

# HISTORIC SALEM INC

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House History and Plaque Program

For Zachary Martin and Corrine Richard

23 Pickman Street

Salem, Massachusetts 01970

Research and Writing Provided By

Kimberly Whitworth

June 2015

Historic Salem, Inc.  
9 North Street, Salem, MA 01970  
978.745.0799 | [HistoricSalem.org](http://HistoricSalem.org)  
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According to available records, the house at 23 Pickman Street was built for Alice M. Tilton and her sisters Ellen S. Bayley and Carrie P. McDuffee, some time between 1887 and 1890. Their father, Samuel D. Tilton, bought the land on which the house sits on October 31, 1873. It is likely Samuel bought the lot for the purpose of building a house. Samuel lived in Salem and worked as a carpenter. According to the 1880 United States Census, Samuel, his wife Eliza and his daughter Alice all lived around the corner on Webb Street.<sup>1</sup> At the time of the 1880 census, Samuel was 72 years old, Eliza was 65 and daughter Alice was 25.

On May 2, 1881, Samuel died intestate (without a will).<sup>2</sup> According to the documents filed with the Essex County Probate Court, Samuel left as heirs at law his wife, Eliza D. Tilton, along with three daughters, Ellen S. Bayley of Haverhill, Massachusetts, Carrie P. McDuffee of Rochester, New Hampshire and Alice M. Tilton of Salem, Massachusetts. In 1887, Eliza deeded her interest in the 23 Pickman Street lot to her unmarried daughter, Alice. According to this deed, the land was vacant.<sup>3</sup>

In 1890, the three daughters sold their interest in the Pickman Street property to Mary A. Moran. This deed describes the property as “a parcel of land with the buildings thereon . . .” indicating that the house was built at some time between 1887 and 1890.<sup>4</sup> In architectural style, the house is an early one-plus-storey colonial revival, “patterned after early wooden folk houses of eastern Massachusetts. . . .” It includes a distinctive Georgian-inspired doorway and detailing around the windows.<sup>5</sup>

In available Salem directories, which often list the name, residence and occupation of those living in the city, only one Mary A. Moran appears. She is named as a widow of Samuel P. Moran, and her occupation was recorded as dressmaker. From these records, it does not seem that Mary ever lived in the house; the directories list her residence as on either Essex Street or Liberty Street.<sup>6</sup>

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<sup>1</sup> Year: 1880; Census Place: Salem, Essex, Massachusetts; Roll: 532; Family History Film: 1254532; Page: 610B; Enumeration District: 231; Image: 0361

<sup>2</sup> Essex South County Registry of Deeds (hereinafter ESCRD) Book 902, Page 294; Book 1190, Page 19 and Book 1285, Page 423; see also Essex County Probate Docket No. 55302, Estate of Samuel D. Tilton.

<sup>3</sup> ESCRD Book 1190, Page 19.

<sup>4</sup> ESCRD Book 1285, Page 423.

<sup>5</sup> Virginia & Lee McAlester. *Field Guide to American Houses*. Alfred A. Knopf, Inc. 1984, esp. pgs. 320-325.

<sup>6</sup> Salem, Massachusetts, City Directory, 1888; Salem, Massachusetts, City Directory, 1901.



Mary A. Moran retained ownership of the house for only a short time, selling it to James P. Lyman in 1894.<sup>7</sup> James also owned the property for only a short time, but according to the 1895 Salem City Directory, he did live there.<sup>8</sup> He conveyed the house to Victor F. Scher of Salem on June 22, 1900.<sup>9</sup> Salem City Directories between 1900 and 1905 reveal that Victor lived on Osgood Street and was a carpenter and a car mechanic.<sup>10</sup> It is possible that Victor bought the property as an investment and rented it out to tenants. In 1905 he sold the house to William Scott of Salem.<sup>11</sup>

The 1906 Salem City Directory records that William Scott was living at 23 Pickman Street and was a blacksmith's helper. According to the 1910 United States Census, William was born about 1863 and was an immigrant from England. He sold the house in 1909. At the time of the 1910 census, he was living on Fowler Street in Salem with his wife Bessie and four children.<sup>12</sup>

When William Scott sold the property in 1909, it was to "Elizabeth Chisholm of Salem, wife of Daniel W. Chisholm."<sup>13</sup> Elizabeth retained ownership of the property for 13 years. According to the 1910 United States Census, Elizabeth, 41, and Daniel, 46, were "English Canadian" immigrants born in Canada. In 1910 they lived at 23 Pickman Street with their six children, who ranged in age from 14 years to one month. Daniel worked the street cars as a "motorman" while Elizabeth worked at home.<sup>14</sup>

According to the deed recorded at the Essex South County Registry of Deeds, Elizabeth was a widow when she sold the property in 1922 to James F. Reilly and Margaret Reilly as husband and wife, tenants by the entirety.<sup>15</sup> Members of the Reilly family retained ownership of the house until 1973. According to a death certificate

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<sup>7</sup> ESCRD Book 1417, Page 505.

<sup>8</sup> Salem, Massachusetts, City Directory, 1895.

<sup>9</sup> ESCRD Book 1612, Page 135.

<sup>10</sup> Salem, Massachusetts, City Directory, 1900-1905.

<sup>11</sup> ESCRD Book 1788, page 513.

<sup>12</sup> Year: 1910; Census Place: Salem Ward 4, Essex, Massachusetts; Roll: T624\_588; Page: 84; Enumeration District: 0465; FHL microfilm: 1374601; see also Salem, Massachusetts, City Directory, 1906.

<sup>13</sup> ESCRD Book 1955, Page 458.

<sup>14</sup>Year: 1910; Census Place: Salem Ward 2, Essex, Massachusetts; Roll: T624\_587; Page: 12A; Enumeration District: 0459; FHL microfilm: 1374600

<sup>15</sup> ESCRD Book 2535, Page 85.



recorded at the Essex South County Registry of Deeds, James F. Reilly, an immigrant from Ireland, died on October 19, 1934 at the age of 61. He is buried in St. Mary's Cemetery in Salem. Because he and Margaret took title to the property as tenants by the entirety, the property at Pickman Street passed to Margaret by operation of law upon James' death.<sup>16</sup>

In 1934, after James' death, Margaret deeded the house to herself and her daughter, Christina A. Richard, as joint tenants, which means that upon the death of one of them, the property would pass to the other by operation of law.<sup>17</sup> The 1940 United States Census recorded Margaret's son James, who worked as a leather sprayer in a leather shop, living at 23 Pickman Street on his own.. The same census record shows that Christina Richard and her husband Aime lived at 21 Pickman Street, both of them working in the cotton industry.<sup>18</sup>

Margaret Reilly apparently died some time before 1952, the year in which Christina conveyed the property as surviving joint tenant to herself, her husband Aime and her brother James F. Reilly, all as joint tenants with rights of survivorship.<sup>19</sup> Aime died on August 4, 1964, leaving Christina and James as surviving joint owners of the property.<sup>20</sup> In 1966, Christina and James conveyed the property to Christina A. Richard and Richard J. Reilly as joint tenants with rights of survivorship.<sup>21</sup>

Christina passed away on May 12, 1973, leaving Richard J. Reilly as sole owner of the property. A little over a month later, on June 23, Richard J. Reilly sold the property to Earle B. Annis and William D. Little as Trustees of the L and A Realty Trust.<sup>22</sup> The Trust retained ownership of the property for only a year, selling the house in 1974 to William E. Callahan and Ruth E. Callahan, husband and wife as tenants by the entirety.<sup>23</sup> William and Ruth lived together at 23 Pickman Street for almost 25 years. After William died on

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<sup>16</sup> ESCRD Book 3016, Page 259.

<sup>17</sup> ESCRD Book 3016, Page 260.

<sup>18</sup> Year: 1940; Census Place: Salem, Essex, Massachusetts; Roll: T627\_1589; Page: 3B; Enumeration District: 5-340.

<sup>19</sup> ESCRD Book 3904, Page 231.

<sup>20</sup> ESCRD Book 5987, Page 538.

<sup>21</sup> ESCRD Book 5370, Page 544.

<sup>22</sup> ESCRD Book 5987, Page 541.

<sup>23</sup> ESCRD Book 6070, Page 565.



February 20, 1998, Ruth sold the house to Darcy L. Hammer and Thomas A. Kurland as joint tenants, on December 20, 1999.<sup>24</sup>

Darcy and Thomas owned the house for almost three years, selling the property to Christina Deek and Jason Yarrington in 2002, who in turn conveyed the property to the current owners Zachary Martin and Corrine Richard in 2013.<sup>25</sup>

Kimberly A. Whitworth, J.D., M.A.

Historic Salem, Inc.

May 1, 2015

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<sup>24</sup> ESCRD Book 14863, Page 95; Book 16111, Page 103.

<sup>25</sup> ESCRD Book 19478, Page 1; 20224, Page 441; Book 32236, Page 329.

with all the privileges and appurtenances thereto belonging, to the said John 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 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. And for the consideration aforesaid I Elize D. Burbank wife of said Moses do hereby release unto the said grantee and his heirs and assigns all right of or to both Dover and Bomestead in the granted premises. In Witness whereof me the said Moses and Elize hereunto set our hands and seals this thirtieth day of April in the year one thousand eight hundred and seventy four.

