

HISTORIC SALEM INC

12 Andover Street

Built for

Michael McCarthy, 1876, Tanner

Researched by Robert Booth, 1977.

Historic Salem Inc.

The Bowditch House

9 North Street, Salem, MA, 01970

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B. Ross for myself and my heirs, executors, and administrators, do covenant with the said Joanna Ross - heirs and assigns that the premises are free from all incumbrances made or suffered by me and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Joanna Ross, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me but against none other. In witness whereof, I the said Timothy B. Ross in token of my release of all right and title of or to dower in the granted premises have hereunto set my hand and seal this 26th day of February, in the year of our Lord eighteen hundred and fifty five, -

Signed, sealed and delivered, } T. B. Ross. seal.
 in presence of, Alfred Kimball. } Essex. ss. Feb^y. 28. 1855, Then personally
 appeared the within named Timothy B. Ross and acknowl-
 edged the within instrument to be his free act and deed, -

before me, Alfred Kimball, Justice of the Peace,
 Essex. ss. Rec^d. Feb^y. 28. 1855, 2m. before J. C. M. Rec^d. Exam^d. by Ephim Brown Reg^r.

Know all men by these presents, that I Augustus Dickson of A. Dickson
 Salem, in the County of Essex and State of Massachusetts, house No. No. Bartley
 wright, in consideration of two hundred seventy five dollars, do hereby give, grant, bargain, sell, and convey unto
 the said Margaret M^{rs}. Bartley for her or
 free from the control or interference of her
 following described lot of land situate
 was conveyed to me by Mary Smith, by
 24th A. D. 1851, recorded in Essex Registry Bo
 bounded Southwesterly forty five feet by a
 Southwick Street, Southeastly eighty fou
 Stanwood, Northeastly forty five feet by

Mass deeds, com -
 title examiners

Margaret: Northwesternly eighty four feet by land now or late of Palmer and of Edwards. The Northwesternly and Southeasterly lines being more or less. To have and to hold the above granted premises, with the privileges and appurtenances thereto, belonging, to the said Margaret, her heirs and assigns, to her & their use and behoof forever. And I the said Dickson, for myself and my heirs, executors, and administrators, do covenant with the said Margaret, her heirs and assigns, that I saw lawfully seized in fee of the aforegranted premises; that they are free from all incumbrances. That I have good right to sell and convey the same to the said Margaret, as aforesaid, and that I will, and my heirs, executors, and administrators, shall warrant and defend the same to the said Margaret, her heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof, we the said Augustus Dickson and the undersigned his wife who hereby relinquishes her right of dower in the premises, have hereunto set our hands and seals this thirteenth day of October in the year of our Lord one thousand eight hundred and fifty four:

Executed and delivered } Augustus Dickson, Deal.
 in presence of us, Jno. H. Nichols, } Eliza B. Dickson, Seal
 witnesses to Augustus }
 Thomas Dickson: - - - - - } Commonwealth of Massachusetts, Essex

22. November 4, 1854 Then personally appeared the above named Augustus Dickson and acknowledged the above instrument by him executed, to be his free act and deed; -

before me, Jno. H. Nichols, Justice of the Peace.

Essex. ss. Rec^d Feb^y 28, 1855, 16m. post 9 A. M. Rec^d & Exam^d by Ephraim Brown Reg^r.

Know all men by these presents, That we Michael M^r. Caulty
 to and Margaret his wife, in her right, both of Salem, in the
 assigned County of Essex and State of Massachusetts, in consideration of
 3513 L. 254 Two hundred twenty five dollars to us paid by Augustus
 Dickson of said Salem, housewight, the receipt whereof is
 rec^d in
 Book for Possⁿ see No. 10 L. 214.

