

HISTORIC SALEM INC

84 Federal Street

Built for

Lois E. Mooney and Alvin J. Mooney,
Conductor of Boston & Maine Railroad
1899

Researched and written by Jen Ratliff
May 2018

Historic Salem Inc.
The Bowditch House
9 North Street, Salem, MA 01970
(978) 745-0799 | HistoricSalem.org
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In 1899, 84 Federal Street (originally 86 ½) was constructed by the Mooney family on the plot that previously housed a barn belonging to 86 Federal Street which they purchased in 1890. Easement to the property was granted to 84 Federal Street by 86 Federal Street in 1967 (Deed 5480:781)

Date of Purchase	Conveyed by	Conveyed to	Amount	Document	Notes
October 29, 1890	Lynn Hospital	Mrs. Lois E. Mooney	\$3,350	Deed 1293:222	"certain parcel of land with the buildings"
May 28, 1940	Alvin J. Mooney	Mabel F. Ward	"Consideration Paid"	Deed 3219:514	
October 3, 1967	Anna M. Kelley, Power of Attorney for Mable F. Drolet (nee Ward)	Arthur L. Gaudette Althea Gaudette	Unknown	Deed 5480:781	
June 1, 1970	Arthur L. Gaudette Althea Gaudette	Donald P. Deveau Susan A. Deveau	\$20,000	Deed 5687:291	
June 11, 1971	Donald P. Deveau Susan A. Deveau	Raymond R. Cooper	\$23,000	Deed 5773:584	
October 4, 1972	Raymond R. Cooper	Richard E. Gauthier Ruth G. Gauthier	\$26,7000	Deed 5911:557	
July 3, 1974	Richard E. Gauthier Ruth G. Gauthier	John D. Hall, Jr. Medora K. Hall	\$31,500	Deed 6080:522	

March 7, 1978	John D. Hall, Jr. Medora K. Hall	Franklin O'Brien Marcia A. O'Brien	\$33,000	Deed 6453:494	
February 11, 1984	Franklin O'Brien Marcia A. O'Brien	James F. Dykes Jr. Ghislaine R. Dykes	\$83,000	Deed 7344:505	
May 27, 1988	James F. Dykes Jr. Ghislaine R. Dykes	John M. Wathne Mary A. Wathne	\$187,000	Deed 9537:419	Mary becomes sole owner in February 1997 for \$1.00 and other considerations Deed 13971:159 (Quitclaim)
July 29, 2016	Mary A. Wathne	Kevin Cassidy Lindsay Hurley	\$550,000	Deed 35126:522	

Deed + Note

Syracuse Hospital

L. E. Mooney
(by Atty. Gen.)

Know all men by these Presents that the Syracuse Hospital, a corporation of Syracuse, in the County of Essex, in consideration of thirty two hundred and fifty dollars paid by Louis E. Mooney wife of Edwin J. Mooney of Salem in the County of Essex the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit claim unto the said Louis E. Mooney that certain parcel of land with the buildings thereon situated in said Salem, and bounded and described as follows, viz: Southerly by Federal Street, Westonly by land now or lately of Hanson, Northonly by land now or lately of said Salem, and Eastonly by land now or lately of Phelps. Being a part of the estate formerly of Robert or Elisabeth Peale. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Louis E. Mooney and her heirs and assigns, to their own use and behoof forever. And it doth hereby, for itself and its successors, covenant with the said grantee and her heirs and assigns that the granted premises are free from all incumbrances made or suffered by it and that it will and its successors 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 claiming by, through, or under it but against none other. In Witness Whereof it the said Syracuse Hospital by David H. Sweetser, its Treasurer, hereto duly authorized has set its name and caused its corporate seal to be affixed hereto this twenty ninth day of October in the year one thousand eight hundred and ninety. Signed, sealed, and delivered by Syracuse Hospital, by David H. Sweetser, Treasurer } seal
ered in presence of }
and with the approval of us, who with said Sweetser constitute all of the Finance Committee of said grantor.
Philip H. Chase. Charles H. Newhall. Commonwealth of Massachusetts. Essex co. Oct. 29th 1890. Then personally appeared the above named David H. Sweetser, Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the Syracuse Hospital, before me -
R. E. Harmon. Justice of the Peace.

Vote.

Syracuse, Mass. Oct. 25. 1890. At a regular meeting of the Managers of the Syracuse Hospital, held Oct. 21st 1890, the following was adopted on motion of Mr. Amos F. Breed. Ordered that the Mr. Sweetser, the Treasurer be and is hereby authorized to

sell and convey the property belonging to the Lyman Hos-
pital, situated on Federal Street in the City of Salem Mas.
with the approval of the Finance Committee of the Board.
The above is a true copy of the records of the Lyman Hos-
pital.

Attest. G. A. Dodger. Clerk.

Essex, ss. Bead Oct. 30. 1890. 45m. past 11 A. M. Sec. reg. by

Chastwood, Ref.

Discharge.

Know all men by these Presents that I, George F.
Woodman, the mortgage named a certain mortgage given by
Charles M. Somerly to me the said Woodman, dated March
19th A. D. 1890, and recorded with Essex So. Dist. Deeds, libro
1273 folio 103, do hereby acknowledge that I have received
from said Charles M. Somerly the mortgage, named in said
mortgage, full payment and satisfaction of the same; and in
consideration thereof I do hereby cancel and discharge said
mortgage and release and quit claim unto the said Charles
M. Somerly, and his heirs and assigns forever, the premises
thereby conveyed. In witness whereof I hereunto set my
hand and seal this twenty seventh day of October A. D. 1890.

Signed and sealed } George F. Woodman seal
in the presence of } Commonwealth of Massachusetts, Es-

sex s. October 27th 1890. Then personally appeared the above
named George F. Woodman and acknowledged the foregoing
instrument to be his free act and deed, before me
Charles L. Dams. Justice of the Peace.

Essex, ss. Bead Oct. 30. 1890. 50m. past 11 A. M. Sec. reg. by

Chastwood, Ref.

Know all men by these Presents that I, Charles M. Somerly
of Newburyport in the County of Essex and Com-
monwealth of Massachusetts, in consideration of one hundred
and forty five dollars to me paid by George F. Woodman
of said Newburyport, the receipt whereof is hereby acknow-
ledged, do hereby give, grant, bargain, sell and convey unto
the said George F. Woodman, and his heirs and assigns for-
ever, a certain lot of land situated in said Newburyport,
bounded and described as follows, viz: Beginning at the
North corner thereof on Oak Street, by land of Nathaniel
Greely, and thence running South easterly by said Oak
Street fifty feet and nine and three fourths inches; thence
running South westerly by land of Stephen J. Currier,
one hundred and eighty two feet and three inches to
land of Jappan; thence running Northerly by said land of

G. F. Woodman
C. M. Somerly

Charles M. Somerly
G. F. Woodman

tract Deeds, Book 2791, Page 598. This mortgage is upon the Statutory Condition, and upon the further condition that the grantors or their 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 hereunder, whether completed or not; for any breach of which the mortgagee shall have the Statutory Power of Sale. And said Bank and its successors and assigns shall have the further right to cancel and surrender any insurance policies and collect the proceeds therefrom in case of any sale made hereunder, and to retain out of the proceeds of any such sale one per cent of the purchase money for its or their services in making such sale; any purchaser at such sale shall be held to claim hereunder in case of any defect in said sale; and any entry made for the purpose of foreclosing this mortgage shall enure to and for the benefit of the purchaser at such sale. And we, Alice Melanson, wife of said Samuel O. Melanson, and Beatrice LeBlanc, wife of said John T. LeBlanc, release to the mortgagee all rights of Dower and Homestead and other interests in the mortgaged premises. WITNESS our hands and seals this fourteenth day of March in the year nineteen hundred and twenty-nine.

In presence of)	John T. LeBlanc	(seal)
Daniel C. Fitz)	Beatrice LeBlanc	(seal)
to all four)	Samuel O. Melanson	(seal)
COMMONWEALTH OF MASS-)	Alice Melanson	(seal)

ACHUSETTS Essex, ss. On this fourteenth day of March 1929, before me personally appeared Samuel O. Melanson and John T. LeBlanc to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Daniel C. Fitz Notary Public.

