

Historic Salem incorporated

7 CAMBRIDGE STREET SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

4 CURTIS STREET

PROPERTY OF THE CURTIS FAMILY

BUILT CIRCA 1780

Research by,
Joyce King
October, 1988

NOTES:

The Salem Historic District Study Committee Investigation lists this house as Pre Federal 1720-1790. The owner believes it to be around 1750.

There is a problem in trying to determine the exact location of the "old houses" mentioned in the deeds, when they disappear and when the present houses first appear. The documentation is very confusing.

Other problems in this case are:

The house is not on the tax rolls in 1831

There are three John Battens in Ward 1, making tax records difficult to follow.

A tenant could pay the taxes, but unless you know the tenants name there is no way to follow the tax list.

There are 4 houses on Battons land in 1851. Which came first??

Was it moved? No permit to move was found.

1668 Feb. 23 Eastwick sold a lot of land to William Curtis
(book 3 page 61) (A)

1704/5 William Curtis sol 1/4 acre of land to his son William
Curtis Jr. - wher houses stand - my tenement wher Willim now
dwells, house, barn and shop (book 19 page 116) (B)

1718 controversy with neighbor, William Dove shows that Curtis'
house stood within Dove's land 6 feet on the south side and 2
feet towards the north (book 45 page 250) (C)

1731 April 30 William Curtis Jr. sold a small parcel of land
to his son Daniel (book 52 page 256) (D)

1741 William Curtis will, written Nov. 8, 1740 (Probate #6934)
to:

son John 1/2 land in South Fields

son Daniel 1/4 pt. land South Fields

grandchildren (being the daughters of dec. son William) 1/4
pt land South Fields

son Daniel 1/2 homestead lot

*daughter Lydia Stileman - my now dwelling house and 1/2 the
homestead lot - being the est 1/2 and a 20 foot
square at the southeast end for a barn

(E)

Lydia Stileman died before March 24, 1778, when her estate was
entered in probate. William Patterson was adm.

Inventory

Real Estate - an old house ith 18 1/2 poles of land

1782 Richard and Lydia Batten sold to William Patterson 1/3
part of the estate of Lydia Stileman containing 6 poles of land
with buildings (F)

1788 July 3 - William Patterson mortgaged this and another
property - NO BUILDING MENTIONED ON THIS LOT (book 148 page
200) (A dwelling house is mentioned on another lot in Hardy's
lane) (G)

1793 June 26 - John Patterson; Joseph and Rebecca Smith;
Obidiah and Lydia Wilcock; John and Sarah Bolton sold to
William Patterson, for 5 pounds, 14 shillings, their 5th parts
of and undivided 1/3 of about 6 poles of land and ALL THE
BUILDINGS - their shares being as heirs and children of William
Patterson (G1)

William Patterson died Sept. 6, 1793 at the age of 47 (East Parish Deaths)

William Patterson, by will written August 23, 1793, left all his estate, both real and personal, to his wife Mehitable (probate #20783)

Inventory 1802

Lot of land situate in Essex St. between the dwelling house of Richard Manning (now 95 Essex St.) and house of Thomas Ashby late Curtice's (H)