hereby acknowledged, do hereby give, grant, bargain, sell
 and convey unto the said Augustus Dickson the following
 described lot of land, situate in said Salem, being the same
 this day conveyed to said Margaret by said Dickson, viz,
 bounded Southwesterly forty five feet by a private way called
 Southwick Street; Southeastly eighty four feet by land of
 Stanwood; Northeastly forty five feet by other land of said
 Margaret; Northwestly eighty four feet by land now or late
 of Palmer and of Edwards. To have and to hold the above
 granted premises, with the privileges and appurtenances
 thereto belonging, to the said Dickson his heirs and assigns
 to his & their use and behoof forever. And we the said
 Grantors, for ourselves and our heirs, executors and ad-
 ministrators, do covenant with the said Dickson, his heirs,
 and assigns, that s^d Margaret is lawfully seized in fee of the
 aforesaid premises; that they are free from all encumbrances
 That we have good right to sell and convey the same to
 the said Dickson, as aforesaid; and that we will, and
 our heirs, executors and administrators shall warrant
 and defend the same to the said Dickson, his heirs and
 assigns forever, against the lawful claims and demands
 of all persons. Provided Nevertheless, That if the said
 Grantors, their heirs, executors or administrators, shall pay
 unto the said Dickson his heirs, executors, administrators
 or assigns, the said sum of Two hundred twenty five dollars
 \$225 in four equal semiannual instalments from the date
 hereof, with interest on said sums, at the rate of six per
 cent. per annum, payable (semiannually) then this Deed, as also
 a certain note, bearing even date with these presents, signed
 by the said Grantors, whereby they promise to pay to the said
 Dickson or order the said sum and interest at the time
 aforesaid, shall be absolutely void to all intents and purposes,
 In witness whereof, we the said Grantors have hereunto
 set

K
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20/2



SO. ESSEX #97 Bk: 34680 Pg: 331

01/27/2016 10:45 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 01/27/2016 10:45 AM
ID: 1108102 Doc# 20160127000970
Fee: \$1,368.00
Cons: \$300,000.00

QUITCLAIM DEED

Thomas A. Gilmore, an unmarried person, for Three Hundred Thousand and 00/100 Dollars (\$300,000.00) consideration paid, grants to Barbara A. McNeill, unmarried, of 12 Andover Street, Salem, Massachusetts, with QUITCLAIM COVENANTS,

The land in Salem, Essex County, Massachusetts, together with the buildings thereon, being numbered 12 Andover Street and being shown as Lot B on a plan entitled, "Land of William C. McCarthy, Salem, Mass." dated July 1953, Thomas A. Appleton, C.E. and recorded with Essex South District Registry of Deeds, Book 3995, Page 301.

Subject to the right of the owners of Lot A to use said way as shown on said plan.

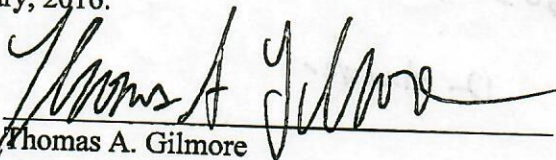
The grantor hereby releases all rights of homestead in the premises. The grantor hereby states under penalties of perjury that the grantor is unmarried, and there are no other persons entitled to the protection of the Homestead Act with respect to the premises.

Being the same premises conveyed to me by deed of Barry Fries and Keith Newburg, dated December 6, 2002, and recorded with the Essex South District Registry of Deeds at Book 19762, Page 165.

[Remainder of page intentionally blank.]

12 Andover Street, Salem, MA 01970

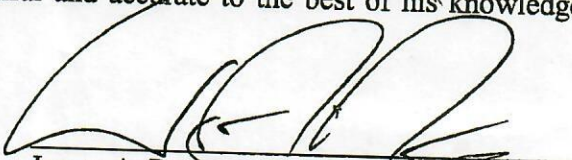
WITNESS my hand and seal this 25th day of January, 2016.


Thomas A. Gilmore

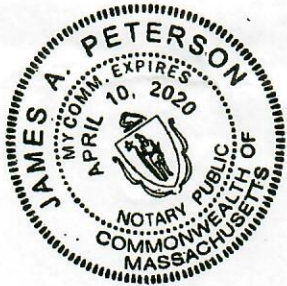
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 25th day of January, 2016, before me, the undersigned notary public, personally appeared the above-named Thomas A. Gilmore, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license; or _____, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that the statements regarding marital status and Homestead are truthful and accurate to the best of his knowledge and belief.



James A. Peterson, Notary Public
My commission expires April 10, 2020



the above named Augustus Dickson and acknowledged & 6.
ged the foregoing instrument to be his free act
and deed, before me, Jno H. Nichols, Justice of the Peace.
Essex ss Dec^r Reg^y 24, 1851. 24. m. part 3. Coll. Rec^y 2^d Exam^y by M. H. Smith