Commission expires April 21, 1933.

Essex ss. Received Mar. 14, 1929. 14 m. past 10 A.M. Recorded and Examined.

I, Alvin J. Mooney, of Salem, Mass. Administrator of the Estate of Lois Emma Mooney, otherwise known as Lois E. Mooney, late of said Salem. by power conferred by a Decree of the Essex Probate Court, dated March 12, 1929. and every other power for Ninety Four Hundred and Fifty Dollars paid,

Mooney, Admr.
to
Averill

grant to Arthur L. Averill of said Salem the land in said SALEM, being the following Real Estate, situated in said SALEM, being bounded and described as follows: A certain parcel of land, with the buildings thereon, bounded and described as follows: Southerly by Federal Street, Westerly by land now or late of Hanson, Northerly by land now or late, of the City of Salem, and Easterly by land now or late of Phelps. In tracing Title, see a Deed, recorded in the Essex South Registry of Deeds, to said Lois E. Mooney, recorded in Book 1293, Leaf 222. WITNESS my hand and seal this 14th day of March 1929.

Alvin J. Mooney Administrator (seal)

COMMONWEALTH OF MASSACHU-) of the said Estate of Lois Emma Mooney
 SETTS Essex ss. March 14th) late of Salem, Mass.

1929. Then personally appeared the above-named Alvin J. Mooney, as Administrator, of the Estate, of said Lois E. Mooney, his wife, and acknowledged the foregoing instrument to be his free act and deed, before me

Harrison D. Mason Notary Public

Essex ss. Received Mar. 14, 1929. 20 m. past 10 A.M. Recorded and Examined.

Averill
 to
 Mooney

I, Arthur L. Averill, of Salem, Essex County, Massachusetts being unmarried, for consideration paid, grant to Alvin J. Mooney of said Salem with QUIT-CLAIM COVENANTS the land in said SALEM, with the buildings thereon, bounded and described as follows: Southerly by Federal Street: Westerly by land now or late of Hanson; Northerly by land now or late of The City of Salem; and Easterly by land now or late of Phelps. Meaning hereby to convey to the Grantee, the premises conveyed to me, by a Deed, to be recorded herewith. WITNESS my hand and seal this 14th. day of March 1929.

THE COMMONWEALTH OF MASS-) Arthur L. Averill (seal)

ACHUSETTS Essex ss. March 14th. 1929 Then personally appeared the above-named Arthur L. Averill and acknowledged the foregoing instrument to be his free act and deed, before me

Harrison D. Mason Notary Public

Essex ss. Received Mar. 14, 1929. 20 m. past 10 A.M. Recorded and Examined.

Assgt.
 Durkee
 to
 Garland

I, Arthur J. Durkee, holder of a mortgage from Harold R. Rippon and Mildred Rippon to me dated May 7, 1927, recorded with Essex South District Deeds, book 2722, page 402, assign said mortgage and the note and claim secured thereby to Alden W. Garland. WITNESS my hand and seal this thirteenth day of March, 1929.

Arthur J. Durkee (seal)

COMMONWEALTH OF MASSACHUSETTS. Essex, ss. March 13th, 1929. Then personally appeared the above named Arthur J. Durkee and acknowledged the foregoing instrument to be his free act and deed. Before me

grant to Arthur L. Averill of said Salem the land in said SALEM, being the following Real Estate, situated in said SALEM, being bounded and described as follows: A certain parcel of land, with the buildings thereon, bounded and described as follows: Southerly by Federal Street, Westerly by land now or late of Hanson, Northerly by land now or late, of the City of Salem, and Easterly by land now or late of Phelps. In tracing Title, see a Deed, recorded in the Essex South Registry of Deeds, to said Lois E. Mooney, recorded in Book 1293, Leaf 222. WITNESS my hand and seal this 14th day of March 1929.

Alvin J. Mooney Administrator (seal)

COMMONWEALTH OF MASSACHU-) of the said Estate of Lois Emma Mooney
SETTS Essex ss. March 14th) late of Salem, Mass.

1929. Then personally appeared the above-named Alvin J. Mooney, as Administrator, of the Estate, of said Lois E. Mooney, his wife, and acknowledged the foregoing instrument to be his free act and deed, before me

Harrison D. Mason Notary Public

Essex ss. Received Mar. 14, 1929. 20 m. past 10 A.M. Recorded and Examined.

Averill
to
Mooney

I, Arthur L. Averill, of Salem, Essex County, Massachusetts being unmarried, for consideration paid, grant to Alvin J. Mooney of said Salem with QUIT-CLAIM COVENANTS the land in said SALEM, with the buildings thereon, bounded and described as follows: Southerly by Federal Street: Westerly by land now or late of Hanson; Northerly by land now or late of The City of Salem; and Easterly by land now or late of Phelps. Meaning hereby to convey to the Grantee, the premises conveyed to me, by a Deed, to be recorded herewith. WITNESS my hand and seal this 14th. day of March 1929.

THE COMMONWEALTH OF MASS-) Arthur L. Averill (seal)

ACHUSETTS Essex ss. March 14th. 1929 Then personally appeared the above-named Arthur L. Averill and acknowledged the foregoing instrument to be his free act and deed, before me

Harrison D. Mason Notary Public

Essex ss. Received Mar. 14, 1929. 20 m. past 10 A.M. Recorded and Examined.

Assgt.
Durkee
to
Garland

I, Arthur J. Durkee, holder of a mortgage from Harold R. Rippon and Mildred Rippon to me dated May 7, 1927, recorded with Essex South District Deeds, book 2722, page 402, assign said mortgage and the note and claim secured thereby to Alden W. Garland. WITNESS my hand and seal this thirteenth day of March, 1929.

Arthur J. Durkee (seal)

COMMONWEALTH OF MASSACHUSETTS. Essex, ss. March 13th, 1929. Then personally appeared the above named Arthur J. Durkee and acknowledged the foregoing instrument to be his free act and deed. Before me

shown on said plan. Neither the grantor nor its assigns is to have any liability to maintain or repair said unnamed passageway nor any liability whatsoever in connection therewith; whether for accidents occurring thereon or otherwise. The grantees, by accepting this instrument, agree for themselves, their heirs, administrators and assigns, and for all future holders of the land and easement hereby conveyed, that neither of the signers hereof, namely William P. Pearson, Clifford W. Berry, Stuart L. Little, nor any of them, are ever to be held personally liable in any way as a result of their having executed this instrument. For authority of the Selectmen to make the within conveyance see vote of Special Meeting of the Town of Newbury held December 28, 1933, and votes of annual Town Meetings held March 20, 1934, and March 19, 1940 attested copy of which votes were recorded Essex South District Deeds, Book 3021, Page 388, and Book 3212 Page 468, respectively. For title see Book 2934 Page 195 and Book 3185 Page 368. WITNESS the hand and seal of the Town of Newbury this 16th day of May, 1940.

Witness: H. W. Pritchard)
 COMMONWEALTH OF MASSACHU-)
 SETTS Essex, ss May 16,))
 1940 Then personally :)
 appeared before me William)

Town of Newbury (Corporate seal)
 By William P. Pearson Chairman
 Clifford W. Berry
 Stuart L. Little
 Selectmen of the Town of
 Newbury as aforesaid.

P. Pearson one of the above-named Selectmen of the Town of Newbury, and acknowledged the foregoing instrument to be the free act and deed of the Town of Newbury. Before me, Joseph D. Rolfe Justice of the Peace

My commission expires Apr. 6, 1945

Essex ss. Received May 29, 1940. 37 m. past 2 P.M. Recorded and Examined.