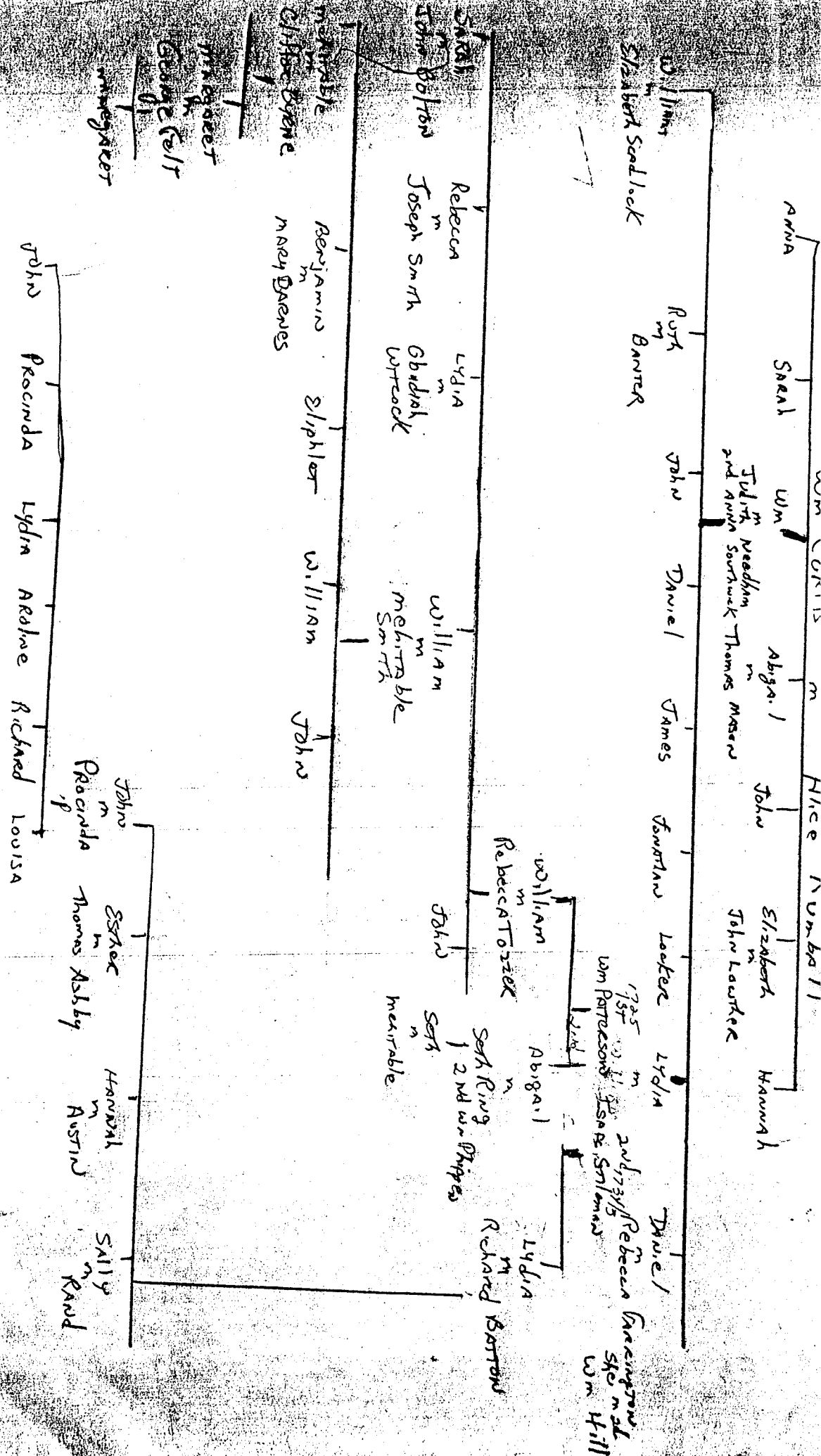
1803 Jan. 1 - William Patterson Jr. sold to John Archer two parcels the first being a dwelling house and land on Herbert St. and the second his right and title in and to one undivided 4th part of about 60 poles (?) of land NO BUILDING which his father William Patterson deceased purchased of the heirs of his father William Patterson who died seized of the whole of said premises. (book 171 page 141) (I)

1805 Dec. 16 - Anna Phippen and Seth and Mehitable Ring sold their 2/3 parts of their share of the lot of land of about 12 poles of Lydia Stileman's estate to John Archer, Benjamin Patterson, Eliphalet Patterson and Clifford Byrne (book 177 page 112)

1807 Jan. 6 John Archer sold 1/4 interest to the lot of land, of about 16 poles, to Richard Battin and John Battin (book 213 page 134)

1809 Benjamin Patterson sold 4/12 shares to the lot of land to John Batten NO BUILDINGS (book 188 page 66)

1828 November 3 - John Batten and Margaret Felt owners in common of a lot of land on Essex St. made a division (book 250 page 79) NO BUILDING MENTIONED (J)



