setting forth the terms of such amendment shall be so registered or recorded.
- (5) Any Trustee may exercise the power of all the Trustees. The Trustees for the time being shall not be liable for any error of judgment or for any loss arising out of any act or omission in the execution of the trust so long as they act in good faith, but shall be responsible only for their own willful breach of trust. No license of court shall be requisite to the validity of any transaction entered into by the Trustees, and the Trustees shall have full power and authority to execute all deeds and other instruments necessary or proper to carry such transactions into effect. No purchaser or lender shall be under any liability to see to the application of the purchase money or of any money or property lent or delivered to the Trustees or to see that the terms and conditions of this trust have been complied with. Every instrument executed by any person who according to the records in the place of recording appears to be a Trustee shall be conclusive evidence in favor of every person relying or claiming under such instrument that at the time of the delivery of such instrument this trust was in full force and effect and that the Trustees were duly directed by the beneficiaries to execute and deliver the instrument. Any person dealing with the trust property or the Trustees may always rely on a certificate signed by any person appearing from the records in the place of recording to be a Trustee, as to whether or not this Declaration of Trust has been terminated, as to who are the trust beneficiaries, and as to the existence or nonexistence of any fact or facts which constitute conditions precedent to acts by the Trustees or are in any other manner germane to the affairs of the trust.

- (6) The Trustees shall not be personally liable but shall be liable only to the extent of the property then held in trust under this instrument. All persons extending credit to, contracting with or having any claim against the Trustees shall look only to the funds and property of this trust for payment of any contract, claim, or for the payment of any debt, damage, judgment or decree, or for any money that may otherwise become due or payable to them from the Trustees, so that the Trustees shall not be personally liable. If any Trustee shall at any time for any reason be held to be under any personal liability as such Trustee, then such Trustee shall be held harmless and indemnified out of the trust property against all loss, costs, damage or expense by reason of such liability. Wherever practical in the judgment of the Trustees, this Declaration of Trust shall be referred to; and an express stipulation that the Trustees shall not be personally liable shall be inserted in contracts or instruments creating liabilities. In no case, however, shall the absence of such reference or stipulation affect the Trustees' or any Trustee's right of reimbursement from the trust property.

EXECUTED as a Massachusetts sealed instrument, in duplicate, by the Trustees on the date set out above.

Alexandra A. Tranos Trustee
ALEXANDRA A. TRANOS, Trustee
16 Summit Avenue Trust

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

Then personally appeared the above named ALEXANDRA A. TRANOS and she acknowledged the foregoing instrument to be her free act and deed, before me.

DATE:
August 9, 1999

Patrick Kinahan
Notary Public
My commission expires: JUNE 5, 2003

SCHEDULE OF BENEFICIAL INTERESTS

16 SUMMIT AVENUE TRUST

Beneficiaries

Proportionate Interests

ALEXANDRA A. TRANOS, Trustee
TRANOS FAMILY TRUST

100%

Total:

100%

The terms of the **16 Summit Avenue Trust** are approved and the above-named beneficiaries, in consideration of the execution of the Trust by the Trustees of this Declaration of Trust (the "Trustees"), at their request, for themselves and their successors, hereby agree with the Trustees

- (a) to be bound by the Trust, and
- (b) to save the Trustees harmless from any personal liability for any action taken at the direction of the beneficiaries, and for any other error of judgment, or any loss arising out of any act or omission in the execution of the Trust so long as they act in good faith, and that each Trustee shall be responsible only for his or her own willful breach of trust; and the beneficiaries authorize the Trustees to withhold from any distribution, transfer or conveyance such amounts as they from time to time reasonably deem necessary to protect them from such liability.

As used in the Declaration of Trust, the term "beneficiaries" refers to the beneficiary or beneficiaries named above.

Executed as a Massachusetts sealed instrument on August 9, 1999.

Alexandra A. Tranos Trustee
ALEXANDRA A. TRANOS, Trustee
16 Summit Avenue Trust

Alexandra A. Tranos Trustee
ALEXANDRA A. TRANOS, Trustee
TRANOS FAMILY TRUST
Beneficiary

DEED

I, **ALEXANDRA TRANOS**, of 16 Summit Avenue, Salem, Essex County, Massachusetts 01970,

for consideration of one dollar (\$ 1.00) paid

grant to **ALEXANDRA A. TRANOS** as Trustee of the **16 Summit Avenue Trust** dated August 9, 1999 and recorded herewith at the Essex South District Registry of Deeds and with a mailing address of 16 Summit Avenue, Salem, Essex County, Massachusetts 01970,

with **QUITCLAIM COVENANTS**,

The land in said Salem, with the buildings thereon, bounded and described as follows:

- | | |
|------------------|---|
| <u>EASTERLY</u> | by Summit Avenue, forty-seven and 5/10 (47.5) feet; |
| <u>NORTHERLY</u> | by Lot 5 on Plan hereinafter referred to, one hundred (100) feet; |
| <u>WESTERLY</u> | by Lot 1 on said Plan, forty-three and 5/10 (43.5) feet; |
| <u>SOUTHERLY</u> | by land now or late of Halliday, thirty (30) feet; |
| <u>WESTERLY</u> | by said land of Halliday, four (4) feet; and |
| <u>SOUTHERLY</u> | by land now or formerly of Chase and Gilman, seventy (70) feet. |

For title reference, see Deed of Athella Desjardins a/k/a Athela Desjardins to myself and my late husband, John L. Tranos, dated July 16, 1952 and recorded at the Essex South District Registry of Deeds at Book 3909, Page 396. See plan "Land of Messervy at Lafayette Street, Salem, July 1893" recorded at Book 1380 (front).