Mooney
 to
 Ward

I, Alvin J. Mooney, of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Mabel F. Ward of said Salem with QUITCLAIM COVENANTS A certain parcel of land in said SALEM with the buildings thereon, bounded and described as follows; Southerly by Federal Street; Westerly by land now or late of Hanson, Northerly by land now or late of City of Salem; and Easterly by land now or late of Phelps. For title see deed of Arthur L. Averill to me dated March 14, 1929 and recorded with the Essex South District Registry of Deeds, Book 2798, Page 354. No revenue stamps required. WITNESS my hand and seal this twenty-eight day of May 1940

THE COMMONWEALTH OF MASSACHUSETTS) Alvin J. Mooney (seal)
 Essex ss. May 28 1940 Then personally appeared the above named Alvin J. Mooney and acknowledged the foregoing instrument to be his free act and deed, before me Bartholomew J. Ronan Notary Public

& Plan

BK 5480 PG 781

I, Mabel F. Drolet (formerly Mabel F. Ward)

of 86 Federal Street Salem,

Essex County, Massachusetts,

being unmarried, for consideration paid, grant to Arthur L. Gaudette, Jr., and Althea Gaudette, husband and wife, as tenants by the entirety, both of 84 Federal Street,

of Salem, Massachusetts,

with quitclaim covenants

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

Beginning at the Southeast corner on the Northerly side of Federal Street as shown on a plan entitled " Land of Mabel Drolet, Federal Street, Salem, Mass., Scale 1 in. = 20 ft. - Aug., 1967, Edwin T. Brudzynski, Registered Surveyor;"

Thence running S 71-00W by Federal Street, as shown on said plan, a distance of 10.60 feet;

Thence turning and running No-24E by Lot No. 1, as shown on said plan, a distance of 23.75 feet;

Thence turning and running N 17-17-30W by Lot No. 1, as shown on said plan, a distance of 26.03 feet;

Thence turning and running N 88-04W by Lot No. 1, as shown on said plan, a distance of 11.30 feet;

Thence turning and running N 13-57-00W by Lot No. 1, as shown on said plan, a distance of 38.17 feet;

Thence turning and running Southwest by Lot No. 1, as shown on said plan, a distance of 8.49 feet;

Thence turning and running No-59-30E by land of Lillian B. and Charles M. Brackett, as shown on said plan, a distance of 18 feet;

Thence turning and running N 2-57-30E by land now or late of John D. Pope, et al, as shown on said plan, a distance of 60.43 feet;

Thence turning and running N 69-06-20E by land now or late of John D. Pope, et al, as shown on said plan, a distance of 48.48 feet;

Thence turning and running South - 24W by land now or formerly of Francis E. and Eva Fournier, as shown on said plan, a distance of

84 Federal St.,
Salem, Mass.

175.77 feet and to the point of beginning.

Said premises are conveyed together with the right to pass and re-pass to and from the granted premises over that portion of Lot No. 1 shown on said plan as "Easement" and "3' Easement."

Said premises are conveyed subject to the right to pass and repass between Federal Street and Lot No. 1 over that portion of the granted premises shown on said plan as "Easement" and "3.38' Easement" which the grantor herein hereby expressly reserves for the benefit of said Lot No. 1.

~~Witness my hand and seal this~~

~~third day of October 1967~~

Witness my hand and seal this third day of October 1967

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

MABEL F. DROLET (formerly Mabel F. Ward) by:

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

Anna M. Kelley
Attorney-in-fact

under power of Attorney

to be recorded herewith

The Commonwealth of Massachusetts

Essex, ss.

October 3, 1967

Then personally appeared the above named Anna M. Kelley, to me known to be the person who executed the foregoing instrument in behalf of Mabel F. Drolet (formerly Mabel F. Ward) and acknowledged that she executed the same as the free act and deed of the said Mabel F. Drolet.

~~Witness my hand and seal this~~

~~third day of October 1967~~

Charles F. Manning
Notary Public - Justice of the Peace

My commission expires April 20, 1973

Essex ss. Recorded Oct. 3, 1967. 15 m. past 2 P. M. #166

WE, ARTHUR L. GAUDETTE, JR. AND ALTHEA GAUDETTE, husband and wife, tenants by the entirety, both of Salem, Essex County, Massachusetts,

being unmarried, for consideration paid, grant to DONALD P. DEVEAU AND SUSAN A. DEVEAU, husband and wife, as tenants by the entirety, both of 84 Federal Street, in said Salem,

XX

with quitclaim covenants

the land in said Salem, together with the buildings thereon, situated on 84 Federal Street, bounded and described as follows:

[Description and encumbrances, if any]

Beginning at the Southeast corner on the Northerly side of Federal Street, as shown on a plan entitled, "Land of Mabel Drolet, Federal Street, Salem, Mass., Scale 1 in. = 20 feet - August 1967, Edwin T. Brudzinski, Registered Surveyor," recorded with Essex South District Registry of Deeds in Book 5480, Page , thence running

S 71 - 00 W by Federal Street, as shown on said plan, a distance of ten and sixty hundredths (10.60) feet; thence turning and running

N - 24 E by Lot No. 1, as shown on said plan, a distance of twenty-three and seventy-five hundredths (23.75) feet; thence turning and running

N 17 - 17 - 30 W by Lot No. 1, as shown on said plan, a distance of twenty-six and three hundredths (26.03) feet; thence turning and running

N 88 - 04 W by Lot No. 1, as shown on said plan, a distance of eleven and thirty hundredths (11.30) feet; thence turning and running

N 13 - 57 - 00 W by Lot No. 1, as shown on said plan, a distance of thirty-eight and seventeen hundredths (38.17) feet; thence turning and running

SOUTHEAST, by Lot No. 1, as shown on said plan, a distance of eight and forty-nine hundredths (8.49) feet; thence turning and running

N - 59 - 30 - E by land of Lillian B. and Charles M. Brackett, as shown on said plan, a distance of eighteen (18) feet; thence turning and running

N 2 - 57 - 30 E by land now or late of John D. Pope, et al, as shown on said plan, a distance of sixty and forty-three hundredths (60.43) feet; thence turning and running

N 69 - 06 - 20 E by land now or late of John D. Pope, et al, as shown on said plan, a distance of forty-eight and forty-eight hundredths (48.48) feet; thence turning and running

S 24 W by land now or formerly of Francis E. and Eva Fournier, a distance of one hundred seventy-five and seventy-seven hundredths (175.77) feet and to the point of beginning.

Being the same premises conveyed to us by deed of Mabel F. Drolet, formerly Mabel F. Ward, dated October 3, 1967 and recorded with said Registry in Book 5480, Page 781.

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

BK 5773 PG 584

WE, DONALD P. DEVEAU AND SUSAN A. DEVEAU, husband and wife, tenants by
~~of~~ the entirety, both of Salem, Essex County, Massachusetts

~~being memorialized~~ for consideration paid, and in full consideration of Twenty-three THOUSAND
 and no/100ths-----(\$23,000.00)-----Dollars,

~~grant to~~ grant to RAYMOND R. COOPER, of 84 Federal Street, in said
 Salem,

~~of~~

with quitclaim covenants

the land in said Salem, together with the buildings thereon, situated on
 84 Federal Street, bounded and described as follows:

[Description and encumbrances, if any]

BEGINNING at the Southeast corner on the Northerly side of Federal
 Street as shown on a plan entitled, "Land of Mabel Drolet, Federal
 Street, Salem, Mass., Scale 1 in. = 20 feet - August 1967, Edwin T.
 Brudzinski, Registered Surveyor," recorded with Essex South District
 Registry of Deeds 5480, Page 781, thence running

S 71 - 00 W by Federal Street, as shown on said plan, a distance of
 ten and sixty hundredths (10.60) feet; thence turning and running

N - 24 E by Lot No. 1, as shown on said plan, a distance of twenty-
 three and seventy-five hundredths (23.75) feet; thence turning and
 running

N 17 - 17 - 30 W by Lot No. 1, as shown on said plan, a distance of
 twenty-six and three hundredths (26.03) feet; thence turning and
 running

N 88 - 14 W by Lot No. 1, as shown on said plan, a distance of
 eleven and thirty hundredths (11.30) feet; thence turning and running

N 13 - 57 - 00 W by Lot No. 1, as shown on said plan, a distance of
 thirty-eight and seventeen hundredths (38.17) feet; thence turning
 and running

SOUTHEASTERLY, by Lot No. 1, as shown on said plan, a distance of eight
 and forty-nine hundredths (8.49) feet; thence turning and running

N - 59 - 30 - E by land of Lillian B. and Charles M. Brackett, as
 shown on said plan, a distance of eighteen (18) feet; thence
 turning and running

N 2 - 57 - 30 E by land now or late of John D. Pope, et al, as shown
 on said plan, a distance of sixty and forty-three hundredths (60.43)
 feet; thence turning and running

N 69 - 06 - 20 E by land now or late of John D. Pope, et al, as shown
 on said plan, a distance of forty-eight and forty-eight hundredths
 (48.48) feet; thence turning and running

S 24 W by land now or formerly of Francis E. and Eva Fournier, a
 distance of one hundred seventy-five and seventy-seven hundredths
 (175.77) feet and to the point of beginning.