Signed, sealed, and delivered in presence of Charlotte B. Carleton } Moses S. Burbank seal  
 Elize D. Burbank seal

Commonwealth of Massachusetts Essep 23 April 30th 1874. Then personally appeared the above named Moses S. Burbank and acknowledged the foregoing instrument to be his free act and deed.

Before me Geo Wheatland Justice of the Peace  
 Essep 23 Reid, May 4. 1874. 15 m. past 3 P.M. Rec & Cop by Ephm. Brown Ref.

Know all men by these Presents that I Edwin Osborne of Philadelphia, County of Delaware and State of Pennsylvania in consideration of Five hundred and fifty dollars to me paid by Samuel S. Pitton of Salem, County of Essep and State of Massachusetts the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Pitton, a certain piece or parcel of land situate in said Salem and bounded and described as follows, to wit: Beginning at a point on Pickman street, which point is two feet distant East from the underpinning line of the easterly side of the house, continued to said street, said house, formerly belonging

E. Osborne  
 to  
 S. S. Pitton

to me being now the property of Frye, thence running Northerly on a line which is parallel to and two feet distant East from said underpinning line, sixty five feet, thence turning and running easterly fifty feet nine inches on Spring street, thence turning and running southerly on land of Mr Murphy sixty two feet three inches to Pickman street, thence running westerly forty nine feet six inches to point begun at, said parcel of land containing thirty one hundred eighty six feet, more or less, Being the premises conveyed to me by deed recorded in Mass Registry Aug 10. 1857, 13592. & 59. Do have and to hold the above granted premises, with all the privileges and appurtenances to the same belonging, to the said Samuel D. Peltor his heirs and assigns to his & their use and behoof forever. And I the said grantor, for myself, and my heirs, executors, and administrators, do covenant with the said grantee, and his heirs and assigns, that I am lawfully seized in fee simple of the above granted premises; that they are free from all incumbrances that I have good right to sell and convey the same to the said grantee and his heirs and assigns forever 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. In Witness whereof I the said Edwin Osborne and Amelia wife of said Edwin in token of my release of all right and title of or to both dower and homestead in the granted premises, have hereunto set our hands and seals this thirty first day of October in the year of our Lord one thousand eight hundred and seventy three.

Signed, sealed and delivered in presence of Samuel L. Taylor G. B. Seltzer . . . . .	} State of Pennsylvania Philadelphia County	Edwin Osborne	seal
		Amelia Osborne	seal

on October 31<sup>st</sup> 1873. Then personally appeared the within named Edwin Osborne and Amelia Osborne his wife and acknowledged the foregoing instrument to be their free act and deed. Teste

Samuel L. Taylor A Commissioner for the Commonwealth of Massachusetts Seal  
 Entered Rec'd, May 4. 1874. 15 m. before 4 P. M. Rec'd & Copied by John Brown Esq.

No. 55302

Tilton

Samuel D., Jr., carpenter, Ind.

1881, May 2

4/4

[Minors must be so designated. If any party is a married woman, her husband's name must be given. Next of kin may be determined by reference to chapters 91 and 94 of the General Statutes, and chapter 229 of the acts of 1876.]

To the Honorable the Judge of the Probate Court in and for the County of Essex :

RESPECTFULLY represent *Eliza V. Filton*

of *Salem* in the county of *Essex*  
that *Samuel D. Filton*  
who last dwelt in *Salem*  
in said county of Essex, *carpenter*

died on the *eighteenth*  
day of *April* in the year of our Lord eighteen hundred and ~~seventy~~ *eighty one*  
intestate, possessed of goods and estate remaining to be  
administered, leaving a widow, whose name is *your petitioner*  
and as *his* only next of kin, the persons whose names, residence and relationship to  
the deceased are as follows; viz., —

Names.	Residence.	Relationship.
<i>Nellie S. Bayley</i> <i>Richard N. Bayley</i>	<i>wife of Haverhill Mass.</i>	<i>a daughter</i>
<i>Carrie P. McDuffee</i> <i>J. A. McDuffee</i>	<i>wife of Rockester N.H.</i>	<i>a daughter</i>
<i>Alice M. Filton</i>	<i>of Salem Mass.</i>	<i>a daughter</i>

That your petitioner is *the widow of said deceased*

Wherefore your petitioner prays that she may be appointed Administratrix of the  
estate of said deceased.

Dated this *second* day of *May* A. D. 18*81*

*Eliza V. Filton*

The undersigned, being all the persons interested in the foregoing petition, desire that the  
same may be granted without further notice.

COMMONWEALTH OF MASSACHUSETTS.

ESSEX, SS.

At a Probate Court holden at Salem, in and for said county of  
Essex, on the first Monday of May,  
in the year of our Lord one thousand eight hundred and ~~seventy~~ eighty-one.

THE Petition of Eliza D. Tilton of Salem in said county,

praying to be appointed Administrat rix  
of the estate  
of Samuel D. Tilton, late of  
Salem, in said county of Essex, Carpenter,

deceased, intestate, having been considered, and it appearing that ~~notice has been given~~  
~~according to~~ to all persons interested,  
the petitioner is the widow of said deceased.

it is DECREED that said petitioner be appointed Administrat rix of said estate,  
she first giving bond with sufficient sureties for the due performance of said trust.

W. H. Hoate Judge of Probate Court.

8977

1881

Wilton Sewall D. Sewall

Petition for Administration, Citation and Decree.

Cit. Pet. Mon. 187

Rec. (N. S.) Vol. 286 Page 716

1

In witness whereof, I, the said William R. Newhall being unmarried, hereunto set my hand and seal this twenty-seventh day of November, in the year one thousand eight hundred and eighty-six. Signed, sealed and delivered, of William R. Newhall. Seal in presence of, John R. Baldwin, J. Commonwealth of Massachusetts. Essex Co. Lynn, Nov. 27th, 1886. Then personally appeared the above-named William R. Newhall, and acknowledged the foregoing instrument to be his free act and deed.

Before me, John R. Baldwin, Justice of the Peace, Essex Co. Rec. Jan. 19, 1887, 40m past 3 P.M., Rec. V Ex. by Chas. Wood Reg.

Know all men by these presents, that I, Eliza D. Tilton of Salem, in the County of Essex and Commonwealth of Massachusetts, in consideration of one dollar paid by Alice M. Tilton, of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Alice M. Tilton, a certain parcel of land situate in said Salem, bounded and described as follows, viz, beginning at a point on Pickman Street, which point is two feet distant East from the underpinning line of the Easterly side of the house continued to said street, said house formerly being the property of Osborne, now or late of Frye, thence running Northerly on a line which is parallel to, and two feet distant East from said underpinning line, sixty-five feet, thence turning and running Easterly fifty feet, nine inches, on Spring Street, thence turning and running Southerly on land now or late of M. Murphy, sixty-two feet, three inches, to Pickman Street, thence running Westerly forty-nine feet, six inches, to point begun at, said parcel of land containing thirty-one hundred eighty-six feet, more or less, being the same premises conveyed to my late husband Samuel D. Tilton, by deed of Edwin Osborne, dated October 31, 1873, and recorded with Essex Reg. of Deeds, So. Dist. Book 902, leaf 294. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said

E. D. Tilton  
to  
A. M. Tilton

Alice M. Tilton, and her heirs and assigns, to their own use and behoof forever. And I, hereby for myself and my heirs, executors and administrators covenant with the grantee and her heirs and assigns that I, am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I, have good right to sell and convey the same as aforesaid, and that I, will and my heirs, executors and administrators shall warrant and defend the same to the grantee and her heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof, I, the said Eliza D. Tilton, hereunto set my hand and seal this seventeenth day of January, in the year one thousand eight hundred and eighty-seven. Signed, sealed and delivered, Eliza D. Tilton, seal in presence of, Charles Odell. Commonwealth of Massachusetts. Essex, ss. January 18th. 1887. Then personally appeared the above-named Eliza D. Tilton, and acknowledged the foregoing instrument to be her free act and deed.

Before me, Charles Odell. Justice of the Peace. Essex, ss. Dec. Jan. 19. 1887. 45m, part 3 P. 16, Dec. 11 Ex. by Ches. S. Orpwood Secy.

