

The House History of 8 Winthrop Street, Salem, Massachusetts

According to available records, the house located at 8 Winthrop Street was built for Nathan Putnam around 1850. Set on a granite foundation, the house is constructed in the Greek Revival style, a popular architectural design choice during this period.¹ In accordance with the identifying features of this style, the house contains a side hall plan and a pediment front. Today the building is covered in aluminum siding and a recessed entrance as been covered with an exterior storm door.

Nathan Putnam, for the sum of “three hundred and seventy dollars and ninety eight cents” bought a lot of land containing about two thousand three hundred and ninety square feet from members of the Pickering family.² According to this deed in the chain of title, the house is located in an area of Salem once known as “Broad field so called . . .” The Pickering family is one of the oldest families in Salem, the Pickering House being “the oldest house in Salem and America’s oldest home.”³ The land where the house is located was likely used as farmland by the Pickering family before it became more profitable and practical to sell parcels of land off for people to build homes.

Nathan Putnam purchased the land on which the house is located in 1844 from John and Mary Pickering of Salem and Henry W. Pickering of Roxbury.⁴ The deed references no buildings located on the premises. However, an examination of 1850 census lists the Putnam family at Winthrop Street, which leads to the conclusion that this house was built at some time between 1844 and 1850. According to the 1850 census records Nathan Putnam was 55 years old and his wife Caroline was 27 years old. They had one daughter, Mary (b. 1838), and a newborn son Rodney (b. May 1849).

At this time, Nathan Putnam’s profession was listed as “wharfinger.” According to the Webster’s Dictionary, a wharfinger is the operator of a commercial wharf.⁵ By the 1860 census, Nathan had changed professions and become a dealer in wood and coal.⁶ In 1861, Nathan

¹ Virginia & Lee McAlester. *Field Guide to American Houses*. Alfred A. Knopf, Inc. 1984, esp. pgs 178-195.

² Essex South County Registry of Deeds (hereinafter ESCRD) Book 567, Page 162.

³ The Pickering House <http://pickeringhouse.org/index.html> (accessed May 21, 2015).

⁴ Deed of Sale from John and Mary Pickering to Nathan Putnam, 1 Feb. 1844, Deed book 342, page 78, Filed 22 Feb 1844, Salem, Essex, Massachusetts. *Southern Essex District Registry of Deeds*. Web. Accessed 3 Oct. 2014.

⁵ Merriam-Webster On-line Dictionary. <http://www.merriam-webster.com/dictionary/wharfinger> (Accessed May 20, 2015).

⁶ United States Census Bureau, Bureau, *Seventh Census of the United States, 1850*. Roll M432_312. Page 178A.

deeded the property to his wife Caroline “in her own right, free from the interference or control of her husband, in the same manner as if she were unmarried. . .”⁷ It is possible that Nathan took this action to protect the family home. Records at the Essex South County Registry of Deeds indicate that in March 1862, Nathan Putnam, trader, was an insolvent debtor and his home was ordered by the Insolvency Court to be held “in trust” by Benjamin Newhall of Lynn.⁸ In August of 1862 Caroline Putnam would give a mortgage to Maria M. Fletcher, a widow living in Salem, for the amount of three hundred and fifty dollars.⁹ The debt was paid and the mortgage was subsequently discharged. Benjamin Newhall released his “trusteeship” of the property to Caroline Putnam in August of 1862; this action appears to have been a final resolution to the family’s financial difficulties.¹⁰

Caroline would retain ownership of the house until her death on August 13, 1887. According to her estate filed at the Essex Registry of Probate, she died a widow without a will and left three surviving children who would each inherit 1/3 each of her estate: Nathan D. Putnam of Topeka, Kansas, Charles M. Putnam of Kansas City, Missouri and Ruth M. Copeland of Salem, Massachusetts.¹¹ In 1887, Nathan D. Putnam and Charles M. Putnam deeded their interest in the house at 8 Winthrop Street to their sister, Ruth M. Copeland.¹² Ruth would retain ownership of the house for another ten years when she sold the property to Johanna F. Cunningham on December 4, 1903.

A review of the grantee indexes at the Essex South County Registry of Probate reveals that Johanna F. Cunningham owned more than one property, indicating that she and her husband, James J. Cunningham, derived some of their income from managing and renting the multi-family homes they owned. According to the 1910 United States Census, Joanna was 44 years old and her husband James was 45 and they had six children living with them in Salem’s Ward 3. By 1940, the United States Census records show Joanna to be a widow living at 35 Broad Street in

Microfilm. (Washington, DC: National Archives and Records Administration, 1850). Lines 22-27.

⁷ ESCRD Book 627, Page 83-85.

⁸ ESCRD Book 640, Page 266.

⁹ ESCRD Book 640, Page 268.

¹⁰ ESCRD Book 641, Page 87.

¹¹ Essex County Registry of Probate, Estate of Caroline Putnam, Vol. 453, Page 596.

¹² ESCRD Book 1272, Page 210.

Salem, along with with her daughter Mary Cunningham and her son, Henry Cunningham.¹³ On January 3, 1950, Joanna F. Cunningham would pass away intestate, without a will. According to the administration of her estate at the Essex County Probate Court, she left four children: Josephine Nelson of Marblehead, Mary M. Cunningham of Salem, Frances Whearty of Salem, James Cunningham of Danvers and Henry Cunningham of Salem.¹⁴

Joanna's children retained ownership of the property for another fourteen years. On November 6, 1964, they sold the property to Earle B. Annis and Beverly A. Annis who would keep the house for less than one year, selling it on April 13, 1965 to Merle P. Kirwin.¹⁵ Merle owned the property for only four years, transferring the property to Peter A. Markunas and Elizabeth A. Markunas on March 21, 1969.¹⁶

The Markunas would own the house on Winthrop Street for 13 years, selling the house to Kenneth R. Kirchner on September 16, 1982. Two years later on June 19, 1986 Kenneth R. Kirchner conveyed the property to Keith D. Webster, who would lose the house to foreclosure during the economic downturn of 1992-1993.¹⁷ On April 25, 1994, John H. Mellow, Jr. would buy the premises from the foreclosing party, Federal Home Loan Mortgage Corporation.¹⁸ (I know you think this sounds too legalese, so amend at will!! ☺) John H. Mellow, Jr. made a wise investment, purchasing the in 1994 for the sum of One Hundred and Five Thousand (\$105,000.00) dollars; on December 16, 2002, he sold it to Richard E. Burgess for consideration of Three Hundred and Sixty Five Thousand, Two Hundred (\$365,200.00). Burgess bought the property as an investment, transferring the property within a few months to By The Sea, LLC, a

¹³ Ancestry.com. *1910 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006. Original data: Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.; Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Original data: United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls.

¹⁴ Essex County Probate Court Docket No. 230883.

¹⁵ ESCRD Book 5222, Page 168; ESCRD Book 5259, Page 377.

¹⁶ ESCRD Book 5597, Page 190.

¹⁷ ESCRD Book 6979, page 2; Book 8331, Page 381; Book 12376, Page 93.

¹⁸ ESCRD Book 12552, Page 238.

Massachusetts Limited Liability Corporation controlled by Burgess and two partners.¹⁹ In 2003, By The Sea, LLC converted the two family into a two unit condominium building through the recording of a Master Deed on June 6, 2003. By The Sea, LLC sold Unit 1 to current owner Janet H. Lieberman on June 6, 2003 and it sold Unit 2 to Susan L. Woods on June 30, 2003. A little over a year later, Susan L. Hood (f/k/a Susan L. Woods sold Unit 2 to Michael W. Cucchi on August 28, 2004, who would, in turn, sell the unit to current owner Ann G. Neely.²⁰

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

Historic Salem, Inc.

May 2015

¹⁹ Massachusetts Secretary of State On-line Corporate Database:
http://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchFormList.aspx?SEARCH_TYPE=1 (Accessed May 28, 2015); ESCRD Book 20752, Page 291.

²⁰ ESCRD Book 20969, Page 216; ESCRD Book 20969, Page 256; ESCRD Book 21133, Page 553; ESCRD Book 23307, page 357; ESCRD Book 33002, Page 299.

feet to the aforesaid By way; thence running East southerly
 by said By way about ninety seven feet to the beginning, with
 a privilege of passing and re-passing with teams and otherwise
 over the aforesaid by way from School Street to these prem-
 ises. To have and to hold the above released premises, with
 all the privileges and appurtenances thereto belonging to the said
 Benjamin L. Allen his Heirs and Assigns to his and their
 use and behoof forever. And I the said Isaac Allen Assignee
 for myself and my Heirs Executors, and Administrators, do cov-
 enant with the said Benjamin L. Allen his Heirs and Assigns
 that the premises are free from all incumbrances made or suf-
 fered by me, and that I will and my Heirs, Executors, and
 Administrators shall Warrant and Defend the same to the
 said Benjamin L. Allen his Heirs and Assigns forever against
 the lawful claims and demands of all persons claiming by
 through or under me or them but against none other. In
 Witness Whereof, I the said Isaac Allen Assignee and
 Lucy Ann Webb the wife of John B. Webb, aforesaid in to
 ken of her release of all right to dower in the released prem-
 ises have hereunto set our hands and seal this eighteenth day
 of March in the year of our Lord eighteen hundred and fifty
 eight

Isaac Allen . . . Seal
 Signed sealed and deliv- }
 ered in presence of } Lucy Ann Webb . . . Seal
 Charles C. Kimball to Isaac } Essex ss, March 18th 1858. Then
 Allen signing. John Lee } personally appeared the above na-
 to Lucy Ann Webb signing } med Isaac Allen assignee and
 instrument to be his free act and deed; before me,
 John Lee . . . Justice of the Peace
 Essex, ss Rec^d. - March 18, 1858. 30th Clerk Rom, rec^d, testimony Eplam Brown Reg^y

Mary O. Pickering
 to Know all Men by these Presents, That we Mary O. Pickering
 Nathan Putnam and John Pickering both of Salem in the County of Essex

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 1850

and Commonwealth of Massachusetts and Henry W. Pickering of
 Roxbury in the County of Norfolk and Commonwealth a-
 foresaid in consideration of three hundred and seventy
 dollars and ninety eight cents to us paid by Nathaniel Put-
 nam of Salem aforesaid the receipt whereof is hereby ack-
 nowledged, do hereby give, grant bargain sell and convey unto
 the said Nathaniel Putnam a certain parcel of land situ-
 ated in said Salem in Road field so called and bound-
 ed as follows to wit Easterly by a private way called Waver-
 throp Street forty four feet northerly by land of William
 Brown Junior fifty feet; Westerly by land of Sarah F. Bone
 forty four feet and Southerly by other land of ours fifty
 four feet and three inches, containing, two thousand two hun-
 dred and ninety three square feet of land; together with an
 right of way in said private way in common with us
 our heirs and assigns To have and to hold, the above gran-
 ted premises to the said Nathaniel Putnam and his heirs and
 assigns to his and their use and behoof forever. And we the
 said Grantors for ourselves and our heirs, executors and ad-
 ministrators, do covenant with the said Putnam and his heirs
 and assigns, that we are lawfully seized in fee simple of
 the afore granted premises; that they are free from all in-
 cumbrances; that we have good right to sell and convey the
 same to the said Putnam and his heirs and assigns forever
 to hold as aforesaid; and that We will and our heirs exe-
 cutors and administrators shall warrant and Defend the same
 to the said Putnam and his heirs and assigns forever
 against the lawful claims and demands of all persons, In
 Witness Whereof we the said Mary O, John and Henry
 W. Pickering and Frances D. wife of said Henry W. (who
 in consideration of one dollar paid her hereby relinquishes all
 her right of dower ^{in the aforesaid premises} have hereunto set our hands and seals
 this thirtieth day of December in the year of our Lord eight

ten hundred and forty nine
Signed, sealed and delivered
in presence of James Stone wit-
ness to signature of Mary O. Pickering
H. Newman.. witness to signatures
of John & Henry W. Pickering
Rebecca W. Pickering wit-
ness to signature of Francis D. Pickering
I acknowledged the above instrument to be his free act and deed;
before me . . . J. G. King . . . Justice of the Peace.
Essex ss, Dec^r 15, 1849

Mary O. Pickering . . . Seal
John Pickering . . . Seal
Henry W. Pickering . . . Seal
Francis D. Pickering, . . . Seal
Commonwealth of Massachu-
setts Essex ss, December 12th 1849
Then personally appeared the above
named John Pickering and ack-
nowledged the above instrument to be his free act and deed;
before me . . . J. G. King . . . Justice of the Peace.
Essex ss, Dec^r 15, 1849

Nathan Putnam
et al.
to
Nathl. Higgin

Know all Men by these Presents, That We Nathan Putnam
and Caroline M. Putnam both of Salem in the County
of Essex & Commonwealth of Massachusetts, In Consideration
of One thousand Dollars to us paid by Nathaniel Higgin of
said Salem the receipt whereof is hereby acknowledged, do here-
by give grant bargain sell and convey unto the said Nathaniel
Higgin a certain parcel of land situate in Salem afore-
said in what is known as Broadfield in said Salem Bound-
ed and described as follows to wit. Easterly by a private
way called Winterop street, forty four feet northerly by
land of William Brown Junior fifty feet, Westerly by land
of Sarah H. Orne forty four feet and Southerly by other
lands now or formerly owned by Mary O. Pickering John
John Pickering & Henry W. Pickering fifty five feet and three
inches, containing two thousand two hundred & ninety three
square feet of land more or less together with a right of
way in said private way in common with the said Mary
John & Henry W. Pickering & their heirs and assigns, all of
which will appear by reference to Deed from said Mary,
John & Henry W. Pickering to Nathan Putnam dated the
tenth day of December A.D. 1849 To have and to hold

Attest
Ephraim Brown Reg.
Essex ss. 16th June 1858. A the mortgagee herein named remaining
several satisfaction for this mortgage - sent by fully satisfied
the same.
Nathl. Higgin

Founders, nor my heirs, or any other person or persons claiming by, from or under me or them, or in the name right, or stead of me or them, shall or will, by any way or means, have, claim, or demand, any right, or title to the above-released premises, or to any part or parcel thereof forever. In Witness Whereof, We the said Lewis Founders, and Mary J., his wife who hereby releases all right of dower in the above released premises have hereunto set our hands, and seals this fourth day of September, in the year of our Lord one thousand eight hundred and sixty one,

Signed, sealed, and delivered } Lewis Founders, Seal.
 in presence of us, } Mary J. Founders, Seal.
 J. Brown Lord; } Essex, ss. September 4th. 1861.
 Eliza Woodbury. } Then the above named Lewis Founders personally appeared and acknowledged the above instrument to be his free act and deed;

Before me, J. Brown Lord, Justice of the Peace
 Essex, ss. Sept. 6, 1861. 30m. past 2. P.M. Recd. & Ex. by Ephm. Brown Reg.

