

HISTORIC
SALEM INC

101-103 Federal Street

Built for
Ichabod Glover
Chairmaker & Mariner
by 1799

Research Provided by
Isabella Connor & Alyssa G. A. Conary

October 2019

Historic Salem, Inc.
9 North Street, Salem, MA 01970
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Chain of Title, 101-103 Federal Street, Salem, Essex County, Massachusetts

Date Recorded	Grantor(s)	Grantee(s)	Consideration	Conveyance of	Source	Document	Book : Page	Notes
December 17, 1771	Samuel Punchard of Salem, fisherman	Ichabod Glover of Salem, chairmaker	Twenty-seven Pounds, Six Shillings, and Eight Pence	"A piece of Land in said Salem containing about Eleven Poles and three quarters bounded Easterly on Land of Stephen Cook and there measures four Poles nine Links and a half [Southerly] on Land of [Benjamin] Punchard and there measures three Poles fourteen Links & a half Westerly on said [Benjamin] Punchard and there measures two Poles twelve Links and a half [Northerly] on the new Lane so called and there measures three poles eighteen Links and a half..."	Essex County Registry of Deeds	Deed	129 : 151	
May 17, 1805	Nathan Peirce Jr., merchant, & Betsy, his wife; Ichabod Glover, mariner; and Priscilla Glover, singlewoman, all of Salem	Archelaus Fuller, coach painter, of Salem	\$3,000.00	"a certain parcel of land with the dwelling house thereon situate in Salem aforesaid and bounded as follows, Northerly on Federal Street so called measuring there forty nine feet, Easterly on a line running southerly on a twelve feet way, thro' the center thereof sixty one feet four inches, till it comes to the garden fence, where said way ends & thence on said line continued till it comes to land of Morgan thirty six feet Southerly on said land of Morgan, there measuring thirty six feet and Westerly on land of Johnson, there measuring on a strait line sixty two feet, eight inches, and then on a strait line in a different direction thirty three feet nine inches till it comes to the boundary first above mentioned..."	Essex County Registry of Deeds	Deed	176 : 103	
March 29, 1826	Joseph Peabody, Esq. of Salem	Samuel Cook of Salem, merchant	\$600.00	"a parcel of Land with the Dwelling house thereon, situate in said Salem, bounding northerly on Federal Street forty nine feet, easterly on a line running southerly through the centre of a twelve feet way sixty one feet and four inches where said way ends and thence on said line continued till it comes to land of Morgan thirty six feet southerly on said land of Morgan Thirty six feet and westerly on land late of Edmund Johnson..."	Essex County Registry of Deeds	Deed	241 : 149	"being the same premises conveyed by Priscilla Glover and others to Archelaus Fuller by deed dated May... 1805 and by him reconveyed to them in mortgage, under an assignment of which I hold the same..."
September 28, 1833	Samuel Cook of Salem, merchant.	John Jewett of Salem, cabinet maker	\$2,150.00	"a parcel of Land with the dwelling house thereon, situate in said Salem, bounding Northerly on Federal Street forty nine feet, Easterly on a line running Southerly through the centre of a twelve feet way, sixty one feet four inches, where said way Ends, and thence on the line as the...now stands, till it comes to land of Morgan thirty six feet, Southerly on said Morgan forty six feet, and Westerly on land late of...Johnson, about ninety six feet five inches..."	Essex County Registry of Deeds	Deed	272 : 198	
October 4, 1836	John Jewett of Salem, cabinet maker	John Chapman of Salem, printer, & Rebecca Thayer of Salem, widow	\$3,000.00	"the Dwelling House with the land...bounded Northerly on Federal Street forty nine feet..."	Essex County Registry of Deeds	Deed	293 : 135	
August 12, 1873	Phebe P. Chapman, George R. Chapman, and John O. Chapman of Salem	Benjamin Shreve of Salem	\$6,150.00	"The messuage in said Salem which is bounded Commencing at the Northeast corner on Federal Street by other land of said George R. Chapman this day conveyed by him to the grantee, thence running Southwesterly by said Street 49 feet to land of said grantee, thence Southwesterly by said grantee's land 36 feet 8 inches, thence Southerly by the grantee's land 62 feet by the Morgan estate thence Easterly by the Morgan estate 46 feet 3 inches, to other land of said George sold to the grantee as aforesaid and thence Northerly 119 feet to Federal Street and the point began at."	Essex County Registry of Deeds	Deed	887 : 6	"Part of the estate was purchased by said Geo. R. Chapman and part was owned by John Chapman late of said Salem deceased the grantors being the widow and all the heirs at law of said John."

Chain of Title, 101-103 Federal Street, Salem, Essex County, Massachusetts

Date Recorded	Grantor(s)	Grantee(s)	Consideration	Conveyance of	Source	Document	Book : Page	Notes
September 27, 1923	Octavious B. Shreve of Salem, Essex County, and the First National Bank of Boston, Boston, Suffolk County, both in the Commonwealth of Massachusetts Trustees under the last will of Benjamin Shreve late of Salem in the County of Essex and the commonwealth aforesaid, deceased, for the benefit of Henry M. Shreve and for other purposes	Charles L. Curtis and Josephine Curtis, both of said Salem, husband and wife	\$4,500.00	"One undivided half part of the message in said Salem which is bounded as follows: Commencing at the Northeast corner of Federal Street by other land of the Benjamin Shreve Estate, thense running southwesterly by said Federal Street, 71.95 feet to land of Hannah Moulton et al; thense running southerly by land of said Hannah Moulton et al 73.10 feet; thence Easterly 85/100 of a foot; thence continuing southerly by land of saif Hannah Moulton et al and of Elizabeth F. Daland 24.85 feet to land of C. O. Emmerton; thence easterly by land of Emmerton 66.70 feet to land of said Benjamin Shreve Estat; and thence northerly by said land of Shreve Estate 131.70 feet to Federal Street and the point of beginning."	Essex County Registry of Deeds	Deed	2570 : 286	
September 27, 1923	Octavious B. Shreve of Salem, Essex County, in the Commonwealth of Massachusetts, Trustee under the last will of Benjamin Shreve late of Salem in the County of Essex and the commonwealth aforesaid, deceased, for the benefit of Henry M. Shreve and for other purposes	Charles L. Curtis and Josephine Curtis, both of said Salem, husband and wife	\$4,500.00	"One undivided half part of the message in said SALEM which is bounded as follows: Commencing at the Northeast corner of Federal Street by other land of the Benjamin Shreve Estate, thense running southwesterly by said Federal Street, 71.95 feet to land of Hannah Moulton et al; thense running southerly by land of said Hannah Moulton et al 73.10 feet; thence Easterly 85/100 of a foot; thence continuing southerly by land of saif Hannah Moulton et al and of Elizabeth F. Daland 24.85 feet to land of C. O. Emmerton; thence easterly by land of Emmerton 66.70 feet to land of said Benjamin Shreve Estat; and thence northerly by said land of Shreve Estate 131.70 feet to Federal Street and the point of beginning."	Essex County Registry of Deeds	Deed	2570 : 288	
August 4, 1948	Robert W. Hill of Marblehead, Essex County, Massachusetts, Executor of the will of Charles L. Curtis, late of Salem in said County	Lester E. Pitman and Ila D. Pitman, as tenants in common, both of said Salem	\$11,000.00	"The land in said Salem, together with the buildings thereon, bounded NORTHWESTERLY: by Federal Street 71.95 feet; SOUTHWESTERLY: by land now or late of Hannah Moulton, et al, 73.10 feet; SOUTHEASTERLY: 85/100ths of a foot; SOUTHWESTERLY: again by land now or late of said Hannah Moulton, et. al, and now or late of Elizabeth F. Daland 24.85 feet; SOUTHEASTERLY: by land now or late of C. O. Emmerton, 66.70 feet; and NORTHEASTERLY: by land now or late of the Shreve Estate, 131.70 feet."	Essex County Registry of Deeds	Deed	3616 : 467	
July 23, 1986	Guinevere F. Pitman, Executrix under the will of Lester E. Pitman, late of said Salem in said County	Guinevere F. Pitman	one dollar	"The land in said Salem, together with the buildings thereon, bounded NORTHWESTERLY: by Federal Street 71.95 feet; SOUTHWESTERLY: by land now or late of Hannah Moulton, et. al, 73.10 feet; SOUTHEASTERLY: 85/100ths of a foot; SOUTHWESTERLY: again by land now or late of said Hannah Moulton, et. al, and now or late of Elizabeth F. Daland 24.85 feet; SOUTHEASTERLY: by land now or late of C. O. Emmerton, 66.70 feet; and NORTHEASTERLY: by land now or late of the Shreve Estate, 131.70 feet."	Essex County Registry of Deeds	Deed	8740 : 245	
August 30, 2012	Melissa Machernis, a/k/a Melissa Foster Machernis, individually and as Executrix of the Estate of Guinevere F. Pitman, a/k/a Guinevere Foster Pitman, and Executrix of the Estate of Jennifer Walker Pitman of Warren, New Jersey	ProProcess It, LLC., a Delaware Limited Liability Company, of One Washington Square, Marblehead	\$355,000.00	"The land in said Salem, together with the buildings thereon, bounded and described as follows: NORTHWESTERLY: by Federal Street 71.95 feet; SOUTHWESTERLY: by land now or late of Hannah Moulton, et. al, 73.10 feet; SOUTHEASTERLY: 85/100ths of a foot; SOUTHWESTERLY: again by land now or late of said Hannah Moulton, et. al, and now or late of Elizabeth F. Daland 24.85 feet; SOUTHEASTERLY: by land now or late of C. O. Emmerton, 66.70 feet; and NORTHEASTERLY: by land now or late of the Shreve Estate, 131.70 feet."	Essex County Registry of Deeds	Deed	31674 : 464	Entire house; Master Deed for new condominium association can be found in Book 32508, Page 381
July 15, 2013	ProProcess It, Inc., a/k/a ProProcess It, LLC	Stacey E. Soper & Myrna F. Soper, husband and wife of Salem	\$499,900.00	"Unit Number 101...in The 101-103 Federal Street Condominium...established by Master Deed dated May 17, 2013..."	Essex County Registry of Deeds	Deed	32654 : 186	Only Unit 101

Chain of Title, 101-103 Federal Street, Salem, Essex County, Massachusetts								
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August 2, 2013	ProProcess It, Inc.	James Gwin & Jennifer Lucht of Salem	\$499,900.00	"Unit Number 103...in The 101-103 Federal Street Condominium...established by Master Deed dated May 17, 2013..."	Essex County Registry of Deeds	Deed	32714 : 332	Only Unit 103
September 16, 2016	Stacey E. Soper & Myrna F. Soper, married, of Salem	Tina A. Ward & Jonathan A. Hill, married, of Salem	\$565,000.00	"Unit Number 101...in The 101-103 Federal Street Condominium...established by Master Deed dated May 17, 2013..."	Essex County Registry of Deeds	Deed	35269 : 464	Only Unit 101

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Essex p. September 28th 1771 Then Richard Hale above named personally
appearing Acknowledged this to be his Act and Deed

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Essex p. Recd. on Record September 28th 1771 of entered of exam?
by Wm Higginson Esq.

Know all Men by these Presents That I Samuel Pynchard of Salem in the
County of Essex in New England Fisherman in consideration of Twenty
seven Pounds Six Shillings and 8. Lawful Money paid me by Ichabod
Glover of Salem aforesaid Shair maker the Receipt whereof I do hereby
Acknowledge do hereby give grant Sell and convey unto the said Ichabod
Glover and to his Heirs forever A piece of Land in said Salem con-
taining about Eleven Poles and three quarters bounded Easterly on
Land of Stephen Cook and there Measures four Poles nine Links and
a half S. orly on Land of Benj. Pynchard and there Measures three
Poles fourteen Links of a half Westerly on said Benj. Pynchard and
there Measures two Poles twelve Links and a half S. orly on the new
Lane so called and there measures three Poles eighteen Links and a half
with the Priviledges and Appurtenances thereof To have and to hold
the same to the said Ichabod Glover and to his Heirs to his and their
Use and behoof forever And I do Covenant with the said Ichabod
Glover and his Heirs and Assigns that I am Lawfully seized in Fee of the
premises that they are free of all Incumbrances that I have good right
to Sell and convey the same to the said Ichabod Glover and to his Heirs
to hold as aforesaid and that I will warrant and the same to the
said Ichabod Glover and to his Heirs and Assigns forever against the
Lawful claims and Demands of any Persons In Witness whereof I the
said Samuel Pynchard with Susanna my wife in token of her relin-
quishing her right of Dower in the premises have herunto set our
hands and Seals this Eleventh Day of December Anno Domini 1771.
Signed Sealed of Del. Samuel Pynchard of a Seal
in presence of Susanna Pynchard of a Seal
William Nicholls
Joseph Sprague

Sam. Pynchard
Ichabod Glover

Essex p. Salem December 17th 1771 Then M. Samuel Pynchard within
named personally appearing Acknowledged the within written Instru-
ment to be his free Deed

Essex p. Recd. on Record Dec. 17th 1771 of entered of exam?
before Nathl. Rogers Jus of y. Peace
by Wm Higginson Esq.