CASSET of CHARACTERS

William Curtice House. This lot was a portion of the two acres of land conveyed by John Baylies of Salem, tailor, for five pounds and five shillings, to Edward Estwick of Salem, mariner, 8: 8: 1649.† Mr. Estwick died in 1666; and his widow, Esther Estwick, who was appointed administratrix, conveyed this lot (which is described as being "on Bass River Side") to William Curtice of Salem Feb. 23, 1668.§ Mr. Curtice built a house upon the lot. He was a blacksmith, and lived in Salem, when he gave the house, barn, shop and lot, by deed, to his son William Curtice, jr., of Salem, Feb. 17, 1704-5.‖ The grantee was then living in the house. William Curtice, jr., died in 1741, having devised the house and land around it to his daughter Lydia Stillman, who lived in Salem. She died, a widow, before March 3, 1779, when administration upon her estate was granted to her son William Patterson, who became the owner of the estate. In the inventory of her estate the house is described as "an old house," and with the land adjoining belonging to it was valued at one hundred and forty-seven pounds. Mr. Patterson died before June 26, 1793, when his children, John Patterson, mariner, Joseph Smith, mariner, and his wife Rebecca, Obadiah Wilcock, mariner, and wife Lydia, and John Bolton, mariner, and wife Sarah, all of Salem, for twenty-two pounds and sixteen shillings, conveyed four-fifths of one-third of the land and buildings to Capt. William Patterson of Salem, mariner.* Captain Patterson died Sept. 6, 1793, possessed of the entire house and land around it, having devised a life-interest in the estate to his wife Mehitable, and the remainder to his children. It subsequently came into the possession of his son William Patterson of Salem, mariner, before 1803, when the house was gone.

A

Common Highway
5 Rods 12'

LOT of LAND
ESTHER ESTWICK
TO
WILLIAM CURTIS
1668

Estwick's
Way

8 Rods 14'

10 Rods

SEARS

WILLIAM
TO
WILLIAM JR
1704/5

my Tenement where
William dwells
house, barn + shop
LAND where houses
STAND

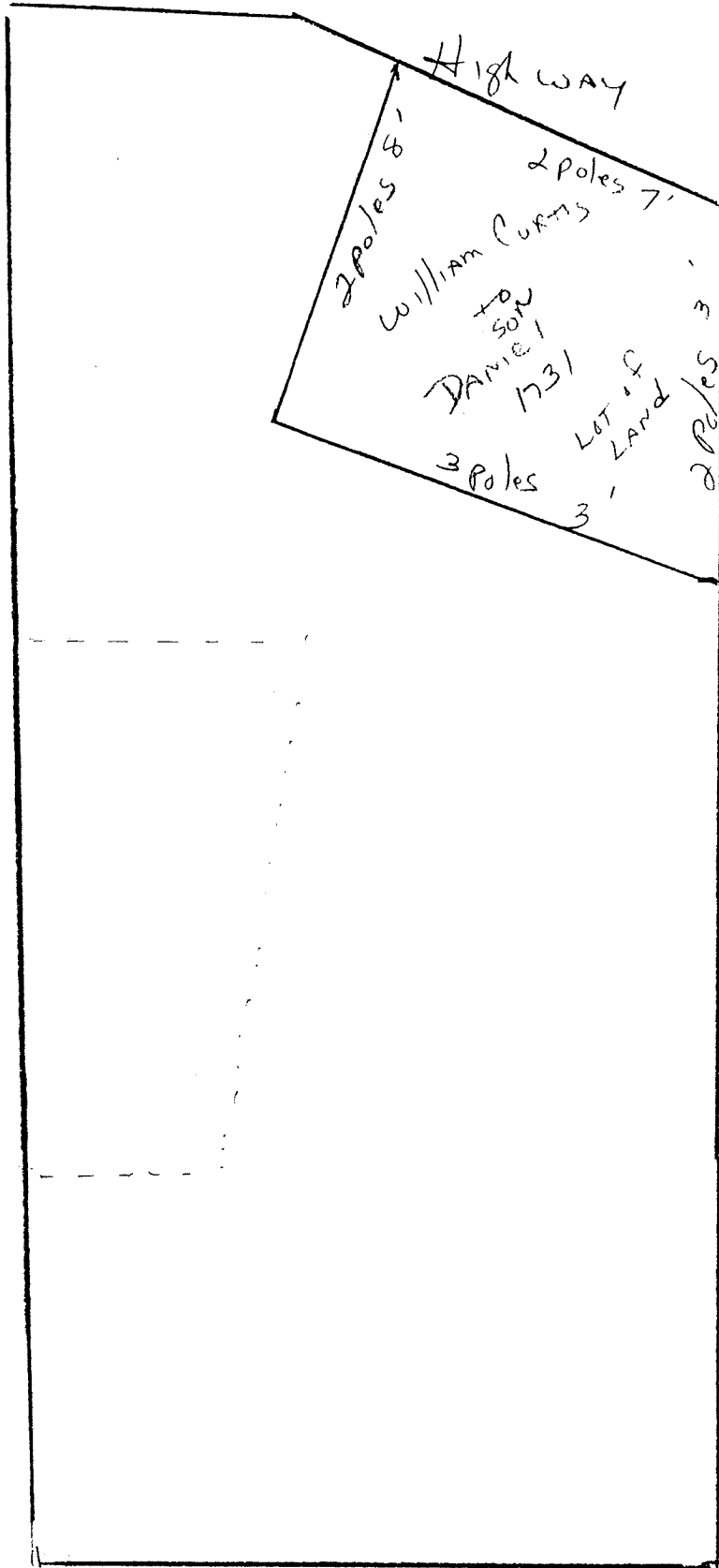
4 Poles 12'