Being the same premises conveyed to us by deed of Arthur L. Gaudette,
 Jr. et ux dated June 1, 1970 and recorded with said Registry in
 Book 5687, Page 291.

Said premises are conveyed together with the rights of way and subject
 to the easement therein referred to.

Said premises are conveyed subject to real estate taxes assessed by
 the City of Salem for the year 1971, which have been apportioned as of
 the date hereof.

Said premises are conveyed together with and including the washer, dryer,
 air conditioner, the nine (9) combination storm sash and the combination
 sash door presently located on said property.

I ANNA M. KELLEY

of Salem Essex, County, Massachusetts,
for consideration paid, grant to CHARLES F. MANNING of 8 West Circle, Salem,

~~XXXXXX~~ with quitclaim covenants
the land ~~xxx~~ beginning at the Southeast corner on the Northerly side of
Federal Street as shown on a plan entitled "Land of Mabel Drolet,
Federal Street, Salem, Massachusetts, Scale 1 in. = 20 ft. August
1967, Edwin T. Brudzynski, Reg. Surveyor." Thence running S 71-00W
by Federal Street, as shown on said plan, a distance of 41.40 feet;
thence turning and running NO-59-30E by land now or formerly of
Brackett, as shown on said plan, a distance of 97.08 feet; thence
turning and running in an easterly direction 8.49 feet; thence
turning and running S 13-57-00E, a distance of 38.17 feet; thence
turning and running in an Easterly direction 11.30 feet; thence
turning and running S 17-17-30E, a distance of 26.03 feet; thence
turning and running S-24W, a distance of 23.75 feet to Federal Street
and the point of beginning.

Said premises are shown on the above mentioned plan
as being Lot #1 and are subject to two easements granted to the
owners of Lot #2 as shown on said plan.

For my title see Estate of Mabel F. Drolet, (formerly
Mabel F. Ward) Essex Probate No. 308749.

See also deed from Alvin J. Mooney to Mabel F. Ward
dated May 28, 1940 and recorded with the Essex South District Registry
of Deeds in Book 3219, Page 514.

Nominal consideration--no revenue stamps required.

Executed as a sealed instrument this fifteenth day of September, 19 71

Marcia Jean Jarvis _____ *Anna M Kelley* _____

The Commonwealth of Massachusetts

Essex, ss. September 15, 1971

Then personally appeared the above named ANNA M. KELLEY

and acknowledged the foregoing instrument to be my free act and deed,

Before me, *Marcia Jean Jarvis* _____
Marcia Jean Jarvis Notary Public
~~XXXXXX~~

My commission expires December 8, 1972

Essex ss. Recorded Sept. 16, 1971. 55 m. past 9 A.M. #51

I, Charles F. Manning

of Salem Essex, County, Massachusetts,
for consideration paid, grant to Anna M. Kelley of 86 Federal Street,

of Salem with quitclaim covenants
the land ~~is~~ beginning at the Southeast corner on the Northerly side of
Federal Street as shown on a plan entitled "Land of Mabel Drolet,
Federal Street, Salem, Massachusetts, Scale 1 in. = 20 ft. August
1967, Edwin T. Brudzynski, Reg. Surveyor." Thence running S 71-00W
by Federal Street, as shown on said plan, a distance of 41.40 feet;
thence turning and running NO-59-30E by land now or formerly of
Brackett, as shown on said plan, a distance of 97.08 feet; thence
turning and running in an easterly direction 8.49 feet; thence
turning and running S 13-57-00E, a distance of 38.17 feet; thence
turning and running in an Easterly direction 11.30 feet; thence
turning and running S 17-17-30E, a distance of 26.03 feet; thence
turning and running S-24W, a distance of 23.75 feet to Federal Street
and the point of beginning. Said premises are shown on the above men-
tioned plan as being Lot #1 and are subject to two easements granted
to the owners of Lot #2 as shown on said plan.

Being the same premises conveyed to me by deed of
grantee, recorded herewith.

Nominal consideration--no revenue stamps required.

Executed as a sealed instrument this fifteenth day of September, 1971

Marcia J. Jarvis Charles F. Manning

The Commonwealth of Massachusetts

Essex, ss. September 15, 1971

Then personally appeared the above named Charles F. Manning

and acknowledged the foregoing instrument to be his free act and deed.

Before me, Marcia Jean Jarvis
Marcia Jean Jarvis Notary Public
XXXXXXXXXXXXX

My commission expires December 8, 1972

BK5911 PG557

RAYMOND R. COOPER
of Salem

Essex County, Massachusetts

~~being conveyed~~ for consideration paid, and in full consideration of \$26,700.00

grants to RICHARD E. GAUTHIER and RUTH G. GAUTHIER, husband and wife, as*
tenants by the entirety, both
of 84 Federal Street, Salem with quitclaim covenants

the land in Salem, Essex County, together with the buildings thereon, situated
on 84 Federal Street, bounded and described as follows:
(Description and encumbrances, if any)

BEGINNING at the Southeast corner on the Northerly side of Federal Street as
shown on a plan hereinafter mentioned, thence running

S 71 - 00 W by Federal Street, as shown on said plan, a distance of ten and
sixty hundredths (10.60) feet; thence turning and running

N - 24 E by Lot No. 1, as shown on said plan, a distance of twenty-three
and seventy-five hundredths (23.75) feet; thence turning and running

N 17 - 17 - 30 W by Lot No. 1, as shown on said plan, a distance of twenty-
six and three hundredths (26.03) feet; thence turning and running

N 88 - 04 W by Lot No. 1, as shown on said plan, a distance of eleven and
thirty hundredths (11.30) feet; thence turning and running

N 13 - 57 - 00 W by Lot No. 1, as shown on said plan, a distance of thirty-
eight and seventeen hundredths (38.17) feet; thence turning and running

SOUTHEASTERLY, by Lot No. 1, as shown on said plan, a distance of eight and
forty-nine hundredths (8.49) feet; thence turning and running

N - 59 - 30 - E by land of Lillian B. and Charles M. Brackett, as shown on
said plan, a distance of eighteen (18) feet; thence turning and running

N 2 - 57 - 30 E by land now or late of John D. Pope, et al, as shown on said
plan, a distance of sixty and forty-three hundredths (60.43) feet; thence
turning and running

N 69 - 06 - 20 E by land now or late of John D. Pope, et al, as shown on
said plan, a distance of forty-eight and forty-eight hundredths (48.48) feet;
thence turning and running

S 24 W by land now or formerly of Francis E. and Eva Fournier, a distance of
one hundred seventy-five and seventy-seven hundredths (175.77) feet to the
point of beginning.

Being shown on a plan entitled, "Land of Mabel Drolet, Federal Street, Salem,
Mass., Scale 1 in. = 20 feet - August 1967, Edwin T. Brudzinski, Registered
Surveyor," recorded with Essex South District Registry of Deeds/5480, Page
781.

Being the same premises conveyed to me by deed of Donald P. Deveau, et ux,
dated June 11, 1971 and recorded with said Registry of Deeds at Book
Page

Said premises are conveyed together with the rights of way and subject to
the easement therein referred to.

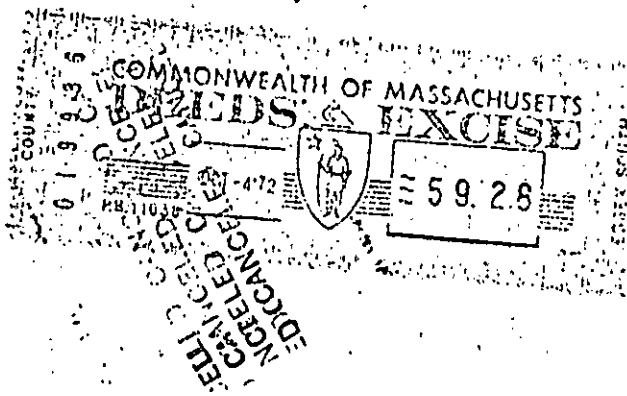
Said premises are conveyed subject to real estate taxes assessed by the
City of Salem for the year 1972, which have been apportioned as of the
date hereof.