My husband, John L. Tranos, died on September 13, 1998. Please see the Certificate Releasing Massachusetts Estate Tax Lien, form M-792, recorded at said Deeds at Book 15329, Page 289.

No title examination.

Property address: 16 Summit Avenue, Salem, MA 01970

Witness my hand and seal this 9th day of August 1999.

Witness:
Patrick Kiriham }

Alexandra Tranos
ALEXANDRA TRANOS

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

August 9, 1999.

Then personally appeared the above named ALEXANDRA TRANOS and acknowledged the foregoing instrument to be her free act and deed, before me.

Patrick Kiriham
Notary Public
My commission expires: JUNE 5, 2003

752



MASSACHUSETTS QUITCLAIM DEED

I, **ALEXANDRA A. TRANOS**, as Trustee of the **16 SUMMIT AVENUE TRUST** dated August 9, 1999, recorded with the Essex South District Registry of Deeds at Book 15962, page 25, grant to **ALEXANDRA A. TRANOS, FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF TEN (\$10.00) DOLLARS**, of 16 Summit Avenue, Salem, Essex County, Commonwealth of Massachusetts, with **QUITCLAIM COVENANTS**, the premises known as **16 Summit Avenue, Salem, Essex County, Commonwealth of Massachusetts**, further bounded and described as follows:

- EASTERLY by Summit Avenue, forty-seven and 5/10 (47.5) feet;
- NORTHERLY by Lot 5 on Plan hereinafter referred to, one hundred (100) feet;
- WESTERLY by Lot 1 on said Plan, forty-three and 5/10 (43.5) feet;
- SOUTHERLY by land now or late of Halliday, thirty (30) feet;
- WESTERLY by said land of Halliday, four (4) feet; and
- SOUTHERLY by land now or formerly of Chase and Gilman, seventy (70) feet.

For my title reference see deed dated August 9, 1999 recorded with Essex South District Registry of Deeds at Book 15962, Page 30.

WITNESS my hand and seal this 29th day of March, 2003.

Alexandra A. Tranos
ALEXANDRA A. TRANOS, Trustee
16 SUMMIT AVENUE TRUST

Prepared by and return to:
Cushing & Dolan, P.C.
24 School Street, Suite 300
Boston, MA 02108

COMMONWEALTH OF MASSACHUSETTS

EPEY, ss.

March 24, 2003

Then personally appeared the above-named **ALEXANDRA A. TRANOS**, Trustee as aforesaid, and acknowledged the foregoing instrument to be her free act and deed, before me

F. K. [Signature]
Notary Public
My Commission Expires: 7/25/2010
Notary Name: FRANK J. LENNO



203

MASSACHUSETTS QUITCLAIM DEED

I, **ALEXANDRA A. TRANOS**, of 16 Summit Avenue, Salem, Essex County, Commonwealth of Massachusetts, **FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF TEN (\$10.00) DOLLARS**, grant to **ALEXANDRA A. TRANOS**, Trustee of the 16 **SUMMIT AVENUE TRUST** under Declaration of Trust dated August 9, 1999, and recorded with the Essex South District Registry of Deeds at Book 15962, page 25, having an address at 16 Summit Avenue, Salem, Essex County, Commonwealth of Massachusetts, with **QUITCLAIM COVENANTS**, the premises known as 16 **Summit Avenue, Salem, Essex County, Commonwealth of, Massachusetts**, further bounded and described as follows:

- EASTERLY by Summit Avenue, forty-seven and 5/10 (47.5) feet;
- NORTHERLY by Lot 5 on Plan hereinafter referred to, one hundred (100) feet;
- WESTERLY by Lot 1 on said Plan, forty-three and 5/10 (43.5) feet;
- SOUTHERLY by land now or late of Halliday, thirty (30) feet;
- WESTERLY by said land of Halliday, four (4) feet; and
- SOUTHERLY by land now or formerly of Chase and Gilman, seventy (70) feet.

I, **ALEXANDRA A. TRANOS**, hereby reserve a legal life estate in the above described premises.

For my title reference see deed of even date and filed herewith at the Essex South District Registry of Deeds.

WITNESS my hand and seal this 24th day of March, 2003.

Alexandra A. Tranos
ALEXANDRA A. TRANOS

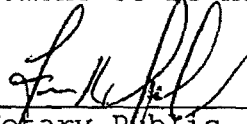
Prepared by and return to:
Cushing & Dolan, P.C.
24 School Street, Suite 300
Boston, MA 02108

COMMONWEALTH OF MASSACHUSETTS

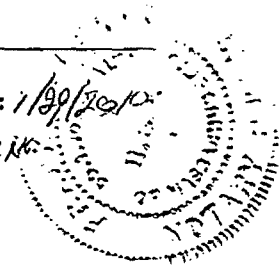
Evry, SS.

MARCH 24, 2003

Then personally appeared the above-named **ALEXANDRA A. TRANOS** and acknowledged the foregoing instrument to be her free act and deed, before me



Notary Public
My Commission Expires: 1/30/2010
Notary Name: FRANK J. ALERIC



THE 16 SUMMIT AVENUE TRUST
TRUSTEE CERTIFICATE

2007020200015 Bk:26534 Pg:35
02/02/2007 08:55:00 OTHER Pg 1/1

The undersigned, Alexandra A. Tranos as she is the sole Trustee of THE 16 SUMMIT AVENUE TRUST, hereby certify as follows:

1. That she is the Trustee of THE 16 SUMMIT AVENUE TRUST established under Declaration of Trust dated August 9, 1999, and recorded with Essex South District Registry of Deeds in Book 15962 Page 25.