B. Martin  
et al.  
to  
D. J. Lucery

Discharge  
P. 1241 Page 564

Know all men by these presents, that I, Mathilde Martin, of Haverhill, in the County of Essex, and Commonwealth of Massachusetts, in consideration of one hundred and fifty dollars, paid by David J. Lucery, of Haverhill, aforesaid, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain sell and convey unto the said David J. Lucery, a certain lot of land with the buildings thereon situate on Oak Terrace in said Haverhill, and bounded as follows, to wit. Beginning at the Southwesterly corner thereof at a point one hundred and five (105) feet from Hillside Street, thence running Northerly by said Oak Terrace, sixty (60) feet, thence Easterly by land now or formerly of Charles Wingate, seventy-seven (77) feet, to land now or formerly of M<sup>r</sup> Cornick, thence Southwesterly by land now or formerly of said M<sup>r</sup> Cornick, sixty-six (66) feet, to land now or formerly of said Wingate, thence Westerly by land now or formerly

and my heirs and assigns, covenant with the grantees and their heirs, executors, administrators, and assigns that, in case a sale shall be made under the foregoing power I or they will upon request execute, acknowledge and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is Agreed that the grantees, or their executors, administrators or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid, I, Elizabeth Ann Townsend wife of A. Justin Townsend, do hereby release unto the said grantees and their heirs and assigns all right of or to both dower and homestead in the granted premises. **IN WITNESS WHEREOF** we the said A. Justin Townsend and Elizabeth Ann Townsend hereunto set our hands and seals this 28<sup>th</sup> twenty eighth day of July in the year one thousand eight hundred and ninety.

Signed, sealed and delivered in presence of Benj. M. Clifford. } A. Justin Townsend. Seal  
 ... George W. Starbird ... } Mrs. Elizabeth A. Townsend. Seal  
 Commonwealth of Massachusetts

Attest, Essex ss. July 28, 1890. Then personally appeared the above named A. Justin Townsend and acknowledged the foregoing instrument to be his free act and deed.

Before me, Henry O. Green, Justice of the Peace.  
 Essex ss. Said Aug. 6, 1890, 40 m. post 2 P. M. Dec. 3 by **Chas. Wood. Reg.**

It now all men by these presents that we Ellen S. Bayley Alice M. Sifton of Salem in the Commonwealth of Massachusetts, Carrie C. Mc. Duffee wife of Arthur Mc. Duffee of Stafford County, State of New Hampshire in consideration of one dollar paid by Mary A. Moran of said Salem, she receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Mary A. Moran a parcel of land with the buildings thereon situate in said Salem which is bounded beginning at a point on Pickman Street which point is two feet distant east from the underpinning line of the easterly side of the house continued to said street said house formerly being the property of Abner now or late of Faye; thence running Northwesterly on a line which is parallel to and two feet distant east from said underpinning line sixty five feet; thence turning and running easterly fifty

A. M. Sifton  
 to et al.  
 M. A. Moran.  
 Sec.  
 B. 1417 P. 504.

Released  
 of  
 custody  
 or

ty feet nine inches on Spring Street; thence turning and running southerly on land now or late of Mr. Murphy sixty two feet three inches to Pickman Street; thence running Westerly forty nine feet six inches to the point begun at. Being the same premises described in the deed recorded in Essex Registry of Deeds, South District in Book 1190 leaf 19. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Mary A. Moran and her heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors, and administrators covenant with the grantee and her heirs and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except a right to lay a drain reserved in the deed to Perry Collier, that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall WILLAM: and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid. And for the consideration aforesaid I, Eliza D. Tilton widow, do hereby release unto the said grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof we the said Ellen S. Bayley, Alice M. Tilton, Carrie P. Mc Duffee, & Arthur Mc. Duffee and Eliza D. Tilton hereunto set our hands and seals this nineteenth day of July in the year one thousand eight hundred and ninety.

Carrie P. Mc. Duffee. Seal  
 Signed, sealed, and delivered }  
 in presence of Henry W. Felker. } G. Arthur Mc. Duffee. Seal  
 ... Samuel D. Felker ... } Alice M. Tilton. Seal  
 State of New Hampshire. } Eliza D. Tilton. Seal  
 Ellen S. Bayley. Seal

Milford ss. August 14<sup>th</sup> 1890. Then personally appeared the above named Carrie P. Mc. Duffee & G. Arthur Mc. Duffee and acknowledged the foregoing instrument to be their free act and deed, before me, Samuel D. Felker, Justice of the Peace.

Commonwealth of Massachusetts, Essex ss. Aug. 6<sup>th</sup> A. D. 1890. Then personally appeared the within named Alice M. Tilton and acknowledged the foregoing instrument to be her free act and deed, before me, Patrick Mc. Buckler, Justice of the Peace.

Torrey ss. Recd Aug 8, 1890, 30 m past 9 a.m. Rec. by *Chas Wood*

E. C. Burdick  
 to  
 E. Neill.  
 Discharge  
 D. 1991 P. 24

Know all men by these presents that we Edwin C. Burdick and Anna C. Burdick, my wife, both of Milford, in the County of

from the underpinning line of the easterly side of the house continued to said street, said house formerly being the property of Osborne, now or late of Frye, thence running northerly on a line which is parallel to and two feet distant east from said underpinning line sixty five feet, thence turning and running easterly fifty feet nine inches on Spring Street; thence turning and running southerly on land now or late of M<sup>r</sup> Murphy sixty two feet three inches to Pickman Street; thence running westerly forty nine feet six inches to the point begun at, being the same premises which were conveyed by my said wife to Mary A. Moran by deed dated July 26<sup>th</sup>, 1890, and recorded in Essex Co. Dis. Registry of Deeds, libro 1285 folio 423. I M witness whereof I here-  
to set my hand and seal this twenty eighth day of June in the year one thousand eight hundred and - four.

I signed and sealed J. A. M<sup>r</sup> Duffee seal  
in presence of }  
Samuel D. Felker } Justice of New Hampshire, Shafford ss  
Chas. M. Rome } July 9<sup>th</sup>, 1894. When personally appeared  
and acknowledged the foregoing instrument to be her free  
act and deed;

Before me - Samuel D. Felker Justice of the Peace  
Essex Co. Rec<sup>d</sup> July 17, 1894 30... part 10 a.m. Rec<sup>d</sup> & by Chas. Good Rep

Know all men by these presents that I, Mary A. Moran of Salem, in the County of Essex and Commonwealth of Massachusetts, widow, in consideration of One Dollar and other good considerations paid by James P. Lyman of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said James P. Lyman a parcel of land with the buildings thereon situate in said Salem which is bounded beginning at a point on Pickman Street which point is two feet distant east from the underpinning line of the easterly side of the house continued to said street. (said house formerly being the property of Osborne, now or late of Frye); thence running northerly on a line which is parallel to and two feet distant east from said underpinning line thirty four feet to land of Cooney; thence turning and running easterly forty nine feet six inches by said land of Cooney and other land of Lyman to land now or late of M<sup>r</sup> Murphy; thence turning and running southerly

M. A. Moran  
J. P. Lyman

on land, now or late of M<sup>c</sup> Murphy thirty one feet and three inches to Pickmans Creek: thence running westerly forty nine feet six inches to the point begun at. meaning hereby to convey unto said James P. Lyman the same estate conveyed to me by deed of Ellen S. Bayley et al dated July 26<sup>th</sup>, 1890 and recorded in Essex So. Dist. Registry of Deeds, Book 1285 Leaf 423. Said premises are sold subject to the right to lay a drain as set forth in said deed of Bayley et al to me and in deed of Bayley et al to Perry Bolton dated Mar. 29, 1890, recorded in said Registry of Deeds Book 1277 Leaf 146. To have unto to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said James P. Lyman 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 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 chase warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid. IN WITNESS WHEREOF I the said Mary A. Moran hereunto set my hand and seal this fourteenth day of July in the year one thousand eight hundred and ninety four.

Signed, sealed and delivered in presence of } Mary A. Moran seal.  
 Nellie S. Page. } Commonwealth of Massachusetts.  
 Essex ss. July 17<sup>th</sup>, 1894. Then personally appeared the above named Mary A. Moran and acknowledged the foregoing instrument to be her free act and deed, before me - Edw<sup>d</sup> L. Bastis. Justice of the Peace.  
 Charles Good Rep.  
 Essex Rec<sup>d</sup> July 17, 1894. 30m. Post 10c. Rec. 10c. by

Assignment  
 S. F. Breed  
 F. W. Howe

Know all men by these presents that I, Stephen F. Breed of Lynn in the County of Essex, and Commonwealth of Massachusetts, the mortgage named in a certain mortgage given by Lizzie E. Small of said Lynn, dated April twenty sixth, A. D. 1894, and recorded with Essex South District Deeds, Libro 1408 folio 542, in consideration of Two Thousand Dollars paid by Frederic W. Howe of said Lynn, the receipt whereof is hereby acknowledged, do hereby assign, transfer,

Before me, Jacob M. Lewis Justice of the Peace.  
Essex Co. Dist. June 22, 1900. 10 m. 7 sec. 12, P. M. Rec. Verby Willard J. Bale. Reg.

Know all men by these presents, that the Salem Discharge Co-operative Bank of Salem Mass, the mortgagee named Salem Co-op. Bk. in a certain mortgage given by James P. Lyman Dated April 11<sup>th</sup> A. D. 1898, and recorded with Essex Co. Dist. Deeds, Lib. 1544, Fol. 589, hereby acknowledges that it has received from said James P. Lyman the mortgagor named in said mortgage, full payment and satisfaction of the same, and in consideration thereof it hereby cancels and discharges said mortgage, and releases and quit-claims unto the said James P. Lyman and his heirs and assigns forever the premises thereby conveyed. In witness whereof, the said Salem Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Albert B. Mackintire its Treasurer, this Twenty first day of June A. D. 1900.