Know all men by these presents; That I, Mary
Smith of Salem in the County of Essex & Com-
monwealth of Massachusetts. Widow, in considera-
tion of three hundred and twenty five dollars
paid by Augustus Dickson of said Salem House
Carpenter, the receipt whereof is hereby acknow-
ledged, do hereby give, grant, bargain, sell and
convey unto the said Augustus Dickson the follow-
ing described messuage situate in said Salem
viz. bounded easterly by Buffum Street forty
feet and six inches, northerly by land of said
Dickson sixty feet, westerly by land of Thomas
Dickson forty feet and six inches, southerly
by land now or late of Smith sixty feet, being
the same estate conveyed to me from said
Dickson by his deed of even date herewith.
To have and to hold the above granted prem-
ises, with the privileges and appurtenances
thereto belonging, to the said Augustus Dick-
son & his heirs and assigns, to his & their use
and behoof forever. And I the said Mary Smith
for myself and my heirs, executors and ad-
ministrators, do covenant with the said
Augustus Dickson & his heirs and assigns
that I am lawfully seized in fee simple
of the aforesaid premises, that they are
free from all incumbrances that I have
good right to sell and convey the same to
the

M. H. Smith
to
A. Dickson

Essex ss. 21st Dec^r 1852. I the mortgagee here named having received
satisfaction for this mortgage, do hereby fully discharge the same.

Augustus Dickson

J. H. Brown Reg^y

executors or administrators, shall pay unto 55.
the said Elizabeth M. Moulton her heirs, ex-
ecutors, administrators or assigns the sum of
one hundred dollars, in one year from date
with interest payable semiannually then this
deed, as also a promissory note bearing even
date with these presents, signed by the said
Maria whereby she promises to pay to the said
Elizabeth the said sum and interest at the
time aforesaid, shall both be absolutely void,
to all intents and purposes. In witness whereof,
I the said Maria Raddin have hereunto set
my hand and seal this twenty second day of
February in the year of our Lord one thousand
eight hundred and fifty one:—

Executed and delivered Maria Raddin seal
in presence of Tho. B. Newhall } Commonwealth of Massachusetts
Essex. ss. Feby. 22. 1851. Then personally appeared the
above named Maria Raddin and acknowledged
the above instrument to be her free act and deed:
before me, Tho. B. Newhall, Justice of the Peace.
Essex. ss. Recd. Feby. 24. 1851. 25m. before S. C. Dickerson by *W. H. Smith, Jr.*

Know all men by these presents, That Augustus
Dickerson of Salem in the County of Essex, and State
of Massachusetts, housewright, in consideration
of nine hundred and fifty dollars to me
paid by Mary Smith of said Salem Widow,
the receipt whereof is hereby acknowledged,
do hereby give, grant, bargain, sell, and con-
vey unto the said Mary Smith the following
described messuage situate in said Salem,
viz. bounded Easterly by Buffum Street forty feet
and

A. Dickerson
to,
M. Smith

and six inches, Northwely by other land of mine
 sixty feet, Westwely by land of Thomas Dickson for-
 ty feet and six inches, Southwely by land now
 or late of Smith sixty feet, the well of water
 on the Northwely line of the premises to be in
 common to the owners and occupants of the
 two estates on which said well stands. To
 have and to hold the above granted premises,
 with the privileges and appurtenances thereto
 belonging, to the said Mary, her heirs and
 assigns, to her & their use and behoof forever.
 And I the said Dickson, for myself and my
 heirs, executors, and administrators, do cov-
 enant with the said Mary, her heirs and as-
 signs, that I am lawfully seized in fee of the
 aforegranted premises, that they are free from
 all incumbrances that I have good right
 to sell and convey the same to the said Mary
 as aforesaid, and that I will, and my heirs,
 executors, and administrators shall warrant
 and defend the same to the said Mary her
 heirs and assigns forever, against the lawful
 claims and demands of all persons. In witness
 whereof, we the said Augustus Dickson and
 the undersigned his wife, who hereby relin-
 quishes her right of dower in the premises have
 hereunto set our hands and seals this twenty
 fourth day of February in the year of our
 Lord one thousand eight hundred and fifty one, -
 Executed and delivered Augustus Dickson, Seal,
 in presence of us, Jno. B. Nichols } Eliza B. Dickson. Seal,
 witness to Augustus, - } Essex, February 24th. 1851,
 Mary Butland. - - - } Then personally appeared

the above named Augustus Dickson and acknowledged & 6.
 and the foregoing instrument to be his free act
 and deed, before me, Jno W. Nichols, Justice of the Peace.
 Essex ss. Dec^r. Feby. 24, 1851. 24. m. past 3. P. M. Dec^r. 9. Exam^d by W. H. [unclear]