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Nathan Putnam,
 to
 Geo. R. Curwin,
 stand
 1521/
 Know all Men by these Presents, That I, Nathan Putnam, of Salem, in the County of Essex and State of Massachusetts, Trader, In Consideration of fifteen hundred dollars, to me paid by George R. Curwin, of the same Salem, Esquire. the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto to the said George R. Curwin, and his heirs and assigns forever, a certain lot of land in said Salem, bounded as follows, to wit. Easterly by Winthrop Street forty four feet, Northerly by land of William Brown, Jr., fifty feet, Westerly by land of Sarah S. Orne, forty four feet, and Southerly by land now or late of Pickering fifty four feet and three inches; containing two thousand two hundred

and ninety three square feet of land, with the dwelling house and all other buildings thereon standing, and all privileges and appurtenances to the same belonging. for more particulars reference may be had, to my deed recorded with Essex Deeds, Book 567 Leaf 161. To Have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said George R. Curwen, and his Heirs and Assigns, to his and their use and behoof forever. And I the said Nathan Pittram, for myself, and my Heirs, Executors, and Administrators, do covenant with the said George R. Curwin, and his Heirs and Assigns, that I am lawfully seized in fee simple of the afore granted premises; that they are free from all incumbrances, that I have good right to sell and convey the same to the said George R. Curwen, 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 George R. Curwen, and his Heirs and Assigns forever, against the lawful claims and demands of all persons. In Witness Whereof, I the said Nathan Pittram, have herunto set my hand and seal this sixth day of September, in the year of our Lord one thousand eight hundred and sixty one. Nathan Pittram, Seal.

Signed, Sealed and delivered } Essex, ss. Sept. 6th. A. D. 1861.
 in presence of Ephm Brown. } Then personally appeared
 the above named Nathan Pittram, and acknowledged the
 above instrument to be his free act and deed.

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before me, Ephm Brown, Justice of the Peace

Essex, ss. Sept 6, 1861. 3 o'clock P.M. Rec. at 4 o'clock Ephm Brown J.P.

Know all Men by these Presents, That I, George R. Curwen, of Salem, in the County of Essex, and State of Massachusetts,

Geo. R. Curwen,
 to
 Nathan Pittram
 (ex. H. P.)

(sets)

sette, Esquire. In consideration of fifteen hundred dollars, to me paid by Caroline M. Putnam, wife of Nathan Putnam, of the same Salem, the receipt whereof is hereby acknowledged, do hereby remise, release and forever Quit-Claim, unto the said Caroline M. Putnam, the same to be held by her in her own right, free from the interference or control of her husband, in the same manner as if she were sole and unmarried, a certain lot of land in Salem, bounded as follows, to wit, Easterly by Winthrop Street, forty four feet; Northerly by land of William Brown Jr., fifty feet; Westerly by land of Sarah S. Orne, forty four feet, and Southerly by land now a lot of Pickering fifty four feet and three inches containing two thousand two hundred and ninety three square feet, of land, with the dwelling house, and all other buildings thereon standing, and all privileges and appurtenances to the same belonging, meaning hereby to convey to said Caroline all the estate conveyed to me by said Nathan by deed recorded herewith, to which refer for more particulars. To Have and to Hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said Caroline M. Putnam, to be held by her in her own right, and to her Heirs and Assigns, to her and their use and behoof forever. And I the said George B. Cullen, for myself and my Heirs, Executors, ^{and} Administrators, do covenant with the said Caroline M. Putnam, and her 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 said Caroline M. Putnam, to be held as aforesaid, and 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 George Curwen
(having no wife) have hereunto set my hand, and seal
this sixth day of September, in the year of our Lord
one thousand eight hundred and sixty one,

Executed, sealed and delivered } Geo. B. Curwen Seal.
in presence of Ephm Brown. } Essex, ss. Sept. 6th. A. D. 1861.

Then personally appeared the above named George B. Curwen,
and acknowledged the above instrument to be his free
act and deed, before me, Ephm Brown, Justice of the Peace.

Essex, ss. Sept. 6, 1861. J. O. Miller J. P. by Ephm Brown J. P.

Know all Men by these Presents, That I Joseph Benson
Benson, of Groveland, in the County of Essex, and Commonwealth of Massachusetts, Yeoman. In Consideration
of five dollars to me paid by Helen A. Reed, of said Groveland, and other good considerations, the receipt
whereof is hereby acknowledged, do hereby grant, remise,
release, and forever Quit-Claim, unto the said Helen
A. Reed, a piece or parcel of land in said Groveland,
it being the same conveyed to me by Warner B. White
tier by deed bearing date April 20th. 1855 and recorded
in the Essex County Registry of Deeds, in Book 509 Leaf
249 to which deed reference may be had. To have and
to hold the above released premises, with all the privi-
leges and appurtenances thereto belonging, to the said
Helen A. Reed, her Heirs, and Assigns, forever; so that
neither I the said Joseph Benson, nor my Heirs, or any
other person or persons claiming from or under me or
them, in the name, right, or stead of me, or them, shall
or will, by any way, or means, have, claim, or demand
any right or title to the aforesaid Premises, or their ap-
purtenances, or to any part or parcel thereof forever. That
I will warrant and defend the same from all incumbrance

Joseph Benson
to
Helen A. Reed.

appeared the above named Martha H. Hutchinson as the
attorney of said John Heanne, and acknowledged the a-
bove instrument to be the free act and deed of said
Heanne, Before me, James C. King, Justice of the Peace.
Essex, ss. at Augt. 5, 1862. at 26 m. past 9 a. m. Dec^d by Eph^r. Brown. J^g.

Assignment
Nathan Putnam,

to

Benj. B. Newhall, in
Assn.

Commonwealth of Massachusetts, Essex, ss. Court of

Seal

Insolvency, In the case of Nathan Putnam, of Salem
said County, trader, Insolvent Debtor. Know all men

by these Presents; That whereas, Benjamin B. Newhall, of
Lynn, in said County, has been duly appointed as
assignee in said case; Now, Therefore, I, George F. Choate
Judge of the Court of Insolvency, by virtue of the author-
ity vested in me by the one hundred and eighteenth
chapter of the General Statutes and the Laws of this
Commonwealth, do hereby convey and assign to the
said Assignee, all the estate, real and personal, of the
said Nathan Putnam, insolvent debtor, including all the
property of which he was possessed, or which he was
interested in or entitled to on the thirtieth day of
March, in the year one thousand eight hundred and
sixty-two, excepting such as may be by law exempted
from attachment, with all his deeds, books and papers
relating thereto. To Have and to Hold all the above
granted premises to the said Benjamin B. Newhall, and his
heirs forever; In trust, nevertheless, for the uses and
purposes, with the powers and subject to the conditions
and limitations set forth in the chapter and laws afore-
said. In Witness whereof, I, the said Judge, have herewith
set my hand, and caused the seal of said Court to be
affixed, on this twenty fourth day of March, in the year
of our Lord one thousand eight hundred and sixty-two,
Geo. F. Choate, Judge of the Court of Insolvency.

Essex, ssd at Aug. 5, 1862. 6 m. before 10 a.m. Read by Ephm. Brown Clk.

Know, all Men by these Presents, That Whereas I, Nathaniel Ladd, of Groveland, in the County of Essex, and born in the Commonwealth of Massachusetts, Administrator of the goods and estate of Fitz W. Burbank, late of Beaverhill, in said County Laborer; deceased, by an Order of the Court of Probate, held at Salem, within and for the County of Essex, on the fourth day of March, in the year one thousand eight hundred and fifty-six was licensed and empowered to sell and pass deeds to convey certain real estate of the said deceased; and whereas I, the said Administrator, having given public notice of the intended sale, by causing notifications thereof to be published once a week for three successive weeks, prior to the time of sale, in the Newspaper called the Essex Banner; printed at Beaverhill, and having first taken the oath by law in such cases required, did on the second day of April in the year one thousand eight hundred and fifty six, pursuant to the order and notice aforesaid, sell by public auction the real estate of the said deceased herein after described, to Sophia Lyford, for the sum of Seventy dollars ~~for~~ she being the highest bidder therefor. Now therefore, know ye, That I, the said Nathaniel Ladd, Administrator, as aforesaid, by virtue of the power and authority in me vested as aforesaid, and in consideration of the aforesaid sum of seventy dollars ~~for~~ paid by the said Sophia Lyford, the receipt whereof is hereby acknowledged, do, by these Presents, give, grant, sell and convey unto the said Sophia Lyford, her heirs and assigns, one undivided fifth part of a certain tract or parcel of land situate in Groveland aforesaid bounded and described as follows, Viz: Commencing at

(Sgd)

640/2685
↓

the said William Griffith, Jun., for myself and my
Heirs, Executors and Administrators, do covenant with
the said Amanda M. Stevens, her Heirs and Assigns,
that I am lawfully seized in fees of the aforesaid
Premises; that they are free from all incumbrances
excepting the aforesaid Reservation, that I have good right
to sell and convey the same to the said Amanda M.
Stevens, as aforesaid; and that I will, and my Heirs, Ex-
ecutors, and Administrators shall Warrant and Defend the
same to the said Amanda M. Stevens her Heirs and Assigns
forever, against the lawful claims and demands of all
persons. And for the consideration aforesaid, I, Sarah
M. Griffith, wife of said William Griffith, Jun., do here-
by release and quit claim all my right, claim, or pos-
sibility of dower in or out of said Premises. In Witness
Whereof, We the said William Griffith, Jun., and Sarah
M. Griffith, have hereunto set our hands and seals this
fourth day of October, in the year of our Lord one thou-
sand eight hundred and fifty-eight,

Signed, Sealed, and delivered } Wm Griffith, Jr., Seal.
in presence of Nathaniel Ladd. } Sarah M. Griffith, Seal.

Essex, W. Va., Oct. 11th. 1858. Then personally appeared
the above named William Griffith, Jun., and acknowl-
edged the above instrument by their executed, to be free
and deed; before me, Nathaniel Ladd, Justice of the Peace.
Essex, W. Va., Augt., 5, 1862..... 5m. before 10 a.m. Dec 21st by Ephm. Brown Ref.

Nathn. Putnam
to
Maria M. Fletcher
Now all Men by these Presents, that We, Nathan
Putnam, of Salem, in the County of Essex, and Caroline
M. Putnam, wife of said Nathan, in her own right. In
consideration of the sum of three hundred and fifty
dollars, paid by Mrs. Maria M. Fletcher, widow, of said Salem.
the receipt whereof is hereby acknowledged, do hereby give

mk
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grant, bargain, sell, and convey unto the said Maria M. Fletcher, and her heirs and assigns forever, a certain lot of land, in said Salem, bounded as follows, to wit, Easterly by Wintthrop Street forty four feet Northerly by land of William Brown, Jr., fifty feet Westerly by land of Sarah F. Orne, forty four feet and Southerly by land now or late of Pickering fifty four feet and three inches, containing two thousand two hundred and ninety three square feet of land with the dwelling house and all other buildings thereon standing, and all privileges and appurtenances to the same belonging, for more particulars reference may be had to deed recorded with Essex deeds, Book 567. Leaf. 161. To Have, and to Hold the above granted premises, with all the privileges and appurtenances thereto belonging to the said Maria M. Fletcher, and her heirs and assigns, to them and their use and behoof forever. And We the said Nathan Putnam, and Caroline M. Putnam, for us and our heirs, Executors and Administrators, do covenant with the said Maria M. Fletcher, her heirs and assigns, that they are lawfully seized in fee simple of the aforegranted premises; that they are free from all incumbrances; that they have good right to sell and convey the same to the said Maria M. Fletcher, her heirs and assigns forever as aforesaid; and that they will and their heirs, Executors and Administrators shall warrant and defend, to the said Maria M. Fletcher, her heirs and assigns forever, against the lawful claims and demands of all persons. Provided, Nevertheless, That if the said Nathan Putnam or Caroline M. Putnam, their heirs, Executors, or Administrators shall pay unto the said Maria M. Fletcher, her Executors, Administrators, or Assigns, the sum of three hundred and fifty dollars in one year with interest thereon

Essex. ss. 12 Nov. 1869 - The mortgagee here named having received satisfaction for his mortgage, do hereby fully cancel and discharge the same.

Maria M. Fletcher

Attest: John Brown Esq.

(Payable

payable in advance, quarterly; then this Deed, as also a note bearing even date with these presents, signed by the said Nathan Putnam, & Caroline M. Putnam, whereby they agree to pay the said Maria M. Fletcher, the said sum, and interest at the time aforesaid, shall be absolutely void to all intents and purposes. In Witness Whereof, We the said Nathan Putnam, and Caroline M. Putnam, the said Caroline, hereby relinquishing all right of dower in the above described premises, have hereunto set our hands and seals, this fourth day of August, in the year of our Lord eighteen hundred and sixty two, Signed, & sealed, in presence of Nathan Putnam, Seal. of Henry Cogswell. Caroline M. Putnam, Seal. delivered in presence of Essex, ss Aug. 2^d 1862. Then personally appeared — above named Nathan Putnam, & Caroline M. Putnam, and acknowledged the above instrument to be their free act and deed; before me, Michl. Garleton, Justice of the Peace. Essex, ss Dec. 5, 1862. m. before 1001. m. Keen & G. P. by Eph. Brown C. G.

James M. Riggs, to Joseph Ingalls. Now all Men by these Presents, that I, James M. Riggs, of Swampscott, in the County of Essex, and Commonwealth of Massachusetts. In consideration of One Hundred dollars, to me paid by Joseph Ingalls, of said Swampscott, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Ingalls, a certain lot of land bounded as follows, Viz: On the north by Orient St., on the east by land of Michael Haley, on the south by the sea on the West by land of Nathaniel Galucia, said lot being the Homestead of said Riggs. To Have and to Hold the above-granted Premises, with the privileges and appurtenances thereto belonging, to the said Ingalls, his Heirs, and

Released see 713. 2. 187. see 914. 2. 259.

641 / 87

N. Putnam
to
C.M. Putnam
(by N.P.)

I know all men by these presents, That I, Benjamin B. Newhall of Lynn in the County of Essex, Assignee of the estate of Nathan Putnam of Salem in said County an insolvent debtor, In consideration of two hundred dollars, to me paid by Caroline M. Putnam, wife of said Nathan Putnam, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever Quit Claims unto the said Caroline M. Putnam her heirs and assigns forever, all my right title, interests and estate, as assignee aforesaid, in and to a certain lot of lands in said Salem, bounded as follows, to wit; Easterly by Wintthrop Street forty four feet, Northwesterly by lands of Wm. Brown Jr. fifty feet; Westerly by land of Sarah B. Orne forty four feet, and Southerly by land now or late of Pickering fifty four feet & three inches, containing 2293 square feet of land, with the dwelling house & all other buildings thereon standing. To have and to hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said Caroline M. Putnam her heirs and assigns, to her and their use and behoof forever. And I the said Assignee for myself and my heirs, executors and administrators do covenant with the said Putnam, her heirs and assigns, that the premises are free from all incumbrances, made or suffered by me, the said Assignee in my capacity of Assignee as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Caroline M. Putnam her heirs and assigns forever, against the lawful claims and demands of all persons, claiming by, through, or under me in my said capacity of Assignee but against none other. In Witness Whereof, I the said Benjamin B. Newhall as assignee of the estate of said Nathan Putnam, in Insolvency, have hereunto set my hand and seal this fourth day of August, in the year of our Lord one thousand eight hundred and sixty two.