Sold to ISAAC HIDE

B

Note:
Keep in mind
that the "old"
houses could be
anywhere on this
entire lot

D



Note:
 Dotted
 out line shows
 the present bounds
 for # 4 CURTIS

1
The Honourable the Lord Bishop of Exeter
of the Council of the King
I have the Honour to receive your Letter
of the 15th Instant concerning the
Death of the late Sir John Mordaunt
and the same is now before the
Honourable the Lord Chancellor
and the Council of the King
and they have ordered that the
same should be referred to the
Honourable the Lord Chief Justice
of the King's Bench for his
Opinion thereupon
I am Sir your Obedient Servant
John Mordaunt

2
The Honourable the Lord Bishop of Exeter
of the Council of the King
I have the Honour to receive your Letter
of the 15th Instant concerning the
Death of the late Sir John Mordaunt
and the same is now before the
Honourable the Lord Chancellor
and the Council of the King
and they have ordered that the
same should be referred to the
Honourable the Lord Chief Justice
of the King's Bench for his
Opinion thereupon
I am Sir your Obedient Servant
John Mordaunt

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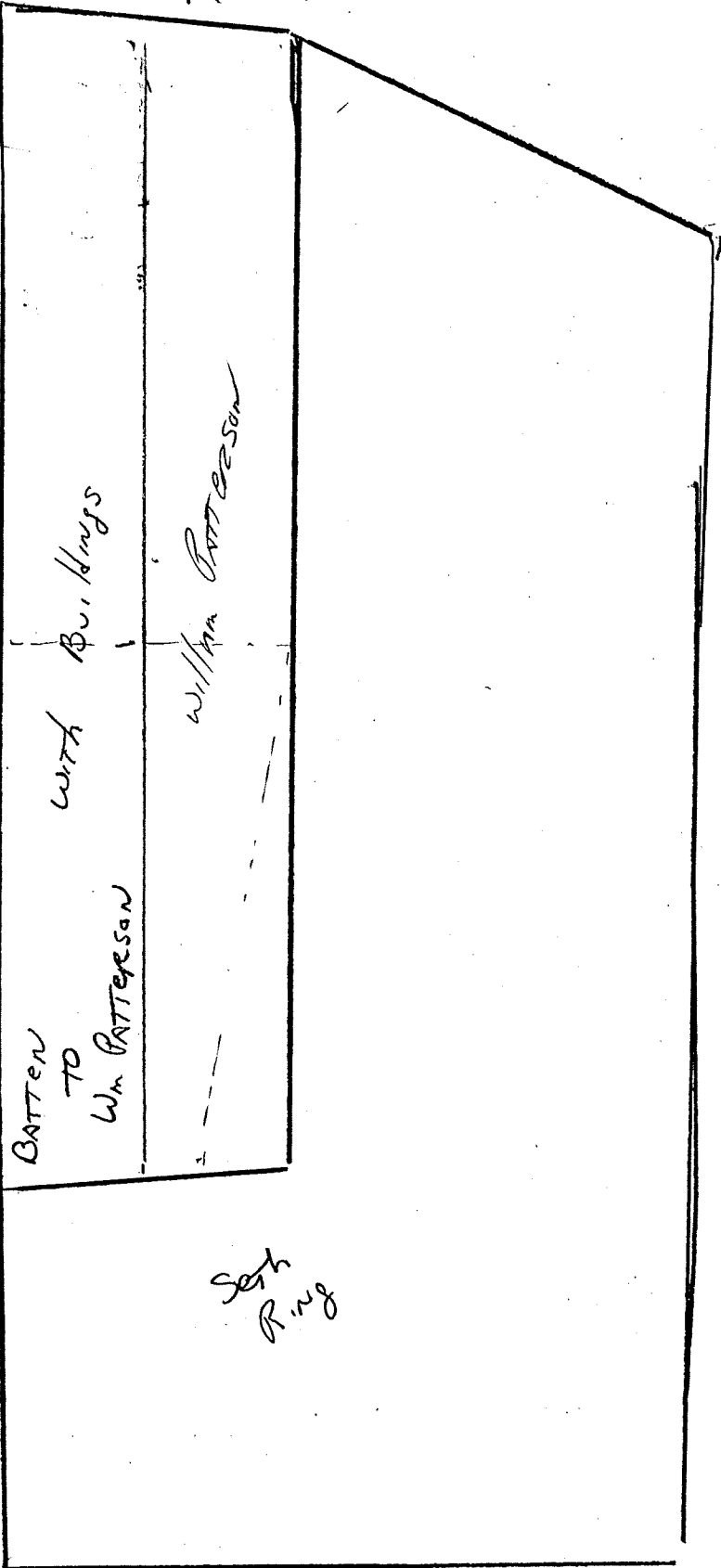
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1782