Know all Men by these Presents That I Ichabod Glover of Salem
in the County of Essex Shair maker with the Consent of Mary my wife for-
securing the performance of the Condition of my Bond hereinafter mentioned
and also in consideration of five Shillings Lawful Money paid me by
Ebenezer Putnam of said Salem Shipwre. I require the Receipt whereof
I do hereby Acknowledge do hereby give grant Sell and convey to the
said

Ich. Glover
Ebenezer Putnam
Esq.

goods, and effects of every kind, which now are or hereafter may be due, owing, belonging or coming to me from any persons whomsoever; and upon receipt of any such sum or sums of money, goods or effects, to make, execute and deliver good and sufficient releases and acquittances thereof; and I do grant to my said Attorney full power and authority to subscribe my name and to set my seal to any instruments proper to convey my real estate to such persons as may purchase the same. And I do particularly empower my said Attorney to act in my behalf in the settlement of my late father's estate; and more especially to make, execute and deliver in my name good and sufficient deeds of Warranty or release, as he shall think most advisable, so as to pass all, or any part of, my right or share, and interest in the real estate of which my late father died seized, and such deeds, so executed, to acknowledge before any magistrate or proper officer to be my act and deed; and generally, to do, act, transact and perform any and every act, matter and thing in the premises, which I might or could if personally present, and as fully, and effectually to every intent and purpose; and I do grant to said Attorney power to substitute one or more Attorneys under him in the premises, and his or their power at pleasure again to revoke; hereby covenanting that I will satisfy and confirm all and singular that my said Attorney or his substitute, shall lawfully do or cause to be done in the premises, by virtue hereof. In testimony whereof, I have hereunto set my hand and seal this fourth day of July in the year of our Lord eighteen hundred and four.

Schabed Glover Va seal

Signed sealed & delivered in presence of us

Jam^l. Swett John Prince jr } Commonwealth of Massachusetts

Spoe to July 4th 1804. By this public instrument, be it known, that on this fourth day of July, Anno Domini, eighteen hundred and four, before me John Prince jun^r Notary Public by legal authority admitted and sworn and dwelling in Salem, personally appeared Schabed Glover, named in the instrument contained on the other leaf hereof and acknowledged the same to be his act and deed. In testimony whereof, I have hereunto set my name and affixed my notarial seal the day and year above written.



John Prince jr Notary Public

Spoe to Rec^d May 17th 1805 Recorded Examined by John Dickering Reg^r

Mrs^{rs} Prince & wife V^{ers} to Arch^d Fuller.

Mary Glover's Arch^d Fuller

Know all men by these presents, that we Nathan Pease junior merchant & Selig his wife in her right Schabed Glover merchant and Priscilla Glover singlewoman all of Salem in the County of Spoe, in consideration of three thousand dollars to us paid or secured to be paid by Archelaus Fuller of said Salem coach painter the receipt whereof, whereof we do here by acknowledge, do hereby give grant, sell and convey unto the said, Archelaus Fuller and his heirs and assigns a certain parcel of land with the dwelling house thereon situate in Salem aforesaid and bounded as follows, Northerly on Federal Street so called measuring there forty nine feet, Easterly on a line running Southwesterly on a two chise feet way, the center thereof sixty one feet four inches, till it comes to the garden fence, where said way ends & thence on said line continued till it comes to land of Margaret thirty

six feet Southwesterly on said land of Morgan, there measuring thirty six feet and westerly on land of Johnson, there measuring on a straight line sixty two feet, eight inches, and then on a straight line in a different direction thirty three feet nine inches till it comes to the boundary first above mentioned together with all the privileges and appurtenances of the premises, the said way howsoever to remain in common for the tenants of the above described premises, and for the tenants of the residue of the estate of Schabed Glover, late of said Salem deceased, lying on the east thereof & extending to the heirs of Cook on one side and on another to said land of Morgan, and on another to said Federal Street. To have and to hold the above bargained premises to the said Archelaus Fuller his heirs and assigns forever to his & their use. And we the said Nathan and Betsey for our third part of the premises, the said Schabed for one third part thereof and the said Priscilla for one third part thereof, do severally covenant with the said Archelaus his heirs and assigns that we are seized in fee of our respective thirds of the premises as aforesaid: - that the same are free of all incumbrances: that we have good right and title to sell the same to the said Archelaus to hold as aforesaid: and that we and our respective heirs and assigns shall and will warrant and defend the same, to the said Archelaus his heirs and assigns forever, against the lawful claims and demands of all persons whatsoever. In testimony whereof, we have hereunto set our hands and seals this fourteenth day of May A^d one thousand, eight hundred & five.

Signed sealed and delivered in presence of us
 "Merchant" interlined "not written on an erasure before signing"
 Nathaniel Peirce Jun^r V. seal
 Eliza^h Peirce V. seal
 Rebekah Dean W^m Wetmore
 Schabed Glover by Jacob Sanderson his
 Attorney duly authorized V. seal
 Priscilla Glover V. seal
 Spex. p. May 15th 1805. Then Nathan Peirce Jun^r & Eliza Peirce
 both Peirce Schabed Glover by Jacob Sanderson his
 Attorney & Priscilla Glover personally appeared & severally acknowledged this instrument
 to be their free Act & Deed. Before W^m Wetmore Justice of the Peace

Know all men by these presents that I Mary Glover of Salem in the County of Essex Middlesex,
 in consideration of one dollar to me paid by Archelaus Fuller of Salem aforesaid, coach-
 painter the receipt whereof I do hereby acknowledge and for divers other good considera-
 tions me moving do hereby release and quitclaim unto the said Archelaus his heirs & assigns
 forever, all my right, title and dower in and to a certain parcel of real estate with the dwell-
 ing house thereon situate in Salem aforesaid, which was this day conveyed by Nathan
 Peirce junior & Betsey his wife, Schabed Glover, and Priscilla Glover to said Archelaus
 in fee simple, as by their deed of this same date will appear. To have and to hold the same
 to the said Archelaus his heirs and assigns forever free of all claims of any claiming by him or
 under me. In testimony whereof I have hereunto set my hand & seal this fourteenth day of May
 A^d one thousand, eight hundred & five

Mary Glover
 to
 Arch^l Fuller

Signed sealed & delivered in presence of us
 Rebekah Dean W^m Wetmore
 Mary^{Jun} Glover V. seal
 Spex. p. May 15th 1805. Then personally
 appeared Mary Glover & acknowledged this
 instrument

instrument to be her free Act & Deed. Before W^m Wetmore Justice of the Peace
Spec^{ie} Rec^d May 17th 1805 & recorded & examined by John Pickering Reg^r

Arch^l Fuller to
Schabod Glover

Know all men by these presents, that I Archelaus Fuller of Salem in the County of Essex
conceal painter in consideration of six hundred and sixty six dollars to me paid by Schabod Glover
or of said Salem, mariner (the receipt whereof I do hereby acknowledge) do hereby give, grant
sell and convey unto the said Schabod Glover his heirs and assigns, a certain parcel of land
with the dwelling house thereon situate in Salem aforesaid & bounded Northerly on Federal
al Street, thence measuring forty nine feet, easterly on a line running southerly thro' the center
of a twelve foot way, sixty one feet, four inches, where said way ends & thence in said line
continued till it comes to land of Morgan thirty six feet, southerly on said land of Morgan
thirty six feet, and westerly on land of Johnson ninety six feet six inches or however
otherwise the same is bounded subject hereover to said way as aforesaid being the same estate
which I this day purchased of Nathan Pierce jun^r and Betsy his wife and Dorisilla Glover
and said Schabod, as by their deed will fully appear together with the privileges & ap-
purtenances thereof. To have and to hold the same to the said Schabod Glover and his
heirs and assigns, to his and their sole use and benefit forever. And I the said Archelaus
for myself my heirs, executors and administrators, do covenant with the said Schabod
and his heirs and assigns, that I am lawfully seized in fee of the premises, that they are
free of all incumbrances except as aforesaid, that I have good right to sell and convey
the same to the said Schabod as aforesaid, and that I, my heirs, executors & administra-
tors will warrant and defend the same to the said Schabod and his heirs & assigns, fore-
or, against the lawful claims and demands of any persons. Provided nevertheless, if said
Archelaus his heirs, executors, or administrators, shall pay said Schabod his heirs, executor
administrators, or assigns, said sum of six hundred and sixty six dollars with lawful interest
on or before the fourteenth day of May, which will be in the year of our Lord, one thousand
eight hundred & six then this Deed, as also a certain Bond bearing even date with these pre-
sents, given by said Archelaus to said Schabod of the penalty of thirteen hundred dollars,
conditioned to pay the first mentioned sum and interest at the time aforesaid, shall both be
void; otherwise shall remain absolute. In testimony whereof I have hereunto set my hand
and seal this fourteenth day of May A^d one thousand eight hundred & five. And Ruth, wife of said
Archelaus hereby in consideration of ten cents relinquishes all right of dower in the premises her
claiming thereof hereunto sets her hand & seal the same day & year above written.

Signed, sealed & delivered in presence of us Subject hereover
to said way as aforesaid & rec^d as aforesaid & acknowledged before signing
Also the relinquishment of dower of Ruth wife of said Archelaus
added before signing. Rebeckah Dean W^m Wetmore

Archelaus Fuller & a seal
Ruth Fuller & a seal
Spec^{ie} Rec^d May 18th 1805. Then personally

appeared Archelaus Fuller & Ruth his wife & severally acknowledged the within instrument to
be their free Act and Deed. Before W^m Wetmore Just. Pacis
Spec^{ie} Rec^d May 17th 1805 & recorded & examined by John Pickering Reg^r

See an Assignment of the Mortgage State, &c. in this Record here recorded, made by the Mortgagee John Perkins, in Book 178 leaf 243.

Essex ss. March 29. 1826. Then the above named Ebenezer Stillaber acknowl-
edged the above instrument to be his free act and deed before me Amos Choate Justice
Essex ss. Received March 29. 1826. recorded and examined by Amos Choate Reg

Joseph Peabody
to
Samuel Cook

KNOW all Men by these Presents, That I Joseph Peabody of Salem
in the County of Essex Esquire, in consideration of Six hundred dollars to me paid
by Samuel Cook of the same Salem, Merchant, (the receipt whereof I do hereby acknowl-
edge) do hereby give, grant, sell and convey unto the said Cook a parcel of Land
with the Dwelling house thereon, situate in said Salem, bounding northerly on Fed-
eral Street forty nine feet, easterly on a line running southerly through the center
of a twelve feet way sixty one feet and four inches where said way ^{ends} and thence on
said line continued till it comes to level of Margin thirty six feet and westerly one
land late of Edmund Johnson; being the same premises conveyed by Pisette Glover
and others to Nicholas Fuller by deed dated May 11. 1805. and by him reconveyed to
them in mortgage, under an assignment of which I hold the same, excepting and
reserving the right to said way and all easements which the owners of the adja-
cent lands, or any of them have in the aforescribed way or premises. TO
HAVE AND TO HOLD the granted premises with the appurtenances, to the said Cook
his heirs and assigns, to his and their use and benefit forever. And I the said
Peabody for myself my heirs, executors and administrators, do hereby covenant with
the said Cook his heirs and assigns, that I am lawfully seized in fee of the premises,
that they are free of all incumbrances, except as aforesaid, that I have good right to
sell and convey the same to the said Cook and that I will and my heirs, executors and
administrators shall, warrant and defend the same to the said Cook his heirs and as-
signs forever, against the lawful claims and demands of any persons, except as
aforesaid. And Elizabeth wife of said Joseph for one dollar paid her by said Cook,
hereby grants and releases to him all her right of dower in the granted premises.

IN WITNESS whereof we the said Joseph and Elizabeth have hereunto set our hands
and seals this twentieth day of July in the year of our Lord one thousand eight
hundred and twenty two.

Signed, sealed and delivered
in presence of us,
Joseph W. Peabody
Catherine E. Peabody

Joseph Peabody Esq. seal
E. Peabody seal
Essex ss. July 22^d. 1822. Then the above named
Joseph Peabody Esq. acknowledged the above
instrument to be his free act and deed
before me. Henry Merrill Just. of Peace

Essex ss. Received March 29. 1826. recorded and examined by Amos Choate Reg

Made Equal Errors

KNOW all Men by these Presents That we Thomas Wade Esquire and John Baker
3^d Gentlemen, both of Ipswich in the County of Essex and State of Massachusetts, Ex-
ecutors of the last will and testament of Robert Wallis late of Ipswich aforesaid
Gentleman deceased, we having been Empowered by said Will to make sale
of the Real Estate of said deceased as well by virtue of said Will as in con-
sideration of One hundred and three dollars fifty eight cents paid by Dan-
iel Knickerbocker

and to his heirs and assigns forever, against the lawful claims & demands of all persons. Provided Nevertheless that whereas I the said Allen Jacobs have given my Note of hand to said Benjamin Porter for Three thousand and seventy five dollars bearing even date with this deed, Now if I the said Allen shall pay said Note and interest that may arise thereon, or if my heirs, executors or administrators shall pay the same, then this deed is to be void, otherwise to be in full force and virtue.