B. B. Newhall Assignee
Signed, sealed and delivered }
of the estate of Nathan Putnam }

In presence of } Essex ss. August 1862. Then personally ap-
D. C. Stickney } proved the above named Benj. B. Newhall and
acknowledged the above instrument to be his free act and deed,
before me, D. C. Stickney, Justice of the Peace
Essex. U. S. Aug. 6. 1862. 5m. before 12 M. P. D. C. Stickney. — John Brown Reg.

Know all men by these presents, I, said Peter
McBall of Lynn, in the County of Essex and Commonwealth
of Massachusetts, do make, in consideration of nine
hundred dollars, to me paid by Bridget McBall of said
Lynn, single woman, the receipt whereof is her by acknowl-
edged do hereby give, grant, bargain, sell and convey unto
the said Bridget McBall and her heirs and assigns forever,
that certain lot of land with the buildings thereon standing
situate in said Lynn, and bounded easterly by Whippewa
Cove, there measuring one hundred feet; northerly by land
of the heirs of Benny Wardwell, there measuring one hun-
dred and twenty feet; westerly by land of the heirs of The-
ophilus Burvil, there measuring one hundred feet, and
southerly by land of James Burvil, there measuring one
hundred and eighteen feet, with a privilege to use said Whip-
pewa Cove, as specified in the deed of Benny Wardwell
to me, bearing date June 5th 1855 and recorded in the Essex
Registry of Deeds, Book 514, at leaf 242, reference being had to
said deed for a further description of the premises. To have
and to hold the above granted premises, with all the
privileges and appurtenances thereto belonging, to the said
Bridget McBall and her heirs and assigns to her and their
use and behoof forever. And I, the said Peter McBall for me,
and my heirs, executors and administrators, do covenant with
the said Bridget McBall and her 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

P. McBall
to
B. McBall.

1887 September 6. ⁴

Peterson Caroline M. Denmark

Petition for Administration, Citation and Decree.

Cit. Ret. Mon. 188

Rec. Vol. 453 Page 596

27-251

Papers etc

C. W. Richardson

[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 125 and 130 of the Public Statutes.]

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

RESPECTFULLY represents *Ruth M. Copeland*

of *Salem* in the county of *Essex*
that *Caroline M. Putnam*
who last dwelt in *Salem*

in said county of Essex, *widow* died on the *Thirteenth*
day of *August* in the year of our Lord eighteen hundred and eighty *seven*
intestate, possessed of goods and estate remaining to be
administered, leaving ~~widow, whose name is~~

and as her only next of kin, the persons whose names, residence and relationship to the deceased are as follows; viz.,—

Nathan D. Putnam *Jopoka* *Kansas* a son
Charles M. Putnam *Kansas City* *Missouri* a son
Ruth M. Copeland, wife of *Joseph E. Copeland*,
Salem *Mass.* a daughter

That your petitioner is

Wherefore your petitioner pray that he may be appointed administrator of the estate of said deceased.

Dated this *twenty fifth* day of *August* A. D. 188 *7*
Ruth M. Copeland.

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

Chas. M. Putnam.

of Lynn in the County of Essex the receipt whereof is hereby acknowledged, do hereby assign, transfer, and set over unto the said Edgar A. Bradley the said mortgage deed, the real estate thereby conveyed, and the note and claim thereby secured To have and to hold the same to the said Edgar A. Bradley and his heirs, and assigns, to their own use and behoof forever; subject nevertheless, to the conditions therein contained and to redemption according to law. In witness whereof I hereto set my hand and seal this first day of March A.D. 1890.

Signed and sealed } Adolph S. Schmitz Seal
 in presence of }
 William B. F. Whall } ss. Commonwealth of Massachusetts, Suffolk
 ss. Boston, March 1, 1890. Then personally
 appeared the above named Adolph S. Schmitz and acknowledged
 the foregoing instrument to be his free act and deed,
 Before me, William B. F. Whall, Justice of the Peace.

Essex ss. Recd Mar. 2, 1890, 55 mi. paid + P.M. Recd ex. by *Chas Wood. R. J.*

Discharge.

Lynn Savg & Smt^g
 to
 G. O. Tarbox
 On bank M. Deed
 Res. C. 12/2 & 269

Know all men by these presents, that the Lynn Institution for Savings, the mortgagee within named, hereby acknowledges that it has received from George O. Tarbox the mortgagor within named full payment and satisfaction of the within mortgage, and in consideration thereof it hereby cancels and discharges said mortgage, and releases and quitclaims unto the said mortgagor and his heirs and assigns forever the premises within described. In witness whereof the said Lynn Institution for Savings has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged and delivered, in its name and behalf by D. H. Sweetser its Treasurer, thereto duly authorized, this fourth day of February A.D. 1890.

Witness to signature } Lynn Institution for Savings
 Clifton Colburn } By D. H. Sweetser, Treas^r Seal
 Commonwealth of Massachusetts, Essex ss. Feb. 4, 1890. Then
 personally appeared the above named D. H. Sweetser and acknowledged the foregoing instrument to be the free act and deed of the Lynn Institution for Savings, before me,
 Clifton Colburn, Notary Public.

Essex ss. Recd Mar. 2, 1890, 50 mi. P.M. Recd. ex. by *Chas Wood. R. J.*

A. B. Putnam
 to
 R. M. Soper and
 (wif. & d. & c.)

Know all Men by these Presents, that we, Nathan B. Putnam, of Topeka, Kansas, and Charles M. Putnam of Kansas City, Missouri, in consideration of One dollar and other good and valuable considerations paid by Ruth M. Soper and wife

Charles and
Esther?

of Frank B. Bopeland, of Salem, Massachusetts, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit claim unto the said Ruth M. Bopeland a certain parcel of land with the buildings thereon, situated number two on Winthrop Street in said Salem and bounded North easterly by Winthrop Street; North westerly by land now or formerly of Bartlett and there measures fifty feet more or less; South westerly by land now or formerly of Orne and there measures forty four feet more or less; and South easterly by land now or late of Hill and there measures fifty four feet and three inches more or less, containing two thousand two hundred and ninety three square feet of land more or less; being the same property conveyed to Nathan Putnam by Mary D. Pickering and others by deed dated December tenth 1849 and recorded in Essex South Registry of Deeds book 567 leaf 161. Also another piece of land or wharf numbered 155, 157 and 159 on Derby Street in said Salem, bounded Northerly by Derby Street and there measures eighty five feet more or less; southerly by the channel of the South River eighty six feet more or less Easterly by land formerly of Richard Savory; Westerly by the land or flats of the Peabody Wharf property; together with all the flats belonging thereto. Being the same premises conveyed to Caroline M. Putnam by E. S. Pettingell and others by deed dated January ninth 1872 and recorded in Essex South Registry of Deeds Book 845 leaf 121. Including the land newly made by the filling of the adjoining flats. To have and to hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said Ruth M. Bopeland her heirs and assigns, to her and their use and behoof forever. And with the said Nathan B. and Charles M. Putnam for ourselves and our heirs, executors, and administrators, do covenant with the said Ruth M. Bopeland her heirs and assigns that the premises are free from all incumbrances made or suffered by us and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Ruth M. Bopeland her heirs and assigns forever, against the lawful claims and demands of all persons, claiming by, through, or under us but against none other. In witness whereof, we the said Nathan B. Putnam and Charles M. Putnam both unmarried have hereunto set our hands and seals this - day of - in the year of our Lord eighteen hundred and eighty seven.

N. B. Putnam

Seal

Signed, sealed, and delivered } Charles M. Putnam Seal
 and in presence of _____ } W. E. Sterne, clerk of the District
 Court in and for Shawnee County, Kansas, being a Court of
 record in and for said County and State, and, as clerk of said
 Court duly authorized and empowered by law to take acknowl-
 edgments of all written instruments of any and all kinds
 whatsoever, do hereby certify that N. B. Putnam is well known
 to me to be the identical person, who signed the foregoing in-
 strument that he signed said instrument in my presence
 and acknowledged it to be his voluntary act and deed. In wit-
 ness whereof, I have hereunto set my hand, and affixed the
 seal of said Court hereto, this 8th day of February, 1888.

Seal W. E. Sterne, clerk District Court, Shawnee County, Kansas.
 State of Kansas, Shawnee County ss. I, John Guthrie, Presiding
 Judge of the Third Judicial District, State of Kansas, in which
 is included the County of Shawnee, do hereby certify that W. E.
 Sterne, whose signature is attached hereto, is clerk of the Dis-
 trict Court, within and for the County of Shawnee and State
 aforesaid, duly elected and qualified, and that his said signa-
 ture is genuine, and that his attestation is in due form of law.
 Witness my hand, this 8th day of January A. D. 1888, at the
 City of Topeka, Shawnee County, Kansas.

John Guthrie, Judge.

State of Missouri, Jackson County, ss. Kansas City, Missouri,
 March 1st. A. D. 1890. Then personally appeared the above named
 Charles M. Putnam to me personally known and acknowledged
 the foregoing instrument to be his free act and deed, before me,

Wm. F. Frederickson, Notary Public, Jackson County, Mo.



My Commission expires June 20, 1898.

Exam. ss. Recd. Mar. 7, 1890, 50m. part 8 A.M. Rec. + ex. by *Chas. Wood. Ref.*

M. E. Tucker
 to
 Town of Salisbury

Know all men by these presents that I, Mary E. Tucker
 of Salisbury in the County of Essex and Commonwealth of Mas-
 sachusetts in consideration of Eighty four + $\frac{2}{3}$ dollars paid by
 the Town of Salisbury aforesaid the receipt whereof is hereby ac-
 knowledged, do hereby give, grant, bargain, sell and convey
 unto the said Town of Salisbury a certain piece or parcel of
 land for the purpose hereinafter named, situated on the Plains
 Folly Mill Road, so called, in said Salisbury containing One
 hundred sixteen and $\frac{2}{3}$ rods and is bounded and described as
 follows, viz: Beginning at the North-westerly corner thereof at
 a bound on land of Granitor and land this day sold by Fran-

R. M. Copeland
to
J. F. Bunningham

KNOW ALL MEN by these presents that
 Ruth M. Copeland, widow of Francis B. Copeland
 of Salem in the County of Essex and Common-
 wealth of Massachusetts, in consideration of twenty-
 nine hundred and forty-five dollars paid by Jo-
 hanna F. Bunningham wife of James Bun-
 ningham of said Salem, the receipt whereof is
 hereby acknowledged, do hereby give, grant, bar-
 gain, sell and convey unto the said Johanna F.
 Bunningham, a certain parcel of land situate
 on Winthrop street in said Salem, bounded and
 described as follows, to wit; northeasterly by
 said Winthrop street forty-four (44) feet, north-
 westerly by land now or late of Bartlett fifty
 (50) feet; southwesterly by land formerly of Ours
 and now or late of Ropes forty-four (44) feet;
 southeasterly by land now or late of Hill fifty-
 four feet and three inches (54' 3"); containing
 2393 square feet, more or less. Being the prem-
 ises formerly owned by my mother, Caroline M.
 Putnam from whom I inherited one-third part,
 the remaining two-thirds having been conveyed
 to me by my brothers Nathan B. Putnam and
 Charles M. Putnam by deed recorded with the
 Essex Co. Dist. Deeds book 1272 page 210. Taxes
 for the current year are to be paid by the grantee.
 To have and to hold the granted premises, with
 all the privileges and appurtenances thereto be-
 longing to the said Johanna F. Bunningham 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 law-
 fully seized in fee-simple of the granted premises,
 that they are free from all incumbrances, except
 taxes for the current year, that I have good right
 to sell and convey the same as aforesaid; and that
 I will and my heirs, executors and administra-
 tors shall warrant and defend the same to
 the grantee and her heirs and assigns forever a-
 gainst the lawful claims and demands of all per-
 sons. In Witness Whereof I the said Ruth M.

Copeland hereunto set my hand and seal this fourth day of December in the year one thousand nine hundred and three.

Ruth M. Copeland }
Signed sealed and delivered in presence of }
Charlotte M. Howe }
Commonwealth of Massachusetts. Middlesex, ss.
Wakefield, December 31, 1903.

Then personally appeared the above-named Ruth M. Copeland and acknowledged the foregoing instrument to be her free act and deed.

Before me, W^m M. Hill Justice of the Peace
Essex ss. Rec. Dec. 23, 1903, 30 m. past 9 a. m. Rec. & Exp. by Willard J. Hale. Rec -

Now All Men by these presents that James A. Gillis of Salem in the County of Essex and Commonwealth of Massachusetts the mortgage named in a certain mortgage given by Francis B. Copeland and Ruth M. Copeland, dated May 10th A. D. 1901, and recorded with Essex So. District Deeds, libro 1640 folio 485, do hereby acknowledge that I have received from Johanna F. Cunningham grantee of the equity of redemption of the mortgage named in said mortgage, full payment and satisfaction of the same; and in consideration thereof I do hereby cancel and discharge said mortgage, and release and quitclaim unto the said Johanna F. Cunningham and her heirs and assigns forever, all interest acquired under said mortgage in the premises thereby conveyed. & M Witness Whereof I hereunto set my hand and seal this twelfth day of December A. D. 1903.

James A. Gillis }
Signed and sealed in the presence of }
Frank B. Spalter }
Commonwealth of Massachusetts. Worcester ss.
Dec. 12th 1903. Then personally appeared the above-named James A. Gillis and acknowledged the foregoing instrument to be his free act and deed

before me,
Frank B. Spalter Justice of the Peace.

Essex ss. Rec. Dec. 23, 1903, 30 m. past 9 a. m. Rec. & Exp. by Willard J. Hale. Rec -

Discharge
James A. Gillis
to
J. F. Cunningham

Now All Men by these presents that James Cunningham and Johanna F. Cunningham

J. Cunningham
to
Mrs. M. S. Cooney
(over)

LB

1 ✓

No. 230883

Cunningham, Joann A.
ADMINISTRATION *Salm. int.*

[WITH SURETIES.]

Petition — Decree

v

FILED

MAY 15 1950

Returnable 19 .

Allowed *May 17* 1950

J.P.M. 5/24/50

For Petitioner:

John J. Connelly Jr.
174 Federal Street
Salem, Mass.

For Respondent:

.....
.....

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

RESPECTFULLY represents Henry D. Cunningham of Salem in the County of Essex that Joanna F. Cunningham

who last dwelt in Salem in said County of Essex, died on the third day of January in the year of our Lord one thousand nine hundred and fifty intestate, possessed of goods and estate remaining to be administered, leaving as ~~widow~~ ~~husband~~ ~~her~~ only heirs-at-law and next of kin the persons whose names, residences and relationship to the deceased are as follows, viz:

NAME	RESIDENCE	RELATIONSHIP
Josephine Nelson	33 Bute Rd, Marblehead	Daughter
Mary M. Cunningham	35 Broad St, Salem	Daughter
Frances L. Whearty	15 Cedar St Salem	Daughter
James J. Cunningham	25 School St Danvers	Son
Henry D. Cunningham	35 Broad St, Salem	Son

that your petitioner is a son of said deceased

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

Dated this fifth day of May A. D. 1950.

MAILING ADDRESS.