MAIN ST



Benj Manning



Seth Ring

176
Pg 15

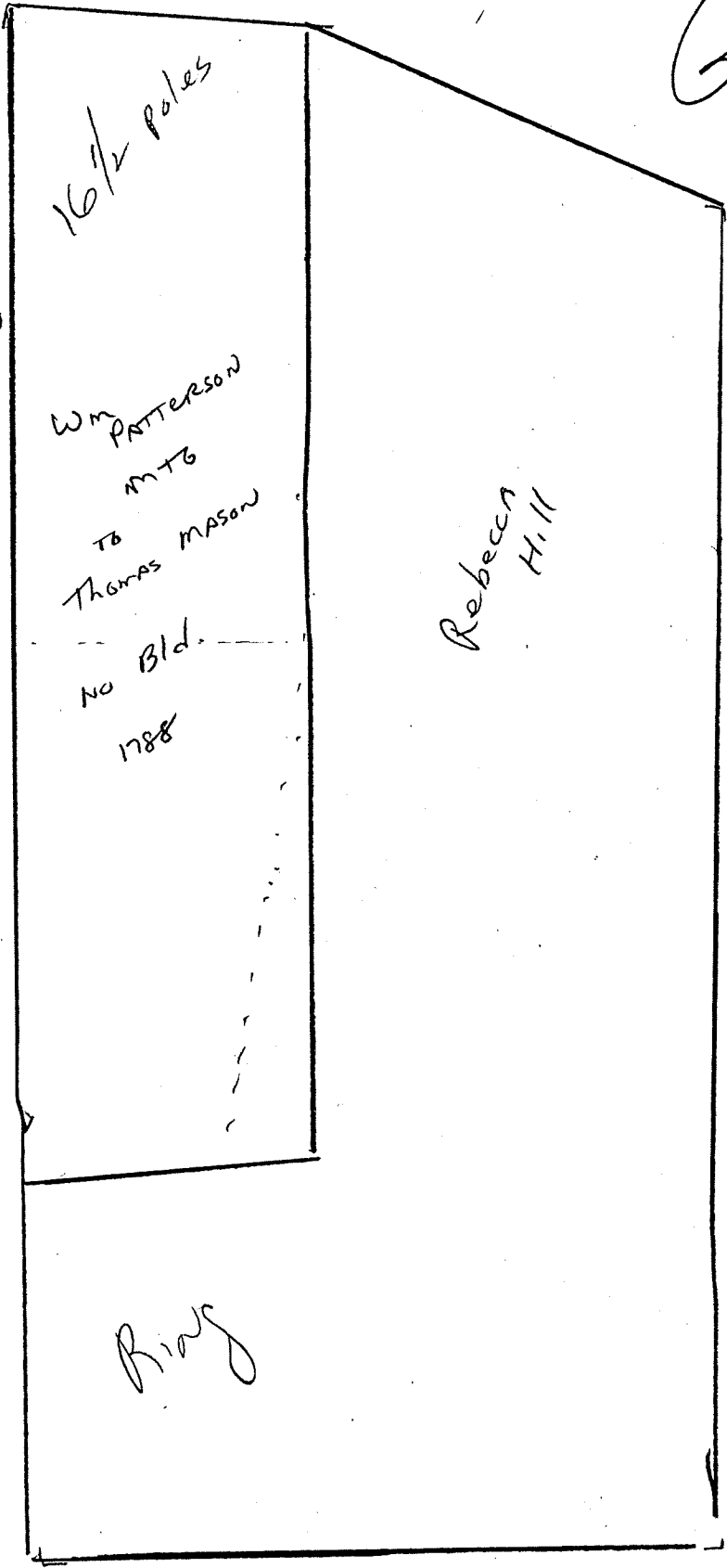
4

the great harbour, so called, or however otherwise bounded with the privileges thereof.
 To have and to hold the same to him the said Joshua C. Bowden his heirs & assigns forever
 And I do hereby in the capacity aforesaid, covenant with the said Joshua C. Bowden his
 heirs & assigns, that the said Richard Curllis dec'd seized of the premises, that I was
 duly licensed by said Court to make sale thereof, and that it was necessary the same
 should be sold for the purposes aforesaid, that previous to the sale I took the oath by law
 prescribed & gave public notice thereof according to the directions of the law in such cases
 provided and that the said Bowden consented most for said premises, and the same was
 struck off to him for the sum aforesaid at a Public Vendue on the premises, and I do
 further in the capacity aforesaid covenant to and with the said Bowden his heirs & af-
 signs, that the premises are free of all incumbrances and that I will warrant, se-
 cure and defend the same to him the said Joshua C. Bowden his heirs & assigns for-
 ever, against the lawful claims & demands of all persons. In witness whereof I
 have hereunto set my hand and seal this third day of June, in the year of our Lord
 one thousand eight hundred & five
 John Drury Esq^r & ascal
 Signed sealed & delivered in presence of us the words & Southwesterly being first inter-
 lined Nathian Bowen Esq^r a Bowen. Essex p. Juno 3^o 1805. Then J^o John
 Drury acknowledged the foregoing instrument to be his free Act & Deed. before me
 Nathian Bowen J^o Peace
 Essex p. Rec June 7^o 1805 & recorded & examined by John Pickering Esq^r