In Witness Whereof I the said Allen Jacobs have hereunto set my hand and seal this first day of May in the Year of our Lord one thousand eight hundred and thirty three.

Signea Subscriptorem

Allen Jacobs Junr.

in presence of us.

Eliz Putnam

Alajah Porter

{ On the 21st Sept. 1853. That the above named Allen Jacobs personally acknowledged the above instrument to be his free act and deed before

Eliz Putnam Just of Peace

City, N. Received Sept. 23rd 1853 Record Examined by R. H. French reg.

Samuel Cook
to
John Jewett,

Know all Men by these Presents

That I Samuel Cook of Salem in the County of Essex, Merchant, in consideration of Twenty one hundred and fifty dollars paid by John Jewett of the same Salem, to wit in Masschusetts, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell & convey unto the said Jewett, a parcel of land with the dwelling house thereon, situate in said Salem, bounding Northerly on Federal Street forty nine feet, Easterly on a line running easterly through the center of a twelve feet way, sixty one feet four inches, where said way ends, and thence on the line as the fence now stands, till it comes to land of Morgan thirty six feet, Southerly on said Morgan forty six feet, and Westerly on land late of Edmund Johnson, about ninety six feet five inches, be the same, more or less, meaning to convey all the Estate purchased of Joseph Seabody Esq; by deed dated July 20th 1822, and ten feet more on Morgan's line as the fence now stands, excepting and reserving the right to said way which the owners of the adjacent lands have in the after described way or foreways. Do Have and to Hold the above premises to the said Jewett his heirs and assigns, to his and their use and behoof forever, and I do covenant with the said Jewett his heirs and assigns, that I am lawfully seized in fee of the above premises; that they are free of all incumbrances; except as

as aforesaid; that I have good right to sell and convey the same to the said Jewett, and that I will warrant and defend the same premises to the said Jewett, his heirs and assigns forever, against the lawful claims and demands of all persons, and Sally wife of said Samuel for one dollar paid her by said Jewett hereby grants and releases to him all her right of dower in the premises. In Witness Whereof I the said Samuel Cook and Sally Cook have hereunto set our hands and seals this twenty sixth day of September in the Year of our Lord one thousand eight hundred and thirty three.

Signa hactenus actum in presence of us at the Oliver } Mury F. Cook } before me John Purchards Just of Peace. Essex Co. Received Sept 28th 1833, Becaus Examined by R. H. Smith Mag

Know all Men by these Presents

That I Jewett of Salem, County of Essex, State of Mass., in consideration of Fifteen Hundred dollars paid by Samuel Cook of Salem Merchant, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said Samuel Cook a parcel of Land with the dwelling house thereon, situate in said Salem, bounded Northerly on Federal Street forty nine feet, Easterly on a line running southerly through the Centre of a twelve feet way, sixty one feet four inches, where said way ends, and thence on a line as the fence now stands till it comes to land of Morgan thirty six feet, southerly on said Morgan forty six feet, and westerly on land late of Edmund Johnson about ninety six feet five inches, be the same, more or less, it being the same estate purchased of said Cook by deed bearing same date as this. To Have and to Hold the aforesaid premises to the said Samuel Cook his heirs and assigns, to his and their use and behoof forever, and I do covenant with the said Cook his heirs and assigns, that I am lawfully seized in fee of the aforesaid premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Cook, and that I will warrant and defend the premises to the said Cook his heirs and assigns forever, against the lawful claims and demands of all persons, Provide it Nevertheless That if the said Jewett his heirs, executors or administrators, pay

John Jewett to Samuel Cook. Eject. p. Oct. 3, 1836. The mortgagee's name is not in the original but the party has changed the name. Oct. 11th 1836.

John Cook

Know all Men by these Presents, 135

That I, John Jewett of Salem in the County of Essex, J. Jewett
Cabinet maker, in consideration of three thousand Dol-
lars to me paid by John Chapman of the same Salem, to
Printer, and Rebecca Thayer of S. Salem, widow, the re- J. Chapman
cept whereof I do hereby acknowledge, do hereby give,
grant, sell and convey unto the said Chapman & Thayer as
joint tenants in common and undivided, and to their
heirs and assigns forever - all that the Dwelling House
with the land under and to the same belonging which
I purchased of Samuel Cook by deed dated Septem-
ber 26th. 1783 and recorded Book 272 Aug 198. and by
S^d Deed is bounded Northerly on Federal Street forty nine
feet, Easterly on a line running Southerly through the
centre of a twelve foot way sixty one feet four inches,
where S^d way ends, and thence on the line as the fence
now stands, till it comes to land of Morgan forty six
feet, & Westely on land late of Edmund Johnson,
about ninety six feet five inches, be the same more or less,
reverting to the owners of the land adjacent to S^d way the
right which they have therein. - The S^d Chapman is to
have the Western end of S^d house & the said Thayer the
Eastern end - the land in rear of S^d house & necessary
to remain in common between them.

To have and to hold the afore granted premises
to the said Chapman and Thayer their heirs and
assigns to their use forever. And do covenant with the
said Chapman & Thayer their heirs and assigns, that
I am lawfully seized in fee of the afore granted premi-
ses, that they are free of all incumbrances; that I have
good right to sell and convey the same to the said
Chapman & Thayer as aforesaid, and that I will
warrant and defend the same premises to the
said Chapman & Thayer, their heirs and assigns
forever against the lawful claims and demands
of all persons. In Witness Whereof; I the said

John Jewett, with Catharine Trury wife who for the con- sideration aforesaid hereby releases all right of dower in said premises, have herunto set our hands and seals this thirtieth day of September in the year of our Lord One thousand eight hundred and thirty six

Signed sealed and delivered } John Jewett Seal.

in presence of us } Catharine T. Jewett Seal.

R. H. French - } Essex, ss. Oct. 3, 1836, Then etc.

Wm & Thayer } above-named John Jewett ac-

knowledged the above Instrument to be his free act and deed, before me, R. H. French, Justice of the Peace.

Essex, ss. Received Oct. 4, 1836, 9 o'clock A.M.

Recorded & Examined, by R. H. French Jy

J. Chapman

J. Jewett

(Signature)

John Jewett

N. West

or 299 L 49.

Copy of Deed of 1836, the copy of this mortgage was received & retained for the mortgage on July 1st 1871 by Wm & Thayer.

Know all Men by these Presents,

That I, John Chapman of Salem in the County of Essex and Commonwealth of Massachusetts, Printer, in consideration of seven hundred and fifty dollars to me paid by John Jewett of the same Salem, Cabinet maker, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said John Jewett and his heirs and assigns forever, all that my one half of the House & land which the said Jewett recently conveyed to me & Rebecca Thayer by Deed recorded just before this - the article of which S^d house & land is bounded northerly on Federal Street in S^d Salem forty nine feet, easterly on a line running southerly through the centre of a twelve feet way sixty one foot four inches, where S^d way ends, & thence on the line of the fence as it now stands, till it comes to land of Morgan forty six feet, & westerly on land late of Edmund Johnson about ninety six feet five inches, more or less - my one half of S^d House as agreed between me & R. Thayer is the western end thereof - the land in this rear of S^d House and the necessary remaining in common between us. To Have and to Hold

administrators shall warrant and defend the same to him or his heirs and assigns forever, against the lawful claims and demands of all persons. Provided nevertheless, That if the grantors, their heirs, executors, or administrators, pay to the grantee his heirs, executors, administrators, or assigns, the said sum of fifteen hundred dollars within the time of four years from date hereunto, with interest to be paid semi-annually at the rate of seven per cent per annum until fully paid, then this deed or also a certain note of even date and tenor hereunto shall both be void; otherwise shall remain in full force. And Provided also, That until some breach of the condition of this deed, the grantee their heirs and assigns, shall have no right to enter and take possession of the premises. In witness whereof, We the said grantors have hereunto set our hands and seals this eighth day of August in the year eight hundred and seventy three.

Daniel C. Nourse seal

Signed, sealed and delivered in the pres-

M. M. Nourse seal

ence of us, N. J. Holden } Commonwealth of Massachusetts

Essex ss. — 1873, Then the above named Daniel C. and Margaret M.

Nourse acknowledged the above instrument to be their free act and deed,

before me, N. J. Holden Justice of the Peace

Essex ss. Dec^r Aug^r 12, 1873. 2 o'clock before 10 A. M. Dec^r by Ephim Brown Ref^d

S. R. Chapman
to
B. Shreve

Know all men by these Presents that I George R. Chapman of Salem in the County of Essex & Commonwealth of Massachusetts in consideration of Fifteen Hundred dollars paid by Benjamin Shreve of said Salem the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Shreve The real estate in said Salem which is bounded Northwesterly by Federal street twenty four feet two inches Westerly by land this day conveyed by the grantor & others to the grantee one hundred and nineteen feet Southerly by the Morgan estate fifteen feet and Easterly by land of Geo. C. Shreve, formerly of Gardner one hundred and thirty feet six inches. See deed of C. Curtis to Geo. R. Chapman. Essex So. Dist. Reg of Deeds Book 603 leaf 192. Subject to the taxes for the current year which the grantee assumes and agrees to pay.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Benjamin Shreve and his heirs and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except as aforesaid 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 his heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid. And for the consideration aforesaid I Susy & Chapman wife of said George R. do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof we the said George R. Chapman and Susy & Chapman hereunto set our hands and seals this sixteenth day of July in the year one thousand eight hundred and twentythree.

Signed, sealed, and delivered in presence of } Geo. R. Chapman seal
 one of E. N. Walton } } So. S. Chapman seal

Commonwealth of Massachusetts. Bess ss. July 13, 1873. Then personally appeared the above named George R. Chapman and acknowledged the foregoing instrument to be his free act and deed.

before me, Ebon N. Walton Justice of the Peace

Bess ss. Recd Aug 12, 1873. 16m before 10 A.M. Recd by John Brownley

Know all men by these Presents that we Chas. P. Chapman widow }
 George R. Chapman and John O. Chapman all of Salem in the County of }
 Essex and Commonwealth of Massachusetts in consideration of Sixty one hun- }
 dred and fifty dollars paid by Benjamin Shreve of said Salem the receipt }
 whereof is hereby acknowledged, do hereby give, grant, bargain, sell and con- }
 vey unto the said Shreve. The messuage in said Salem which is bounded }
 commencing at the Northeast corner on Federal street by other land of }
 said George R. Chapman this day conveyed by him to the grantee, thence }
 running Southwesterly by said Street forty nine feet to land of said grantee

Chas. P. Chapman }
 to }
 B. Shreve

tee, thence Southeasterly by said grantee land thirty six feet eight inches, thence Southerly by the grantee land sixty two feet to the Morgan estate thence Easterly by the Morgan estate forty six feet three inches to other land of said George sold to the grantee as aforesaid and thence Northerly one hundred and nineteen feet to Federal Street and the point begun at. Part of the estate was purchased by said Geo. R. Chapman and part was owned by John Chapman late of said Salem deceased the grantors being the widow and all the heirs at law of said John. Subject to the taxes for the current year which the grantee is to assume and pay. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Benjamin Shreve and his 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 his heirs and assigns that we are 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 said grantee and his heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid. And for the consideration aforesaid I Louey G. Chapman wife of said George R. do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof we the said Thibe P. Chapman, George R. Chapman, Louey G. Chapman and John O. Chapman (being unmarried) hereunto set our hands and seals this nineteenth day of July in the year one thousand eight hundred and seventy three.

Signed, sealed and delivered in presence of
Alice B. Chapman to G. R. E. N. Walton to
G. R. E. N. Walton to G. R. E. N. Walton to
Commonwealth of Massachusetts Essex ss. July

Thibe P. Chapman	seal
John O. Chapman	seal
Geo. R. Chapman	seal
Louey G. Chapman	seal

1873. Then personally appeared the above named Geo. R. Chapman, Louey G. Chapman and John O. Chapman and acknowledged the foregoing instrument to be their free act and deed, before me Eben N. Walton Justice of the Peace.