Said premises are conveyed together with and including the range, vent fan,
automatic washer, dryer, air conditioner, sixteen (16) combination storm
sash and one (1) combination storm door.

BK 5911 PG 558

Witness my hand and seal this ^{4th} day of October 1972

John Grovsky, Sec: *Raymond R. Cooper*



The Commonwealth of Massachusetts

Essex ss.

Oct. 4, 1972

Then personally appeared the above named Raymond R. Cooper

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

John Grovsky
Notary Public
My Commission Expires Dec 3, 1976

Essex ss. Recorded Oct. 4, 1972. 30 m. past 1 P.M. #132

BK.6080 PG522

WE, RICHARD E. GAUTHIER AND RUTH G. GAUTHIER, husband and wife, tenants by the entirety, both of Salem, Essex County, Massachusetts,

for consideration paid, grant to JOHN D. HALL, JR. and MEDORA K. HALL, husband and wife, as tenants by the entirety, both of 84 Federal Street, in said

with quitclaim covenants
the land in said Salem, together with the buildings thereon, situated
XXXXXX 84 Federal Street, bounded and described as follows:

BEGINNING at the Southeast corner on the Northerly side of Federal Street as shown on a plan hereinafter mentioned, thence running

S 71 - 00 W by Federal Street, as shown on said plan, a distance of ten and sixty hundredths (10.60) feet; thence turning and running

N - 24 E by Lot No. 1, as shown on said plan, a distance of twenty-three and seventy-five hundredths (23.75) feet; thence turning and running

N 17 - 17 - 30 W by Lot No. 1, as shown on said plan, a distance of twenty-six and three hundredths (26.03) feet; thence turning and running

N 88 - 04 W by Lot No. 1, as shown on said plan, a distance of eleven and thirty hundredths (11.30) feet; thence turning and running

N 13 - 57 - 00 W by Lot No. 1, as shown on said plan, a distance of thirty-eight and seventeen hundredths (38.17) feet; thence turning and running

SOUTHEASTERLY, by Lot No. 1, as shown on said plan, a distance of eight and forty-nine hundredths (8.49) feet; thence turning and running

N - 59 - 30 - E by land of Lillian B. and Charles M. Brackett, as shown on said plan, a distance of eighteen (18) feet; thence turning and running

N 2 - 57 - 30 E by land now or late of John D. Pope, et al, as shown on said plan, a distance of sixty and forty-three hundredths (60.43) feet; thence turning and running

N 69 - 06 - 20 E by land now or late of John D. Pope, et al, as shown on said plan, a distance of forty-eight and forty-eight hundredths (48.48) feet; thence turning and running

S 24 W by land now or formerly of Francis E. and Eva Fournier, a distance of one hundred seventy-five and seventy-seven hundredths (175.77) feet to the point of beginning.

Being shown on a plan entitled, "Land of Mabel Drolet, Federal Street, Salem, Mass., Scale 1 in. = 20 feet - August 1967, Edwin T. Brudzinski, Registered

Surveyor," recorded with Essex South District Registry of Deeds in Book 5480, Page 781.

Being the same premises conveyed to us by deed of Raymond R. Cooper dated October 4, 1972 and recorded with said Registry in Book 5911, Page 557.

Said premises are conveyed together with the rights of way and subject to the easement therein referred to.

Said premises are conveyed subject to real estate taxes assessed by the City of Salem for the year 1974, which have been apportioned as of the date hereof.

Said premises are conveyed together with and including the range, automatic washer and dryer presently located on said property.

The full consideration for this deed is \$31,500.00.

BK 6080 PG 523

Witness our hands and seals this third day of July, 19 74.

[Handwritten signature]

Richard E. Gauthier
Ruth G. Gauthier

The Commonwealth of Massachusetts

Essex, ss.

July 3, 19 74

Then personally appeared the above named Richard E. Gauthier and Ruth G. Gauthier
and acknowledged the foregoing instrument to be their free act and deed, before me

[Handwritten signature]

C. Henry

~~XXXXX~~ Glovsky

Notary Public

My commission expires

~~XXXXXX~~ 1975

Aug. 21, 1975



ESSEX SS. RECORDED July 5, 1974 11 M. PAST 9 A.M. INST. # 14

WE, JOHN D. HALL, JR. and MEDORA K. HALL, husband and wife, as tenants by the entirety, both

of Kirkland, Arizona

~~Quincy, Massachusetts~~

~~being granted~~, for consideration paid, and in full consideration of \$33,000.00

grants to FRANKLIN O'BRIEN and MARCIA A. O'BRIEN, husband and wife, as * tenants by the entirety, both

of 183 Federal Street, Salem, Massachusetts with quitclaim covenants

the land in said Salem, together with the buildings thereon, situated at 84 Federal Street, bounded and described as follows:

BEGINNING at the Southeast corner on the Northerly side of Federal Street as shown on a plan hereinafter mentioned, thence running

S 71 - 00 W by Federal Street, as shown on said plan, a distance of ten and sixty hundredths (10.60) feet; thence turning and running

N - 24 E by Lot No. 1, as shown on said plan, a distance of twenty-three and seventy-five hundredths (23.75) feet; thence turning and running

N 17 - 17 - 30 W by Lot No. 1, as shown on said plan, a distance of twenty-six and three hundredths (26.03) feet; thence turning and running

N 88 - 04 W by Lot No. 1, as shown on said plan, a distance of eleven and thirty hundredths (11.30) feet; thence turning and running

N 13 - 57 00 W by Lot No. 1, as shown on said plan, a distance of thirty-eight and seventeen hundredths (38.17) feet; thence turning and running

SOUTHEASTERLY, by Lot No. 1, as shown on said plan, a distance of eight and forty-nine hundredths (8.49) feet; thence turning and running

N - 59 - 30 - E by land of Lillian B. and Charles M. Brackett, as shown on said plan, a distance of eighteen (18) feet; thence turning and running

N 2 - 57 - 30 E by land now or late of John D. Pope, et al, as shown on said plan, a distance of sixty and forty-three hundredths (60.43) feet; thence turning and running

N 69 - 06 - 20 E by land now or late of John D. Pope, et al, as shown on said plan, a distance of forty-eight and forty-eight hundredths (48.48) feet; thence turning and running

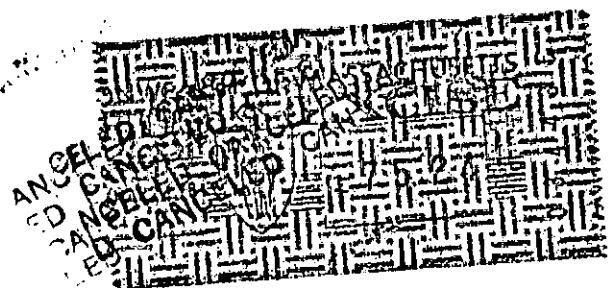
S 24 W by land now or formerly of Francis E. and Eva Fournier, a distance of one hundred seventy-five and seventy-seven hundredths (175.77) feet to the point of beginning.

as Lot 2

Being shown/on a plan entitled, "Land of Mabel Drolet, Federal Street, Salem, Mass., Scale 1 in. = 20 feet - August 1967, Edwin T. Brudzinski, Registered Surveyor," recorded with Essex South District Registry of Deeds in Book 5480, Page 781.

Being the same premises conveyed to us by deed of Richard E. and Ruth G. Gauthier, husband and wife dated July 3, 1974 and recorded with said Registry in Book 6080, Page 522.

Said premises are conveyed with the rights of way and subject to the easement therein referred to, in deed recorded with Essex South District Registry of Deeds, Book 5480, Page 781.



BK 6453 PG 495

Witness our hands and seals this 7 day of Mar 19 78

John D. Hall, Jr.
JOHN D. HALL, JR.

Medora K. Hall
MEDORA K. HALL

STATE OF ARIZONA

~~THE COUNTY OF MARICOPA~~

Navapai,

ss.