2. The Declaration of Trust has not been amended, altered, modified or terminated but remains in full force and effect.

3. I, as Trustee of THE 16 SUMMIT AVENUE TRUST, have not executed a written instrument reciting my resignation as Trustee of said Trust.

4. As Trustee of THE 16 SUMMIT AVENUE TRUST, I hereby certify that I have full and complete authority and power to execute a Deed to ALEXANDRA A. TRANOS for consideration of less than \$100.00 conveying a certain premises known as 16 Summit Avenue, Salem, Massachusetts, and any other documentation relative thereto.

5. I hereby certify that all Beneficiaries of THE 16 SUMMIT AVENUE TRUST have accordingly, authorized and instructed Alexandra A. Tranos, Trustee, to execute the said documentation as described within paragraph 4 herein.

Executed as a sealed instrument this 29th day of January, 2007.

[Handwritten signature]

[Handwritten signature: Alexandra A. Tranos]

ALEXANDRA A. TRANOS, Trustee of the 16 Summit Avenue Trust

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 29th day of January, 2007, before me the undersigned notary public, personally appeared Alexandra A. Tranos, Trustee as aforesaid, proved to me through satisfactory evidence of identification which was *[Handwritten name]*, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



HARRY C. CHRISTENSEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 9, 2012

[Handwritten signature]
Harry C. Christensen, Notary Public
My commission expires: 2/09/12

16 Summit Avenue, Salem, MA

HARRY C. CHRISTENSEN
ATTORNEY AT LAW
40 SOUTH STREET, SUITE 105
MARBLEHEAD, MA 01945

209

3

I, ALEXANDRA A. TRANOS, Trustee of the 16 Summit Avenue Trust under Declaration of Trust dated August 9, 1999, and recorded with Essex South District Registry of Deeds, Book 15962, Page 25, and ALEXANDER A. TRANOS, Life Tenant

of Salem, Essex County, Massachusetts

for consideration paid of less than \$100.00

2007020200016 Bk:26534 Pg:36
02/02/2007 09:55:00 DEED Pg 1/1

grant to ALEXANDRA A. TRANOS

of 16 Summit Avenue, Salem, Massachusetts

with quitclaim covenants

[Description and encumbrances, if any]

The premises known as 16 Summit Avenue, Salem, Essex County, Commonwealth of Massachusetts, further bounded and described as follows:

- EASTERLY by Summit Avenue, forty seven and 5/10 (47.5) feet;
- NORTHERLY by Lot 5 on Plan hereinafter referred to, one hundred (100) feet;
- WESTERLY by Lot 1 on said Plan, forty three and 5/10 (43.5) feet;
- SOUTHERLY by land now or late of Halliday, thirty (30) feet;
- WESTERLY by said land of Halliday, four (4) feet; and
- SOUTHERLY by land now or formerly of Chase and Gilman, seventy (70) feet.

Being the same premises conveyed to the grantor by Deed dated March 24, 2003, recorded with Essex South District Registry of Deeds, Book 20663, Page 157.

Also conveying and as such terminating the legal life estate of Alexandra A. Tranos.

Witness our hands and seal this 29th day of January, 2007.
Alexandra A. Tranos


.....
ALEXANDRA A. TRANOS, Trustee of the 16 Summit Avenue Trust
.....
Alexandra A. Tranos.....
ALEXANDRA A. TRANOS, Life Tenant

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 29th day of January, 2007, before me the undersigned notary public, personally appeared Alexandra A. Tranos, Trustee as aforesaid, and as Life Tenant, proved to me through satisfactory evidence of identification which was Personal, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

HARRY C. CHRISTENSEN
ATTORNEY AT LAW
40 SOUTH STREET, SUITE 105
MARBLEHEAD, MA 01945

 HARRY C. CHRISTENSEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2012

[Signature]
Harry C. Christensen
Notary Public
My commission expires: 02/09/12

1-20-07

4

I, ALEXANDRA A. TRANOS
of Salem, Essex County, Massachusetts

2007020200017 Bk:26534 Pg:37
02/02/2007 08:56:00 DEED Pg 1/1

for consideration paid of less than \$100.00

grant to SALLY ALEXANDRA TRANOS
of 16 Summit Avenue, Salem, Massachusetts

with quitclaim covenants

[Description and encumbrances, if any]

The premises known as 16 Summit Avenue, Salem, Essex County, Commonwealth of Massachusetts, further bounded and described as follows:

- EASTERLY by Summit Avenue, forty seven and 5/10 (47.5) feet;
- NORTHERLY by Lot 5 on Plan hereinafter referred to, one hundred (100) feet;
- WESTERLY by Lot 1 on said Plan, forty three and 5/10 (43.5) feet;
- SOUTHERLY by land now or late of Halliday, thirty (30) feet;
- WESTERLY by said land of Halliday, four (4) feet; and
- SOUTHERLY by land now or formerly of Chase and Gilman, seventy (70) feet.

Being the same premises conveyed to the grantor by Deed of even date, recorded with Essex South District Registry of Deeds herewith.