State of Maine York County ss. This day personally appeared Elsie P. Chapman before named, and acknowledged the foregoing instrument to be her free act and deed. July 16, 1873. before me W. F. Moody Justice of the Peace
Essex ss. Recd Augt 12, 1873. 16m. before 10 A.M. Recd & Co. by John Brown Recd

Know all men by these Presents that We George W. Davis and Mary Davis his wife of George W. Davis in her own right of Haverhill in the County of Essex and Commonwealth of Massachusetts, in consideration of Eleven Hundred dollars paid by the City Five Cents Savings Bank, a Corporation established under the Laws of the Commonwealth of Massachusetts, and having its usual place of business in Haverhill, in the County of Essex, and said Commonwealth, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Corporation, its successors and assigns forever a certain parcel of land with the buildings thereon situated in said Haverhill on the Easterly side of Middle Street as called and bounded as follows, viz Beginning at the Southwesterly corner at a point on said Middle Street one hundred and twenty feet, northerly from the northerly line of Park Street thence running northerly by said Middle Street sixty feet to a stake, thence running Easterly Ninety four feet and three inches to a stake in a line which if continued easterly would strike the Westerly line of Webster Street at a point one hundred and ninety feet northerly from the corner of Park Street, thence southerly sixty feet to a stake, thence westerly in a line parallel with the second line (above described) ninety four feet and eight inches to the bound begun at on said Middle Street. The same being the same lot of land to us conveyed by deed recorded Essex Registry of Deeds So. Dist book 264 leaf 254 together with all privileges and restrictions therein contained. To have and to hold, the granted premises, with all the privileges, easements, and appurtenances thereto belonging, to the said City Five Cents Savings Bank, and its assigns, to its and their use and behoof forever. And we do hereby, for ourselves and our heirs, executors, and administrators, covenant with the said Corporation and its assigns, that we are lawfully seized in fee simple of the granted premises, that they are free

G. W. Davis, et ux
to
City of Sav. Bk
Haverhill

Discharged
Dec
2, 1882, No. 284.

land last mentioned twenty five (25) rods more or less to said North Broadway; and thence by said North Broadway to said Lake Street and the point begun at. Being the second parcel of land described in deed from Kachador A. Derderian and Missak A. Derderian to me dated March 2, 1921 and recorded with Essex South District Registry of Deeds, Book 2479, Page 491. WITNESS my hand and seal this twenty fourth day of September 1923

Signed and sealed in the presence) Stuart Beebe (seal)
of Charles E. Sawyer) COMMONWEALTH OF MASSACHUSETTS Essex
ss. September 24, 1923 Then personally appeared the above named Stuart Beebe and acknowledged the foregoing instrument to be his free act and deed, before me, Charles E. Sawyer Justice of the Peace.

My commission expires December 20, 1924.
Essex ss. Received Oct. 3, 1923. 30 m. past 3 P.M. Recorded and Examined.

Shreve et al
Trs.
to
Curtis et ux
& Vote
Two \$2. & one .50
R. Stamps
Documentary
Canceled.

KNOW ALL MEN BY THESE PRESENTS That Octavius B. Shreve of Salem, Essex County, and The First National Bank of Boston, Boston, Suffolk County, both in the Commonwealth of Massachusetts Trustees under the last will of Benjamin Shreve late of Salem in the County of Essex and Commonwealth aforesaid, deceased, for the benefit of Henry M. Shreve and for other purposes do by virtue of a license granted to them on the thirteenth day of September 1923, by the Probate Court for the County of Essex and in consideration of the sum of Forty five Hundred (\$4500.) dollars to them paid by Charles L. Curtis and Josephine Curtis, both of said Salem, husband and wife, as tenants by the entirety the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, and convey unto the said Charles L. Curtis and Josephine Curtis, husband and wife as tenants by the entirety. One undivided half part of the messuage in said Salem which is bounded as follows: Commencing at the Northeast corner on Federal Street by other land of the Benjamin Shreve Estate, thence running Southwesterly by said Federal Street 71.95 feet to land of Hannah Moulton et al; thence running southerly by land of said Hannah Moulton et al. 73.10 feet; thence easterly 85/100 of a foot; thence continuing southerly by land of said Hannah Moulton et al. and of Elizabeth F. Daland 24.85 feet to land of C. O. Emmerton; thence easterly by land of said Emmerton 66.70 feet to land of said Benjamin Shreve Estate; and thence Northerly by said land of Shreve Estate 131.70 feet to Federal Street and the point of beginning. TO HAVE AND TO HOLD the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Charles L. Curtis and Josephine Curtis as tenants by the entirety and their heirs and assigns, to their own use and behoof forever. IN WITNESS WHEREOF we the said Octavius B. Shreve and

The First National Bank of Boston, by Olaf Olsen, its Vice President and H. W. Bond, its Assistant Cashier, thereunto duly authorized hereto set our hands and seals this 27th day of September in the year one thousand nine hundred and twenty three (1923)

Signed and sealed) Octavius B. Shreve (seal)

in presence of) The First National Bank of Boston (Corporate seal)

Benjamin D. Shreve) By Olaf Olsen Vice President

COMMONWEALTH OF) Attest H. W. Bond Asst Cashier

MASSACHUSETTS Suffolk ss. September 27 1923 Then personally appeared the above named Octavius B. Shreve and Olaf Olsen and acknowledged the foregoing instrument to be the free act and deed, of the said Octavius B. Shreve and of The First National Bank of Boston, Trustees, before me

Henry N. Andrews Justice of the Peace

My commission expires Aug. 1, 1924

The First National Bank of Boston Boston, Massachusetts At a special meeting of the Board of Directors of The First National Bank of Boston, held July 18, 1923, upon motion duly made and seconded it was Voted: That the President or any Vice President be and each of them is hereby authorized to sign on behalf of The First National Bank of Boston, transfers of any and all stocks, registered bonds, or other securities now or hereafter owned by or standing in the name of the Bank, whether as collateral security or otherwise, to execute any petitions, bonds, trust agreements or other documents incident to the appointment of the Bank as Executor, Administrator, Trustee, Registrar, Transfer Agent or in any other fiduciary capacity or as financial agent, and also to transfer, lease, mortgage or convey any personal or real property held by the Bank as Trustee, Executor, Administrator, Special Administrator, Assignee or Receiver, or in the name of any decedent of whose estate this Bank is trustee, Executor, Administrator, Special Administrator or Receiver, or in the name of any person of whose estate this Bank is Guardian, Conservator, Assignee or Receiver, or in the name of any person from whom this Bank has power of attorney, and to execute any assignments, transfers, discharges, releases, contracts of sale, deeds or other papers necessary or convenient in the premises. The signatures of such officers shall be attested in each case by the Cashier or any Assistant Cashier where any transfer of title is involved, otherwise the signature of the President or any Vice President will be sufficient; Provided that the President or any Vice President shall have the power to assign or discharge any mortgage of real estate or personal property standing in the name of this Bank without the necessity of having his signature attested as aforesaid. I hereby certify that the above vote has not been

Vote

rescinded and is in full force and effect and that Olaf Olsen is a Vice President and that H. W. Bond is an Assistant Cashier of this Bank. WITNESS my hand and the seal of said Bank this 27th day of September 1923.

B. D. Blaisdell Secretary of the Board of Directors. (Corporate seal)
Essex ss. Received Oct. 3, 1923. 1 m. past 4 P.M. Recorded and Examined.

Shreve, Tree
to
Curtis et ux
Two \$2. & one .50
R. Stamps
Documentary
Canceled.

KNOW ALL MEN BY THESE PRESENTS That Octavius B. Shreve of Salem, Essex County, in the Commonwealth of Massachusetts Trustee under the last will of Benjamin Shreve late of Salem in the County of Essex and Commonwealth aforesaid, deceased, for the benefit of himself and for other purposes do by virtue of a license granted to him on the Thirteenth day of September 1923 by the Probate Court for the County of Essex and in consideration of the sum of forty five hundred (\$4500.) dollars to him paid by Charles L. Curtis and Josephine Curtis, both of said Salem, husband and wife, as tenants by the entirety, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell and convey unto the said Charles L. Curtis and Josephine Curtis, husband and wife, as tenants by the entirety. One undivided half part of the messuage in said SALEM which is bounded as follows: Commencing at the Northeast corner on Federal Street by other land of the Benjamin Shreve Estate, thence running southwesterly by said Federal Street 71.95 feet to land of Hannah Moulton et al; thence running southerly by land of said Hannah Moulton et al 73.10 feet; thence Easterly 85/100 of a foot; thence continuing southerly by land of said Hannah Moulton et al and of Elizabeth F. Daland 24.85 feet to land of C. O. Emmerton; thence easterly by land of said Emmerton 66.70 feet to land of said Benjamin Shreve Estate; and thence northerly by said land of Shreve Estate 131.70 feet to Federal Street and the point of beginning. TO HAVE AND TO HOLD the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Charles L. Curtis & Josephine Curtis husband and wife, as tenants by the entirety. and their heirs and assigns, to their own use and behoof forever. IN WITNESS WHEREOF I the said Octavius B. Shreve hereto set my hand and seal this 27th day of September in the year one thousand nine hundred and twenty three (1923)

Signed and sealed in presence) Octavius B. Shreve (seal)
of Benjamin D. Shreve) COMMONWEALTH OF MASSACHUSETTS Suffolk ss. September 27 1923 Then personally appeared the above named

Octavius B. Shreve and acknowledged the foregoing instrument to be his free act and deed as trustee, before me,

Henry N. Andrews Justice of the Peace

My commission expires Aug. 1, 1924

Essex ss. Received Oct. 3, 1923. 1 m. past 4 P.M. Recorded and Examined.

We, Charles L. Curtis and Josephine Curtis, husband and wife, of Salem, Essex County, Massachusetts for consideration paid, grant to the Roger Conant Co-operative Bank, situated in Salem, Essex County, Massachusetts, with mortgage covenants to secure the payment of Seventy five Hundred Dollars and interest and fines as provided in a note of even date, the land in said SALEM, together with the buildings thereon, bounded northwesterly by Federal Street 71.95 feet, southwesterly by land now or late of Hannah Moulton et al. 73.10 feet, southeasterly 85/100 of a foot and southwesterly again by land of said Hannah Moulton et al and of Elizabeth F. Daland 24.85 feet, southeasterly by land now or late of C. O. Emmerton 66.70 feet, and northeasterly by land of the Shreve Estate 131.70 feet. Being the same premises this day conveyed to us by the Trustees under the will of Benjamin Shreve by two deeds, dated September 27, 1923, and to be recorded herewith. Including all furnaces, heaters, ranges, mantels, gas and electric light fixtures, screens, screen doors, awnings and all other fixtures of whatever kind and nature at present contained in said buildings, and hereinafter placed therein prior to the full payment and discharge of this mortgage. In case of a foreclosure sale or assignment by this mortgagee, this grantee is hereby appointed the attorney irrevocably of the grantor- to make an assignment of all the insurance policies on the buildings, on the land covered by this mortgage. We hereby transfer and pledge to the said mortgagee 38 shares in the 64th series of its capital stock as collateral security for the performance of the conditions of this mortgage, and said note upon which shares said sum of Seventy five Hundred Dollars has been advanced to us by the mortgagee. The monthly payments under this mortgage are Seventy five and one half Dollars. In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of six per cent. per annum. This mortgage is upon the Statutory Co-operative Bank Mortgage Condition, for any breach of which the mortgagee shall have the Statutory Co-operative Bank Power of Sale. I, said Josephine Curtis also release to the mortgagee all rights of dower and homestead and other interests in the mortgaged premises.

WITNESS our hands and seals this third day of October 1923.

COMMONWEALTH OF MASSACHUSETTS) Chas. L. Curtis (seal)

Essex ss. Salem, October 3,) Josephine Curtis (seal)

1923. Then personally appeared the above named Charles L. Curtis and Josephine Curtis and acknowledged the foregoing instrument to be their free act and deed, before me

Curtis et ux
to
Roger Conant
Co-op.Bk.

Discharge
B.3534 P.438

See
B 6935
P 296

I, Robert W. Hill, of Marblehead, Essex County, Massachusetts,

EXECUTOR of the WILL of ~~ADMINISTRATOR OF THE ESTATE OF~~ ~~TRUSTEE~~ ~~GUARDIAN OF THE ESTATE OF~~ ~~CONSERVATOR~~ ~~REGENT OF THE ESTATE OF~~ ~~COMMISSIONER~~ Charles L. Curtis, late of Salem in said County,

by power conferred by Essex Probate Court, by License dated July 27, 1948, Essex Probate No. 222479,

and every other power, for Eleven Thousand Dollars paid, grant to Lester E. Pitman and Ila D. Pitman, as tenants in common both of said Salem,

the land in said Salem, together with the buildings thereon, bounded

Northwesterly by Federal Street 71.95 feet; Southwesterly by land now or late of Hannah Moulton et al, 73.10 feet; Southeasterly 85/100ths of a foot; Southwesterly again by land now or late of said Hannah Moulton et al and now or late of Elizabeth F. Daland, 24.85 feet; Southeasterly by land now or late of C. O. Emmerton, 66.70 feet; and Northeasterly by land now or late of the Shreve Estate, 131.70 feet.

Being the same premises conveyed to Charles L. Curtis and Josephine N. Curtis, husband and wife, as tenants by the entirety, by two deeds dated September 27, 1923, one from Octavius B. Shreve and The First National Bank of Boston, Trustees under the will of Benjamin Shreve, recorded with Essex South District Deeds, Book 2570, Page 286, and the other from Octavius B. Shreve, Trustee under the will of Benjamin Shreve, recorded with said Deeds, Book 2570, Page 288; said Josephine N. Curtis having predeceased said Charles L. Curtis.