March 7 - 1978

Then personally appeared the above named

JOHN D. HALL, JR. and
MEDORA K. HALL

and acknowledged the foregoing instrument to be

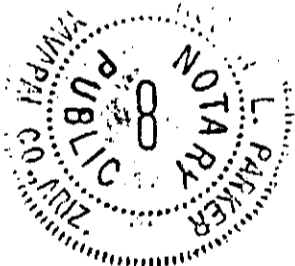
THEIR free act and deed, before me

Robert H. Parker

Notary Public — Justice of the Peace

My Commission Expires May 23,

My Commission Expires 19 80



ESSEX SS. RECORDED Mar. 24, 1978 32 M. PAST 1 P. M. INST. # 124

50

FRANKLIN O'BRIEN and MARCIA A. O'BRIEN, both of Norwalk, LOS ANGELES County, California

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXX~~ for consideration paid, and in full consideration of Eighty-Three Thousand and No/100ths (\$83,000.00) Dollars grant to JAMES F. DYKES, JR. and GHISLAINE R. DYKES, husband and wife * as tenants by the entirety, both of 84 Federal Street, Salem, Massachusetts with quitclaim covenants

the land in said Salem, Essex County, Massachusetts, together with the buildings thereon, situated at and known as 84 Federal Street, bounded and described as follows: (Description and encumbrances, if any)

BEGINNING at the Southeast corner on the Northerly side of Federal Street, as shown on a plan hereinafter referred to, thence running

PROPERTY: 84 Federal Street, Salem, MA 01970

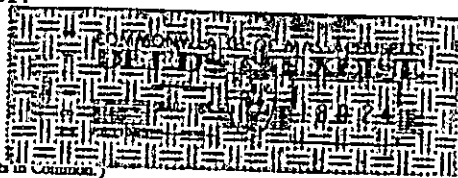
- S 71 - 00 W by Federal Street, as shown on said plan, a distance of 10.60 feet; thence turning and running
- NO - 24 E by Lot No. 1, as shown on said plan, a distance of 23.75 feet; thence turning and running
- N 17 - 17 - 30 W by said Lot No. 1, as shown on said plan, a distance of 26.03 feet; thence turning and running
- N 88 - 04 - W by said Lot No. 1, as shown on said plan, a distance of 11.30 feet; thence turning and running
- N 13 - 57 - 00 W by said Lot No. 1, as shown on said plan, a distance of 38.17 feet; thence turning and running
- SOUTHEASTERLY by said Lot No. 1, as shown on said plan, a distance of 8.49 feet; thence turning and running
- NO - 59 - 30 E by land of Lillian B. & Charles M. Brackett, as shown on said plan, a distance of 18.0 feet; thence turning and running
- N 2 - 57 - 30 E by land of John D. Pope et al, as shown on said plan, a distance of 60.43 feet; thence turning and running
- N 69 - 06 - 20 E by land of John D. Pope et al, as shown on said plan, a distance of 48.48 feet; thence turning and running
- S - 24 W by land of Francis E. & Eva Fournier, as shown on said plan, a distance of 175.77 feet to the point of beginning.

Containing 5,681, square feet of land, according to said plan, and being shown as Lot #2 on a plan entitled "Land of Mabel Drolet, Federal St., Salem, Mass." drawn by Edwin T. Brudzinski, Registered Surveyor, dated August, 1967, and recorded with Essex South District Registry of Deeds in Book 5480, Page 781.

Being the same premises conveyed to us by deed of John D. Hall, Jr. and Medora K. Hall dated March 7, 1978, recorded with said Registry in Book 6453, Page 494.

Said premises are conveyed subject to unpaid real estate taxes for the period July 1, 1983 through June 30, 1984, which the Grantees herein assume and agree to pay, and which have been apportioned as of the date hereof.

Said premises are conveyed subject to and together with the benefit of rights and easements set forth in deed of Mabel F. Drolet to Arthur L. Gaudette, Jr., et ux, dated October 3, 1967, recorded with said Registry in Book 5480, Page 781.



(*Individual - Joint Tenants - Tenants in Common)

44 506

Witness ONE hand and seals this 11TH day of February 1984

Franklin O'Brien
Franklin O'Brien

Marcia A. O'Brien
Marcia A. O'Brien

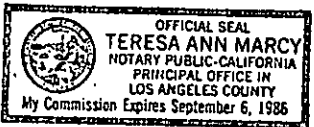
T#8449

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 I, FRANKLIN O'BRIEN, of the County of Los Angeles, State of California, do hereby certify that the within and foregoing instrument is a true and correct copy of the original instrument as the same appears from the records of the County of Los Angeles, State of California.
 My Commission Expires September 6, 1986

ss. February 11, 1984

Then personally appeared the above named Franklin O'Brien and Marcia A. O'Brien

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



Teresa Ann Marcy
 Notary Public - ~~XXXXXXXXXXXX~~
 My Commission Expires Sept 6 1986
 RECORDED FOR EXAMINATION
 FILED FOR EXAMINATION
 COUNTY OF LOS ANGELES
 SEP 10 1986
 REC'D

Essex ss. RECORDED 3-1-84 9:23 P.M. INST 50

25-

Massachusetts Quitclaim Deed (Individual)

JAMES F. DYKES, JR. and GHISLAINE R. DYKES, both of 3700 Fairview Circle, Apartment 1711, Winter Park, Florida 32792, for consideration paid, and in full consideration of ONE HUNDRED AND EIGHTY-SEVEN THOUSAND AND 00/100 (\$187,000.00) Dollars, grant to JOHN M. WATHNE and MARY A. WATHNE, Husband and Wife, as tenants by the entirety, both of 84 Federal Street, Salem, Massachusetts, WITH QUITCLAIM COVENANTS, the land in said Salem, Essex County, Massachusetts, together with the buildings thereon, situated at and known as 84 Federal Street, bounded and described as follows:

BEGINNING at the Southeast corner on the Northerly side of Federal street, as shown on a plan hereinafter referred to, thence running

- S 71 - 00 W by Federal Street, as shown on said plan, a distance of 10.60 feet; thence turning and running
- NO - 24 E by Lot No. 1, as shown on said plan, a distance of 23.75 feet; thence turning and running
- N 17 - 17 - 30 W by said Lot No. 1 as shown on said plan, a distance of 26.03 feet; thence turning and running
- N 88 - 04 - W by said Lot No. 1, as shown on said plan, a distance of 11.30 feet; thence turning and running
- N 13 - 57 - 00 W by said Lot No. 1, as shown on said plan, a distance of 38.17 feet; thence turning and running
- SOUTHEASTERLY by said Lot No. 1, as shown on said plan, a distance of 8.49 feet; thence turning and running
- NO - 59 - 30 E by land of Lillian B. & Charles M. Brackett, as shown on said plan, a distance of 18.0 feet; thence turning and running
- N 2 - 57 - 30 E by land of John D. Pope et al, as shown on said plan, a distance of 60.43 feet; thence turning and running
- N 69 - 06 - 20 E by land of John D. Pope et al, as shown on said plan, a distance of 48.48 feet; thence turning and running
- S - 24 W by land of Francis E. & Eva Fournier, as shown on said plan, a distance of 175.77 feet to the point of beginning.

Containing 5,681 square feet of land, according to said plan, and being shown as Lot #2 on a plan entitled "Land of Mabel Drolet, Federal St., Salem, Mass." drawn by Edwin T. Brudzinski, Registered Surveyor, dated August 1967, and recorded with Essex South District Registry of Deeds in Book 5480, Page 781.

Being the same premises conveyed to us by deed of Franklin O'Brien and Marcia A. O'Brien, dated February 11, 1984, and recorded with said Registry in Book 7344, Page 505.

Property Address: 84 Federal Street, Salem, MA 01970

1988 MAY 27 PM 3:13

000721

CANCELLED
OFFICE OF THE REGISTRAR
Salem, Massachusetts
42636

BOOK 9537PC420

Said premises are conveyed subject to and together with the benefit of rights and easements set forth in deed of Mabel P. Drolet to Arthur L. Gaudette, Jr., et ux, dated October 3, 1967, recorded with said Registry in Book 5480, Page 781.

WITNESS our hands and seals this 27th day of May, 1988.


JAMES F. DYKES, JR.


GHISLAINE R. DYKES


ESSEX, SS.