16 Summit Avenue, Salem, MA

Witness our hands and seal this 29th day of January, 2007.

[Handwritten signature]

Alexandra A. Tranos

ALEXANDRA A. TRANOS

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 29th day of January, 2007, before me the undersigned notary public, personally appeared Alexandra A. Tranos, proved to me through satisfactory evidence of identification which was *[Handwritten signature]*, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Handwritten signature]
Harry C. Christensen
Notary Public
My commission expires: 02/09/12

HARRY C. CHRISTENSEN
ATTORNEY AT LAW
40 SOUTH STREET, SUITE 105
MARBLEHEAD, MA 01945

HARRY C. CHRISTENSEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 9, 2012

25

Trustee's Certificate Pursuant to M.G.L. c. 184, § 35

Name of Trust: ELLIE REALTY TRUST

Dated: July 31, 2007

Barcode
2007073100407 Bk:27065 Pg:376
07/31/2007 12:04:00 OTHER Pg 1/1

I, Andrew C. Greer, Trustee of Ellie Realty Trust under declaration of Trust dated July 31, 2007 (the "Trust") the said Andrew C. Greer as the original trustee, certify as follows:

- (a). Andrew C. Greer is the current trustee of the Trust.
- (b). The trustee of the Trust has authority to act with respect to real estate owned by the Trust, and has full and absolute power under said Trust to purchase, sell, mortgage and convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof; and,
- (c). There are no facts which constitute conditions precedent to acts by the trustees or which are in any other manner germane to affairs of the Trust.

Executed as a sealed instrument under the pains and penalties of perjury on this 31st day of July, 2007.

Andrew C. Greer
Andrew C. Greer, Trustee

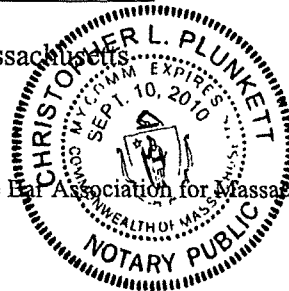
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 31st day of July, 2007, before me, the undersigned notary public, personally appeared, Andrew C. Greer, proved to me through satisfactory evidence of identification, which was Photographic identification with signature issued by a federal or state government agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on this document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and/or acknowledged to me that she signed it voluntarily for its stated purpose.

Christopher L. Plunkett

As Notary Public
for the Commonwealth of Massachusetts
My Commission Expires:



© Real Estate Bar Association for Massachusetts (6-1-04)

REBA
THE REAL ESTATE BAR ASSOCIATION
OF MASSACHUSETTS
BOX 89

125

I. SALLY ALEXANDRA TRANOS
of Salem, Essex County, Massachusetts

2007073100408 Bk:27065 Pg:377
07/31/2007 12:04:00 DEED Pg 1/1

for consideration paid of \$250,000.00

grant to ^{C.} ANDREW GREER, Trustee of Ellie Realty Trust dated July 31, 2007
with Certificate recorded herewith
of 16 Summit Avenue, Salem, Massachusetts

with quitclaim covenants

[Description and encumbrances, if any]

The premises known as 16 Summit Avenue, Salem, Essex County, Commonwealth of Massachusetts, further bounded and described as follows:

- EASTERLY by Summit Avenue, forty seven and 5/10 (47.5) feet;
- NORTHERLY by Lot 5 on Plan hereinafter referred to, one hundred (100) feet;
- WESTERLY by Lot 1 on said Plan, forty three and 5/10 (43.5) feet;
- SOUTHERLY by land now or late of Halliday, thirty (30) feet;
- WESTERLY by said land of Halliday, four (4) feet; and
- SOUTHERLY by land now or formerly of Chase and Gilman, seventy (70) feet.

Being the same premises conveyed to the grantor by Deed dated January 29, 2007, recorded with Essex South District Registry of Deeds, in Book 26534, Page 37.

Witness my hand and seal this 31st day of AUGUST, 2007.

Sally Alexandra Tranos
SALLY ALEXANDRA TRANOS

16 Summit Avenue, Salem, MA

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 31st day of AUGUST, 2007, before me the undersigned notary public, personally appeared Sally Alexandra Tranos, proved to me through satisfactory evidence of identification which was Doranne Kumpke, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

SALEM DEEDS RECORDED
ESSEX COUNTY
07/31/07 12:06PM
000000 #5474
FEE \$1140.00
CASH \$1140.00

Harry C. Christensen
Harry C. Christensen
Notary Public
My commission expires: 02/09/12

HARRY C. CHRISTENSEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 9, 2012

BOX 89

32
128

2008012400343 Bk:27474 Pg:540
01/24/2008 14:35:00 DEED Pg 1/3

DEED

Property Address: 16 Summit Avenue, Salem, Massachusetts

I, **ANDREW C. GREER, TRUSTEE of ELLIE REALTY TRUST** under declaration of trust dated July 31, 2007, in consideration of (\$400,000.00) Four Hundred Thousand and 00/100 Dollars paid grant with QUITCLAIM COVENANTS to James Storey and Kristina Knights AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose address is 16 Summit Avenue, Salem, Massachusetts, the land with the buildings thereon located at 16 Summit Avenue, Salem, Essex County, Massachusetts. *X PURSUANT TO TRUSTEE CERT. RECORDED IN BOOK 7706T, PAGE 37J*

FOR DESCRIPTION SEE EXHIBIT A ATTACHED HERETO

The undersigned Trustee certifies that as of the date hereof, said Ellie Realty Trust is in full force and effect, that said Trust has not been modified or amended except of record, that the undersigned is the Trustee of said Trust, that the undersigned has been directed by all of the beneficiaries of said Trust to execute and deliver this deed, and that none of said beneficiaries is a minor, a personal representative of an estate subject to estate tax liens or a corporation transferring all, or substantially all, of its Massachusetts assets.