35 Broad St. Salem, Mass.

Henry D. Cunningham fifth day of May

Essex, ss. Subscribed and sworn to this A. D. 1950.

Before me,

John Connolly Jr. Justice of the Peace Notary Public

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

2M 4-17-45

Josephine Nelson
Mary M. Cunningham
Frances L. Whearty
James J. Cunningham
Henry D. Cunningham

9/19/50

COMMONWEALTH OF MASSACHUSETTS.

ESSEX, SS.

At a Probate Court holden at Salem in and for said County of Essex, on the seventeenth day of May in the year of our Lord one thousand nine hundred and fifty.

THE petition of Henry D. Cunningham of Salem in the County of Essex, praying that he, or some other suitable person, be appointed administrat. OR of the estate of Joanna F. Cunningham

late of Salem in said County of Essex,

deceased, intestate, having been considered, and it appearing that the petitioner is the husband -- widow -- one of the next of kin of said deceased have assented thereto, - and that the other next of kin have assented thereto,

and that all persons interested have had due notice according to the order of the Court, no person objecting thereto.

IT IS DECREED that said petitioner be appointed administrat. OR of said estate, first giving bond with sufficient sureties, for the due performance of said trust.

John V. [Signature] Judge of Probate Court.

We, Henry D. Cunningham and Mary M. Cunningham, both being unmarried, Thomas H. Whearty and Frances C. Whearty, his wife, in her own right, and ~~James J. Cunningham~~, all of Salem, and ~~Elmer W. Nelson~~ and Josephine E. Nelson, ~~his wife, in her own right, being a widow,~~

of Marblehead, Essex County, Massachusetts, ~~being unmarried,~~ for consideration paid, grant to Earle B. Annis and Beverly A. Annis, and to the survivor of them as tenants by the entirety and not as tenants in common, they being husband and wife,

of Danvers in said Essex County, with quitclaim covenants the land in said Salem, with the buildings thereon, bounded and described (Description and encumbrances, if any) as follows:

- Northeasterly by Winthrop Street forty-four (44) feet;
- Northwesterly by land now or late of Bartlett fifty (50) feet;
- Southwesterly by land formerly of Orne, now or late of Ropes, forty-four (44) feet;
- Southeasterly by land now or late of Hill fifty-four (54) feet, three (3) inches.

Containing 2293 square feet, more or less.

Being the same premises conveyed to Johanna F. Cunningham by deed from Ruth M. Copeland, dated December 4, 1903, recorded with Essex South District Deeds, Book 1727, Page 464. See estate of said Johanna F. Cunningham

I, ~~Marguerite M. Cunningham,~~ husband of said grantor, wife James J. Cunningham,

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

Witness our hands and seals this 6th day of November 1964. James J. Cunningham, Marguerite M. Cunningham, Mary M. Cunningham, Thomas H. Whearty, Frances C. Whearty, Elmer W. Nelson, Josephine E. Nelson.

The Commonwealth of Massachusetts

Essex ss November 6, 19 64.

Then personally appeared the above named Henry D. Cunningham and acknowledged the foregoing instrument to be his free act and deed, before me

Mass. Excise Stamps \$ 10.90 affixed and cancelled on back of this instrument and cancelled on back of this instrument U. S. Docum. Stamps \$ 10.45 affixed and cancelled on back of this instrument Notary Public - Justice of the Peace My commission expires March 30, 1968.

Essex ss. Recorded Nov. 6, 1964. At 4 o'clock P.M. #218 (* Individual - Joint Tenants - Tenants in Common - Tenants by the Entirety.)

Earle B. Annis and Beverly A. Annis, husband and wife as tenants by the entirety, both

of Danvers, Essex

County, Massachusetts.

being married, for consideration paid, grant to Merle P. Kirwin

of Peabody, Essex County, Massachusetts

with quitclaim covenants

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

(Description and encumbrances, if any)

NORTHEASTERLY by Winthrop Street forty-four (44) feet;

NORTHWESTERLY by land now or late of Bartlett fifty (50) feet;

SOUTHWESTERLY by land formerly of Orne, now or late of Ropes,

forty-four (44) feet;

SOUTHEASTERLY by land now or late of Hill fifty-four (54) feet,

three (3) inches.

Containing 2293 square feet, more or less.

For title see deed of Henry D. Cunningham et als, dated November 6, 1964 and recorded in Essex South District Registry of Deeds, Book 5222 Page 168.

Be all said measurements more or less or however otherwise bounded; measured or described.

Mass. Excise Stamps \$ 20.80 affixed and cancelled on back of this instrument

U. S. Docum. Stamps \$ 20.35 affixed and cancelled on back of this instrument

husband of said grantor, wife

release to said grantee all rights of tenancy by the curtesy and other interests therein dower and homestead

Witness our hand and seal this 13th day of April 19 65

Francis B. Jerny

Earle B. Annis Beverly A. Annis

The Commonwealth of Massachusetts

Essex, ss. April 13, 19 65

Then personally appeared the above-named Earle B. Annis and Beverly A. Annis

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

Francis B. Jerny Notary Public

My commission expires Dec. 17, 19 66

Essex ss. Recorded Apr. 14, 1965. 16 m. past 9 A. M. #42

BK 5597 PG 190

I, Merle P. Kirwin

of Salem,

Essex County, Massachusetts,

being unmarried, for consideration paid, grant to Peter A. Markunas and Elizabeth A. Markunas, husband and wife as tenants by the entirety, both residing at 8 Winthrop Street,

of said Salem,

with quitclaim covenants

therein

~~whereof the grantor claims an interest~~

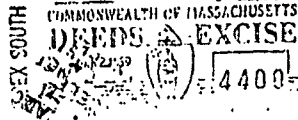
A certain parcel of land, together with the buildings thereon, situated in said Salem, known as 8 Winthrop Street, bounded and described as follows:

- NORTHEASTERLY by Winthrop Street, 44 feet;
- NORTHWESTERLY by land now or formerly of Bartlett, 50 feet;
- SOUTHWESTERLY by land formerly of Orne, now or formerly of Ropes, 44 feet; and
- SOUTHEASTERLY by land now or formerly of Hill, 54 feet, 3 inches.

Containing 2,293 square feet of land, more or less.

Being the same premises conveyed to me by deed of Earle B. Annis et ux recorded with Essex South District Registry of Deeds in Book 5259, Page 377.

Subject to the taxes assessed for the current year which the grantees assume and agree to pay.



Notary Public

~~whereof the grantor claims an interest~~

Witness my hand and seal this 21st day of March 19 69

Merle P. Kirwin

The Commonwealth of Massachusetts

Essex ss. March 21 19 69

Then personally appeared the above named Merle P. Kirwin

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

Edward Robinson
Notary Public - Jurisdiction

My commission expires Nov. 20 19 71

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

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967

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

Essex ss. Recorded Mar. 21, 1969. 13 m. past 12 P.M. #47

We, Peter A. Markunas and Elizabeth A. Markunas, husband and wife; as tenants by the entirety, of Salem Essex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of Seventy Three Thousand Dollars (\$73,000.00)

grants to Kenneth R. Kirchner of 8 Winthrop Street, Salem, Mass.

of with quitclaim covenants

the land in Salem

[Description and encumbrances, if any]

A certain parcel of land, together with the buildings thereon, situated in said Salem, known as 8 Winthrop Street, bounded and described as follows:

- NORTHEASTERLY by Winthrop Street, 44 feet;
NORTHWESTERLY by land now or formerly of Bartlett, 50 feet;
SOUTHWESTERLY by land formerly of Orne, now or formerly of Ropes, 44 feet; and
SOUTHEASTERLY by land now or formerly of Hill, 54 feet, 3 inches.

Containing 2,293 square feet of land, more or less.

Being the same premises conveyed to us by deed of Merle P. Kirwin dated March 21, 1969 and recorded with Essex South District Registry of Deeds, Book 5597, Page 190.

Subject to real estate taxes for the current year which have been apportioned as of this date.

RECORDED
INDEXED
CANC.



Witness our hands and seals this 16th day of September 19 82

Handwritten signatures of Peter A. Markunas and Elizabeth A. Markunas.

The Commonwealth of Massachusetts

Essex ss. September 16 19 82

Then personally appeared the above named Peter A. Markunas and Elizabeth A. Markunas and acknowledged the foregoing instrument to be their free act and deed, before me

Handwritten signature of the Notary Public.

Notary Public - Justice of the Peace

My commission expires February 11, 1988

(*Individual - Joint Tenants - Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

ESSEX SS. RECORDED Sep 16 1982 42M. PAST 3 P.M. INST. # 301

83310381

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 001

25

I, Kenneth R. Kirchner
of 8 Winthrop Street, Salem,
County, Massachusetts,

~~for consideration paid~~ for consideration paid, and in full consideration of One Hundred Fifty
Two Thousand Five Hundred (\$152,500.00) Dollars
grant to Keith D. Webster

of Swampscott, Essex County, Massachusetts with quitclaim covenants
the land in Salem

[Description and encumbrances, if any]

A certain parcel of land, together with the buildings thereon, situated in
said Salem, known as 8 Winthrop Street, bounded and described as follows:

NORTHEASTERLY by Winthrop Street, 44 feet;
NORTHWESTERLY by land now or formerly of Bartlett, 50 feet;
SOUTHWESTERLY by land formerly of Orne, now or formerly of Ropes,
44 feet; and
SOUTHEASTERLY by land now or formerly of Hill, 54 feet, 3 inches.

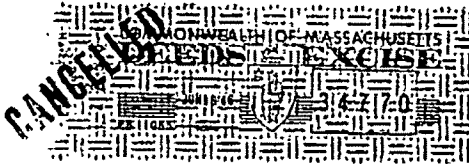
Containing 2,293 square feet of land, more or less.

Being the same premises conveyed to me by deed of Peter A. Markunas and
Elizabeth A. Markunas dated September 16, 1982, and recorded with Essex South
District Registry of Deeds, Book 6979, Page 002.

For additional title references, see Book 627, Page 85, and Book 1272, Page 210,
recorded at Essex South District Registry of Deeds.

Property: 8 Winthrop Street, Salem, MA 01970

1986 JUN 19 P 12 31 310



Witness my.....hand and seal this.....19th..... day of.....June....., 19..86.

Kenneth R. Kirchner
Kenneth R. Kirchner

The Commonwealth of Massachusetts

Essex ss. June 19 19 86

Then personally appeared the above named Kenneth R. Kirchner
and acknowledged the foregoing instrument to be his free act and deed before me

Notary Public
Notary Public — ~~Justices of the Peace~~
My commission expires 1/20/89 19

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

7

251

FEDERAL HOME LOAN MORTGAGE CORPORATION, A FEDERAL
corporation duly established under the laws of THE UNITED STATES OF AMERICA
and having its usual place of business at 1410 SPRINGHILL ROAD, MCLEAN,

04/29/94 04:06 Inst 1004
EK 12552 PG 238
VIRGINIA
FAIRFAX County, ~~VA~~

for consideration paid, and in full consideration of ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00)
DOLLARS -----
grant to JOHN H. MERROW, JR.

of _____ with quitclaim covenants
~~substantia~~

(Description and encumbrances, if any)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Greene + 3
PROPERTY ADDRESS: 8 WINTROP STREET, SALEM, MA 01970



04/29/1994 Doc: 1004

In witness whereof, the said FEDERAL HOME LOAN MORTGAGE CORPORATION has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Robert J. Kinsella

its Single Family Sales Specialist hereto duly authorized, this Twenty-Fifth day of April in the year one thousand nine hundred and NINETY-FOUR

Signed and sealed in presence of

FEDERAL HOME LOAN MORTGAGE CORPORATION

by

Robert J. Kinsella

VIRGINIA
The Commonwealth of ~~COMMONWEALTH OF VIRGINIA~~

FAIRFAX,

ss.

April 25, 1994

Then personally appeared the above named

Robert J. Kinsella
Single Family Sales Specialist

and acknowledged the foregoing instrument to be the free act and deed of the FEDERAL HOME LOAN MORTGAGE CORPORATION before me

Neil J. Wadhwa

Notary Public - ~~COMMONWEALTH OF VIRGINIA~~

My commission expires

19

NEIL J. WADHWA, NOTARY PUBLIC
My Commission Expires: MAY 31, 1997

CHAPTER 185 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Exhibit "A"

A certain parcel of land, together with the buildings thereon, situated in said Salem, known as 8 Winthrop Street, bounded and described as follows:

NORTHEASTERLY by Winthrop Street, 44 feet;
NORTHWESTERLY by land now or formerly of Bartlett, 50 feet;
SOUTHWESTERLY by land formerly of Orne, now or formerly of Ropes, 44 feet; and
SOUTHEASTERLY by land now or formerly of Hill, 54 feet, 3 inches.

Containing 2,293 square feet of land, more or less.

For title reference see Foreclosure Deed recorded with Essex South District Registry of Deeds.

THE GRANTOR IS EXEMPT FROM PAYING THE MASSACHUSETTS STATE EXCISE STAMP TAX BY VIRTUE OF 12 UNITED STATES CODE SECTION 1452.

2
25

QUITCLAIM DEED

2002121600608 Bk:19817 Pg:135
12/16/2002 13:04:00 DEED Pg 1/2

I, John H. Merrow, Jr.

Of Salem, Essex County, Massachusetts

In consideration of **Three Hundred Sixty Five Thousand Two Hundred
And 00/100 (\$365,200.00) Dollars**

Grant to **Richard E. Burgess**

Of ~~8 Winthrop Street, Salem~~ **128 Old Essex Road, Manchester**, Essex County, Massachusetts **01944**

With quitclaim covenants

A certain parcel of land, together with the buildings thereon, situated in said Salem, known as 8 Winthrop Street, bounded and described as follows:

NORTHEASTERLY by Winthrop Street, 44 feet;

NORTHWESTERLY by land now or formerly of Bartlett, 50 feet;

SOUTHWESTERLY by land formerly of Orne, now or formerly of Ropes, 44 feet; and

SOUTHEASTERLY by land now or formerly of Hill, 54 feet, 3 inches.

Containing 2,293 square feet of land, more or less.

For Title see Deed dated April 25, 1994 and recorded with Essex South Registry of Deeds at Book 12552, Page 238

Return to: Richard E. Burgess
128 Old Essex Road
Manchester, MA 01944

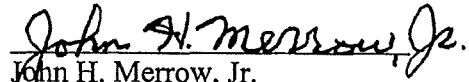
CANCELLED
DEEDS REG 10
ESSEX SOUTH

12/16/02 1:04PM 01
000000 #9392

FEE \$1666.68

CASH \$1666.68

Executed as a sealed instrument this 16th day of December, 2002.

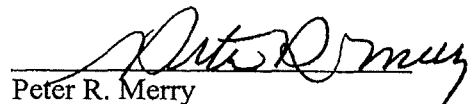

John H. Merrow, Jr.