Said premises are conveyed subject to the taxes for 1948, which the grantees herein by the acceptance of this deed agree to assume and pay.



Witness my hand and seal this fourth day of August 1948

Robert W. Hill
Executor o/w Charles L. Curtis

The Commonwealth of Massachusetts

Essex ss. August 4, 1948

Then personally appeared the above named Robert W. Hill, Executor as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me

Elizabeth Lawlor
Notary Public - MARSH OF NEW ENGLAND
ELIZABETH LAWLOR, NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 22, 1953

Essex ss. Received Aug. 4, 1948. 24 m. past 12 P.M. Recorded and Examined.

25-

BOOK 8740 PAGE 245

Guinevere F. Pitman, Executrix

~~EXECUTOR under the WILL of - ADMINISTRATOR OF THE ESTATE of - TRUSTEE or - GUARDIAN
OF - CONSERVATOR OF - RECEIVER OF THE ESTATE OF - EXECUTOR IN - COMMISSIONER~~

Lester E. Pitman, late of Salem in said County

by power conferred by Essex Probate Court, Essex Probate No. 348968

and every other power,
for One (\$1.00)----- Dollars
paid, grants to Guinevere F. Pitman

the land in said Salem, together with the buildings thereon, bounded
Northwesterly by Federal Street 71.95 feet; Southwesterly by
land now or late of Hannah Moulton, etal, 73.10 feet; Southeasterly
85/100ths of a foot; Southwesterly again by land now or late of
said Hannah Moulton etal and now or late of Elizabeth F. Daland,
24.85 feet; Southeasterly by land now or late of C. O. Emmerton,
66.70 feet; and Northeasterly by land now or late of the Shreve Estate,
131.70 feet.

For title of the Grantor see Estate of Lester E. Pitman, Essex Probate
Court Docket #348968.

For prior Grantor see Deed dated August 4, 1948 and recorded at Essex
South Registry of Deeds, Book 3616, Page 467.

For additional title source of the Grantor see Estate of Ila D. Pitman,
Essex Probate Court Docket #355022.

EX-100-6-1112-47

000220

Witness.....my...hand and seal this.....23.....day of.....July.....19..86

Guinevere F. Pitman

The Commonwealth of Massachusetts

Essex,

ss.

July 23, 1986

Then personally appeared the above named Guinevere F. Pitman

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

[Signature]
Notary Public - Justice of the Peace

My commission expires.....10/23.....19..92

2

2012083000435 Bk:31674 Pg:464
08/30/2012 02:41 DEED Pg 1/2

QUITCLAIM DEED

I, Melissa Machernis, also known as Melissa Foster Machernis, individually and as Executrix of the Estate of Guinevere F. Pitman, a/k/a Guinevere Foster Pitman, Essex County Probate Docket No. 9101798EP1 and Executrix of the Estate of Jennifer Walker Pitman, Essex County Probate Docket No. 08P1521EP1, of 11 Chesterfield Drive, Warren, New Jersey,

for the consideration paid in full of Three Hundred and Fifty-Five Thousand (\$355,000.00) Dollars

grant to ProProcess It, LLC., a Delaware Limited Liability Company, of One Washington Square, Marblehead, Essex County, Massachusetts,

with QUITCLAIM COVENANTS

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

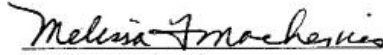
- NORTHWESTERLY: by Federal Street 71.95 feet;
- SOUTHWESTERLY: by land now or late of Hannah Moulton, et. al, 73.10 feet;
- SOUTHEASTERLY: 85/100ths of a foot;
- SOUTHWESTERLY: again by land now or late of said Hannah Moulton, et. al. and now or late of Elizabeth F. Daland 24.85 feet;
- SOUTHEASTERLY: by land now or late of C. O. Emmerton, 66.70 feet; and
- NORTHEASTERLY: by land now or late of the Shreve Estate, 131.70 feet.

For title see Deed from Guinevere F. Pitman, Executrix, dated July 23, 1986, and recorded in the Essex South Registry of Deeds Book 8740, Page 245. See also Estate of Guinevere F. Pitman, a/k/a Guinevere Foster Pitman, Essex County Probate Docket No. 9101798EP1. See also Estate of Jenifer Walker Pitman, Essex County Probate Docket No. 08P1521EP1.

103 Federal St Salem

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/30/2012 02:41 PM
ID: 917670 Doc# 20120830004350
Fee: \$1,618.00 Cons: \$355,000.00

WITNESS my hand and seal this 30th day of August, 2012



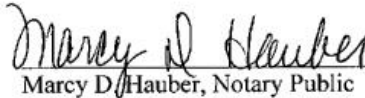
Melissa Machernis
a/k/a Melissa Foster Machernis
Individually and as Executrix

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 30th day of August 2012, before me the undersigned notary public, personally appeared Melissa Machernis a/k/a Melissa Foster Machernis, proved to me through satisfactory evidence of identification, which was her driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.




Marcy D. Hauber, Notary Public

My Commission Expires: 7-19-13

LOCUS: Condominium Unit #101 - 101-103 Federal Street, Salem, Massachusetts 01970

4

Box 31

2012

2013071500685 Bk:32654 Pg:186
07/15/2013 03:46 DEED Pg 1/4

**THE 101-103 FEDERAL STREET CONDOMINIUM
101-103 FEDERAL STREET
SALEM, MASSACHUSETTS 01970**

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/15/2013 03:46 PM
ID: 970726 Doc# 20130715006850
Fee: \$2,200.00 Cons: \$499,900.00

Grantor: ProProcess It, Inc. a/k/a ProProcess It, LLC
Grantee: Stacey E. Soper and Myrna F. Soper
Unit #: 101
Common Area Interest Appurtenant to Unit: 50%

Master Deed dated May 17, 2013, recorded on May 29, 2013 in the Essex South District County Registry of Deeds in Book 32508 at Page 381.

Declaration of Trust of The 101-103 Federal Street Condominium Trust dated May 17, 2013, recorded in Book 32508 at Page 397.

CONDOMINIUM UNIT DEED

ProProcess It, Inc., a Delaware corporation having a principal place of business at One Washington Square, Marblehead, Massachusetts, hereinafter called the "Grantor", in consideration and in full consideration of the sum of Four Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$499,900.00) paid, grants to

Stacey E. Soper and Myrna F. Soper, husband and wife as tenants by the entirety

of Salem, Massachusetts 01970, hereinafter collectively called the "Grantee"

with QUITCLAIM COVENANTS,

Unit Number 101, hereinafter called the "Subject Unit", in The 101-103 Federal Street Condominium, hereinafter called the "Condominium," established by Master Deed dated May 17, 2013, recorded on May 29, 2013 in the Essex South District Registry of Deeds in Book 32508 at Page 381, hereinafter called the "Master Deed".

The Post Office address of the Condominium is 101-103 Federal Street, Salem, Massachusetts 01970. The land is described in the Master Deed, this Deed, the Subject Unit, and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A.

The Subject Unit is shown on the Master Plans of the Condominium filed in the Essex South District Registry of Deeds as set forth hereinabove and the verified statement of a registered architect in the form required by Massachusetts General Laws, Chapter 183A, Sections 8 and 9, is affixed to said Master Plans.

The Subject Unit is hereby conveyed together with:

1. An undivided 50% percent interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit; and
2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of (1) settling of the Building, or (2) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of The 101-103 Federal Street Condominium Trust as the same may be from time to time amended, or (3) repair or restoration of the Building or any unit therein after damage by fire or other casualty; and
3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

The Subject Unit is hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit, as a result of (1) settling of the Building, or (2) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of The 101-103 Federal Street Condominium Trust as the same may be from time to time amended, or (3) repair or restoration of the Building or any units therein after damage by fire or other casualty; and
2. An easement in favor of the Owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units; and
3. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust of The 101-103 Federal Street Condominium Trust and the By-

Laws and Rules and Regulations thereto, (which Declaration of Trust of The 101-103 Federal Street Condominium Trust, By-Laws and Rules and Regulations, dated May 17, 2013, are recorded in the Essex South District Registry of Deeds in Book 32508, Page 397, hereinafter collectively called The 101-103 Federal Street Condominium Trust) as the same may be further amended from time to time by instruments recorded with said Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having any interest or estate in the Subject Unit, his family, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein; and

4. Easements, rights, obligations, provisions, agreements, restrictions, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and

5. Provisions of the Master Deed and The 101-103 Federal Street Condominium Trust creating or reserving certain easements and rights in favor of the Grantor; and

6. The provisions of Massachusetts General Laws, Chapter 183A.

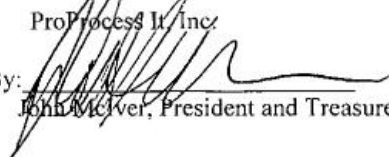
The Subject Unit is a portion only of premises conveyed to the Grantor by deed dated August 30, 2012 recorded in the Essex South District County Registry of Deeds in Book 31674, Page 464.

The Subject Unit is intended to be used solely for residential purposes subject to the restrictions and provisions of Section 9 of the Master Deed and Rules and Regulations adopted pursuant to and Section 5 of the By-laws of The 101-103 Federal Street Condominium Trust.

This conveyance is made in the ordinary course of business of the Grantor and does not constitute the sale of all or substantially all of the Grantor's assets.

By acceptance of this Deed, and without limiting the generality of the foregoing, the Grantee consents to the provisions of the Master Deed and The 101-103 Federal Street Condominium Trust, including without limitation of the Declarant's reserved rights and easements, and without limiting the generality of the foregoing, the Declarant's reserved rights and easements to amend the Master Deed.

IN WITNESS WHEREOF, I have caused this Unit Deed to be duly executed, sealed and delivered on this 15th day of July, 2013.

ProProcess It, Inc.
By: 
John McIVER, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

July 15th, 2013

On this 15th day of July, 2013, before me, the undersigned notary public, personally appeared John McIver, proved to me through satisfactory evidence of identification, which was his Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of ProProcess It, Inc.

Marcy D. Hauber
Notary Public
My Commission Expires: 7-19-14



(S)

(PCS)

2013080200273 Bk:32714 Pg:332
08/02/2013 11:22 DEED Pg 1/4

**THE 101-103 FEDERAL STREET CONDOMINIUM
101-103 FEDERAL STREET
SALEM, MASSACHUSETTS 01970**

Southern Essex District ROD
Date: 08/02/2013 11:22 AM
ID: 974997 Doc# 20130802002730
Fee: \$2,280.00 Cons: \$499,900.00

LOCUS: Condominium Unit #103 - 101-103 Federal Street, Salem, Massachusetts 01970

Grantor: ProProcess It, Inc.
Grantee: James Gwin and Jennifer Lucht
Unit #: 103
Common Area Interest Appurtenant to Unit: 50%

Master Deed dated May 17, 2013, recorded on May 29, 2013 in the Essex South District County Registry of Deeds in Book 32508 at Page 381.

Declaration of Trust of The 101-103 Federal Street Condominium Trust dated May 17, 2013, recorded in Book 32508 at Page 397.

CONDOMINIUM UNIT DEED

ProProcess It, Inc., a Delaware corporation having a principal place of business at One Washington Square, Marblehead, Massachusetts, hereinafter called the "Grantor", in consideration and in full consideration of the sum of Four Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$499,900.00) paid, grants to

James Gwin and Jennifer Lucht, *as joint tenants* ~~husband and wife as tenants by the entirety~~

of Salem, Massachusetts 01970, hereinafter collectively called the "Grantee"

with QUITCLAIM COVENANTS,

Unit Number 103, hereinafter called the "Subject Unit", in The 101-103 Federal Street Condominium, hereinafter called the "Condominium," established by Master Deed dated May 17, 2013, recorded on May 29, 2013 in the Essex South District Registry of Deeds in Book 32508 at Page 381, hereinafter called the "Master Deed".

Box 3

The Post Office address of the Condominium is 101-103 Federal Street, Salem, Massachusetts 01970. The land is described in the Master Deed, this Deed, the Subject Unit, and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A.

The Subject Unit is shown on the Master Plans of the Condominium filed in the Essex South District Registry of Deeds as set forth hereinabove and the verified statement of a registered architect in the form required by Massachusetts General Laws, Chapter 183A, Sections 8 and 9, is affixed to said Master Plans.