Executed under seal this 24TH day of January, 2008.

ELLIE REALTY TRUST

By: Andrew C. Greer Trustee
Andrew C. Greer, Trustee and not individually

SALEM
DEEDS RECORD
ESSEX COUNTY
01/24/08 2:35PM
0000000945
FEE \$1824.00
CASH \$1824.00
CANCELLED

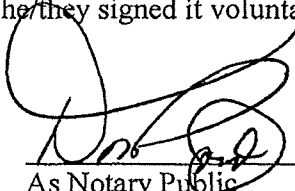
BX 64

T.P.

COMMONWEALTH OF MASSACHUSETTS

Essex, ss:

On this 24 day of January, 2008, before me, the undersigned notary public, personally appeared, Andrew C. Greer, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state government agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name is signed on this document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief and/or acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



As Notary Public
for the Commonwealth of Massachusetts
My Commission Expires

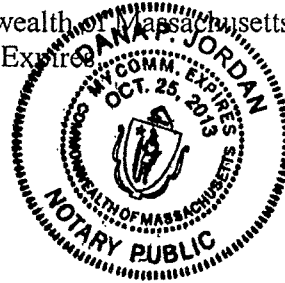


EXHIBIT A

The premises known as 16 Summit Avenue, Salem, Essex County, Commonwealth of Massachusetts, further bounded and described as follows:

- EASTERLY by Summit Avenue, forty seven and 5/10 (47.5) feet;
- NORTHERLY by Lot 5 on Plan hereinafter referred to, one hundred (100) feet;
- WESTERLY by Lot 1 on said Plan, forty three and 5/10 (43.5) feet;
- SOUTHERLY by land now or late of Halliday, thirty (30) feet;
- WESTERLY by said land of Halliday, four (4) feet; and
- SOUTHERLY by land now or formerly of Chase and Gilman, seventy (70) feet.

See plan entitled, "Land of Messervy at Lafayette Street, Salem, July 1893" recorded with Essex South District Registry of Deeds Book 1380 (front).

Being the same premises conveyed to the grantor by Deed dated August 31, 2007, and recorded with Essex South District Registry of Deeds in Book 27065, Page 377.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: SAL.GN
Historic Name: Derby and Messervy Estates
Common Name:
Address:
City/Town: Salem
Village/Neighborhood: South Salem
Local No:
Year Constructed:
Architect(s):
Architectural Style(s):
Use(s): Residential District
Significance: Architecture; Community Planning
Area(s): SAL.GN: Derby and Messervy Estates
Designation(s):



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Wednesday, April 02, 2014 at 11:36 AM

FORM A - AREA

GN

SAL. GN

Area Letter Form numbers in this Area

<input checked="" type="checkbox"/>	SEE CONTINUATION FORM
-------------------------------------	--------------------------



FROM LEFT: 37 SUMMIT (SAL. 2142), 240 OCEAN AVE
 27 OCEAN AVE 121 OCEAN AVE (SAL. 2138)
 8/1989

SEE CONTINUATION FORM

Town Salem

Name of Area (if any) Derby and Messervy
Estates Area

Present Use Residential

General Date or Period 1867-1915

General Condition Good

Acreage Approximately 150 acres

Recorded by Northfields Preservation Associates

Organization Salem Planning Dept.

Date July 1989

UTM REFERENCE

USGS QUADRANGLE SCALE

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

Portions of this area meet Criteria A and C for listing on the National Register as the Derby Estate historic district. The area represents a broad range of late 19th and early 20th century architectural styles. It also possesses historical associations with the rapid subdivision between the 1860s and 1920s of farmlands and summer estates into a residential area.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other areas within the community.

The area of South Salem bounded by Holly and Leach Streets to the north, the harbor to the east, Canal Street to the west, and Broadway and Loring Avenues to the south (excepting Lafayette Street, which has already been surveyed) contains examples of virtually every architectural style of the mid-19th to early 20th centuries. The main side streets, Ocean, Linden and Summit Avenues, contain high-style examples. A remarkably high concentration of fine and well-preserved Second Empire and Italianate houses prevails on Linden Avenue; other impressive Italianate examples exist at 24 and 50 Ocean Avenue. An unusual stone Second Empire cottage exists at 12 Clifton Street (the John S. Ives House). Ocean and Summit Avenues contain the majority of the area's high-style Queen Anne and Shingle Style houses. Noteworthy Queen Anne houses include 47 Summit Avenue (the Frank F. Newell House), and 36 Ocean Avenue (the Albert C. Pettingill House). The Shingle Style is (continued)

HISTORICAL SIGNIFICANCE Explain historical importance of area and how the area relates to the development of other areas of the community.