Know all men by these presents; That I, Mary
 Smith of Salem in the County of Essex & Com-
 monwealth of Massachusetts. Widow, in considera-
 tion of three hundred and twenty five dollars
 paid by Augustus Dickson of said Salem House
 Carpenter, the receipt whereof is hereby acknow-
 edged, do hereby give, grant, bargain, sell and
 convey unto the said Augustus Dickson the follow-
 ing described messuage situate in said Salem
 viz. bounded easterly by Buffum Street forty
 feet and six inches, northerly by land of said
 Dickson sixty feet, westerly by land of Thomas
 Dickson forty feet and six inches, southerly
 by land now or late of Smith sixty feet, being
 the same estate conveyed to me from said
 Dickson by his deed of even date herewith.
 To have and to hold the above granted prem-
 ises, with the privileges and appurtenances
 thereto belonging, to the said Augustus Dick-
 son & his heirs and assigns, to his & their use
 and behoof forever. And I the said Mary Smith
 for myself and my heirs, executors and ad-
 ministrators, do covenant with the said
 Augustus Dickson & 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

M. Smith
 to
 A. Dickson

The mortgage here named having received
 satisfaction for this mortgage, do hereby fully discharge the same.
 Essex. ss. 21. Feb. 1852.

Augustus Dickson

Wm. Brown Reg.

Mr. Raddin
to
E. M. Chaulton
Discharge
See
as 467. S. 116.

Know all men by these presents, That I Maria Raddin of Dorum, in consideration of one hundred dollars paid by Elizabeth M. Chaulton of said Dorum the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell and convey unto the said Elizabeth M. her heirs and assigns forever a certain messuage in said Dorum bounded and measuring as follows, viz. Southeastly by Boston Street eighty one feet, Southwesterly by land of B. B. Skinner one hundred and seventy one feet, Northwestly by land of Joseph Chaulton forty eight feet and Northeastly by land of said Chaulton one hundred and fifty six feet. To have and to hold the above granted premises, with the privileges and appurtenances thereto belonging, to the said Elizabeth M. her heirs and assigns, to her and their use and behoof forever. And I the said Maria for myself and my heirs, executors and administrators, do covenant with the said Elizabeth her heirs and assigns, that I am lawfully seized in fee of the above granted premises, that they are free from all incumbrances except a mortgage for \$ 325. That I have good right to sell and convey the same to the said Elizabeth as aforesaid, and that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Elizabeth her heirs and assigns forever, against the lawful claims and demands of all persons, except as above stated. Provided nevertheless, that if the said Maria Raddin her heirs, ex =

JK 441 - 56

the above named Augustus Dickson and acknowledged & gave the foregoing instrument to be his free act and deed, before me, Jno W. Nichols, Justice of the Peace. Essex ss Rec^d Feb 24, 1857. 24. m. past 3. Ccl. Rec^d & exam^d by W. H. Smith

Know all men by these presents; That I, Mary Smith of Salem in the County of Essex & Commonwealth of Massachusetts, Widow, in consideration of three hundred and twenty five dollars paid by Augustus Dickson of said Salem House Carpenter, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Augustus Dickson the following described messuage situate in said Salem viz. bounded easterly by Buffum Street forty feet and six inches, northerly by land of said Dickson sixty feet, westerly by land of Thomas Dickson forty feet and six inches, southerly by land now or late of Smith sixty feet, being the same estate conveyed to me from said Dickson by his deed of even date herewith. To have and to hold the above granted premises, with the privileges and appurtenances thereto belonging, to the said Augustus Dickson & his heirs and assigns, to his & their use and behoof forever. And I the said Mary Smith for myself and my heirs, executors and administrators, do covenant with the said Augustus Dickson & his heirs and assigns that I am lawfully seized in fee simple of the foregoing premises, that they are free from all incumbrances that I have good right to sell and convey the same to the

M. Smith to A. Dickson

The mortgage here named having received satisfaction for their mortgage, do hereby fully discharge the same.

Augustus Dickson

Attest: John Brown Reg.

COVER SHEET

**ESSEX COUNTY REGISTRY OF DEEDS
SOUTHERN DISTRICT**

Requested By BARBARA

Date 7/7/2016

Time 13:07:52.7494179

Number of Pages 3

Amount Due \$3.00

Customer Receipt

Requested By BARBARA

Date 7/7/2016

Time 13:07:52.7494179

Number of Pages 3

Amount Due \$3.00

Copy/Fax Receipt

COVER SHEET

**ESSEX COUNTY REGISTRY OF DEEDS
SOUTHERN DISTRICT**

Requested By **BARBARA MCNEILL**

Date **7/7/2016**

Time **12:43:01.2226204**

Number of Pages **4**

Amount Due **\$4.00**

Customer Receipt

Requested By **BARBARA MCNEILL**

Date **7/7/2016**

Time **12:43:01.2226204**

Number of Pages **4**

Amount Due **\$4.00**

Copy/Fax Receipt