The Subject Unit is hereby conveyed together with:

1. An undivided 50% percent interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit; and
2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of (1) settling of the Building, or (2) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of The 101-103 Federal Street Condominium Trust as the same may be from time to time amended, or (3) repair or restoration of the Building or any unit therein after damage by fire or other casualty; and
3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

The Subject Unit is hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit, as a result of (1) settling of the Building, or (2) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of The 101-103 Federal Street Condominium Trust as the same may be from time to time amended, or (3) repair or restoration of the Building or any units therein after damage by fire or other casualty; and
2. An easement in favor of the Owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units; and
3. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust of The 101-103 Federal Street Condominium Trust and the By-

Laws and Rules and Regulations thereto, (which Declaration of Trust of The 101-103 Federal Street Condominium Trust, By-Laws and Rules and Regulations, dated May 17, 2013, are recorded in the Essex South District Registry of Deeds in Book 32508, Page 397, hereinafter collectively called The 101-103 Federal Street Condominium Trust) as the same may be further amended from time to time by instruments recorded with said Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having any interest or estate in the Subject Unit, his family, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein; and

4. Easements, rights, obligations, provisions, agreements, restrictions, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and

5. Provisions of the Master Deed and The 101-103 Federal Street Condominium Trust creating or reserving certain easements and rights in favor of the Grantor; and

6. The provisions of Massachusetts General Laws, Chapter 183A.

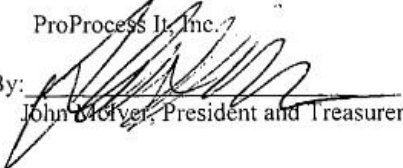
The Subject Unit is a portion only of premises conveyed to the Grantor by deed dated August 30, 2012 recorded in the Essex South District County Registry of Deeds in Book 31674, Page 464.

The Subject Unit is intended to be used solely for residential purposes subject to the restrictions and provisions of Section 9 of the Master Deed and Rules and Regulations adopted pursuant to and Section 5 of the By-laws of The 101-103 Federal Street Condominium Trust.

This conveyance is made in the ordinary course of business of the Grantor and does not constitute the sale of all or substantially all of the Grantor's assets.

By acceptance of this Deed, and without limiting the generality of the foregoing, the Grantee consents to the provisions of the Master Deed and The 101-103 Federal Street Condominium Trust, including without limitation of the Declarant's reserved rights and easements, and without limiting the generality of the foregoing, the Declarant's reserved rights and easements to amend the Master Deed.

IN WITNESS WHEREOF, I have caused this Unit Deed to be duly executed, sealed and delivered on this 1st day of August, 2013.

ProProcess II, Inc.
By: 
John Sawyer, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

August 1st, 2013

On this 1st day of August, 2013, before me, the undersigned notary public, personally appeared John McIver, proved to me through satisfactory evidence of identification, which was his Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of ProProcess It, Inc.


Notary Public *Scott H. Grover*
My Commission Expires: *March 14, 2014*

LA 1

3

SO. ESSEX #534 Bk:35269 Pg:464
09/16/2016 03:11 DEED Pg 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 09/16/2016 03:11 PM
ID: 1144319 Doc# 20160916005340
Fee: \$2,576.48
Cons: \$565,000.00

LOCUS: Condominium Unit #101 - 101-103 Federal Street, Salem, Massachusetts 01970

Reserved for Registry Use

CONDOMINIUM UNIT DEED

We, Stacey E. Soper and Myrna F. Soper, a married couple, of Salem, Essex County, Massachusetts, hereinafter called the "Grantors", in consideration and in full consideration of the sum of Five Hundred Sixty-Five Thousand and 00/100 Dollars (\$565,000.00) paid grant to Tina A. Ward and Jonathan A. Hill, wife and husband as tenants by the entirety, of 101-103 Federal Street, Unit 101 Salem, Massachusetts 01970, hereinafter collectively called the "Grantee"

with QUITCLAIM COVENANTS,

Unit Number 101, hereinafter called the "Subject Unit", in The 101-103 Federal Street Condominium, hereinafter called the "Condominium," established by Master Deed dated May 17, 2013, recorded on May 29, 2013 in the Essex South District Registry of Deeds in Book 32508 at Page 381, hereinafter called the "Master Deed".

The Post Office address of the Condominium is 101-103 Federal Street, Salem, Massachusetts 01970. The land is described in the Master Deed, this Deed, the Subject Unit, and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A.

The Subject Unit is shown on the Master Plans of the Condominium filed in the Essex South District Registry of Deeds as set forth hereinabove and the verified statement of a registered architect in the form required by Massachusetts General Laws, Chapter 183A, Sections 8 and 9, is affixed to said Master Plans.

The Subject Unit is hereby conveyed together with:

1. An undivided 50% percent interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit; and
2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of (1) settling of the Building, or (2) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of

Box 169

The 101-103 Federal Street Condominium Trust as the same may be from time to time amended, or (3) repair or restoration of the Building or any unit therein after damage by fire or other casualty; and

3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

The Subject Unit is hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit, as a result of (1) settling of the Building, or (2) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of The 101-103 Federal Street Condominium Trust as the same may be from time to time amended, or (3) repair or restoration of the Building or any units therein after damage by fire or other casualty; and

2. An easement in favor of the Owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units; and

3. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust of The 101-103 Federal Street Condominium Trust and the By-Laws and Rules and Regulations thereto, (which Declaration of Trust of The 101-103 Federal Street Condominium Trust, By-Laws and Rules and Regulations, dated May 17, 2013, are recorded in the Essex South District Registry of Deeds in Book 32508, Page 397, hereinafter collectively called The 101-103 Federal Street Condominium Trust) as the same may be further amended from time to time by instruments recorded with said Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having any interest or estate in the Subject Unit, his family, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein; and

4. Easements, rights, obligations, provisions, agreements, restrictions, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and

5. Provisions of the Master Deed and The 101-103 Federal Street Condominium Trust creating or reserving certain easements and rights in favor of the Grantor; and

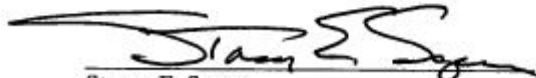
6. The provisions of Massachusetts General Laws, Chapter 183A.


The Subject Unit is intended to be used solely for residential purposes subject to the restrictions and provisions of Section 9 of the Master Deed and Rules and Regulations adopted pursuant to and Section 5 of the By-laws of The 101-103 Federal Street Condominium Trust.

For Grantors' Title see deed dated July 15, 2013, and recorded in Book 32654, Page 186.

We, the undersigned Stacey E. Soper and Myrna F. Soper, declare under the penalties of perjury that we are presently married to each other and that no other person is entitled to claim the benefit of an existing estate of homestead in the premises. We hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or by declaration.

WITNESS our hands and seals this 13 day of September, 2016.


Stacey E. Soper

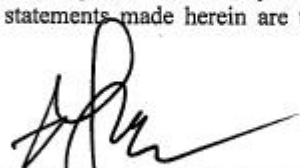

Myrna F. Soper

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On September 13, 2016, before me, the undersigned notary public, personally appeared Stacey E. Soper and Myrna F. Soper, proved to me through satisfactory evidence of identification which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, who personally executed such document in my presence, acknowledged to me that they signed it voluntarily for its stated purpose and swore or affirmed to me that all statements made herein are true, accurate and complete.




Notary Public
My commission expires: 6-5-18

**Excerpt from the Historic Salem,
Inc. House History for 105 Federal
Street (Research by Joyce King,
1978) relevant to the history of
101-103 Federal Street.**

105 Federal Street

House and Shop of
EDMUND JOHNSON, cabinetmaker
before 1801

Research by:
Joyce King
1978

On March 13, 1797 John mortgaged his property once more, this time to his son John Chamberlain Jr., a baker, for \$166.67. The same property described in book 144 page 141. The first mortgage was still unpaid. (book 162 page 104)

John Chamberlain Jr. died in 1798 leaving most of his estate to his father, John, until his brothers Garland and Joseph turned 21 years old. This same year Elizabeth gave birth to a son. The couple named this child John.

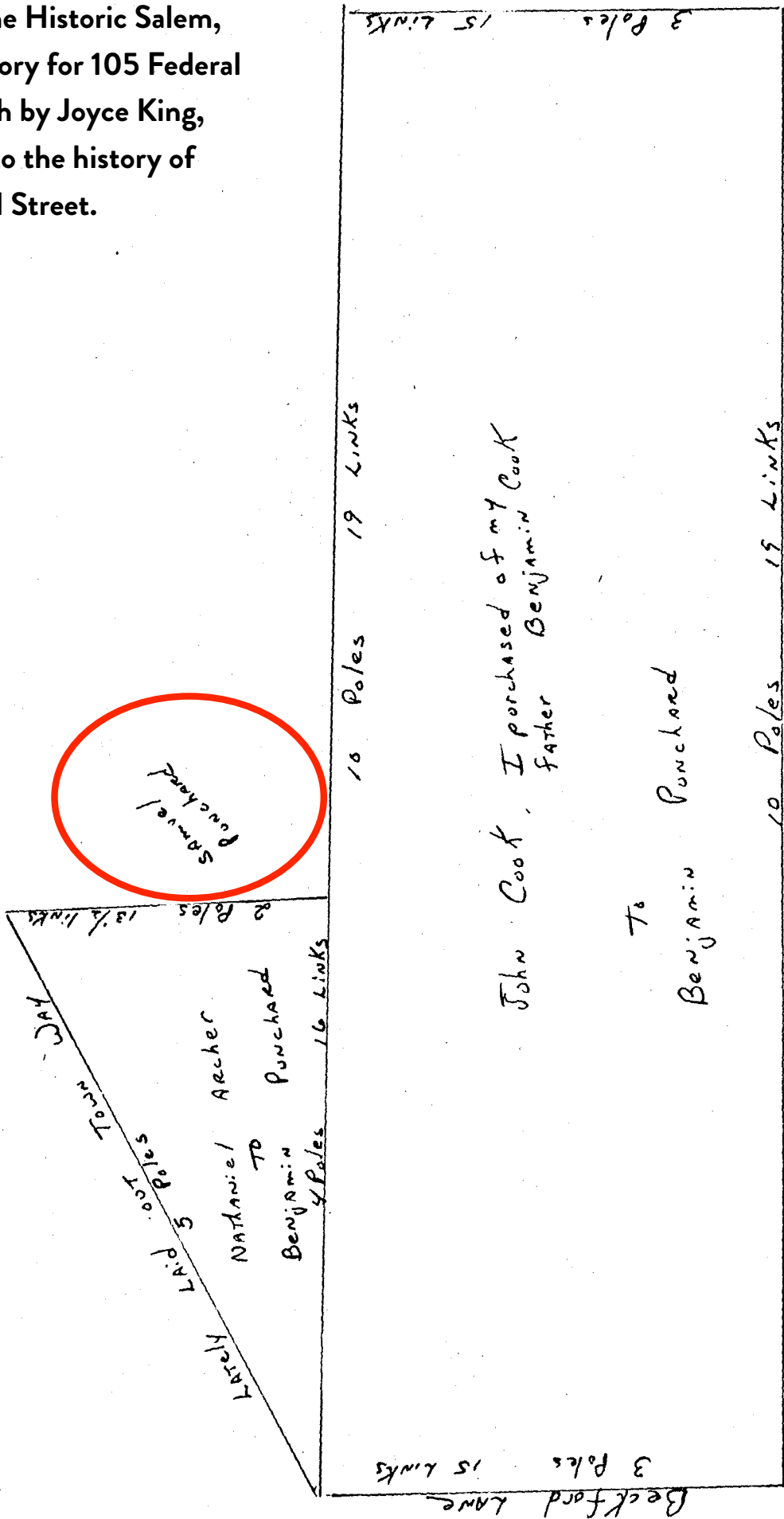
On June 28, 1799, John Chamberlain, hired Gideon Foster to set the line between Chamberlain's and Glover's land. On Nov. 11, 1799 an agreement between Chamberlain and Glover was written:

For \$1 John Chamberlain granted to Ichabod Glover all the estate lying to the east of the following line; beginning at a notch cut in stone set in the ground by the south side of Federal St., which notch is 10 inches west of the waterboard of said Glover's house measuring so as to make a right angle with the house then run south 33 feet 9 inches to another stone set in the ground with a notch cut in the top. This notch is 11 inches from the waterboard of said Glover's house, then from the stone till it shall intersect the line which divides my garden from said Glovers. It is to be understood that if upon raising a perpendicular line (from the aforesaid) it should be intersect or cut the eaves or coving of said Glover's house, in that case the said Glover is to continue the improvement of the eaves or coving as it now is. The intersection of the perpendicular line aforesaid notwithstanding to with the reversion and reversions. (105 Federal St. is not mentioned in this document and probably was not here at this time.)