The houses in this area are representative of the massive growth of Salem in the mid- to late 19th century that spurred the subdivision and development of former farmlands and large estates; this development process occurred concurrently in North Salem. Like the Northfields in North Salem, the Southfields at South Salem were originally used as common lands for farming. 10 acre parcels were individually allotted, possibly beginning earlier than 1639. This use continued until the mid-18th century, when the Southfields were converted into privately owned farms or summer homes. One of the largest of these estates belonged to Ezekial Hersey Derby, who owned the land now bounded by Holly and Leach Streets to the north, Broadway, Loring and Clifton Avenues to the south, and Canal Street to the west. Ezekial Derby inherited the estate, which included a house, barn and gardens, upon the death of his father Elias in 1799. Elias Derby had been one of Salem's wealthiest merchants and shipowners. The land between Lafayette Street, Eden Street, Willow Avenue and Salem Harbor later became the estate (continued)

Johnson, Claire. "Domestic Architecture in Victorian Salem: A Lafayette Street Sampling." Essex Institute Historical Collections, vol. 115, number 3, July 1979.

Historic Salem, Inc. House Reports

BIBLIOGRAPHY and/or REFERENCES

- Little, Nina Fletcher. "Corne, McIntire, and the Hersey Derby Farm." Antiques.
 Maps and Atlases, 1851, 1874, 1864, 1897, 1911.
 Salem Building Permits, 1871-1889, on file at the Essex Institute.
 Salem City Directories
 Essex County Registry of Deeds
 Essex Institute Photo Collection

SAL. GN

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Salem	Form No: GN
Property Name: Derby and Messervy Estates Area	

Indicate each item on inventory form which is being continued below.

DERBY AND MESSERVY ESTATES AREA ARCHITECTURAL SIGNIFICANCE

best represented by 40 Wisteria Street and 42 and 49 Ocean Avenue. As the area was largely developed before their advent, the Colonial Revival, Tudor Revival and Craftsman styles were less frequently utilized. An unusual Colonial Revival design exists at 18 Ocean Terrace, and the area's only notable Tudor Revival house can be found at 20 Summit Avenue (the Edwin F. Woodman House). The Craftsman influence is seen in both 56 Summit Avenue (the George E. Symonds House), and 45 Summit Avenue (the George W. Pitman House). The Derby and Messervy Estates area also possesses an exemplary Neoclassical design, the Salem Public Library's South Branch at 47 Ocean Avenue. The less-affluent streets, such as Hazel, Meadow, Eden and Messervy, primarily contain modest and typical examples of the Italianate, Second Empire and Queen Anne styles.

DERBY AND MESSERVY ESTATES AREA HISTORICAL SIGNIFICANCE

of William Messervy, mayor of Salem in 1856 and 1857, whose house was located at what is now 255 Lafayette Street. The eastern section of his estate, including Messervy Street, was subdivided circa 1883-4; the western section, between Summit Avenue and Lafayette Street, was subdivided in 1893 by Lucy Messervy. William Messervy died in February of 1886.

The Derby Estate was purchased by the development group of James Almy, Nathaniel Wiggin and Charles Clark; lots and streets in the northern section of the area were laid out by July of 1867 for public auction. Some of the streets were partially planned by 1864. A Putnam map of a portion of the Derby Estate shows Willow Street fully laid out, Laurel Street laid out to Hazel Street, and Linden Street laid out between Holly and Laurel Streets. The triangle between Forest, Loring and Broadway Avenues was later replanned by James F. Almy in 1895 and by 1911 had been altered into its final form. Most of the houses in this triangle were not built until after 1911.

The subdivision of the historically-important Derby and Messervy Estates demonstrates South Salem's change from a summer resort and agricultural area to a year-round residential neighborhood. As Salem's economy shifted from agriculture to industry in the mid-19th century, the leather, cotton and lead industries based in North and South Salem spurred the development of these formerly-agricultural areas. The magnitude of the development of these areas and their rapid growth mirror the residential and industrial growth of the city of Salem as a whole.

FORM NUMBERS IN THIS AREA:

SEE CONTINUATION FORM W/ 1990 REVISION

MAP:

LOT:

33

~~49, 56, 78, 98, 106, 303, 305, 307, 308, 309, 327, 328, 329, 331, 332, 333, 335, 338, 349, 351, 352, 353, 354, 355, 356, 357-8, 359, 361, 364, 365, 367, 375, 376, 377, 380, 386, 388, 404, 407, 417, 418, 421, 426, 427, 428, 431, 434, 439, 440, 448, 454, 455, 459, 541, 547, 561, 572, 587, 588, 602, 610, 612, 619, 630, 633, 644, 646, 648, 650, 651, 652, 655, 657, 658, 659, 661, 663, 670, 673, 684, 685, 688, 689, 695, 717, 718, 712, 720, 721, 722~~

32

~~76, 84, 85, 86, 87, 88, 90, 114, 116, 176, 177, 178, 179, 180, 181, 192, 200, 202, 203, 208, 220.~~

Staple to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

SAL. GN

Community: Salem	Form No: GN
Property Name: Derby and Messervy Estates Area	

Indicate each item on inventory form which is being continued below.



Stable to Inventory form at bottom

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: SALEM GN	Form No:
SALEM	GN
Property Name: DERBY AND MESSERVY ESTATES AREA	

Indicate each item on inventory form which is being continued below.