Approved, F. A. Newell, Director.

Signed and sealed in presence of Maude B. Holley } Salem Co-operative Bank  
By Albert B. Mackintire Treasurer  
Commonwealth of Massachusetts

Essex Co. June 22<sup>d</sup> 1900. Then personally appeared the above named Albert B. Mackintire and acknowledged the foregoing instrument to be the free act and deed of the Salem Co-operative Bank.

Before me, Edw. B. Battis Justice of the Peace.  
Essex Co. June 22, 1900. 11 m. 7 sec. 2 P. M. Rec. Verby Willard J. Bale. Reg.

Know all men by these presents that J. James P. Lyman of Bereth, in the County of Middlesex, and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Victor F. Scher of Salem, in the County of Essex the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Victor F. Scher a certain parcel of land with the buildings thereon situate in said Salem which is bounded, beginning at a point on Pickman Street, which point is two feet distant East from the underpinning line of the westerly side of the house continued to said street (said house formerly being the property of Osborne, now or late of Frye), thence

J. P. Lyman to V. F. Scher One \$1.00 sec. Q. Stamps Documentary Canceled

running northerly on a line which is parallel to and two feet distant & set from said underpinning line thirty four feet to land of booney; thence turning and running Easterly forty nine feet six inches by said land of booney and other land of Soyman to land now or late of mc. Murphy; thence turning and running southerly on land now or late of mc. Murphy thirty one feet and three inches to Pichman Street; thence running Westerly forty nine feet six inches to the point begin at. meaning hereby to convey unto the said Victor F. Scher the same estate conveyed to me by deed of Mary A. Moran, dated July 14, 1894, and recorded in the & seep South District Registry of Deeds, Book 1417, leaf 505. Said premises are sold subject to the right to lay a drain as set forth in a deed of Bayley et als. to Moran, and in deed of Bayley et als. to Perry Bollier, dated Mar. 29, 1890, recorded in said Registry of Deeds, Book 1277, leaf 146. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Victor F. Scher 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 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, 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 grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I, Mary A. Soyman wife of the said James P. Soyman hereby release unto the 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 James P. Soyman and Mary A. Soyman hereunto set our hands and seals this twenty second day of June in the year one thousand nine hundred.

Signed, sealed and delivered in presence of }  
 Wm. D. Chapple to J. P. Sch. }  
 Mary A. Soyman seal }  
 Commonwealth of Massachusetts }  
 cets. & seeps. June 22nd. 1900.

Then personally appeared the above named James P. Soyman and acknowledged the foregoing instrument to be his free act and deed, before me.

Wm. D. Shapelle Justice of the Peace.

Essex Co. Recd June 22, 1900. 10 o'clock 2 P.M. Rec. Wksdy Willard Shore Reg -

Know all men by these presents that I, Rebecca J. Harris of Salem, County of Essex and Commonwealth of Massachusetts the mortgagee named in a certain mortgage given by William H. Greene of said Salem, to me and dated March 27th, A.D. 1896, and recorded with Essex, Southern District Deeds, libro 1474 folio 510, do hereby acknowledge that I have received from Emma H. Greene of said Salem full payment and satisfaction of the same; and in consideration thereof I do hereby cancel and discharge said mortgage, and release and quitclaim unto the said Emma H. Greene and her heirs and assigns forever, the premises thereby conveyed. In witness whereof I hereunto set my hand and seal this 21st day of June A.D. 1900.

Discharge  
R. J. Harris  
to  
W. H. Greene

Signed and sealed  
in the presence of } Rebecca J. Harris seal  
H. Ernest Warren } Commonwealth of Massachusetts  
Essex Co. Salem June 21, 1900. Then  
personally appeared the above named Rebecca J. Harris  
and acknowledged the foregoing instrument to be her  
free act and deed, before me,

Louis E. Smith Notary Public Justice of the Peace; seal

Essex Co. Recd June 25, 1900. 2 o'clock 8 A.M. Rec. Wksdy Willard Shore Reg -

Know all men by these presents, that I, William J. Boughlin of Lowell, in the County of Middlesex and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations to me paid by William B. Brocker and Dora J. Brocker of Gloucester, in the County of Essex, and Commonwealth of Massachusetts, the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and conveyed, and do for myself and my heirs, by these presents, give, grant, bargain, sell and convey unto said William B. Brocker and Dora J. Brocker and his heirs and assigns forever, a certain piece or parcel of land situated, in Rockport, in the County of Essex, and Commonwealth aforesaid, and being lots numbered (27, 28, 29) twenty seven Twenty eight and Twenty nine on a plan of land in Rockport, Mass., "Homecrest," John T. Diamond, Civil Engineer, June, 1900, and filed with Essex County S. C. Dist.

W. J. Boughlin  
to  
W. B. Brocker  
et al  
One Soc. C. Stamp  
Documentary  
Canceled

in presence of — Essex ss. August 22<sup>nd</sup> 1905. Then per 188  
sonally appeared the above named William J. Borcoran  
and acknowledged the foregoing instrument to be his  
free act and deed, before me.

Maurice F. Cunningham Justice of the Peace.  
Essex ss. Dec 29<sup>th</sup> 1905. 25 m. post. 11 a. m. 1888  
Village of Salem. Reg —

Know all men by these presents that, Victor W. F. Scher  
F. Scher, of Salem, in the County of Essex and Commonwealth  
wealth of Massachusetts, in consideration of One Dol-  
lar and other valuable considerations paid by William  
Scott, of said Salem the receipt whereof is hereby ac-  
knowledged, do hereby give, grant, bargain, sell, and  
convey unto the said William Scott a certain parcel  
of land with the buildings thereon situate in said  
Salem which is bounded beginning at a point on  
Pickman Street which point is two feet distant  
East from the under pinning line of the Easterly side  
of the house continued to said street (said house  
formerly being the property of Osborne, now or late  
of Frye) thence running northerly on a line which  
is parallel to and two feet distant East from said  
underpinning line thirty four feet to land of Cooney,  
thence turning and running Easterly forty nine feet  
six inches by said land of Cooney and land of Lyman  
to land now or late of Mc Murphy, thence turning  
and running Southerly on land now or late of Mc  
Murphy thirty one feet and three inches to Dickman  
Street; thence running Westerly forty nine feet six  
inches to the point begun at. Meaning hereby to con-  
vey to the said William Scott the same estate con-  
veyed to me by deed of James P. Lyman dated June  
22, 1900, and recorded in the Essex South District  
Registry of Deeds, Book 1612, Page 135. Said premises  
are sold subject to the right to lay a drain as set forth  
in a deed of Bayley et als to Moran, and in deed  
of Bayley et als, to Perry Collier, dated Mar. 29, 1890,  
recorded in said Registry of Deeds, Book 1277, leaf  
146. To have and to hold the granted premises, with  
all the privileges and appurtenances thereto belong-  
ing to the said William Scott and his heirs and as-  
signs to their own use and behoof forever. And I do



deed of Bayley et al to Moran, and indeed of Bayley et al to Perry Collier dated Mar. 29, 1890, and recorded in said Registry of Deeds, Book 1277 Leaf 146. See Book 1788 Page 513. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Elizabeth Christen and her 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 her heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid I, Bessie Scott, wife of William Scott, do hereby release into the said grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises and all rights by statute therein, and all other rights and interests therein. In witness whereof we, the said William Scott and Bessie Scott hereunto set our hands and seals this 16<sup>th</sup> day of February in the year one thousand nine hundred and nine. Bessie Scott seal  
Signed, sealed, and delivered in presence of } William Scott seal  
U. G. Hasbrell to W.S. } Commonwealth of Massachusetts  
Etts. Essex ss. February 20, 1909  
Then personally appeared the above named William Scott and acknowledged the foregoing instrument to be his free act and deed,  
Before me. Ulysses G. Hasbrell Justice of the Peace.  
Essex ss. Recd. Feb. 20, 1909. 35 m. part 11 a.m. Recorded & Examined.

I know all men by these presents that I, Joseph Fairhall Jr. of Danville, Illinois, as I am Executor under the will of John B. Brown, late of Ipswich, deceased, do by virtue of a license granted to me on the 23<sup>rd</sup> day of February, 1909, by the Probate Court for the County of Essex, in the Commonwealth of Mass-

J. Fairhall Jr.  
Exor.  
Boston Five Cts. Sec. 134.

Discharge  
B. 2129 P. 325

and homestead in the granted premises, and all rights by statutes and all other rights therein. In witness whereof we the said Catherine K. Chadwick and Walter W. Chadwick hereunto set our hands and seals this eighteenth day of February, in the year one thousand nine hundred and nine.

Pressures & interconnections made before signing. Signed and sealed in presence of Edgar S. Taft to both. } Catherine K. Chadwick seal  
Walter W. Chadwick seal  
Commonwealth of Massachusetts  
Essex ss. 18 February, 1909. Then personally appeared the above named Catherine K. Chadwick and acknowledged the foregoing instrument to be her free act and deed, before me - Edgar S. Taft Justice of the Peace.