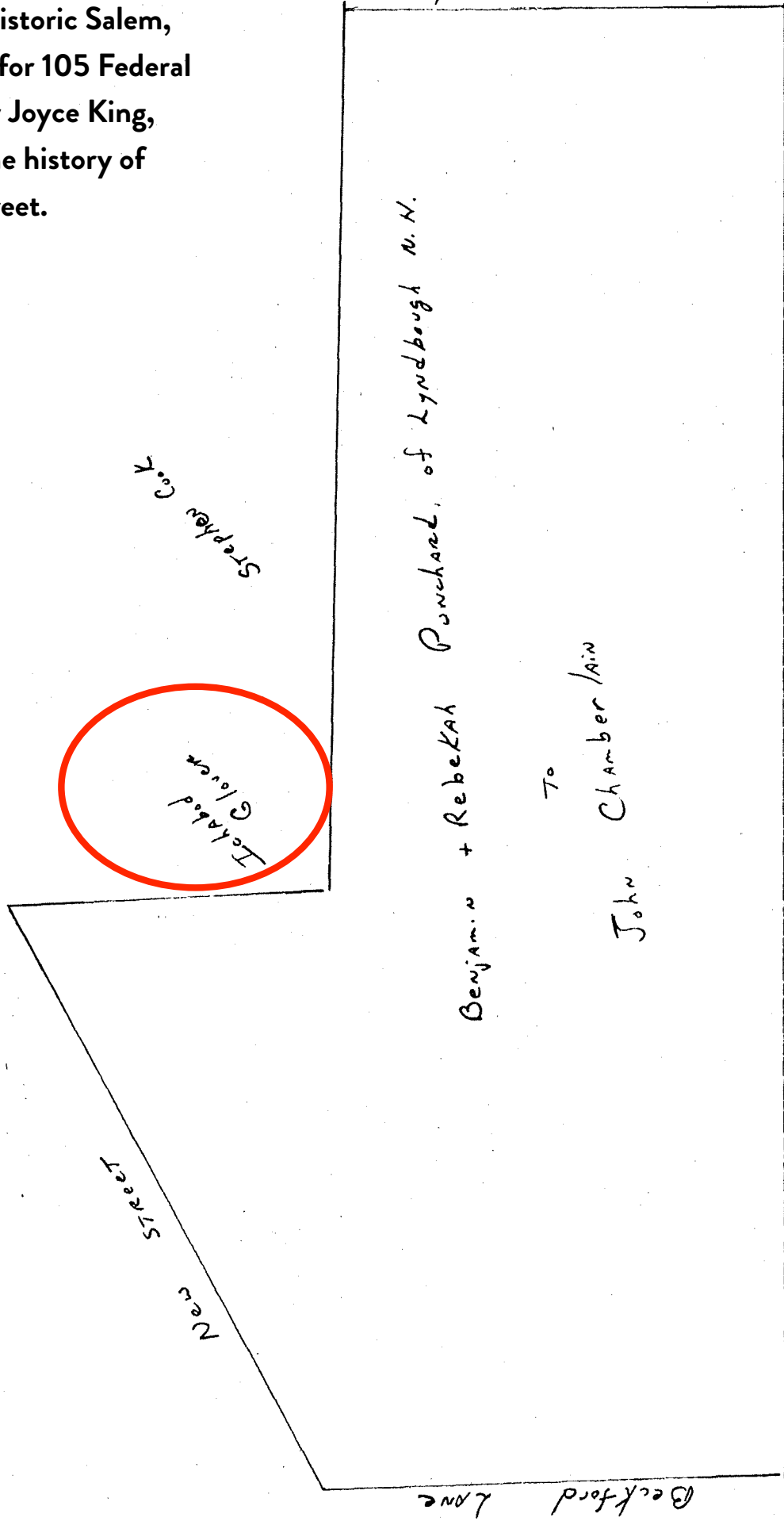
Soon after this agreement, John Chamberlain died. In his inventory, taken May 5, 1800, his real estate was listed as: house and land on corner of Beckford St. \$2,000 and shop standing on said land, formerly S. Lampson's. The widow, Elizabeth, was told if she would sign over her rights to the mansion house and land and take a shop that stood on one part of the land, the committee would fix the shop into a house for her, that there would be considerable money left to divide among the heirs and that her child would be allowed part to maintain him until he was 7 years old. She at last agreed to it and was given a dower described as a small two story house about 20 feet wide on the front and 21 feet wide in depth, standing on land adjoining east on Federal St. next to the mansion house of the late John Chamberlain, with the land under house and with land. (see sheets #16 - 18)

**Excerpt from the Historic Salem, Inc. House History for 105 Federal Street
(Research by Joyce King, 1978) relevant to the history of 101-103 Federal Street.**

Excerpt from the Historic Salem, Inc. House History for 105 Federal Street (Research by Joyce King, 1978) relevant to the history of 101-103 Federal Street.

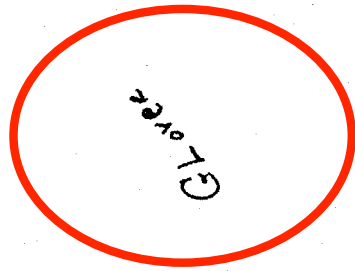


Excerpt from the Historic Salem, Inc. House History for 105 Federal Street (Research by Joyce King, 1978) relevant to the history of 101-103 Federal Street.

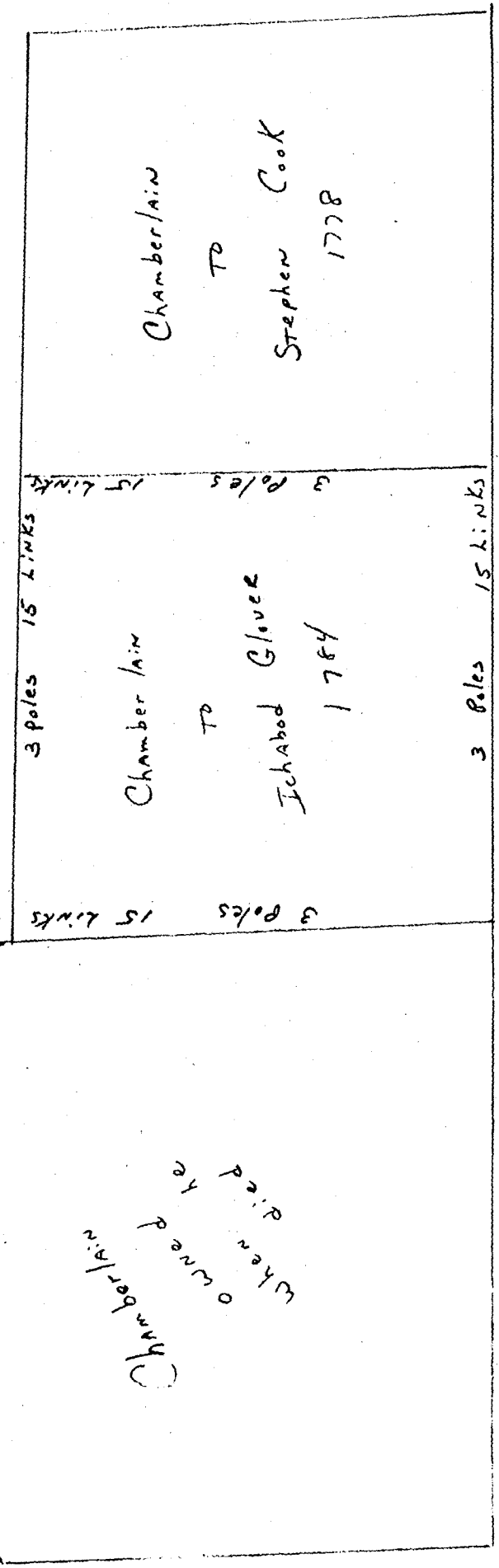


Doc. Toppan's heirs

Excerpt from the Historic Salem, Inc. House History for 105 Federal Street (Research by Joyce King, 1978) relevant to the history of 101-103 Federal Street.



STREET
 22 Links Chamberlains
 7 Links Glover
 2 Poles 1782
 2 Poles
 6 Links
 2 Poles



Chamberlain
 owned
 when
 he
 died

Heirs
 Beckford

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.1526
Historic Name:	Glover, Ichabod - Cook, Samuel House
Common Name:	Thayer, Rebecca - Chapman, John C. House
Address:	101-103 Federal St
City/Town:	Salem
Village/Neighborhood:	Central Salem
Local No:	26-508
Year Constructed:	c 1799
Architect(s):	
Architectural Style(s):	Federal
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House; Doctor Or Dentist Office
Significance:	Architecture; Commerce; Health Medicine
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: Asphalt Shingle; Wood; Wood Clapboard Foundation: Granite; Stone, Cut



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

SAL-1526

FORM B - BUILDING

NRDIS 8/28/73; LHD 3/3/81



April 1996

Assessor's Number 26-508 USGS Quad Salem Area(s) HU Form Number 1526

HD, 4J, HR

Town Salem Place (neighborhood or village) Central Salem

Address 101-103 Federal St.

Historic Name Ichabod Glover House

Uses: Present Single-Family Dwelling Original Single-Family Dwelling

Date of Construction before 1799

Source Tolles

Style/Form Federal

Architect/Builder

Exterior Material:

Foundation Granite Block

Wall/Trim Wood Clapboard S & E; Asphalt Shingle W

Roof Asphalt Shingle

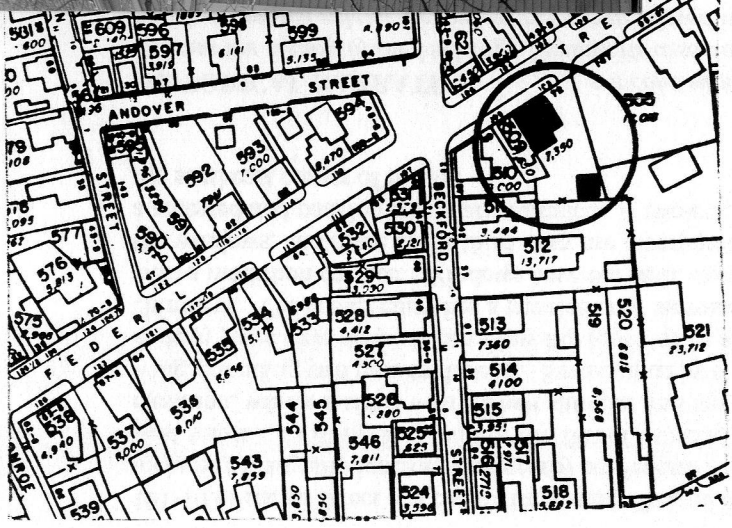
Outbuildings/Secondary Structures Garage

Major Alterations (with dates)

Condition Good

Moved x no yes Date

Acreege Less than 1 Acre



Recorded by Leslie Donovan Organization Salem Planning Department Date (month/year) 2/96

Setting Set directly at the sidewalk in 18th & 19th century residential area

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

MASS. HIST. COMM.

BUILDING FORM

101-103 Federal Street, Salem

ARCHITECTURAL DESCRIPTION _____ see continuation sheet

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

101-103 Federal Street is a classic three-story Federal style house, one of several examples in the McIntire district, including many similar examples nearby on Federal Street. Set on a relatively wide lot, it has no front (north) or west setback, as it was built within two feet of its neighbor to the west. Clad in clapboards (except for its west elevation, which is sided with asphalt shingles and has no windows), it has a rectangular plan with a two-story wing extending two bays to the east. Surmounted by a projecting cornice, the main block of the house is five bays wide by three bays deep. It has a low hip roof clad in asphalt and pierced by four symmetrically positioned interior chimneys. The center entry has a paneled door surrounded by partial sidelights, fluted pilasters, and an entablature with a modillion cornice. Windows have 6/6 sash, except for the 3/6 third story sash. Simple molded frames case the windows, and those at the third story are incorporated into the wide tripartite fascia boards. The wing contains a recessed and paneled secondary entrance. A two-car, cast stone, garage with an asphalt shingle hip roof sits in the southeast corner of the lot.

HISTORICAL NARRATIVE _____ see continuation sheet

Discuss 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.

Known as the Glover-Cook-Chapman House, 101-103 Federal Street was constructed prior to 1799, and was originally 33 Federal Street. In the 1770s Ichabod Glover, a mariner, acquired the land from Samuel Punchard and presumably built this house. The District Study Committee Report named this the John Archer/Ichabod Glover House, suggesting it had been built as a two-family house. However, the HSI research did not indicate there were two owners or what Archer's association might have been with this building. In 1822, Samuel Cook purchased the house and owned it until 1833, when he sold to cabinetmaker John Jewett. It is not known whether the house was built as a two-family, but presumably it had become such by 1836, when Jewett sold to Rebecca Thayer and John C. Chapman. Mrs. Thayer, a widowed schoolteacher, lived here with Sarah, Rebecca and Nancy Thayer. Chapman, a printer and the publisher of the *Salem Register*, also lived at this address. The 1851 Salem map shows Chapman as the owner, but by 1874 the building was owned by Benjamin Shreve, a member of one of Salem's most prominent merchant trade families. Shreve lived at 27 Chestnut Street (see form for the **Pickman-Shreve-Little House, 27 Chestnut, Form 752**). By 1897 his estate owned houses at 17, 27 and 29 Chestnut Street, 92, 94, 95-97, 122, 124-126 Federal Street, 9 Lynn Street, and a large lot bounded by Broad, Pickering, and Warren streets. The Shreve family never resided at 101-103 Federal Street. By 1911, the title had passed to Mary L. Shreve. During the forty-plus years of Shreve ownership, the building footprint remained essentially the same, and the house was an investment property. Residents in 1884 included William H. Simonds at 101, and Mrs. Sarah F. Jenks at 103. In 1897 and 1910, C. W. Richardson, a lawyer, resided at 101 Federal Street. He bought 100 Federal in 1901 and owned it until he died in 1924. John J. K. Coker, a painter, lived at 103 in 1897; he later lived across the street at 92 Federal, also owned by the Shreves. In 1910, 103 Federal was the residence of Frank L. Smith, principal of Bowditch Grammar School. By 1930, 101 Federal Street was the home and office of Charles L. Curtis, a physician. He was followed in 1950 by another physician, Maurice J. Keller. From at least 1950-1970, 103 Federal Street was occupied by Lester E. Pittman, a salesman at Jordan Marsh.