FORM NUMBERS IN THIS AREA (REVISED 1990)

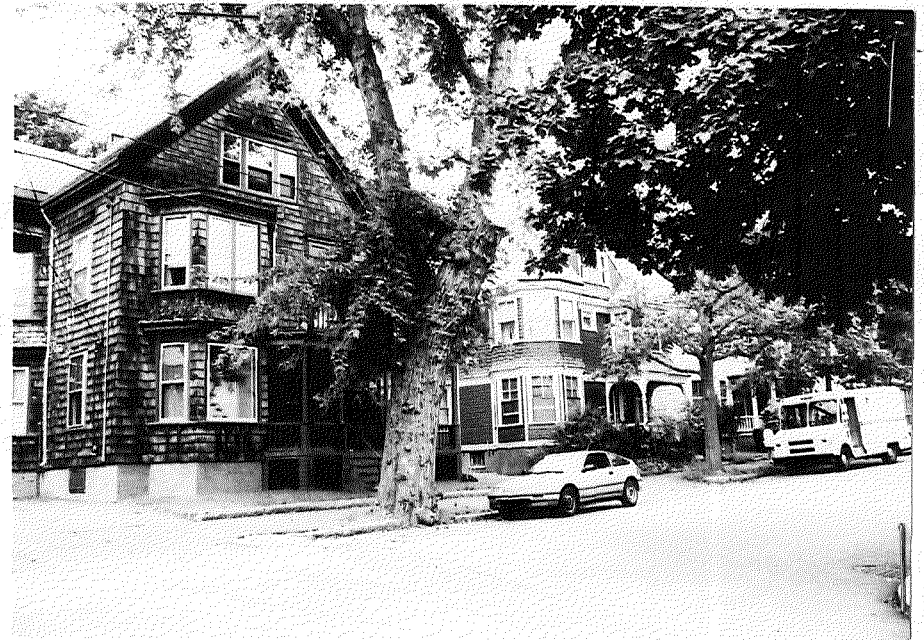
SUB-AREAS: GP, GQ

STREETSCAPES: GO

NUMBERS: 1897-1905, 1913-1930, 1966-1971,
2011-2015, 2034-2039, 2041-2049, 2056-2061,
2067, 2074-2075, 2081-2084, 2090-2094,
2109-2139, 2142-2147.



From left: 22 SUMMIT AVE. (SAL. 2083) + 8/1989
20 SUMMIT AVE. (SAL. 2084)



From left: 12 SUMMIT AVE. (SAL. 2092) + 8/1989
10 SUMMIT AVE. (SAL. 2093)



From left: 34 LINDEN ST. (SAL. 2016), 8/1989
32 LINDEN ST. (SAL. 2017), +
28 LINDEN ST. (SAL. 2018)



From left: 22 LINDEN ST. (SAL. 2019), 20 LINDEN ST. (SAL. 2020), 18 LINDEN ST. (SAL. 2021) + 8/1989

SAL.GN

PRP..... Street No Street Name..... Loc Nbr..... Ar Code NF

PRP.....	Street No	Street Name.....	Loc Nbr.....	Ar Code NF
SAL.GN				GN
SAL.1904	4	Charles St	32-114	GN
SAL.2074	3	Clifton Ave	33-418	GN
SAL.2114	3-5	Eden St	33-588	GN
SAL.1930	5-7	Forest Ave	32-220	GN
SAL.2060	8-8A	Forest Ave	33-386	GN
SAL.1920	15	Forest Ave	32-200	GN
SAL.2124	6-8	Glendale St	33-650	GN
SAL.2123	14	Glendale St	33-648	GN
SAL.2121	15	Glendale St	33-644	GN
SAL.2122	25	Glendale St	33-646	GN
SAL.2111	6	Glover St	33-561	GN
SAL.2112	25	Green St	33-572	GN
SAL.1929	312-312	1/2 Lafayette St	32-218	GN
SAL.1928	314-316	Lafayette St	32-217	GN
SAL.1927	326-328	Lafayette St	32-214	GN
SAL.1926	330	Lafayette St	32-213	GN
SAL.1925	332	Lafayette St	32-212	GN
SAL.1924	336	Lafayette St	32-209	GN
SAL.2056	1	Laurel St	33-375	GN
SAL.2057	3	Laurel St	33-376	GN
SAL.2058	5	Laurel St	33-377	GN
SAL.2022	9	Laurel St	33-335	GN
SAL.2011	12	Laurel St	33-303	GN
				GR
SAL.1971	18	Laurel St	33-106	GN
SAL.1970	19	Laurel St	33-98	GN
SAL.2109	105	Leach St	33-540	GN
SAL.2110	116	Leach St	33-547	GN
SAL.2034	1	Linden St	33-349	GN
SAL.2015	4	Linden St	33-309	GN
				GR
SAL.2035	5	Linden St	33-351	GN
SAL.2014	6	Linden St	33-308	GN
				GR
SAL.2036	7	Linden St	33-352	GN
SAL.2013	8	Linden St	33-307	GN
				GR
SAL.2037	9	Linden St	33-353	GN
SAL.2038	11	Linden St	33-354	GN
SAL.2012	12	Linden St	33-305	GN
				GR
SAL.2039	13	Linden St	33-338	GN
SAL.2041	15	Linden St	33-355	GN
SAL.2042	17	Linden St	33-356	GN
SAL.2021	18	Linden St	33-333	GN
SAL.2043	19-21	Linden St	33-357	GN
SAL.2020	20	Linden St	33-332	GN
SAL.2019	22	Linden St	33-331	GN
SAL.2044	23	Linden St	33-359	GN
SAL.2045	25	Linden St		GN
SAL.2046	27	Linden St	33-361	GN
SAL.2018	28	Linden St	33-329	GN
SAL.2017	32	Linden St	33-328	GN