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

December 16, 2002

Then personally appeared the above named John H. Merrow, Jr. and acknowledged the foregoing instrument to be of his free act and deed, before me,


Peter R. Merry
Notary Public
My Commission Expires: 9/3/2004

FILED

DEC 5 2002

CERTIFICATE OF ORGANIZATION

**SECRETARY OF THE COMMONWEALTH
CORPORATIONS DIVISION**

Pursuant to the provisions of the Massachusetts Limited Liability Company Act (the Act), the undersigned, desiring to organize a Massachusetts limited liability company hereby certify as follows:

1. Federal Employer Identification Number. The limited liability company organized hereby has applied for (but not yet received) a federal employer identification number.
2. Name of the Limited Liability Company. The name of the limited liability company formed hereby (the "LLC") is By The Sea Realty, LLC.
3. Office of the Limited Liability Company. The address of the office of the LLC for purposes of Section 5 of the Act is 18 School Street, Unit B Manchester-By-The-Sea, Massachusetts, 01944.
4. Business of the LLC. The general character of the business of the LLC is to engage in the business of real estate development and ownership, and any activities directly or indirectly related or incidental thereto and any other activity in which an LLC organized under the laws of the Commonwealth of Massachusetts may lawfully engage.
5. Date of Dissolution. The LLC shall have no fixed date upon which it shall dissolve.
6. Agent for Service of Process. The name and address of the resident agent for service of process for the LLC is Sarah Lance, 18 School Street, Unit B, Manchester-By-The-Sea, Massachusetts, 01944.
7. Manager. As of the date hereof, the LLC has a Board of Managers consisting of three persons. The name and address of each of such person are as follows:

Richard E. Burgess 128 Old Essex Road, Manchester-By-The-Sea MA 01944
Sarah Lance 18 School Street, Unit B, Manchester-By-The-Sea, MA 01944
Kathleen Johnson 46R Nashua Ave Gloucester, MA 01930
8. Execution of Documents (Secretary of the Commonwealth). Any person serving as manager of the LLC is authorized to execute on behalf of the LLC any documents to be filed with the Secretary of State of the Commonwealth of Massachusetts.
9. Execution of Recordable Instruments. Any person serving as Manager of the LLC is authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property.

IN WITNESS WHEREOF, the undersigned hereby affirms under the penalties of perjury that the facts stated herein are true, as of the 3rd day of December, 2002.

Richard E. Burgess
RICHARD E. BURGESS

Kathleen Johnson
KATHLEEN JOHNSON

Sarah Lance
SARAH LANCE

Ck.# 2709

The Commonwealth of Massachusetts
Limited Liability Company
(General Laws, Chapter 156C)

818396

Filed this 5 day December, 2002.

David Smith

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

David Smith

Phone: 978 922 9932

125

QUITCLAIM DEED

I, **Richard E. Burgess**, of Manchester, Essex County, Massachusetts,
in consideration of One Dollar (\$1.00) and other nominal consideration paid,

Grant to **By The Sea Realty, LLC**, a Massachusetts limited liability company,

with a principal address of 18 School Street, Unit B, Manchester-By-The-Sea,
Massachusetts, 01944

with Quitclaim Covenants

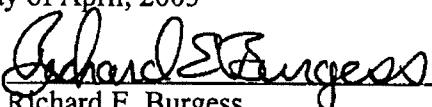
A certain parcel of land, together with the buildings thereon, situated in said Salem,
known as 8 Winthrop Street, bounded and described as follows:

- NORTHEASTERLY by Winthrop Street, 44 feet;
- NORTHWESTERLY by land now or formerly of Bartlett, 50 feet;
- SOUTHWESTERLY by land formerly of Orne, now or formerly of Ropes, 44 feet; and
- SOUTHEASTERLY by land now or formerly of Hill, 54 feet, 3 inches.

Containing 2, 293 square feet of land more or less.

For grantor's title see deed of John H. Merrow, Jr. dated December 16, 2002 recorded
with the Essex South District Registry of Deeds, Book 19817, Page 135.

Executed as a sealed instrument this 16th day of April, 2003

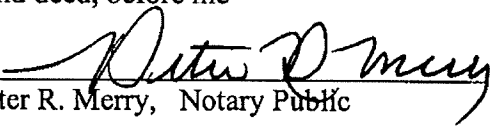

Richard E. Burgess

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 16, 2003

Then personally appeared the above named Richard E. Burgess and
acknowledged the foregoing to be his free act and deed, before me


Peter R. Merry, Notary Public

Return to: **By the Sea Realty, LLC**
18 School Street, Unit B
Manchester-By-the-Sea, MA. 01944

My Commission Expires: 09/03/2004

14
123-

2003060600533 Bk:20969 Pg:216
06/06/2003 11:03:00 MDEED Pg 1/14

**MASTER DEED
OF
8 WINTHROP STREET CONDOMINIUM**

By the Sea Realty, LLC, a Massachusetts limited liability company with an address of 18 School Street, Unit B, Manchester-by-the-Sea, Massachusetts 01944, (hereinafter called the "Declarant"), the owner of the premises in Salem, Essex County, Massachusetts, hereinafter described, by duly executing and recording this Master Deed, do hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts and propose to create with respect to said premises, a condominium (the "Condominium") to be governed by and subject to the provisions of Chapter 183A, and to that end declare and provide the following:

1. **NAME.** The name of the Condominium shall be:
8 Winthrop Street Condominium

2. **DESCRIPTION OF LAND.** The premises which constitute the Condominium consist of a parcel of land (the "Land") known as and numbered 8 Winthrop Street, Salem, Massachusetts, with the building (the "Building") and improvements thereon, being the premises conveyed to the Declarant by deed of Richard E. Burgess dated April 16, 2003 and recorded with the Essex South District Registry of Deeds, Book 20752, Page 291, as more particularly described in Exhibit A attached hereto, and as shown on the plan entitled "Plan of Land in Salem Prepared for 9 Winthrop Street Condominium" Scale 1" = 5' February 21, 2003 by North Shore Survey Corporation (the "Site Plan") to be recorded herewith.

3. **DESCRIPTION OF THE BUILDING.** The Building is of wood frame construction with a fieldstone foundation and consists of a basement, first, second, and third floor. The mechanical equipment for each of the units within the Building are located in the basement, including the gas and electric meters for each of the units and the common area electric meter.

Return to: Peter R. Merry Esq. 1
265 Essex St. Suite 304
Salem, Ma. 01970

4. DESIGNATION OF CONDOMINIUM UNITS. The Building contains two units, (the "Units") known as Unit 1 and Unit 2; as are more particularly described as to designation, location, number of rooms, approximate area, and the common areas to which the units have immediate access, in Exhibit B attached hereto, and the set of plans comprising one (1) sheet, entitled "Floor Plans for 8 Winthrop Street Condominium, Salem, Ma. Scale 1"=4' February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts (the "Floor Plans"), and recorded herewith.

Unit 1, occupies the first as shown on the Floor Plans. Unit 2 occupies the second and third floors of the Building as shown on the Floor Plans. The units have the following rooms as shown on the floor plans. Unit 1 includes a living room, dining room, kitchen, foyer, two bedrooms and one full bathroom. Unit 2 includes a living room, kitchen, dining room, two bedrooms and one full bathroom on the second floor, and two bedrooms and one full bathroom on the third floor.

Each of Units 1 and 2 is serviced by its own electrical service and meter. There is a common electrical service for the smoke detector system, and common area electric fixtures, the cost of which shall be allocated and paid for in accordance with the unit percentage interests as set forth in Exhibit B hereto. Each of Units 1 and 2 are serviced by their own combination gas fired furnace and water heater. The water heater and furnace serving each unit is located in the basement. The gas fired furnace and water heater serving each unit shall be deemed to be owned by the owner of the unit served, and the maintenance, repair, and replacement thereof, as necessary, shall be the responsibility of the owner of the unit served. The Units share a single water service and shall pay for the cost thereof in accordance with the unit percentage interests as set forth in Exhibit B hereof. Unit 1 shall have the exclusive use of the area shown as "Parking Exclusive Use Unit 1" on the Site Plan. Unit 2 shall have the exclusive use of the area shown as "Parking Exclusive Use Unit 2" on the Site Plan. Unit 2 shall have the exclusive use of the stairs extending up from the first floor.

5. BOUNDARIES OF THE UNITS. The boundaries of the units with respect to the floors, ceilings, and the walls, doors, and windows thereof are as follows:

- (a) Floors: The upper surface of the rough sub-flooring material (rough board, particle board, concrete, or other, as the case may be);

- (b) Ceilings: The plane of the lower surface of the second floor ceiling joists with respect to Unit 1, and the lower surface of the roof joists with respect to Unit 2;
- (c) Walls: The plane of the surface of the wall studs facing such Unit;
- (d) Exterior Doors and Windows: as to doors, including any storm doors, the exterior surface thereof and of the door frames; and as to windows, the exterior surface of the glass and of the window frames.

6. COMMON AREAS AND FACILITIES. The Common Areas and Facilities of the Condominium shall consist of the following to the extent that the same are not included within a Unit or Units:

- (a) the Land, together with the benefit of and subject to all rights, easements, restrictions and agreements of record so far as the same may be in force;
- (b) the walkways and other improvements on the Land, including if applicable, without limitation, the driveway and paved parking area, walls, railings, steps, lighting fixtures, and similar facilities;
- (c) those portions of the Building not included within the boundaries of the Units, including the foundations, structural columns, girders, beams, supports, exterior walls, party walls, and the roof;
- (d) the halls and stairways serving more than one Unit if applicable, and other areas not contained within a Unit or subject to the exclusive use of a particular Unit;
- (e) all conduits, ducts, pipes, plumbing, wiring, chimneys, flues, and other facilities for the furnishing of power, light, air, heat, hot and cold water, and all sewer and

drainage pipes, and sewer disposal systems located within the common areas, and all such facilities located within any unit that serve parts of the Condominium other than the unit within which such facilities are contained; as to sewage disposal systems and utility conduits, lines, pipes, and wires, the right and easement to enter the Units for the purpose of repairing and maintaining the same shall be included as part of the common areas and facilities;

- (e) such additional common areas and facilities as may be defined in Chapter 183A, except as otherwise provided or stipulated herein.
- (f) the basement.
- (g) Each unit has its own electrical meter. Anything to the contrary herein notwithstanding, said meters shall not be included in the Common Areas and Facilities, but shall be deemed part of and owned by the Unit owners of the Units they serve.

Each Unit Owner shall be entitled to an undivided interest in the Common Areas and Facilities in the percentage set forth in Exhibit B for such unit. Such percentage is based on the approximate relation that the fair value of each unit on the date hereof bears to the then aggregate fair value of all the units. Each Unit Owner shall be subject to (i) the terms and provisions of this Master Deed, The 8 Winthrop Street Condominium Trust and By-Laws thereof (hereafter "Condominium Trust"), as defined and described in paragraph 11 hereof, (ii) rules and regulations promulgated pursuant thereto with respect to the use thereof, and (iii) the timely making of the payments required to be made in connection therewith.

7. ENCROACHMENTS. If any portion of the Common Areas and Facilities now or hereafter encroaches upon any Unit, or if any Unit now or hereafter encroaches upon any other Unit or upon any portion of the Common Areas and Facilities as a result of settling of the Building, or a unit therein, or the alteration or repair of the Common Areas and Facilities of the Building or a unit

therein, a valid easement shall exist for such encroachment and for the maintenance of the same as long as the Building and/or unit exists.

8. FLOOR PLANS. The Floor Plans of the Building referred to above and recorded herewith bear the certification of a registered professional land surveyor, certifying that the plans fully and accurately depict the layout, location, unit numbers, and dimensions of the units as built.

The Declarant may, until all of said Units have been sold by said Declarant, (i) lease Units which have not been sold and (ii) use any Units owned by the Declarant as models for display for purposes of sale or leasing of Units.

9. RESTRICTIONS ON USE OF UNITS. Unless otherwise permitted by instrument in writing duly executed by the Trustees of the Condominium Trust pursuant to provisions of the By-Laws thereof:

- (a) No such Residential Unit shall be used for any purpose other than as a dwelling for one family or by not more than two (2) unrelated persons and no business activities, other than those conducted "on line" by computer and having no external manifestation, shall be conducted in any such Residential Unit. The word "family" means any group of persons related by blood, marriage, adoption or other legally established form of family relationship.
- (b) Any Unit Owner may rent any such Residential Unit, subject however, to the condition that any lease, tenancy-at-will agreement or occupancy agreement shall:
 - (i) be in writing and apply to the entire Residential Unit and not merely a portion thereof;
 - (ii) be for a term of at least one (1) month;
 - (iii) expressly provide that the lease, tenancy at will agreement or occupancy agreement shall be subject in every respect to the Master Deed of the Condominium, the Declaration of Trust of the Condominium Trust, and the

ByLaws and Rules and Regulations thereof, as the same may have been amended most recently prior to the execution of the lease, tenancy-at-will agreement, or occupancy agreement.

- (c) No Unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the Condominium Trust and regulations which may be adopted pursuant thereto.

- (d) The architectural integrity of the Building and the Units shall be preserved without modification, and to that end, without limiting the generality of the foregoing, no porch/deck or porch/deck enclosure, awning, screen, antenna, sign, banner or other device, and no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to any Unit or any part thereof; no addition to or change or replacement (except, so far as practicable, with identical kind) of any exterior light, door knocker or other exterior hardware, exterior Unit door, or door frames shall be made, and no painting or other decoration shall be done on any exterior part or surface of any Unit nor on the interior surface of any window; provided, however, that the provisions of this subparagraph (c) shall not restrict the right of any Unit Owner (i) to decorate the interior of his or her Unit as he or she may desire so long as such Unit Owner shall in no way whatsoever alter, remove or otherwise modify any structural component of his or her Unit.

The restrictions set forth in paragraphs (a) through (d) above shall be for the benefit of all of the Unit Owners and the Condominium Trust and (i) shall be administered on behalf of said Owners by the Trustees of the Condominium Trust, (ii) shall be enforceable solely by the Trustees, insofar as permitted by law, (iii) may be waived in specific cases by such Trustees and (iv) shall, insofar as permitted by law, be perpetual, and, to that end, may be extended at such time or times and in such manner as permitted or required by law for the continued enforceability thereof. No Unit Owner shall be liable for any breach of the provisions of this paragraph except such as occur during his or her ownership of a Unit.

10. AMENDMENTS. This Master Deed may be amended by an instrument in writing (i) signed by the Unit Owners entitled to sixty six and two thirds percent (66.66%) or more of the undivided interests in the Condominium Trust pursuant to the By-Laws thereof, and (ii) signed and acknowledged by a majority of the Trustees of the Condominium Trust and (iii) duly recorded with the Essex South Registry of Deeds, PROVIDED, HOWEVER, that:

- (a) The date of which any such instrument is first signed by a Unit Owner shall be indicated thereon as the date thereof, and no such instrument shall be of any force or effect unless the same shall have been so recorded within six (6) months after such date:
- (b) No instrument of amendment which alters the dimensions of any Unit shall be of any force or effect unless the same has been signed by the Unit Owner of the Unit so altered;
- (c) No instrument of amendment which alters the percentage of the undivided interest in and to the Common Areas and Facilities to which any Unit is entitled shall be of any force or effect unless the same has been signed by all Unit Owners and said instrument is recorded as an Amended Master Deed;
- (d) No instrument of amendment which purports to alter or redefine the property defined herein as Common Areas and Facilities shall be of any force or effect.
- (e) No instrument of amendment affecting any Unit upon which there is a first mortgage of record held by a bank or other institutional lender, or a purchase money second mortgage held by the Declarant or his heirs or assigns, shall be of any force or effect unless the same shall have been assented to by the holder of such mortgage; and

- (f) No instrument of amendment which alters this Master Deed in any manner which would render it contrary to or inconsistent with any requirements or provisions of said Chapter 183A of the General Laws of Massachusetts shall be of any force or effect.