COMMONWEALTH OF MASSACHUSETTS

May 27, 1988

Then appeared the above-named James F. Dykes, Jr. and Ghislaine R. Dykes, and acknowledged the foregoing instrument to be their free act and deed, before me.




William E. Shanahan
Notary Public
My commission expires: 8/1/91

DOOMAN AND FLAHERTY
COMMERCIAL REAL ESTATE
10 WASHINGTON STREET
SUITE 212
SALEM, MASSACHUSETTS



MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/29/2016 10:40 AM
ID: 1135825 Doc# 20160729002640
Fee: \$2,508.00
Cons: \$550,000.00

Quitclaim Deed

I, Mary A. Wathne k/n/a Mimi Aoun, UNMARRIED, of Salem, Essex County, Massachusetts, in consideration of Five Hundred Fifty Thousand and (\$550,000.00) 00/100 Dollars, GRANT TO Kevin Cassidy and Lindsay Hurley, AS HUSBAND AND WIFE TENANTS BY THE ENTIRETY of 84 Federal Street, Salem, Essex County, Massachusetts 01970

With **QUITCLAIM COVENANTS**

The land in said Salem, Essex County, Massachusetts, together with the buildings thereon, situated at and known as 84 Federal Street, bounded and described as follows:

Beginning at the Southeast corner on the Northerly side of Federal Street, as shown on a plan hereinafter referred to, thence running;

- S 71 - 00 W by Federal Street, as shown on said plan, a distance of 10.60 feet; thence turning and running
- N 0 - 24 E by Lot No. 1, as shown on said plan, a distance of 23.75 feet; thence turning and running
- N 17 - 17 - 30 W by said Lot No. 1, as shown on said plan, a distance of 26.03 feet, thence turning and running
- N 88 - 04 - W by said Lot No. 1, as shown on said plan, a distance of 11.30 feet, thence turning and running
- N 13 - 57 - 00 W by said Lot No. 1, as shown on said plan, a distance of 38.17 feet; thence turning and running
- SOUTHEASTERLY by said Lot No. 1, as shown on said plan, a distance of 8.49 feet; thence turning and running
- N 0 - 59 - 30 E by land of Lillian B. & Charles M. Bracket, as shown on said plan, a distance of 18.0 feet; thence turning and running
- N 2 - 57 - 30 E by land of John D. Pope, et al., as shown on said plan, a distance of 60.43 feet; thence turning and running

84 FEDERAL STREET, SALEM, MA

Box 216

N 69 – 06 – 20 E by land of John D. Pope, et al., as shown on said plan, a distance of 48.48 feet, thence turning and running

S – 24 W by land of Francis E. and Eva Pournier, as shown on said plan, a distance of 175.77 feet to the point of beginning.

Containing 5,681 square feet of land, according to said plan, and being shown as Lot #2 on a plan entitled “Land of Mabel Drolet, Federal Street, Salem, Massachusetts” drawn by Edwin T. Brudzinski, Registered Surveyor, dated August, 1967, and recorded with Essex South District Registry of Deeds in Book 5480, Page 781.

Said premises are conveyed subject to and with the benefit of the rights of ways, easements, restrictions, conditions, covenants, takings, betterments, terms and provisions set forth in prior recorded deeds insofar as the same are still in force and applicable.

For Grantor’s Title, see deed dated February 12, 1997 and recorded in the Essex South Registry of Deeds at Book 13971, Page 159.

We, the Grantors named herein, do hereby voluntarily release any and all of our rights of Homestead that we may have or may have had in the premises, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there are no other person or persons entitled to any homestead rights in the subject property

Property Address: 84 Federal Street, Salem, MA 01970

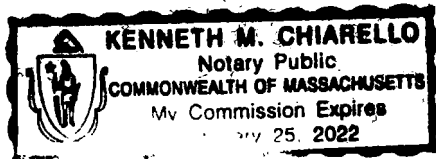
Signed under the pains and penalties of perjury this 29th day of July 2016.

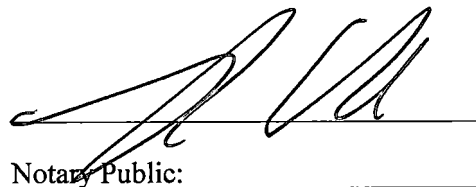

Mary A. Wathne k/n/a Mimi Aoun

Commonwealth of Massachusetts

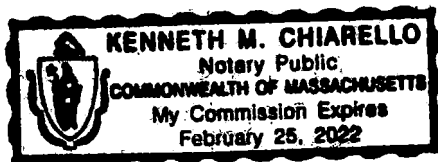
Middlesex, ss

On 29th day of July 2016, before me, the undersigned notary public, personally appeared Mary A. Wathne k/n/a Mimi Aoun the above-named and proved to me through satisfactory evidence of identification being VERMONT DRIVER LICENSE, to be the persons who signed the preceding document in my presence, and who swore or affirmed to me that the statements contained therein are truthful and accurate to the best of their knowledge and belief.




Notary Public: _____

My Commission Expires:



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.1643
Historic Name:	Mooney, Alvin J. House
Common Name:	Ward, Mabel - McTiernan, Charles House
Address:	84 Federal St
City/Town:	Salem
Village/Neighborhood:	Central Salem
Local No:	26-630
Year Constructed:	1899
Architect(s):	
Architectural Style(s):	Queen Anne
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SAL.HD: Federal Street SAL.HJ: Chestnut Street Historic District SAL.HU: McIntire Historic District
Designation(s):	Nat'l Register District (08/28/1973); Local Historic District (03/03/1981)
Building Materials(s):	Roof: Asphalt Shingle Wall: Glass; Wood; Wood Clapboard; Wood Shingle



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>)

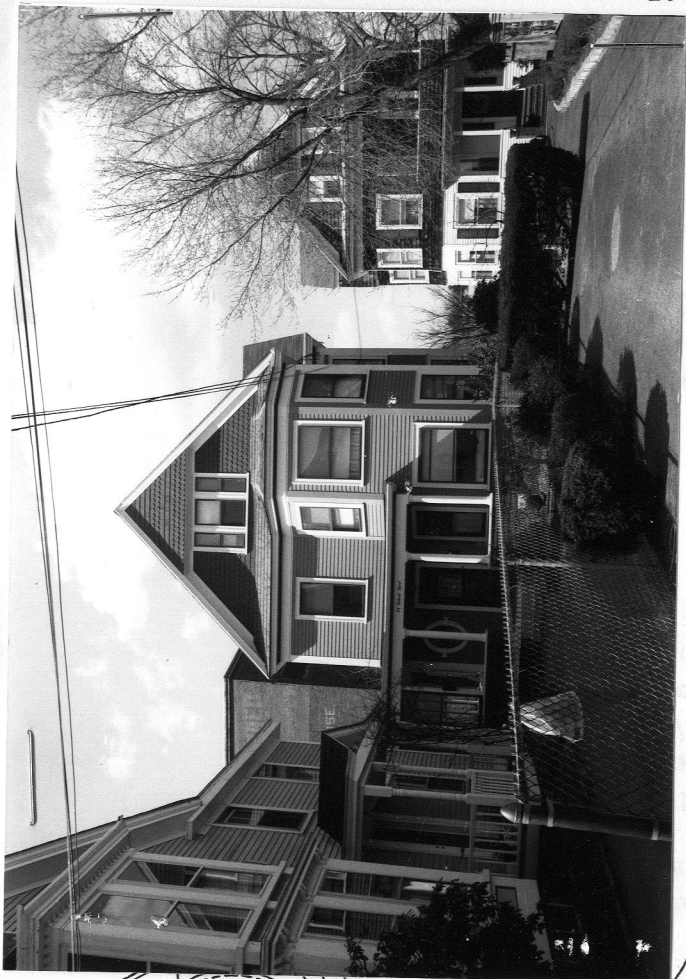
Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER 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: Sunday, April 15, 2018 at 9:04: PM

8/28/73

SAL. 1643



Town Salem

Place (neighborhood or village) Central Salem

Address 84 Federal Street

Historic Name Alvin J. Mooney House

Uses: Present Residential

Original Residential

Date of Construction 1899

Source Salem City Directories

Style/Form Queen Anne

Architect/Builder unknown

Exterior Material:

Foundation

Wall/Trim Wood Clapboard, Wood Shingle

Roof Asphalt Shingle

Outbuildings/Secondary Structures

none

Major Alterations (with dates) none

Condition good

Moved no yes Date

Acreage less than one acre

Setting setback from sidewalk on narrow lot between
82 and 86 Federal Street, fronted by grassy lawn



Recorded by Lisa Mausolf

Organization Salem Planning Department

RECEIVED Date month/year April 1997

AUG 05 1997 Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

BUILDING FORM

SAL. 1643

ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristics of the building in terms of other buildings within the community.