PRP..... Street No Street Name..... Loc Nbr..... Ar Code NF

PRP.....	Street No	Street Name.....	Loc Nbr.....	Ar Code	NF
SAL.2016	34	Linden St	33-327	GN	
SAL.2059	41-43	Linden St	33-380	GN	
SAL.1966	44	Linden St	33-47	GN	
SAL.1918	68-70	Linden St	32-181	GO	*
			GO	GN	
SAL.1917	72-74	Linden St	32-180	GO	*
			GO	GN	
SAL.1921	73-75	Linden St	32-202	GO	*
			GO	GN	
SAL.1916	76-78	Linden St	32-179	GO	*
			GO	GN	
SAL.1922	77-79	Linden St	32-203	GO	*
			GO	GN	
SAL.1915	80-82	Linden St	32-178	GO	*
			GO	GN	
SAL.1914	84-86	Linden St	32-177	GO	*
			GO	GN	
SAL.1913	88-90	Linden St	32-176	GO	*
			GO	GN	
SAL.1905	104	Linden St	32-116	GN	
SAL.1923	4	Loring Ave	32-208	GN	
SAL.1903	10	Loring Ave	32-90	GN	
SAL.1902	16-18	Loring Ave	32-88	GN	
SAL.1901	20	Loring Ave	32-87	GN	
SAL.1900	22	Loring Ave	32-86	GN	
SAL.1899	24	Loring Ave	32-85	GN	
SAL.1898	26	Loring Ave	32-84	GN	
SAL.1897	40	Loring Ave	32-76	GN	
SAL.1969	9-9 1/2	Meadow St	33-78	GN	
SAL.2116	9	Messervy St	33-610	GN	
SAL.2117	15	Messervy St	33-612	GN	
SAL.2132	4	Ocean Ave	33-663	GN	
SAL.2135	5	Ocean Ave	33-684	GN	
SAL.2136	9	Ocean Ave	33-685	GN	
SAL.2131	10	Ocean Ave	33-661	GN	
SAL.2137	15	Ocean Ave	33-688	GN	
SAL.2130	16	Ocean Ave	33-659	GN	
SAL.2129	18	Ocean Ave	33-658	GN	
SAL.2138	21	Ocean Ave	33-689	GN	
SAL.2128	22	Ocean Ave	33-657	GN	
SAL.2127	24	Ocean Ave	33-744	GN	
SAL.2126	30	Ocean Ave	33-655	GN	
SAL.2082	36	Ocean Ave	33-434	GN	
SAL.2081	42	Ocean Ave	33-431	GN	
SAL.2067	49	Ocean Ave	33-407	GN	
SAL.2049	50	Ocean Ave	33-367	GN	
SAL.2048	56	Ocean Ave	33-365	GN	
SAL.2047	58	Ocean Ave	33-364	GN	
SAL.1967	63	Ocean Ave	33-49	GN	
SAL.1968	83	Ocean Ave	33-56	GN	
SAL.2139	18	Ocean Terr	33-695	GN	
SAL.2134	17	Shore Ave	33-673	GN	
SAL.2133	22	Shore Ave	33-670	GN	
SAL.2094	2	Summit Ave	33-459	GN	

SAL.GN

PRP.....	Street No	Street Name.....	Loc Nbr.....	Ar Code NF
SAL.2113	5	Summit Ave	33-587	GN
SAL.2115	7	Summit Ave	33-602	GN
SAL.2093	10	Summit Ave	33-455	GN
SAL.2092	12	Summit Ave	33-454	GN
SAL.2084	20	Summit Ave	33-440	GN
SAL.2083	22	Summit Ave	33-439	GN
SAL.2125	29	Summit Ave	33-651	GN
SAL.2142	37	Summit Ave	33-717	GN
SAL.2143	39	Summit Ave	33-718	GN
SAL.2075	42	Summit Ave	33-421	GN
SAL.2144	45	Summit Ave	33-712	GN
SAL.2145	47	Summit Ave	33-720	GN
SAL.2146	51	Summit Ave	33-721	GN
SAL.2147	53	Summit Ave	33-722	GN
SAL.2090	3	Willow Ave	33-448	GN
SAL.2091	7	Willow Ave	33-451	GN
SAL.2120	16	Willow Ave	33-633	GN
SAL.2118	17	Willow Ave	33-619	GN
SAL.2119	22	Willow Ave	33-630	GN
SAL.2061	10-12	Wisteria St	33-388	GN
SAL.1919	40	Wisteria St	32-192	GN

[405] 116 items listed out of 4303 items.

Historic House Plaque Application

If interested in commissioning a written history of your Salem house and having a plaque to identify its construction date and early owner(s), please fill in the blanks below.

The fee for a professionally prepared house history and plaque is \$400.00. Please send a check for that amount, made out to Historic Salem, Inc., with this application, to the above address.

Name: James & Kristina Storey

Name of Owner (if different from above):

Contact Information:

Home Phone: 978-594-5925

Call Work Phone: 858-583-9325 ← please use this #

e-mail: kknights_99@yahoo.com

Street Address: 16 Summit Ave

Date Purchased & From Whom:

Jan 2008 Ellic Realty Trust; previous owner: A. Tranos

Helpful Information about the Building (append copies if necessary):

- Per 1911 map, Grace Allen owned home
- Per 1940 Census, the Desjardins' owned home Auguste & Ath.
- John & Alice (Alexandra?) owned the home for many years after buying from Desjardins family.

* Hoping to have this ready in-time for a Christmas gift.
Please let me know if that will not be possible. Thanks!