11. **MANAGING ENTITY.** The entity through which the Unit Owners will manage and regulate the Condominium established hereby (the "Condominium Association") is The 8 Winthrop Street Condominium Trust, under a Declaration of Trust (including the By-Laws) of even date and recorded herewith (the "Condominium Trust"). Such Declaration of Trust establishes a trust for the benefit of all Unit Owners in which each Unit Owner shall have a beneficiary interest and membership in proportion to its percentage of undivided interest in the Common Areas and Facilities to which such Owner is entitled hereunder. The names and addresses of the original Trustees thereof are as follows:

Richard E. Burgess, 128 Old Essex Road, Manchester-by-the-Sea, Ma. 01944

Kathleen Johnson, 46R Nashua Ave. Gloucester, Ma. 01930

Such Trustees have enacted By-Laws pursuant to and in accordance with provisions of Chapter 183A of the General Laws of Massachusetts.

12. **GENERAL LAWS CHAPTER 183A.** The Units and the common areas and facilities, and the Unit Owners and Condominium Trustees shall have the benefit of and be subject to the provisions of said Chapter 183A of the General Laws of Massachusetts, as from time to time amended, and in all respects not specified in this Master Deed or in said Declaration of Trust of the 8 Winthrop Street Condominium Trust and the By-Laws set forth therein, shall be governed by provisions of said Chapter 183A as from time to time amended, in their relation to each other and to the Condominium established hereby, including, without limitation, Condominium provisions thereof with respect to improvements and rebuilding of common areas and facilities, and with respect to removal of the premises or any portion thereof from the provisions of said Chapter 183A.

13. MORTGAGEE PROVISIONS. The following provisions shall apply to mortgages of one or more Condominium Units:

- (a) A first mortgagee at its request shall be entitled to written notification from the Condominium Trustees of any default by the mortgagor of such unit in the performance of such mortgagor's obligations under the Condominium documents which is not cured within thirty (30) days.
- (b) Any first mortgagee who comes into possession of the Unit pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or deed or assignment in lieu of foreclosure, shall be exempt from any right of first refusal.
- (c) Any first mortgagee who comes into possession of the Unit pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or deed or assignment in lieu of foreclosure, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the time such holder comes into possession of the Unit (except for claims for a pro-rata allocation of such assessment or charges to all Units including the mortgaged Unit).
- (d) Unless one hundred percent (100%) of the first mortgagees of Condominium Units shall have given their prior written approval, the Condominium Owners shall not be entitled to:
 - (1) by act or omission, seek to abandon or terminate the Condominium regime; or
 - (2) change the pro-rata interest or obligations of any Condominium Unit for (i) purposes of levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards or, for (ii) determining the pro-rata share of the ownership of each Unit in appurtenant real estate and any improvements thereon which are owned by the Unit Owners in the

Condominium project in undivided pro-rata interests (common areas and facilities); or,

- (3) partition or subdivide any Condominium Unit;
- (4) by act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the common areas facilities. The granting of easements for public utilities or for other purposes consistent with the intended use of the common areas and facilities by the Condominium project shall not be deemed a transfer within the meaning of this clause; or,
- (5) use hazard insurance proceeds for losses to any Condominium property (whether to Units or to common areas and facilities) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in case of substantial loss as to the Units and/or common areas and facilities of the Condominium project.

(e) First mortgagees shall have the right to examine the books and records of the Condominium Trust.

(f) No Condominium Owner, or any other party, shall have priority over any right of first mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to the Condominium Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of all or a portion of any Condominium Unit and/or the common areas and facilities.

14. **INVALIDITY.** The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed and, in such event, all of the other provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

15. WAIVER. No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

16. CAPTIONS. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed nor the intent of any provision hereof.

17. DEFINITIONS. All terms and expressions herein used which are defined in Section 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

18. CONFLICTS. This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of Massachusetts in effect upon the date of execution of this Master Deed and any future amendments thereto which are specifically made retroactive in application. In case any provisions stated within this Master Deed are in conflict with the provisions of said statute, the provisions of said statute shall control.

IN WITNESS WHEREOF, we have caused this Master Deed to be duly executed, sealed and delivered on this 6th day of June, 2003

By the Sea Realty, LLC

By: Richard E. Burgess
Richard E. Burgess, Manager

By: Sarah Lance
Sarah Lance, Manager


By: Kathleen Johnson
Kathleen Johnson, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

June 6, 2003

Then personally appeared the above-named Richard E. Burgess, Sarah Lance, and Kathleen Johnson, managers, and acknowledged the foregoing instrument to be the free act and deed of By the Sea Realty, LLC a Massachusetts limited liability company, before me,



Peter R. Merry, Notary Public

My Commission Expires: 09/03/2004

EXHIBIT A

**8 WINTHROP STREET CONDOMINIUM
8 WINTHROP STREET, SALEM, MASSACHUSETTS**

(DESCRIPTION OF PROPERTY)

A certain parcel of land, together with the buildings thereon, situated in said Salem, known as 8 Winthrop Street, bounded and described as follows:

- | | |
|---------------|--|
| NORTHEASTERLY | by Winthrop Street, 44 feet; |
| NORTHWESTERLY | by land now or formerly of Bartlett, 50 feet; |
| SOUTHWESTERLY | by land formerly of Orne, now or formerly of Ropes, 44 feet; and |
| SOUTHEASTERLY | by land now or formerly of Hill, 54 feet, 3 inches. |

Containing 2, 293 square feet of land more or less.

For Declarants' title see deed of Richard E. Burgess dated April 16, 2003 and recorded with the Essex South District Registry of Deeds, Book 20752, Page 291.

EXHIBIT B

8 WINTHROP STREET CONDOMINIUM MASTER DEED

UNIT 1

Unit Designation Interest	No. of Rooms*	Approx. Sq. Ft. Area	Percentage
1	6	952	43%

The number of rooms stated includes, a living room, a kitchen, dining room, 2 bedrooms and one full bathroom as shown on the Floor Plans. Unit 1 has direct access via both the foyer and common main entrance to the exterior of the Building as shown on the First Floor Plan of the Condominium Floor Plans.

*Excluding closets and Unit 1 foyer

UNIT 2

Unit Designation Interest	No. of Rooms**	Approx. Sq. Ft. Area	Percentage
2	9	1691	57%

The number of rooms stated includes a living room, kitchen, dining room two bedrooms and a full bathroom on the second floor, and two bedrooms and a full bathroom on the third floor. Unit 2 has two direct access doors to the exterior of the Building as shown on the First Floor Plan of the Condominium Floor Plans.

**Excluding closets

3
121

UNIT DEED
UNIT 1 OF 8 WINTHROP STREET CONDOMINIUM
SALEM, MASSACHUSETTS

By the Sea Realty, LLC. a Massachusetts limited liability company with an address of 18 School Street, Unit B, Manchester-by-the-Sea, Massachusetts 01944, being the owner of Unit 1 in the 8 Winthrop Street Condominium (the "Condominium") situated at 8 Winthrop Street, Salem, Essex County, Massachusetts 01970, which Condominium was created by a Master Deed (the "Master Deed") of even date and recorded herewith, in accordance with and subject to the provisions of Massachusetts General Laws Chapter 183A, as amended ("Chapter 183A"), for consideration of Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00) paid, hereby GRANT to Janet H. Lieberman of 8 Winthrop Street, No. 1, Salem, Massachusetts 01970, with QUITCLAIM COVENANTS, Unit 1 (the "Unit") in the Condominium. The Unit is more particularly described in the Master Deed, and is shown on a set of plans comprising one sheet entitled "Floor Plans for 8 Winthrop Street Condominium, Salem, Ma. Scale 1"=4', February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts (the "Plans"), and is conveyed together with a forty three and 00/100percent (43.00%) undivided interest in the common elements of the Condominium (the "Common Elements") as set forth in the Master Deed. The Unit shall have the exclusive use of the area shown as "Parking Exclusive Use Unit 1" on the site plan recorded with the Master Deed entitled "Plan of Land in Salem Prepared for 8 Winthrop Street Condominium, Scale 1"=10' dated February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts (the "Exclusive Use Common Elements").

The unit, such undivided interest in the Common Elements, and use of the Exclusive Common Elements are conveyed with the benefit of and subject to all the rights, restrictions, agreements and other matters and provisions referred to or set forth in Chapter 183A, as amended, the Master Deed, the 8 Winthrop Street Condominium Trust created by Declaration of Trust of even date and recorded with the Essex South Registry of Deeds herewith, the By Laws contained therein, and the Rules and Regulations attached thereto as Exhibit A (hereinafter collectively called the "Condominium Documents"). The Unit is conveyed subject to real estate taxes attributable to the Unit for the fiscal year 2004, which are a lien not yet due and payable.

The Unit is intended to be used only for residential purposes and not in a manner inconsistent with the Condominium Documents or Chapter 183A, all as set forth in the Master Deed.

The post office address of the premises which constitutes the Condominium is 8 Winthrop Street, No. 1, Salem, Massachusetts 01970.

Return to: Janet H. Lieberman
8 Winthrop Street
Salem, MA 01970

RECEIVED
DEEDS SOUTH
ESSEX SOUTH
06/06/03 11:05:00
000000 14026
FEE \$1140.00
CASH 000000.00

Attached hereto and made a part hereof is a copy of a portion of the above referenced Plans filed with the Master Deed pertaining to the Unit, to which are affixed verified statements of a Registered Architect pursuant to Chapter 183A, Section 9.

For grantor's title see deed of Richard E. Burgess dated April 16, 2003 and recorded with the Essex South District Registry of Deeds, Book 20752, Page 291.

Executed under seal this 6th day of June, 2003

By the Sea Realty, LLC

By: Richard E. Burgess
Richard E. Burgess, Manager

By: Sarah Lance
Sarah Lance, Manager

By: Kathleen Johnson
Kathleen Johnson, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

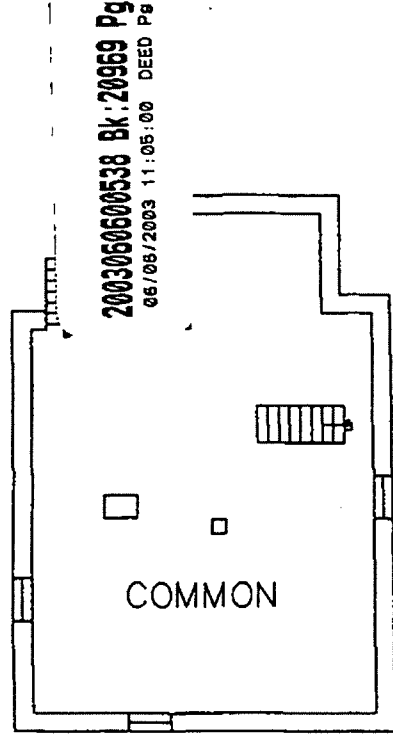
June 6, 2003

Then personally appeared the above named Richard E. Burgess, Sarah Lance, and Kathleen Johnson, Managers, and acknowledged the foregoing instrument to be the free act and deed of By the Sea Realty, LLC, before me

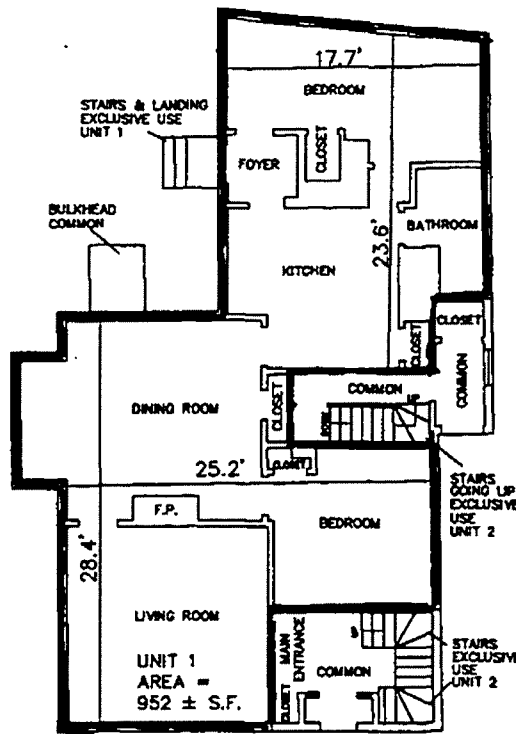
Peter R. Merry
Peter R. Merry, Notary Public

My Commission Expires: September 3, 2004

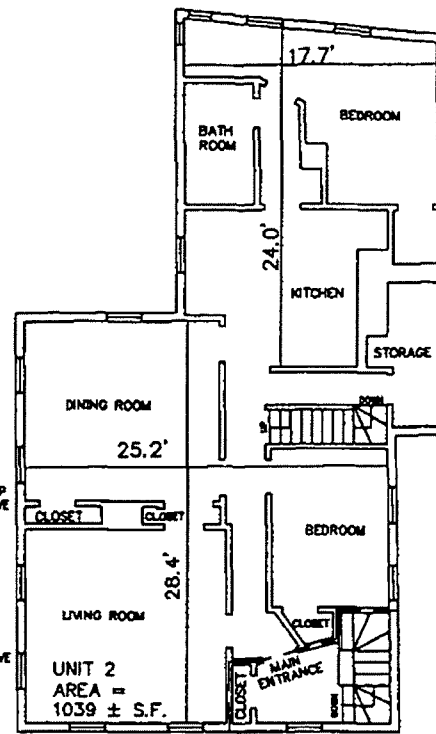
2003060600538 BK:20969 Pg:258
06/06/2003 11:05:00 DEED PG 3/3



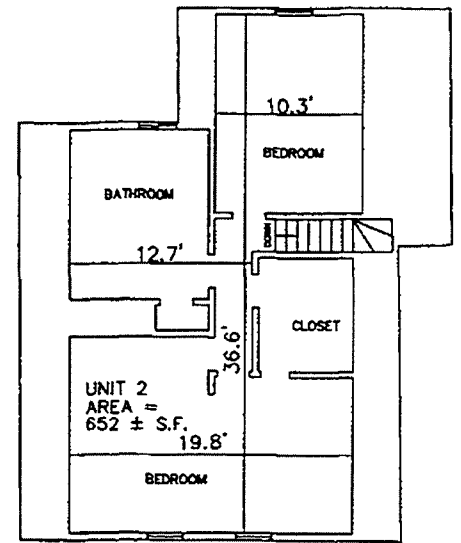
BASEMENT FLOOR ELEVATION = 94.9'



FIRST FLOOR ELEVATION = 101.8'



SECOND FLOOR ELEVATION = 111.3'



THIRD FLOOR ELEVATION = 119.7'

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL AREA
UNIT 1	952 ± S.F.			952 ± S.F.
UNIT 2		1039 ± S.F.	652 ± S.F.	1691 ± S.F.