Essex ss. Rec'd. Feb. 20, 1909, 30 m. past 11 a.m. Recorded & Examined.

W. Scott  
to  
E. Chisholm  
(ex D.W.B.)

Know all men by these presents that William Scott of Salem, Essex County, Massachusetts, in consideration of One Dollar and other valuable considerations paid by Elizabeth Chisholm of said Salem, wife of Daniel W. Chisholm of Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Elizabeth Chisholm a certain parcel of land with the buildings thereon situate in said Salem, which is bounded: beginning at a point on Pickman Street which point is two feet distant east from the under pinning line of the easterly side of the house continued to said street (said house formerly being the property of Osborne, now or late of Frye); thence running Northerly on a line which is parallel to and two feet distant East from said underpinning line thirty four feet to land of Cooney; thence turning and running Easterly forty nine feet six inches by said land of Cooney and land of Gynman to land now or late of Mr. Murphy; thence turning & running Southerly on land now or late of Mr. Murphy thirty one foot and three inches to Pickman Street; thence running Westerly forty nine feet six inches to the point begun at. Said premises are sold subject to the right to lay a drain as set forth in a

Discharge  
B. 2548 P. 534

lished under the laws of the Commonwealth of Massachusetts, hereinafter called the mortgagee, with mortgage covenants, to secure the payment of Thirty five Hundred Dollars, payable ninety dollars on April 15th, 1925 and ninety dollars each and every six months thereafter the entire principal sum to become due in five years with six per centum interest per annum payable semi-annually on the fifteenth days of April and October in every year as provided in a note of even date, and also to secure the performance of all agreements herein contained the land in said LYNN, together with the buildings thereon being lot #26 as shown on plan of house lots, made by Eastman & Bradford, C. E. for Fredk. M. Nichols, May 28, 1912 and bounded Southerly by lot #27 on said plan, sixty eight and 65/100 feet; Easterly by Haviland Avenue, forty five feet; Northerly by lot #25 on said plan, seventy six and 08/100 feet; Westerly by land now or late of Durkee, fifty four and 62/100 feet. I agree that I will keep the buildings now or hereafter standing on said land insured against fire in the sum satisfactory and first payable in case of loss to the mortgagee. I appoint said mortgagee my attorney irrevocable to cancel, assign or surrender any insurance policy and to collect the return premium due thereon in case of any sale made thereunder. This mortgage is upon the statutory condition for any breach of which the mortgagee shall have the statutory power of sale. I, Anabel Hogan, wife of said mortgagor release to the mortgagee all rights of dower and homestead and other interests in the mortgaged premises. WITNESS our hands and seals this 28th day of October 1922.

Commonwealth of Massachusetts Essex ) George F. Hogan (seal)  
 ss. October 28th 1922. Then person- ) Anabel Hogan (seal)

ally appeared the above named George F. Hogan and acknowledged the foregoing instrument to be his free act and deed, before me,

John F. Moriarty Justice of the Peace.

My Commission Expires Jan. 25th 1929.

Essex ss. Received Nov. 6, 1922. 11 m. past 10 A. M. Recorded and Examined

I, Elizabeth Chisholm, being a widow, of Salem, Essex County, Massachusetts being unmarried, for consideration paid, grant to James F. Reilly and Margaret Reilly, and the survivor of them, as tenants by the entirety, husband and wife, of said Salem, with warranty covenants the land in said SALEM, together with the buildings thereon, bounded, beginning at a point on Pickman Street, which point is two feet distant easterly from the underpinning line of the easterly side of the house continued to said Street, said house formerly being the property of Frye, and thence running northerly on a line which is parallel to and two feet distant easterly from said

Chisholm  
 to  
 Reilly et ux.  
 One \$2. & one  
 \$1. R. Stamps  
 Documentary  
 Canceled

underpinning line thirty four (34) feet to land now or late of Cooney, thence turning and running easterly forty nine (49) feet six (6) inches by said land now or late of Cooney and land now or late of Lyman to land now or late of McMurphy, thence turning and running southerly by said land now or late of McMurphy thirty one (31) feet three (3) inches to said Pickman Street, thence turning and running westerly by said Pickman Street forty nine (49) feet six (6) inches to the point of beginning. Being the same premises conveyed to me by William Scott by deed dated February 16, 1909, and recorded with Essex, South District, Deeds, Book 1955, Page 458, and subject only to the right of drainage referred to in said deed and taxes of 1922. WITNESS my hand and seal this Sixth day of November 1922.

Commonwealth of Massachusetts Essex ) Elizabeth Chisholm (seal)  
ss. Salem, November 6, 1922. Then personally appeared the above named Elizabeth Chisholm and acknowledged the foregoing instrument to be her free act and deed, before me, Robert B. Buckham Justice of the Peace.

My Commission Expires Sept. 14, 1928.

Essex ss. Received Nov. 6, 1922. 26 m. past 10 A. M. Recorded and Examined

Reilly et ux.  
to  
Salem Sav.Bk.

See  
B. 5841  
P. 214

See.  
B. 5991  
P. 679

See  
B. 5991  
P. 680

KNOW ALL MEN BY THESE PRESENTS, That we, James F. Reilly and Margaret Reilly, husband and wife, of Salem, Essex County, Massachusetts, for consideration paid, grant to the Salem Savings Bank, a corporation duly established by law and located in Salem in the County of Essex and Commonwealth of Massachusetts, with mortgage covenants, to secure the payment of Two Thousand Dollars in one year with six per cent interest per annum, payable quarterly, as provided in a note of even date, the land in in SALEM, together with the buildings thereon, bounded, beginning at a point on Pickman Street, which point is two feet distant easterly from the underpinning line of the easterly side of the house continued to said Street, said house formerly being the property of Frye, and thence running northerly on a line which is parallel to and two feet distant easterly from said underpinning line thirty four (34) feet to land now or late of Cooney, thence turning and running easterly forty nine (49) feet six (6) inches by said land now or late of Cooney and land now or late of Lyman to land now or late of McMurphy, thence turning and running southerly by said land now or late of McMurphy thirty one (31) feet three (3) inches to said Pickman Street, thence turning and running westerly by said Pickman Street forty nine (49) feet six (6) inches to the point of beginning. Being the same premises this day conveyed to us by Elizabeth Chisholm by her deed of even date, to be recorded herewith, and subject only to the drain right therein referred to. This mortgage is upon the Statutory Condition, and upon the further

Signed and sealed in the presence of Carolyn B. Roberts to both signatures } Adele B. Collins (seal)  
 } THE COMMONWEALTH OF MASSACHUSETTS  
 } Essex ss. November 7, 1934. Then personally appeared the above named Perley L. Collins and acknowledged the foregoing instrument to be his free act and deed,  
 before me Carolyn B. Roberts Notary Public.

My commission expires August 14, 1936.

Essex ss. Received Nov. 8, 1934. 52 m. past 11 A.M. Recorded and Examined.

I, Margaret Reilly, being a widow, of Salem, Essex County, Massachusetts, for consideration paid, grant to Joseph B. Harrington of said Salem, with WARRANTY COVENANTS the land in said SALEM, together with the buildings thereon, bounded, beginning at a point on Pickman Street, which point is two feet distant easterly from the underpinning line of the easterly side of the house continued to said Street, said house formerly being the property of Frye, and thence running northerly on a line which is parallel to and two feet distant easterly from said underpinning line thirty four (34) feet to land now or late of Cooney, thence turning and running easterly forty-nine (49) feet six (6) inches by said land now or late of Cooney and land now or late of Lyman to land now or late of McMurphy, thence turning and running southerly by said land now or late of McMurphy thirty-one (31) feet three (3) inches to said Pickman Street, thence turning and running westerly by said Pickman Street forty-nine (49) feet six (6) inches to the point of beginning, being the same premises conveyed to James F. Reilly and myself, husband and wife, as tenants by the entirety, by deed of Elizabeth Chisholm dated November 6, 1922, and recorded with Essex South Registry of Deeds, Book 2535, P. 85, and subject to a right of drainage referred to in deed of William Scott to Elizabeth Chisholm dated February 16, 1909, and recorded with Essex, South District, Deeds, Book 1955, Page 458. Subject to a mortgage to the Salem Savings Bank, recorded in said Deeds, Book 2535, Page 86. This Conveyance is for Nominal Consideration, i.e., Less Than \$100. WITNESS my hand and seal this 15th day of November 1934.

Margaret Reilly

Joseph B. Harrington ) COMMONWEALTH OF MASSACHUSETTS Essex ss.  
 Salem, November 15th 1934. Then personally appeared the above-named Margaret Reilly, and acknowledged the foregoing instrument to be her free act and deed, before me James F. Tobin Notary Public.

My commission expires March 14, 1940.

COMMONWEALTH OF MASSACHUSETTS County of Essex. Salem, Nov. 17, 1934.