BIBLIOGRAPHY and/or REFERENCES x see continuation sheet

- Reardon, Elizabeth K. Salem Historic District Study Committee Investigation. Typescript, 1968.
 Salem City Directories. 1836-1970.
 Tolles, Bryant J. Architecture in Salem. Salem: Essex Institute, 1983.

SAL 1526

INVENTORY FORM CONTINUATION SHEET

Community
Salem

Property Address
101-103 Federal St.

**Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125**

Area(s)
HU

Form No.
1526

Maps

Hopkins, G. M. Atlas of Salem. Philadelphia, 1874.

McIntyre, H. Map of the City of Salem. Philadelphia, 1851.

Phillips, James Duncan. Map of Salem about 1780. Based on Research by Sidney Perley and the accounts of Colonel Benjamin J. Pickman and Benjamin F. Browne with additional information assembled by Jones Duncan and Henry Noyes Otis. Salem: James Duncan Phillips, 1937.

_____. Part of Salem in 1700. From the research of Sidney Perley. Assembled by William W. K. Freeman. Salem: James Duncan Phillips, 1933.

Richards, L. F. Atlas of Salem. 1897.

Walker Lithograph and Publishing Company. Atlas of Salem. Boston, MA: 1911.

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

INVENTORY FORM CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SALEM

101-103 FEDERAL ST

Area(s)

Form No.

SAL.HD, SAL.HJ, SAL.HU

SAL.1526

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 508 (CS)

SM 1526

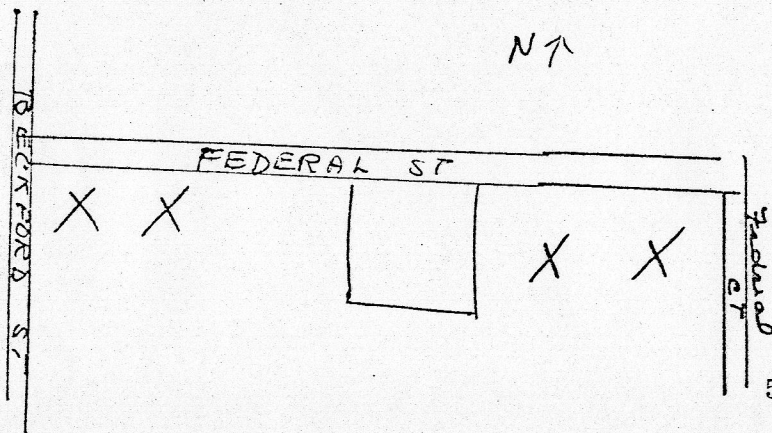
In Area no. NO, H, HR HD	Form no. #81526
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1. Town Salem
Address 103 Federal St
Name _____
Present use Residence
Present owner Lester E. + Ila D. Pitman

3. Description:
Date Early 1800s
Source S.H.D.S.C.T
Style Federal
Architect _____
Exterior wall fabric Wood (clap-board)
Outbuildings (describe) _____
Other features _____

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Altered _____ Date _____
Moved _____ Date _____

5. Lot size:
One acre or less Over one acre _____
Approximate frontage 50'
Approximate distance of building from street 0

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____
MHC Photo no. _____

6. Recorded by E. C. Welch
Organization S. H. C.
Date August 1978

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 | <input checked="" type="checkbox"/> | Exploration/
settlement | _____ | Science/
invention | _____ |
| The Arts | _____ | Industry | _____ | Social/
humanitarian | _____ |
| Commerce | _____ | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | <input checked="" type="checkbox"/> | | |
| Community development | _____ | | | | |

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

John Archer, 15th Republican postmaster, appointed by Lincoln, lived here

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

S.H.D.S.C. 1A ^{vol III} 76

assessor's records

*Archer, Charles F.W. Clippings from the
Salem Evening News, 1922. Essex
Inst. etc*

An Enumeration of the Inhabitants of the town of *Salem*

Names of Heads of Families.	Free white Males of 16 years old, and upwards.		Free white Males, under 16 years.		Free white Females.	All other free Persons.	Slaves.
	Free white Males of 16 years old, and upwards.	Free white Males, under 16 years.	Free white Females.	All other free Persons.			
Thomas Stevens	1		1				
Joseph Symonds	1	1	2				
Sally Broadsh			2				
Hannah, Frances				4			
William Seefeld	1	2	1				
Benjamin Frank	1	3	1				
Mary Symonds			3				
William Deaver	1		1				
Ann Sherry	1		2				
John Sherry	1	1	5				
James Symonds	2	1	5				
Elizabeth Symonds	2	3	6				
John Symonds 2 ^d	1	2	3				
Sam. Robbins		1	4				
Sam. Symonds	2		1				
Robert Swan	1	7	3				
Robert Cook	1	4	3				
Francis B. Dennis	1	4	7				
Mary Symonds	2	1	2				
Suzanna Daland			2				
Honor Symonds	1	1	3				
Sarah Symonds			3				
James Symonds	3		2				
James Symonds, Jr.	1	1	1				
Nathaniel Lang	2	2	2				
James Noyes	4	1	3				
Anna, Curtis	1	1	3				
Sarah Williamson		3	3				
Hannah Wells			2				
Hannah Lampson			2				
Abiah Wilds	1		3				
Samuel Loring	2	2	1				
Jonathan Goulet	2		5				
John Goveil	1	5	5				
John Body	1	1	2				
Richard Ward	3	2	6	2			
Henry Gardner	1		5	1			
	42	49	104	8			

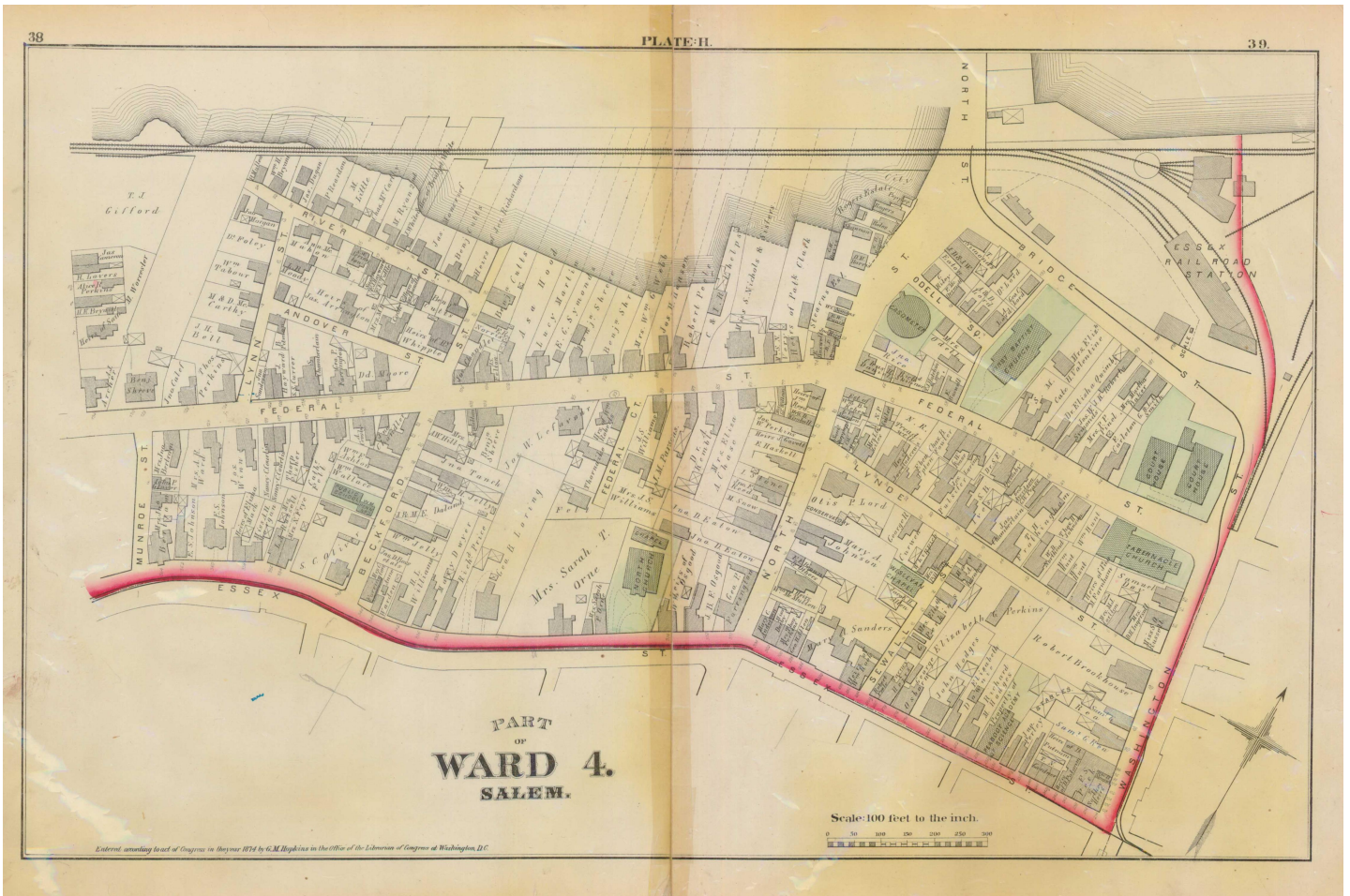
Salem continued.

Names of Heads of Families.	Free white Males of 16 years and upwards.		Free white Males, under 16 years.		Free white Females.	All other free Persons.	Slaves.
	Free white Males of 16 years and upwards.	Free white Males, under 16 years.	Free white Females.	All other free Persons.			
Mary Gibbs	1	3	4				
Benjamin Pope	1	1	3				
Daniel Wright	1		2				
Benjamin Copple	1	2	3	2			
Samuel Gerrish	2	4	3	1			
Nathaniel Rogers	2		5				
William Sherman	1	2	3				
Mary Ashton			3				
Hannah Miller			1				
Anna Spooner	3	1	1				
John Stone	1	2	2				
Elizabeth Williams	2	2					
Mary Emerson			3				
William Churchill	1		4				
William Richardson	1		2				
John Norton	1	1	3				
John Jones	1		1				
Sarah Booth		1	3				
Richard Hoar	1	2	3				
Margaret Cook			2				
George Leary	1		4				
Suzanna Torrey			2				
Benjamin Child	1		4				
Jacob Martin	1	1	3				
Samuel Archer, Junr.	1	1	2				
Christopher Torrey	1	1	2				
John Pritchard	3	1	5				
Nathaniel Torrey	1	2	2				
William Sherman	1		2				
Lucius Morgan		3	1				
John Chamberlain	1	2	1				
Maxima, Moore	1	2	2				
Polly Bates			2				
Isaac Glover	1	1	4				
Rebecca Brown	1	1	3				
Edmond Patch	1		4				
Agnes Cook	2	2	2				
Joseph Cogges	2	3	5				
Samuel Green	2	1					
Sarah P. Pence	2	2	4				
	44	46	105	3			

577
Salem continued.

Names of Heads of Families.	Free white Males of 16 years and upwards.		Free white Males, under 16 years.		Free white Females.	All other free Persons.	Slaves.
	Free white Males of 16 years and upwards.	Free white Males, under 16 years.	Free white Females.	All other free Persons.			
Robert Peale	2	1	1				
John Adams	1	1	2				
Margaret Hilliard			1				
Paul Upton	2	3	1				
James Gould	1		1				
Hannah Sawyer			1	1			
William Jones	1		2				
Annath. Southington	1		1				
Benjamin Bullock	1	3	5				
Isaac Bullock	1	5	2				
George Wash	1		2				
Thomas Goff	1	2	4				
Joseph Hillier	2	6	5				
Benjamin Sandford	1		4				
John Felt	1	2	5				
Sarah Rockford			2				
Benjamin Peters	2		1				
Margaret Nash		4	4				
Rebecca Tilton			4				
Abraham Willitt	1	1	2				
John Case	1	3	2				
John Page	2	3	2				
John Cook	3	4	5				
Jacob Sanderson	4	3	4				
Uziah Sanderson	4		5				
George Bruce	1	3	5				
Peter Crook	1	1	2				
Abraham Thurston	1		3				
William Brewster	1	4	2				
John Daland, Junr.	1		2				
Sarah Rice	1	2	2				
Peter Clark	1	2	2				
John Rockford			1				
Elizabeth Cook	1	2	2				
James Richardson	2	1	3				
Joseph Rider		3	1	3			
Jonathan Manning	1	2	2				
George Cook	1	2	1				
Wm. Kellam	1	4	4				
John Chandler	1	3	2				
	50	69	104				

1874



1911