I CERTIFY THAT THIS PLAN SHOWS UNIT 1 BEING CONVEYED AND THE IMMEDIATE ADJOINING UNITS AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND THE IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

2/21/03
DATE

Gail L. Smith
REG. PROFESSIONAL LAND SURVEYOR



EXHIBIT C

FLOOR PLANS
FOR
8 WINTHROP STREET CONDOMINIUM
SALEM

FEBRUARY 21, 2003
NORTH SHORE SURVEY CORPORATION
47 LINDEN STREET - SALEM, MA

#2037

UNIT DEED
UNIT 2 OF 8 WINTHROP STREET CONDOMINIUM
SALEM, MASSACHUSETTS

By the Sea Realty, LLC, a Massachusetts limited liability company with an address of 18 School Street, Unit B, Manchester-by-the-Sea, Massachusetts 01944, being the owner of Unit 2 in the 8 Winthrop Street Condominium (the "Condominium") situated at 8 Winthrop Street, Salem, Essex County, Massachusetts 01970, which Condominium was created by a Master Deed (the "Master Deed") dated June 6, 2003 and recorded with the Essex South District Registry of Deeds, Book 20969, Page 216, in accordance with and subject to the provisions of Massachusetts General Laws Chapter 183A, as amended ("Chapter 183A"), for consideration of Three Hundred Twenty Five Thousand and 00/100 Dollars (\$325,000.00) paid, hereby GRANT to Susan L. Woods of 8 Winthrop Street, No. 2, Salem, Massachusetts 01970, with QUITCLAIM COVENANTS, Unit 2 (the "Unit") in the Condominium. The Unit is more particularly described in the Master Deed, and is shown on a set of plans comprising one sheet entitled "Floor Plans for 8 Winthrop Street Condominium, Salem, Ma. Scale 1"=4", February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts" (the "Plans"), said Plans being recorded with the Master Deed, and is conveyed together with a fifty seven and 00/100percent (57.00%) undivided interest in the common elements of the Condominium (the "Common Elements") as set forth in the Master Deed. The Unit shall have the exclusive use of the stairs leading to the second floor from the first floor as shown on the First Floor Elevation, and the area shown as "Parking Exclusive Use Unit 2" on the site plan recorded with the Master Deed entitled "Plan of Land in Salem Prepared for 8 Winthrop Street Condominium, Scale 1"=10' dated February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts (the "Exclusive Use Common Elements").

The unit, such undivided interest in the Common Elements, and use of the Exclusive Common Elements are conveyed with the benefit of and subject to all the rights, restrictions, agreements and other matters and provisions referred to or set forth in Chapter 183A, as amended, the Master Deed, the 8 Winthrop Street Condominium Trust created by Declaration of Trust dated June 6, 2003 and recorded with the Essex South Registry of Deeds Book 20969, Page 231, the By Laws contained therein, and the Rules and Regulations attached thereto as Exhibit A (hereinafter collectively called the "Condominium Documents"). The Unit is conveyed subject to real estate taxes attributable to the Unit for the fiscal year 2004, which are a lien not yet due and payable.

The Unit is intended to be used only for residential purposes and not in a manner inconsistent with the Condominium Documents or Chapter 183A, all as set forth in the Master Deed.

The post office address of the premises which constitutes the Condominium is 8 Winthrop Street, No. 2, Salem, Massachusetts 01970.

1482^a

Attached hereto and made a part hereof is a copy of a portion of the above referenced Plans filed with the Master Deed pertaining to the Unit, to which are affixed verified statements of a Registered Architect pursuant to Chapter 183A, Section 9.

For grantor's title see deed of Richard E. Burgess dated April 16, 2003 and recorded with the Essex South District Registry of Deeds, Book 20752, Page 291.

Executed under seal this 27th day of June, 2003

By the Sea Realty, LLC

By: Richard E. Burgess
Richard E. Burgess, Manager

By: Sarah Lance
Sarah Lance, Manager

By: Kathleen Johnson
Kathleen Johnson, Manager

2003063000471 Bk:21133 Pg:554
06/30/2003 10:08:00 DEED Pg 2/3

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

June 27, 2003

Then personally appeared the above named Richard E. Burgess, and Kathleen Johnson, Managers, and acknowledged the foregoing instrument to be the free act and deed of By the Sea Realty, LLC, before me

Todd X McElhenny
Todd X McElhenny, Notary Public
My Commission Expires: 5/13/05

COMMONWEALTH OF MASSACHUSETTS

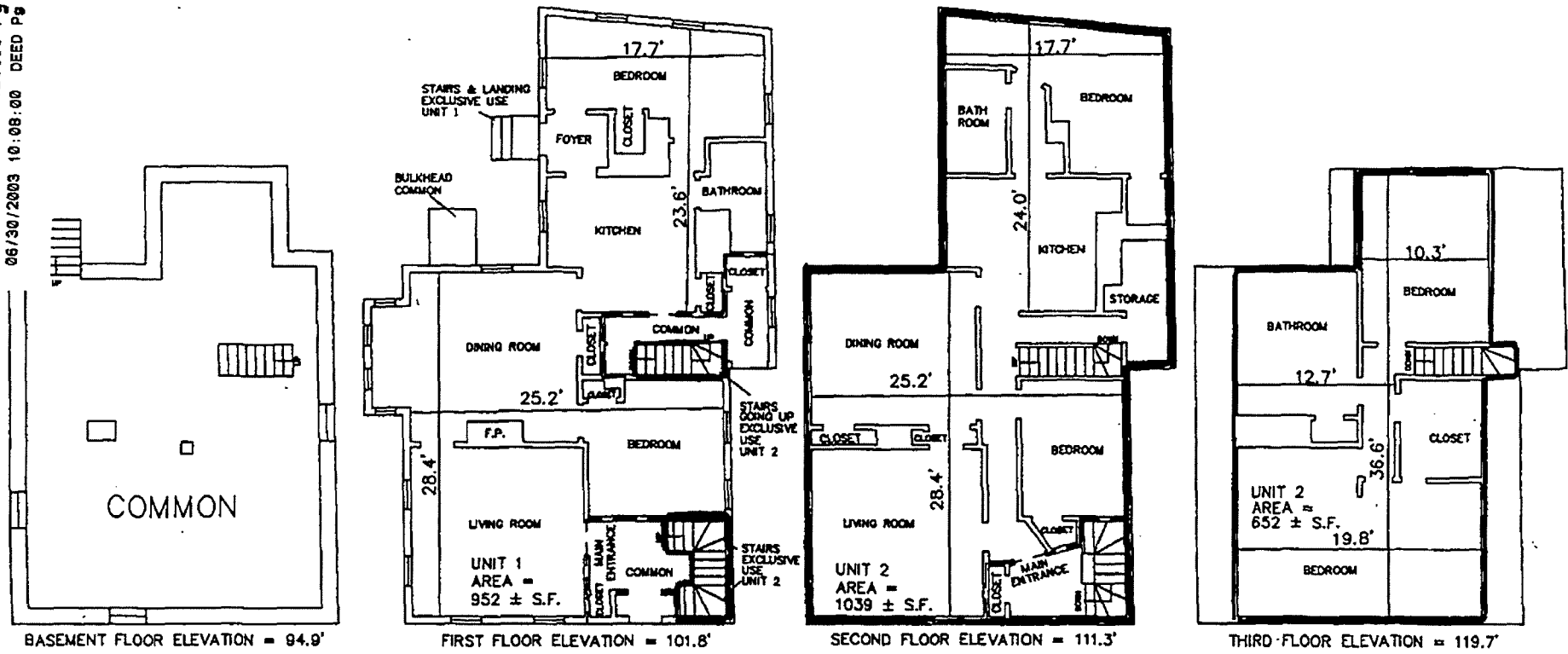
Essex, ss.

June 26, 2003

Then personally appeared the above named Sarah Lance, Manager, and acknowledged the foregoing instrument to be the free act and deed of By the Sea Realty, LLC, before me

Peter R. Mery
Peter R. Mery, Notary Public
My Commission Expires: September 3, 2004

SALON
DEEDS RECORDED IN
ESSEX SOUTH
DISTRICT
REGISTERED
000009 06/30/03
FEE 1467.00
CASE 000009 06/30/03



	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL AREA
UNIT 1	952 ± S.F.			952 ± S.F.
UNIT 2		1039 ± S.F.	652 ± S.F.	1691 ± S.F.

I CERTIFY THAT THIS PLAN SHOWS UNIT 2 BEING CONVEYED AND THE IMMEDIATE ADJOINING UNITS AND THAT IT FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND THE IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

2/21/03
 DATE

Gail L. Smith
 REG. PROFESSIONAL LAND SURVEYOR



FLOOR PLANS
 FOR
 8 WINTHROP STREET CONDOMINIUM
 SALEM

FEBRUARY 21, 2003
 NORTH SHORE SURVEY CORPORATION
 47 LINDEN STREET - SALEM, MA

EXHIBIT C

UNIT DEED

LOCUS: 8 Winthrop Street, No. 2, Salem, MA 01970

2004082600517 Bk:23307 Pg:357
08/26/2004 15:21:00 DEED Pg 1/2

I, **SUSAN L. HOOD**, formerly known as **SUSAN L. WOODS** of Salem, Essex County, Massachusetts

in consideration of **THREE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$337,500.00) DOLLARS** paid,

grant to **MICHAEL W. CUCCHI**, individually

of

with **Quitclaim Covenants**

Unit 2 (the "Unit") in the 8 Winthrop Street Condominium (the "Condominium") situated at 8 Winthrop Street, Salem, Essex County, Massachusetts, which Condominium was created by a Master Deed (the "Master Deed") dated June 6, 2003 and recorded with Essex South District Registry of Deeds, Book 20969, Page 216, in accordance with and subject to the provisions of Massachusetts General Laws Chapter 183A, as amended ("Chapter 183A").

The Unit is more particularly described in the Master Deed, and is shown on a set of plans comprising one sheet entitled "Floor Plans for 8 Winthrop Street Condominium, Salem, Ma. Scale 1"=4', February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts" (the "Plans"), said Plans being recorded with the Master Deed, and is conveyed together with a **fifty seven and 00/100 percentage (57.00%)** undivided interest in the common elements of the Condominium (the "Common Elements") as set forth in the Master Deed. The Unit shall have the exclusive use of the stairs leading to the second floor from the first floor as shown on the first Floor Elevation, and the area shown as "Parking Exclusive Use Unit 2" on the site plan recorded with the Master Deed entitled "Plan of Land in Salem Prepared for 8 Winthrop Street Condominium, Scale 1"=10' dated February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts (the "Exclusive Use Common Elements").

The unit, such undivided interest in the Common Elements, and use of the Exclusive Common Elements are conveyed with the benefit of and subject to all the rights, restrictions, agreements and other matters and provisions referred to or set forth in Chapter 183A, as amended, the Master Deed, the 8 Winthrop Street Condominium Trust created by Declaration of Trust dated June 6, 2003 and recorded with the Essex South Registry of Deeds, Book 20969, Page 231, the By Laws contained therein, and

Return to: MAMCO F. Meehan
3 PERAL STREET, Suite 11
STOUGHAN, MA 02072

Unit #2 8 Winthrop Street Condom, Salem

See 102

the Rules and Regulations attached thereto as Exhibit A (hereinafter collectively called the "Condominium Documents").

The Unit is intended to be used only for residential purposes and not in a manner inconsistent with the Condominium Documents or Chapter 183A, all as set forth in the Master Deed.

The post office address of the premises which constitutes the Condominium is 8 Winthrop Street, No. 2, Salem, Massachusetts 01970.

Conveying hereby the same premises conveyed in deed of Sea Realty, LLC to Susan L. Woods dated June 27, 2003 and recorded with said Deeds in Book 21133, Page 553.

WITNESS my hand and seal this 25 day of August, 2004.

Corinne L. Cooper
Witness

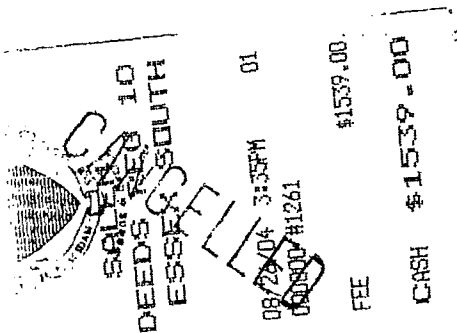
Susan Hood
Susan L. Hood f/k/a
Susan L. Woods

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 25th day of August, 2004, before me, the undersigned notary public, personally appeared Susan L. Hood, proved to me through satisfactory evidence of identification, which was her motor vehicle license, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Corinne L. Cooper
Corinne L. Cooper, Notary Public
My commission expires: 2/12/10



2
Bsp 167

PD-8

UNIT DEED


2013120600533 Bk:33002 Pg:299
12/06/2013 03:54 DEED Pg 1/2

I, MICHAEL W. CUCCHI, a married man, of Salem, Essex County, Massachusetts

In consideration of THREE HUNDRED FIVE THOUSAND AND 00/100 (\$305,000.00) DOLLARS paid,

Grant to ANN G. NEELY, unmarried, of 21 Broad Street, Salem, MA 01970

With Quitclaim Covenants

Unit 2 (the "Unit") in the 8 Winthrop Street Condominium (the "Condominium") situated at 8 Winthrop Street, Salem, Essex County, Massachusetts, which Condominium was created by a Master Deed (the "Master Deed") dated June 6, 2003 and recorded with Essex South District Registry of Deeds, Book 20969, Page 216, in accordance with and subject to the provisions of Massachusetts General Laws Chapter 183A, as amended ("Chapter 183A").

The Unit is more particularly described in the Master Deed, and is shown on a set of plans comprising one sheet entitled "Floor Plans for 8 Winthrop Street Condominium, Salem, MA. Scale 1"=4', February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts" (the "Plans"), said Plans being recorded with the Master Deed, and is conveyed together with a **fifty seven and 00/100 percentage (57.00%)** undivided interest in the common elements of the Condominium (the "Common Elements") as set forth in the Master Deed. The Unit shall have the exclusive use of the stairs leading to the second floor from the first floor as shown on the first Floor Elevation, and the area shown as "Parking Exclusive Use Unit 2" on the site plan recorded with the Master Deed entitled "Plan of Land in Salem Prepared for 8 Winthrop Street Condominium, Scale 1"=10' dated February 21, 2003 by North Shore Survey Corporation, 47 Linden Street, Salem, Massachusetts (the "Exclusive Use Common Elements").

The unit, such undivided interest in the Common Elements, and use of the Exclusive Common Elements are conveyed with the benefit of and subject to all the rights, restrictions, agreements and other matters and provisions referred to or set forth in Chapter 183A, as amended, the Master Deed, the 8 Winthrop Street Condominium Trust created by Declaration of Trust dated June 6, 2003 and recorded with the Essex South Registry of Deeds, Book 20969, Page 231, the By Laws contained therein, and the Rules and Regulations attached thereto as Exhibit A (hereinafter collectively called the "Condominium Documents").