I, John J. Connelly, City Clerk of Salem, Massachusetts, do hereby certify

Reilly  
to  
Harrington  
& Death  
Certificate

Death  
Certificate

that the following is a true extract from the record of deaths in said city which are in my custody. Date of Death Oct. 19, 1934. Name of Deceased James F. Reilly Sex Male, White Condition Married Age 61 years - months - days Cause of Death Cardiac embolus Myocarditis Residence 23 Pickman St. Place of Death 23 Pickman St. Occupation Retired Birthplace Ireland. Name of Father Thomas Reilly Birthplace of Father Ireland. Name of Mother Do not know, Maiden Name - Birthplace of Mother Ireland To whom Married Margaret Hory Place of Burial St. Mary's Cemetery, Salem, Mass. WITNESS my hand and the seal of the City of Salem, Massachusetts, on the day and year above written.

John J. Connelly City Clerk, Salem, Massachusetts (Corporate seal)  
Essex ss. Received Nov. 20, 1934. 38 m. past 9 A.M. Recorded and Examined.

Harrington  
to  
Reilly  
et al

I, Joseph B. Harrington, of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Margaret Reilly and Christina A. Richard and the survivor of them, as joint tenants, both of said Salem with WARRANTY COVENANTS the land in said SALEM, together with the buildings thereon, bounded, beginning at a point on Pickman Street, which point is two feet distant easterly from the underpinning line of the easterly side of the house continued to said street, said house formerly being the property of Frye, and thence running northerly on a line which is parallel to and two feet distant easterly from said underpinning line thirty-four (34) feet to land now or late of Cooney, thence turning and running easterly forty-nine (49) feet six (6) inches by said land now or late of Cooney and land now or late of Lyman to land now or late of McMurphy, thence turning and running southerly by said land now or late of McMurphy thirty-one (31) feet three (3) inches to said Pickman Street, thence turning and running westerly by said Pickman Street forty-nine (49) feet six (6) inches to the point of beginning, being the same premises conveyed to me by deed of Margaret Reilly of even date and recorded herewith with Essex South District Deeds, and subject to a right of drainage referred to in deed of William Scott to Elizabeth Chisholm dated February 16, 1909, and recorded with Essex South District Deeds, Book 1955, Page 458, and further referred to in deed of Elizabeth Chisholm to James F. Reilly and Margaret Reilly, dated November 7, 1922, and recorded with Essex South District Deeds, Book 2535, Page 85. Subject to a mortgage to the Salem Savings Bank, recorded in said Deeds, Book 2535, Page 86. This Conveyance is For Nominal Consideration, i. e., Less Than \$100. WITNESS my hand and seal this 15th day of November 1934. Joseph B. Harrington

Aimé J. Richard Mrs.R.E.Leavitt ) COMMONWEALTH OF MASSACHUSETTS

Essex ss. Salem, Mass., Nov. 15, 1934. Then personally appeared the above-named Joseph B. Harrington and acknowledged the foregoing instrument to be his free act and deed, before me

James F. Tobin Notary Public.

My commission expires March 14, 1940.

Essex ss. Received Nov. 20, 1934. 38 m. past 9 A.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS, that the Lynn, Co-operative Bank, of Lynn, Mass., the mortgagee named in a certain mortgage given by Nettie B. Varney Dated December 6th, A.D. 1922, and recorded with Essex South District Deeds, Book 2539, Page 348, Hereby acknowledges that it has received full payment and satisfaction of the same; and in consideration thereof it hereby cancels and discharges and mortgage, and releases all interest in the premises therein conveyed. IN WITNESS WHEREOF the said Lynn Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Charles B. Bethune its Treasurer, this second day of November, A.D. 1934.

COMMONWEALTH OF MASSACHUSETTS } Lynn Co-operative Bank (Corporate seal)  
Essex, ss., Nov. 2nd, 1934. } By Chas. B. Bethune Treasurer.

Then personally appeared the above named Charles B. Bethune and acknowledged the foregoing instrument to be the free act and deed of the Lynn Co-operative Bank, before me Allan B. Bethune Notary Public.

Essex ss. Received Nov. 9, 1934. 30 m. past 3 P.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS, that the Lynn, Co-operative Bank, of Lynn, Mass., the mortgagee named in a certain mortgage given by Mary E. Killilae Dated December 2nd, A.D., 1922, and recorded with Essex South District Deeds, Book 2539, Page 57 Hereby acknowledges that it has received full payment and satisfaction of the same; and in consideration thereof it hereby cancels and discharges and mortgage, and releases all interest in the premises therein conveyed. IN WITNESS WHEREOF the said Lynn Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Charles B. Bethune its Treasurer, this third day of November, A.D., 1934.

COMMONWEALTH OF MASSACHUSETTS } Lynn Co-operative Bank (Corporate seal)  
Essex, ss., November 3rd, 1934. } By Charles B. Bethune Treasurer.

Then personally appeared the above named Charles B. Bethune and acknowledged the foregoing instrument to be the free act and deed of the Lynn Co-operative Bank, before me Allan B. Bethune Notary Public

Essex ss. Received Nov. 9, 1934. 30 m. past 3 P.M. Recorded and Examined.

*File*  
Form L8

BK 5987 PG 538

6-21-73

NO. 16517

THE COMMONWEALTH OF MASSACHUSETTS  
Department of Corporations and Taxation  
Inheritance Tax Bureau, Room 707  
100 Cambridge Street, Boston 02204

INHERITANCE TAX RELEASE OF LIEN

MUST BE FILED IN DUPLICATE WITH FORMS L16, L16A OR L-53  
TOGETHER WITH CERTIFIED COPY OF DEED, IF ANY

Date... JUNE 8, 1973 .....

Probate Court.....

Docket No. (if any).....

ESTATE OF AIME J. RICHARD, also known as AIME J. RICHARDS  
NAME OF DECEDENT

LATE OF SALEM  
CITY OR TOWN

This is to certify that:

- An inheritance tax has been paid, or
- No inheritance tax is due on any interest that accrued to

CHRISTINA A. RICHARD and JAMES F. REILLY

NAME OF PERSON(S) TO WHOM INTEREST PASSES

- As Surviving Joint Owner(s)       As Donee(s)
- As Beneficiary(ies) u/Trust       As Devisee(s) or Legatee(s)  
u/Will, or u/Administration

In Real Estate located in SALEM

CITY OR TOWN

- As described by Deed dated June 20, 1952 and recorded in  
Essex South District Book No. 3904 Page No. 231 or  
REGISTRY OF DEEDS

- As described by certificate of Title No. \_\_\_\_\_ recorded in

COUNTY LAND REGISTRATION OFFICE

COMMISSIONER OF CORPORATIONS  
AND TAXATION

By

*Thomas B McDault*

CHIEF OF BUREAU

10-1-71

*Recd.*

ESSEX SS. RECORDED June 26, 1973 25 M. PAST 2 P.M. INST. # 201

I, Christina A. Richard, survivor of Margaret Reilly and Christina A. Richard,

231

of Salem, Essex County, Massachusetts, ~~being unmarried~~, for consideration paid, grant to Christina A. Richard and Aime J. Richard, who are husband and wife, and James P. Reilly, all as joint tenants with rights of survivorship, and not as tenants in common, and not as tenants by the entirety, all of said Salem, Essex County, Massachusetts, with quitclaim covenants

See  
B. 5987  
P. 538

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

(Description and encumbrances, if any)

beginning at a point on Pickman Street, which point is two feet distant easterly from the underpinning line of the easterly side of the house continued to said street, said house formerly being the property of Frye, and thence running northerly on a line which is parallel to and two feet distant easterly from said underpinning line thirty-four (34) feet to land now or late of Cooney;

thence turning and running easterly forty-nine (49) feet, six (6) inches by said land now or late of Cooney and land now or late of Lyman to land now or late of McMurphy;

thence turning and running southerly by said land now or late of McMurphy thirty-one (31) feet, three (3) inches to said Pickman Street;

thence turning and running westerly by said Pickman Street forty-nine (49) feet, six (6) inches to the point of beginning.

Being the same premises conveyed to Joseph B. Harrington by Deed of Margaret Reilly dated November 15, 1934, and recorded with Essex South District Registry of Deeds, Book 3016, page 259, and subject to a right of drainage referred to in Deed of William Scott to Elizabeth Chisholm dated February 16, 1909, and recorded with said Deeds, Book 1955, page 458, and further referred to in Deed of Elizabeth Chisholm to James F. Reilly and Margaret Reilly, husband and wife, as tenants by the entirety, dated November 6, 1922, and recorded with said Deeds, Book 2535, page 85; and being the same premises conveyed to Margaret Reilly and Christina A. Richard as joint tenants by Deed of said Joseph B. Harrington, dated November 15, 1934, and recorded in said Deeds, Book 3016, page 260.

Said premises are subject to a mortgage to the Salem Savings Bank, recorded in said Deeds, Book 2535, page 86.

This conveyance is made for nominal consideration, i.e., less than One Hundred Dollars.