Setback on a narrow lot which it shares with 86 Federal Street, 84 Federal Street is a modest, 2 1/2-story, Queen Anne-style dwelling. The building is sheathed in a combination of wood clapboards and wood shingles and is capped by an asphalt roof with an off-ridge brick chimney. Dominating the gablefront is a two-story, three-sided bay window which is capped by a flared-hip roof and lit by wide 1/1 windows. To the west of the bay window is a single-story porch which fronts the remainder of the facade as well as the west elevation. The porch is supported by Roman Doric columns which rest on a wood-shingled wall. The sidehall entrance contains a glass-and-panel front door. Adjacent is an oval, stained-glass window accented by four keystones. The remaining windows are primarily 1/1 sash. A tri-partite window consisting of a 1/1 sash flanked by two narrow 1/1 windows is centered in the gable, flanked by fishscale wood shingles. The triangular section in the top of the gable is extended forward and there is a pent roof at the base, enclosing the gable. Projecting from the east elevation is a two-story cross gable.

The house is setback from the street with an asphalt driveway extending in front of the house. A low brick wall and ornamental plantings are immediately adjacent to the building. A chain link fence marks the boundary between 84 Federal Street and its neighbor to the east.

HISTORICAL NARRATIVE

Describe the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

The house at 84 Federal Street was constructed in 1899 for Alvin J. Mooney. The building was constructed on the site of the former barn associated with 86 Federal Street, owned in 1897 by Mrs. Louise Mooney. Mooney, a conductor for the B & M Railroad, had this house (originally known as 86 1/2 Federal) constructed for his own use. The adjacent house at 86 Federal was then rented out. Alvin Mooney continued to occupy 84 Federal until 1944. Mabel Ward lived here from 1945-1948 and Charles McTiernan, a station engineer, and his wife, Alicia, lived here from 1950 until about 1965.

BIBLIOGRAPHY and/or REFERENCES

- Hopkins, G.M. Atlas of Salem, Massachusetts. Philadelphia: 1874.
McIntyre, Henry C.E. Map of the City of Salem. Philadelphia: 1851.
Richards, L.J. Atlas of the City of Salem, Massachusetts, 1897.
Salem City Directories, 1836-1970.
Sanborn Insurance Maps, 1890, 1906, 1950, 1957, 1965, 1970. [Massachusetts State Library].
Tolles, Bryant F., Jr. Architecture in Salem: an Illustrated Guide. Salem: Essex Institute, 1983.
Walker Lithograph and Publishing Company. Atlas of the City of Salem, Massachusetts. Boston: 1911.

Recommended for listing in the National Register of Historic Places. *If checked, you must attached a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SALEM

84 FEDERAL ST

Area(s)

Form No.

SAL.HD, SAL.HJ, SAL.HU

SAL.1643

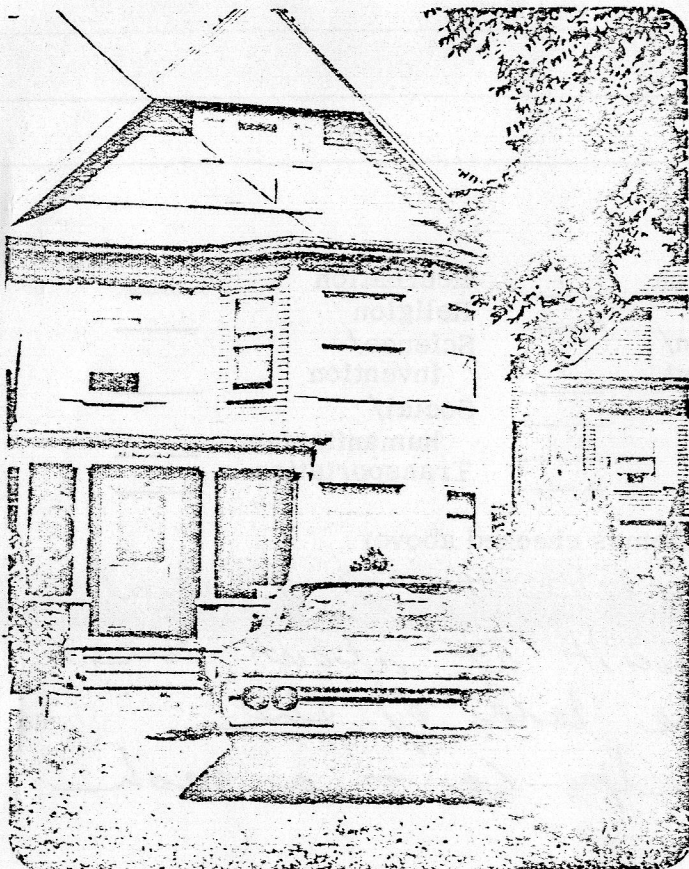
Supplemental photograph by Patti Kelleher, Salem Department of Planning & Community Development, March 2017



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MASS. HIST. COMM.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston



SAM Block 26, lot 6 ^{CS}

SAL 1043

In Area no. HD ^{HJ, HR} HU	Form no. 361643
---	--------------------

1. Town Salem ^{Place}

Address 84 Federal ST

Name _____

Present use Residence

Present owner Richard & Ruth Gauthier

3. Description:

Date 1900 Queen Anne

Source SHDSCI &

Style _____

Architect _____

Exterior wall fabric aluminum siding over wood clapboard

Outbuildings (describe) _____

Other features _____

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less Over one acre _____

Approximate frontage 50'

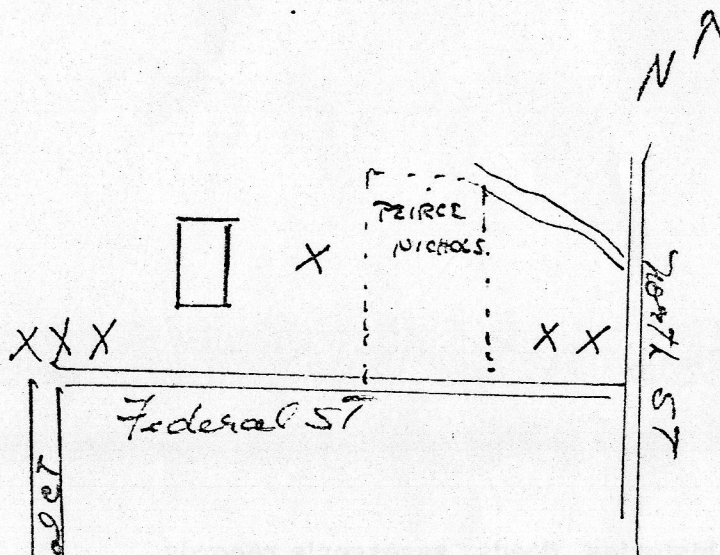
Approximate distance of building from street

50'

6. Recorded by PC Welch

Organization SHC

Date September 1974



DO NOT WRITE IN THIS SPACE
USGS Quadrant _____

MHC Photo no. _____

7. Original owner (if known) _____

Original use _____

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

- | | | | | | |
|-----------------------|-------|----------------------------|-------|-------------------------|-------|
| Aboriginal | _____ | Conservation | _____ | Recreation | _____ |
| Agricultural | _____ | Education | _____ | Religion | _____ |
| Architectural | _____ | Exploration/
settlement | _____ | Science/
invention | _____ |
| The Arts | _____ | Industry | _____ | Social/
humanitarian | _____ |
| Commerce | _____ | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | _____ | | |
| Community development | _____ | | | | |

9. Historical significance (include explanation of themes checked above)

this building is very like # 82 Federal St. in style and was built at about the same time on part of the land of the William and Charles Phelps Co. - a sash and blind factory.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

S.H.J. S.C. 1 Vol. III P. 62