LOCUS: 8 WINTHROP STREET UNIT 2 SALEM, MA 01970

Property Address: 8 Winthrop Street Unit 2 Salem MA

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 12/06/2013 03:54 PM
ID: 994281 Doc# 20131206005330
Fee: \$1,390.80 Cons: \$305,000.00


The Unit is intended to be used only for residential purposes and not in a manner inconsistent with the Condominium Documents or Chapter 183A, all as set forth in the Master Deed.

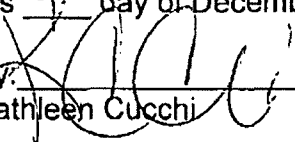
The post office address of the premises which constitutes the Condominium is 8 Winthrop Street, No. 2, Salem, Massachusetts 01970.

For Title see deed recorded at Book 23307 Page 357.

Kathleen Cucchi and Michael W Cucchi, being husband and wife release all rights of homestead in the granted premises.

EXECUTED as an instrument under seal as of this 4th day of December 2013.

By: 
Michael W. Cucchi

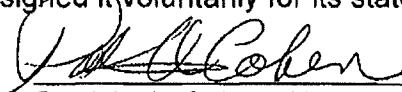
By: 
Kathleen Cucchi

COMMONWEALTH OF MASSACHUSETTS

County of Essex

December 2013

On this ___th day of December 2013, before me, the undersigned notary public, personally appeared Michael W. Cucchi and Kathleen Cucchi and proved to me through satisfactory evidence of identification which was/were MA Identification Card to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Patricia A. Cohen, Notary Public
My Commission Expires:
May 1, 2020



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: SAL.1075
Historic Name: Ober, Andrew House
Common Name:
Address: 8 Winthrop St
City/Town: Salem
Village/Neighborhood: Central Salem
Local No: 25-462
Year Constructed:
Architect(s): Ober, Andrew
Architectural Style(s): Greek Revival
Use(s): Multiple Family Dwelling House; Single Family Dwelling House
Significance: Architecture
Area(s): SAL.HU: McIntire Historic District
Designation(s): Local Historic District (3/3/1981)



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

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

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

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

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

This file was accessed on:

Wednesday, April 02, 2014 at 12:00 PM

SAL 1075

FORM B - BUILDING

Assessor's number
25-462

USGS Quad
Salem

Area(s)
FX,HU

Form Number
1075



Town Salem
Place (neighborhood or village) Central Salem

Address 8 Winthrop Street
Historic Name Andrew Ober House

Uses: Present Residential
Original Residential
Date of Construction 1846
Source HSI Research (tax records)
Style/Form Greek Revival
Architect/Builder unknown

Exterior Material:
Foundation Granite
Wall/Trim Aluminum Siding
Roof Asphalt Shingle

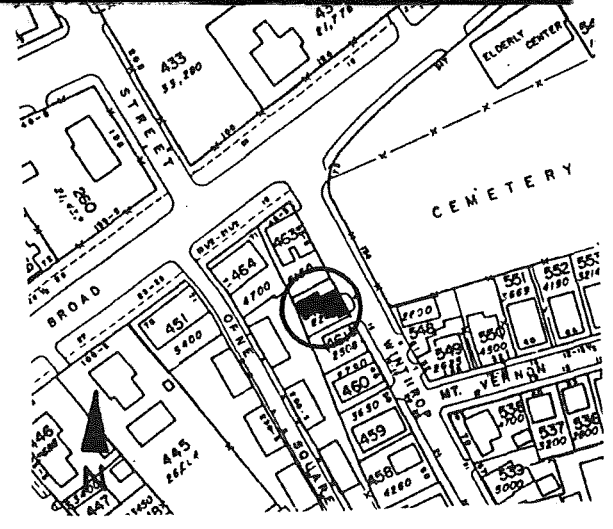
Outbuildings/Secondary Structures
none

Major Alterations (with dates) date? - aluminum siding,
recessed entry enclosed with exterior storm door

Condition good
Moved no yes Date

Acreage less than one acre

Setting set directly on sidewalk on residential street
opposite Broad Street cemetery



Recorded by Lisa Mausolf
Organization Salem Planning Department
Date (month/year) April 1997

RECEIVED

AUG 05 1997

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

BUILDING FORM**ARCHITECTURAL DESCRIPTION**

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

8 Winthrop Street is a 2 1/2-story Greek Revival style dwelling displaying a sidehall plan and pediment front. Resting on a granite foundation, the building has been covered with aluminum siding. It appears that what was originally a recessed entrance has been fitted with an exterior storm door, fitted with side panels and a five-light transom. The interior entrance displays a transom and sidelights. Windows contain 6/6 sash with exterior storm windows, molded surrounds and shutters. Any original cornerboards or pilasters have been obscured by siding. The projecting eaves display a plain frieze. At the rear of the north elevation there is a half gabled, bump-out with a four-door on the front face. Projecting from the south elevation is a single-story, rectangular bay window with 1/1 sash.

HISTORICAL NARRATIVE

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

According to research by Historic Salem, Inc., this house was constructed in 1846 by Andrew Ober, a carpenter. Ober purchased the land from John Pickering in 1844 for \$250. The Pickering family laid out the streets through the Broad Fields and were selling off lots along the streets. Ober was assessed for an unfinished house in 1846; tax records indicate that the house was completed the following year. Andrew Ober continued to live in the house until his death in 1888, at the age of 70. After his widow Sarah's death the following year, the property was rented out. The 1897 map lists the owner as A.M. Ober. The two units were rented to numerous tenants over the years. Among the longest tenants were Edward Stone, mason, from c.1900 to 1910 and the Norris family (c.1920 - 1940+).

BIBLIOGRAPHY and/or REFERENCES

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

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



SSION
ston

SAM

FX	1075
In Area no.	Form no.
25	462

1. Town Salem
 Address 8 Winthrop Street
 Name _____
 Present use Residential

Present owner _____

3. Description:

Date 1846.

Source Salem Street Books

Style Greek Revival

Architect _____

Exterior wall fabric plastered siding

Outbuildings (describe) _____

Other features gray, white trim

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less 2203 Over one acre _____

Approximate frontage 44 feet

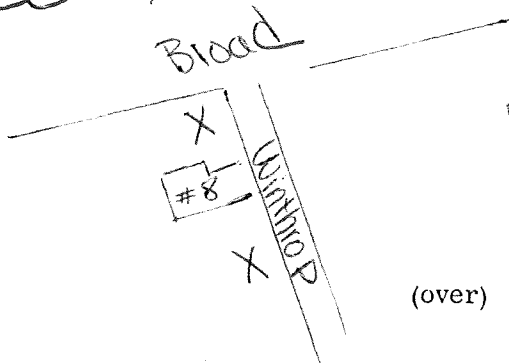
Approximate distance of building from street
adjacent.

6. Recorded by P. Bailey & Walsh
 Organization Historic Salem Inc.
 Date April 5, 1978

other buildings. Indicate north.

3 bay by 4 bay by 3 plate
 Greek Revival with closed
 pediment gable fronting
 street. Doorway in 3rd
 bay front. Entablature
 doorway, transom light
 + paneled sidelight
 4 low pilasters with
 moulded caps.

Rectangular bay in
 1st & 2nd bay S. side.
 4/6 moulded eave
 2^{1/2} in gable



(over)

7. Original owner (if known) Andrew ober
 Original use residence
 Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

- | | | | | | |
|-----------------------|-------------------------------------|----------------------------|-------|-------------------------|-------|
| Aboriginal | _____ | Conservation | _____ | Recreation | _____ |
| Agricultural | _____ | Education | _____ | Religion | _____ |
| Architectural | <input checked="" type="checkbox"/> | Exploration/
settlement | _____ | Science/
invention | _____ |
| The Arts | _____ | Industry | _____ | Social/
humanitarian | _____ |
| Commerce | _____ | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | _____ | | |
| Community development | <input checked="" type="checkbox"/> | | | | |

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

In 1844 John Pickering sold the land that this house stands on to Andrew ober of Salem for \$250. (342:78) At this time the Pickering's had laid out streets through the Broadfields and were selling off lots of land along the streets. In 1846 ober, a carpenter, was assessed for an unfinished house worth \$800, and in the next year the house was completed.

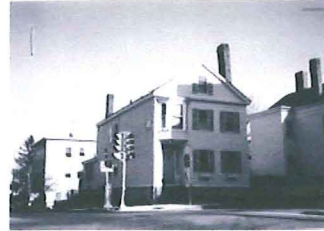
10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- Essex County Registry of Deeds. Deeds cited above
- Salem City Hall Street Books 1844-1850
- Salem Atlases - 1851, '74, '97.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: SAL.1141
Historic Name:
Common Name: Downing, John W. House
Address: 47 Summer St
City/Town: Salem
Village/Neighborhood: Central Salem
Local No: 25-578
Year Constructed: R 1835
Architect(s):
Architectural Style(s): Greek Revival
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s): SAL.HU: McIntire Historic District
Designation(s): Local Historic District (3/3/1981)



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

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

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

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

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

This file was accessed on:

Wednesday, April 02, 2014 at 11:13 AM

LHD 3/3/1981

SM 1141

FORM B - BUILDING

Assessor's Number

25-578

USGS Quad

Salem

Area(s)

HU

Form Number

1141

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

Town

Salem

Place (neighborhood or village)

Central Salem

Address

47 Summer Street

Historic Name

Present

Residential

Original

"

Year of Construction

1830-1840's,
Possibly 1836

Visual Assessment and
See Bibliography*

Style/Form

Greek Revival

Architect/Builder

Primary Material:

Foundation

Granite (Front),
Brick (Other Elevations)

Wall/Trim

Clapboard/Wood

Roof

Asphalt Shingles

Outbuildings/Secondary Structures Bay
window on the 2nd level (late 19th C.?)

Major Alterations (with dates)

Condition

Good

Moved no yes Date

Acreage

3,116 SF

Setting Set behind a small planted area
on the SW corner lot of Summer and Gedney
Streets, in a densely-settled, mixed-use
neighborhood of 19th & 20th-C. buildings.



MARCH 22, 1965



Recorded by: Susan Ceccacci, Roger Reed
and Dianne L. Siergiej
Organization: Commonwealth Collaborative

Date: July 1995

RECEIVED

SEP 29 1995

MASS. HIST. COMM.

SAZ 1141

ARCHITECTURAL DESCRIPTION See continuation sheet.

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

This two-and-a-half-story, three-bay, side-entry, gable-front house has a matchboard main facade and full pediment in the gable. It has a one-story, gable-roofed, rear ell and a three-faceted bay window that projects out at the second-story level above the main entrance. Window frames are molded and window sash are 6/6. Remnants of what apparently was a pilaster/architrave/cornice door frame survive around the recessed entrance. They include slim, fluted, Doric pilasters and part of a frieze. The cornice top was removed for the application of the bay window above. The six-panel door has heavy molding in the style of the mid and late 19th century. It is surrounded by a transom and 3/4 length sidelights. Although the gable-front, side-entry house form, the facade pediment, and the features around the main entrance are Greek Revival in inspiration, they still have some of the lightness of the Federal style.

HISTORICAL NARRATIVE See continuation sheet.

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

This Greek Revival town house with its side hall plan and gable end to the street is a type of dwelling common in small New England towns throughout the 1830's-1850's. Since the building is shown on this site on the 1851 city map, it is likely that this house was built by that date. The owner at that time was J. W. Downing. In the 1866 directory, Mrs. John W. Downing was listed as living at 14 Salem Street, so it is not clear if J. W. Downing lived here previous to that.

The directory for 1869 records Eben Putnam at this address, but no occupation was given. He left the house to his wife, Elizabeth, and it belonged to her estate by 1897.

BIBLIOGRAPHY and/or REFERENCES See continuation sheet.

- *Salem Directories, 1866, 1869, 1878, 1888-89, 1897.
Beers, D. G. & Company, Atlas of Essex County, Massachusetts, 1872.
- *Hopkins, G. M. & Co., Atlas of Salem, Massachusetts, 1874.
- *McIntyre, Henry C. E., Map of the City of Salem, Mass, 1851.
- Richards, L. J., Atlas of the City of Salem, Massachusetts...., 1897.
- Sanborn Map Company, Sanborn Fire Insurance Maps of Salem, Massachusetts 1890 New York, Sanborn Map Co., 1890.
- Sanborn Map Company, Sanborn Fire Insurance Map of Salem, Mass., 1906, New York, Sanborn Map Co., 1906.
- Sanborn Map Company, Sanborn Fire Insurance Map of Salem, Mass., 1906 to Feb., 1950, New York, Sanborn Map Co., 1950.
- Walker Lithograph and Publishing Company, Atlas of the City of Salem, Massachusetts, 1911.

Recommended for listing in the National Register of Historic Places;
If checked, see attached National Register Criteria Statement form.



Block 25
 2. Town 1141
 Boston 1075718 Street 1141
 Applicant to: SAM Name Area
 Original Use HOME
 Present Use HOME
 Present Owner _____
 Date _____ Style Shed Room
 Source of Date SHDSC - see reverse
 Architect _____

3. CONDITION: EXCELLENT GOOD Fair Deteriorated Moved Altered _____
 IMPORTANCE of site to area: Great Little None SITE endangered by _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material: _____

WALL COVER: Wood Mixed Brick Stone Other _____

STORIES: 1 2 3 4 CHIMNEYS: 1 2 3 4 Center End Cluster Elaborate Irregular

ATTACHMENTS: Wings Ell Shed Dependency _____ Simple/Complex

PORCHES: 1 2 3 4 Portico Balcony _____ Recessed _____

ROOF: Ridge Gambrel Flat Hip Mansard
 Tower Cupola Dormer windows Balustrade Grillwork _____

FACADE: Gable End Front/Side Symmetrical/Asymmetrical Simple/Complex Ornament

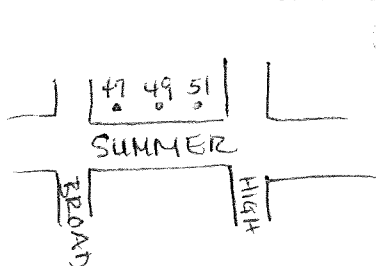
Entrance: Front/Side Centered Double Features: _____

Windows: Spacing: Regular/Irregular Identical/Varied 6/6 second story bay on left

Corners: Plain Pilasters Quoins Obscured _____

OUTBUILDINGS _____ LANDSCAPING _____

5. Indicate location of structure on map below 6. Footage of structure from street
 Property has _____ feet frontage on street



Recorder _____

For _____ NOV 1967

Photo 03 E-05 258-1-376

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. (See Reverse Side)

SAR 1141

FOR USE WITH IMPORTANT STRUCTURES (Indicate any interior features of note)

Fireplace

Stairway

Other

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

S.H.P.S.C., Vol. III, p. III, Rating 2, Period: GR

"This two-story, matched board house with a pitch roof is typical of the Greek Revival style with its front door in the gable end. The bay window is probably a later addition."

REFERENCE (Where was this information obtained? What book, records, etc.)

BIBLIOGRAPHY

Original Owner: _____
Deed Information: Book Number _____ Page _____, _____ Registry of Deeds