I, Aime J. Richard, husband of said grantor,

release to said grantee all rights of ~~tenancy by the curtesy~~ tenancy by the curtesy and other interests therein.

Witness OUR hand and seals this 20th day of June 1952

Joseph B. Harrington

Christina A. Richard  
Aime J. Richard

The Commonwealth of Massachusetts

Essex, ss. Salem, June 20th 1952

Then personally appeared the above named Christina A. Richard

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



Joseph B. Harrington  
Notary Public - Essex County

My commission expires Feb. 21 1958

(CONTINUED)

QUITCLAIM DEED

WE, CHRISTINA A. RICHARD, being a widow and JAMES F. REILLY, being married, both of Salem, Essex County, Massachusetts, for consideration paid, grant to CHRISTINA A. RICHARD and RICHARD J. REILLY, as joint tenants, and not as tenants in common, and not as tenants by the entirety both of said Salem, Essex County, Massachusetts, with QUITCLAIM COVENANTS the land in said Salem, together with the buildings thereon, bounded and described as follows:

- BEGINNING at a point on Pickman Street, which point is two (2) feet distant;
- EASTERLY from the underpinning line of the easterly side of the house continued to said street, said house formerly being the property of Frye, and thence running;
- NORTHERLY on a line which is parallel to and two (2) feet distant easterly from said underpinning line thirty-four (34) feet to land now or late of Cooney; thence turning and running;
- EASTERLY forty-nine (49) feet, six (6) inches by said land now or late of Cooney and land now or late of Lyman to land now or late of McMurphy; thence turning and running;
- SOUTHERLY by said land now or late of McMurphy thirty-one (31) feet, three (3) inches to said Pickman Street; thence turning and running;
- WESTERLY by said Pickman Street forty-nine (49) feet, six (6) inches to the point of beginning.

Being the same premises conveyed to Christina A. Richard, Aime J. Richard and James F. Reilly by deed dated June 20, 1952, recorded with Essex South District Registry of Deeds, Book 3904, page 231, Aime J. Richard expired August 4, 1964, late of Salem (shown as Aime J. Richards on said death certificate).

This conveyance is made subject to a drainage easement referred to in a deed from William Scott to Elizabeth Chisholm dated February 16, 1909, recorded with said Registry in Book 1955, page 458.

This conveyance is made subject to a mortgage from James F. Reilly and Margaret M. Reilly to the Salem Savings Bank, dated November 6, 1922 recorded with said Registry in Book 2535, page 86.

No documentary stamps are required as the within conveyance is for less than One hundred (\$100.00) Dollars consideration.

WITNESS our hands and seals this 21<sup>st</sup> day of June, 1966.

Witness:

Samuel E. Zoll

Christina A. Richard  
Christina A. Richard

James F. Reilly  
James F. Reilly

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

June 21, 1966.

Then personally appeared the above named Christina A. Richard and James F. Reilly and acknowledged the foregoing instrument to be their free act and deed, before me.

Samuel Edward Zoll  
Samuel Edward Zoll, NOTARY PUBLIC  
My Commission Expires November 15, 1969

Essex ss. Recorded June 21, 1966. 12 m. past 12 P. M. #144

I, RICHARD J. REILLY, of 31 Arbella Street, Salem,

of Essex County, Massachusetts,  
for the full consideration of --Sixteen thousand and 00/100--(\$16,000.00) paid  
dollars

grant to Earl B. Annis and William D. Little, as they are Trustees of L and A Realty Trust of Salem, 1973, dated June 6, 1973, recorded with Essex South District Registry of Deeds, in Book 5983 Page 246.

with

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

- BEGINNING at a point on Pickman Street, which point is two (2) feet distant;
- EASTERLY from the underpinning line of the easterly side of the house continued to said street, said house formerly being the property of Frye, and thence running;
- NORTHERLY on a line which is parallel to and two (2) feet distant easterly from said underpinning line thirty-four (34) feet to land now or late of Cooney; thence turning and running;
- EASTERLY forty-nine (49) feet, six (6) inches by said land now or late of Cooney and land now or late of Lyman to land now or late of McMurphy; thence turning and running;
- SOUTHERLY by said land now or late of McMurphy thirty-one (31) feet, three (3) inches to said Pickman Street; thence turning and running;
- WESTERLY by said Pickman Street forty-nine (49) feet, six (6) inches to the point of beginning.

Being the same premises conveyed to Christina A. Richard, James F. Reilly and Richard J. Reilly by deed of Mary Ann Cantelmo, recorded with said Registry in Book 5876, Page 398.

This conveyance is made subject to a drainage easement referred to in a deed from William Scott to Elizabeth Chisholm dated February 16, 1909, recorded with Essex South District Registry of Deed, in Book 1955, Page 458.

The said Christina A. Richard expired, May 12, 1973, late of Salem.  
The said James F. Reilly, expired, May 7, 1973, late of Salem.

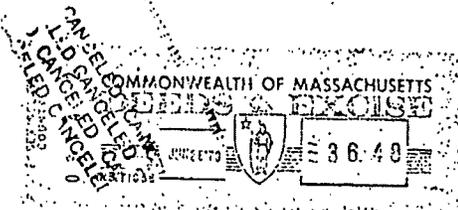
Intending to convey by this instrument any and all right title and interest which I acquired under the deed dated June 15, 1972 aforementioned and the deed from Christina A. Richard and James F. Reilly, dated June 21, 1966, recorded with said Registry in Book 5370, Page 544.

The within conveyance is subject to the real estate taxes for the period of January 1, 1973 to June 30, 1974 which the grantees by the acceptance of this deed assume and agree to pay. Said taxes to be apportioned on the date of passing.

The within conveyance is subject to the zoning ordinances for the City of Salem, insofar as they are in force and applicable.

GRANTEE(S) Address: 23 Pickman Street, Salem, Mass.

BK 5987 PG 542



Executed as a sealed instrument this 26<sup>th</sup> day of June 1973.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*Richard J. Reilly*  
RICHARD J. REILLY

**The Commonwealth of Massachusetts**

Essex ss. June 26, 1973.

Then personally appeared the above named Richard J. Reilly

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

*Samuel Edward Zoll*  
Samuel Edward Zoll Notary Public  
My commission expires November 12, 1976.

ESSEX SS. RECORDED June 26, 1973. 25 M. PAST 2 P.M. INST. # 204



10

06/08/98 9:42 inst. 225  
BK 14863 PG 95

FORM M-792



THE COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF REVENUE  
ESTATE TAX BUREAU, P.O. BOX 7023, BOSTON, MA 02204

**CERTIFICATE RELEASING MASSACHUSETTS ESTATE TAX LIEN**  
(FILE IN TRIPLICATE WITH COPY OF RECORDED DEED.)

<b>MAIL TO:</b> <b>NAME</b> Eric Aronson <b>ADDRESS (NO STREET)</b> 21 McGrath Highway <b>CITY OR TOWN, STATE AND ZIP CODE</b> Quincy, MA 02169  L	<b>DECEDENT'S FIRST NAME</b> William	<b>MIDDLE INITIAL</b> E	<b>LAST NAME</b> Callahan
	<b>PROBATE COURT</b> n/a	<b>DATE OF DEATH</b> February 20, 1998	
	<b>DOCKET NO</b> n/a		
	<b>RESIDENCE (DOMICILE) AT TIME OF DEATH</b> 23 Pickman Street Salem, MA 01970		

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

REAL ESTATE (full legal description not necessary)

Location of property 23 Pickman Street Salem 01970  
NUMBER STREET CITY OR TOWN ZIP CODE

As described by Deed dated May 31, 1974 and recorded in

Essex South 6070 565  
REGISTRY OF DEEDS Book No. Page No.

As described by certificate of Title No. \_\_\_\_\_ recorded in

Registered Land Section for \_\_\_\_\_ County

COMMISSIONER OF REVENUE

By *Michael J. Lindots*

Chief, Estate Tax Bureau

98-191

25

Grantee and Property Address: 23 Pickman St., Salem, MA

I, RUTH E. CALLAHAN of Salem, Essex County, Massachusetts, for consideration paid, grant to Darcy L. Hammer and Thomas A. Kurland as joint tenants, with quitclaim covenants, the land in said Salem, together with the buildings thereon, situated on 23 Pickman Street, bounded and described as follows:

Beginning at a point on Pickman Street, which point is two (2) feet distant

EASTERLY from the underpinning line of the Easterly side of the house continued to said street, said house formerly being the property of Frye, and thence running

NORTHERLY on a line which is parallel to and two (2) feet distant Easterly from said underpinning line thirty-four (34) feet to land now or late of Cooney; thence turning and running

EASTERLY forty-nine (49) feet, six (6) inches by said land now or late of Cooney and land now or late of Lyman to land now or late of McMurphy; thence turning and running

SOUTHERLY by said land now or late of McMurphy thirty-one (31) feet, three (3) inches to said Pickman Street; thence turning and running

WESTERLY by said Pickman Street, forty-nine (49) feet, six (6) inches to the point of beginning.

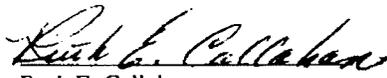
Being the same premises conveyed to me by deed of Earle B. Annis and others, Trustees, recorded with said Registry in Book 4070, Page 565.

Said premises are conveyed subject to a drainage easement referred to in a deed from William Scott to Elizabeth Chisholm dated February 16, 1909 recorded with said Registry in Book 1955, Page 458.

~~Said premises are conveyed subject to a drain~~

The full consideration for this deed is ONE HUNDRED THOUSAND DOLLARS and no/100 (\$100,000.00).

Witness my hand and seal this 20<sup>th</sup> day of December, 1999

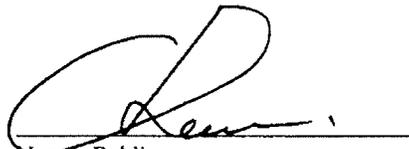
  
Ruth E. Callahan

The Commonwealth of Massachusetts

Essex, ss.

December 20, 1999

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

  
Notary Public

My commission expires 11/12/05

Danie I Lewis

Murphy + Lewis  
462 Washington St  
Wellesley Ma 02472

RECEIVED  
SALEM  
DEEDS REG 10  
ESSEX SOUTH  
12/20/99 3:15PM  
0000 #2583  
E \$456.00  
SSH \$456.00

3/25

QUITCLAIM DEED

2002102500706 Bk:19478 Pg:1  
10/25/2002 14:04:00 DEED Pg 1/3

We, Darcy L. Hammer and Thomas A. Kurland,

for consideration paid of Three hundred and fifteen thousand and 00/100 (\$315,000.00) dollars

grant to Christina Deek and Jason Yarrington,

with QUITCLAIM COVENANTS

the land in said Salem, together with the buildings thereon, situated on 23 Pickman Street, bounded and described as follows:

Beginning at a point on Pickman Street, which point is two (2) feet distant

EASTERLY from the underpinning line of the easterly side of the house continued to said street, said house formerly being the property of Frye and thence running

NORTHERLY on a line which is parallel to and two (2) feet distant Easterly from said underpinning line thirty-four (34) feet to land now or late of Cooney; thence turning and running

EASTERLY forty-nine (49) feet, six (6) inches by said land now or late of Lyman to land or late of McMurphy; thence turning and running

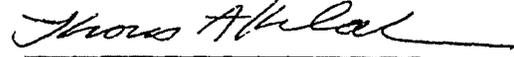
SOUTHERLY by said land now or late of McMurphy thirty-one (31) feet, three (3) inches to said Pickman Street; thence turning and running

WESTERLY by said Pickman Street, forty-nine (49) feet, six (6) inches to the point of beginning

Said premises are conveyed subject to a drainage easement referred to in a deed from William Scott to Elizabeth Chisholm dated February 16, 1909 recorded with said Registry of Deeds in Book 1955, Page 458.

for our title see Deed recorded at said Registry of Deeds in Book 16111, Page 103

Witness my hand and seal this 25 day of October, 2002

  
Thomas A. Kurland

The Commonwealth of Massachusetts

*M. Hery* ss.

October 25, 2002

Then personally appeared the above named **Thomas A. Kurland** and acknowledged the foregoing instrument to be his/her free act and deed before me.

  
Notary Public: *Anthony Fiorio*  
My Commission Expires: *4-19-07*

SALEM  
DEEDS REG. 10  
ESSEX-SOUTH  
10/25/02 2:00PM 01  
000000 #250  
FEE \$1436.40  
CASH \$1436.40  
CANCELLED

Witness my hand and seal this 25 day of *October*, 2002

*Darcy L. Hammer*  
Darcy L. Hammer

*The Commonwealth of Massachusetts*

*M. J. Heron*, ss.

*October 25*, 2002

Then personally appeared the above named **Darcy L. Hammer** and acknowledged the foregoing instrument to be his/her free act and deed before me.

*[Signature]*  
Notary Public: *Anthony Trivino*  
My Commission Expires: *4-19-07*

25  
QUITCLAIM DEED

2003022500843 Bk:20224 Pg:441  
02/25/2003 13:09:00 DEED Pg 1/2

We, Christina Deck (a/k/a Christina Deck) and Jason Yarrington, for nominal consideration of Ten Dollars (\$10.00)

Grant to Christina Deck and Jason Yarrington, Tenants by the Entirety,

With Quitclaim Covenants

The land in said Salem, together with the buildings thereon, situated on 23 Pickman Street, bounded and described as follows:

Beginning at a point on Pickman Street, which point is two (2) feet distant

EASTERLY from the underpinning line of the easterly side of the house continued to said street, said house formerly being the property of Frye and thence running

NORTHERLY on a line which is parallel to and two (2) feet distant Easterly from said underpinning line thirty-four (34) feet to land now or late of Cooney; thence turning and running

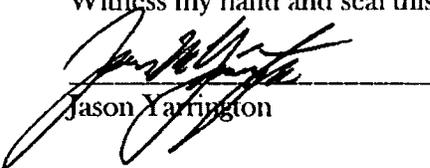
EASTERLY forty-nine (49) feet, six (6) inches by said land now or late of Lyman to land or late of McMurphy; thence turning and running

WESTERLY by said Pickman Street, forty-nine (49) feet, six (6) inches to the point of beginning

Said premises are conveyed subject to a drainage easement referred to in a deed from William Scott to Elizabeth Chisholm dated February 16, 1909 recorded with said Registry of Deeds in Book 1955, Page 458.

For our Title see Deed recorded in the Essex South Registry of Deeds Book 19478 Page 1.

Witness my hand and seal this 20<sup>th</sup> Day of February, 2003.

  
Jason Yarrington

  
Christina Deck

The Commonwealth of Massachusetts

Middlesex, ss

February 20, 2003

Then personally appeared the above named Christina Deck and Jason Yarrington and acknowledged the foregoing instrument to be his/her free act and deed before me.

*Kimberly Verana*

Notary Public  
Commission Expires 4.  
10.09



2

703

2013022500371 Bk:32236 Pg:329  
02/25/2013 12:35 DEED Pg 1/2

MASSACHUSETTS REAL ESTATE  
Southern Essex District ROD  
Date: 02/25/2013 12:35 PM  
ID: 947512 Doc# 20130225003710  
Fee: \$1,409.04 Cons: \$309,000.00

QUITCLAIM DEED

23 Pickman St., Salem

We, Christina Deck Yarrington (f/k/a Christina Deck) and Jason Yarrington,  
being married to each other  
of Salem, MA

for consideration paid and in full consideration paid of Three Hundred Nine Thousand  
and 00/100 (\$309,000.00) Dollars

grant to Zachary Martin and Corinne Richard, husband and wife, tenants by  
of 23 Pickman Street, Salem, MA *the entirety*

with QUITCLAIM COVENANTS

The land in Salem, Essex County, Massachusetts, together with the buildings thereon,  
situated on 23 Pickman Street, bounded and described as follows:

Beginning at a point on Pickman Street, which is two (2) feet distant

- EASTERLY from the underpinning line of the easterly side of the house continued to said street, said house formerly being the property of Frye and thence running;
- NORTHERLY on a line which is parallel to and two (2) feet distant Easterly from said underpinning line thirty-four (34) feet to land now or late of Cooney; thence turning and running
- EASTERLY forty-nine (49) feet, six (6) inches by said land now or late of Cooney and land now or late of Lyman to land or late of McMurphy; thence turning and running
- SOUTHERLY by said land now or late of McMurphy thirty-one (31) feet, three (3) inches to said Pickman Street; thence turning and running
- WESTERLY by said Pickman Street, forty-nine (49) feet, six (6) inches to the point of beginning

Said premises are conveyed subject to a drainage easement referred to in a deed from William Scott to Elizabeth Chisholm dated February 16, 1909 recorded with said Registry in Book 1955, page 458.

We, the Grantors named herein, do hereby voluntarily release all of our rights of Homestead, if any, as set forth in Massachusetts General laws Chapter 188 and state that there is no other person or persons entitled to any homestead rights other than those executing this deed.

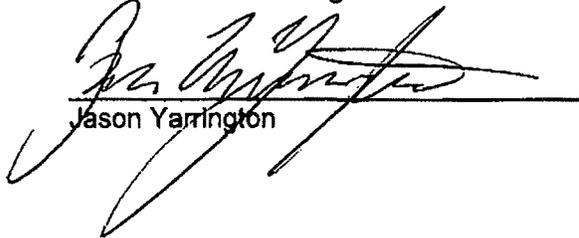
Being the same premises conveyed to us by deed dated February 20, 2003 and recorded with Essex South Registry of Deeds in Book 20224, Page 441.

Witness our hands and seals this 24<sup>th</sup> day of February, 2013



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Christina Deck Yarrington



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Jason Yarrington

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24<sup>th</sup> day of February, 2013 before me the undersigned notary public personally appeared Christina Deck Yarrington and Jason Yarrington, proved to me through satisfactory evidence of identification, which were Mass Drivers License to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed voluntarily for its stated purpose.



---

Notary Public: David G. Smith

My Commission: 2/14/14