Rich^d Batten
& wife to
William Patterfen

Know all men by these presents, that I Richard Batten and Lydia my wife of Lynde-
 bourgh late of New Hampshire for and in consideration of the sum of twenty eight pounds
 sixteen shillings, lawful money of Massachusetts Bay to me in hand before the delivery hereof
 well and truly paid by William Patterfen of Salem in the County of Essex and State aforesaid,
 MARRIAGE, the receipt whereof we do hereby acknowledge, have given, granted, bargained
 and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey & confirm
 unto the said William and his heirs & assigns forever, one third part of the estate of Lyd-
 ia Hildeman dec'd situate in Salem, containing about six pole land bounded North-
 easterly on the main street, westerly on land the estate of Ben^o Manning dec'd, southerly
 on land of Seth King, Easterly on land of said William Patterfen, or however & otherwise
 bounded or supposed to be bounded with the buildings & appurtenances & privileges
 thereunto belonging. So have and to hold, the said granted premises, with all the privileges
 and appurtenances to the same appertaining to him the said William Patterfen & to his
 heirs and assigns to his and their only proper use and benefit forever. And we the
 said Richard & Lydia Batten for our selves our heirs, executors and administrators,
 do hereby covenant, grant, and agree to and with the said William Patterfen his heirs
 and assigns, that until the delivery hereof we the said Richard and Lydia Batten are
 the lawful owners of the said premises being lawfully seized and possessed thereof in our
 own proper right in fee simple and have full power and lawful authority to grant &
 convey the same in manner aforesaid: that the said premises are free & clear of all
 & every incumbrance whatsoever. And that we the said Richard & Lydia Batten
 or executors, and administrators shall and will warrant the same to him the said William
 Patterfen and his heirs & assigns, against the lawful claims & demands of any person or per-
 sons whatsoever. In witness whereof, we have hereunto set our hands and seals this
 third day of June, in the year of our Lord, one thousand eight hundred & five
 Richard Batten
 Lydia Batten
 Nathian Bowen Esq^r a Bowen
 Essex p. Rec June 8^o 1805 & recorded & examined by John Pickering Esq^r

G



Richard MANNING

16 1/2 poles

Wm PATTERSON
TO M.T.G.
THOMAS MASON

No Bld.
1788

Rebecca Hill

Ring

6

Book 148

Pg 208

Wm Patterson
Sho' to Mason

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, Greeting,
KNOW YE, That I William Patterson of Salem in the County of Essex mariner to secure the performance of the condition of my bond herein after mentioned - and also -
For and in Consideration of the Sum of five Millings -
to me in Hand before the Enfealing hereof, well and truly paid by Thomas Mason -
of Salem aforesaid Merchant -

I bear the payment of which this mortgage was given do hereby discharge
Sept. 14. 1793. 9 Thomas Mason having received all moneys to
John Pickering Regr

the Receipt whereof I do hereby acknowledge, and my self therewith fully satisfied and contented; and thereof, and of every Part and Parcel thereof, do exonerate, acquit and discharge him the said Thomas Mason -
Heirs, Executors and Administrators, forever, by these Presents: HAVE given, granted, bargained, sold, aliened, conveyed and confirmed; and, by these Presents, Do, freely, fully and absolutely, give, grant, bargain, sell, aliene, convey and confirm unto him, the said Thomas Mason -
his Heirs and Assigns forever, a piece of land in said Salem containing about sixteen poles & a half bounded northerly on the street westerly on land of Richard Manning Esq, southerly on land of Seth King, & easterly on land of Rebecca Hill. Also a dwelling house in Salem aforesaid with about fifteen poles & a half of land under adjoining thereto & is bounded westerly on Hardys lane so called northerly on land formerly Paul Mansfields dec'd. easterly on land late of Benjamin Bates deceased southerly on land of Clifford Burn with all outhouses thereon -

To HAVE and to HOLD the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities to the same belonging, or in any wise appertaining to him the said Thomas Mason his Heirs and Assigns forever. To his and their only proper Use, Benefit and behoof, forever.
And I the said William Patterson for me my Heirs, Executors and Administrators, do covenant, promise and grant, to and with him the said Thomas Mason his Heirs and Assigns, that before the Enfealing hereof, I am the true, sole and lawful Owner of the above-bargained Premises, and am lawfully seized and possessed of the same in my own proper Right, as a good, perfect and absolute Estate of Inheritance in Fee Simple: And have in me good Right, full Power, and lawful Authority, to grant, bargain, sell, convey and confirm said bargained Premises in Manner as aforesaid: And that the said Thomas Mason his Heirs and Assigns, shall and may, from Time to Time, and at all Times forever hereafter, by Force and Virtue of these Presents, lawfully, peaceably and quietly Have, Hold, Use, Occupy, Possess and Enjoy the said demised and bargained Premises, with the Appurtenances, free and clear, and freely and clearly acquitted, exonerated and discharged of, from all and all Manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments; Executions, or Incumbrances, of what Name or Nature soever, that might in any Measure or Degree obstruct or make void this present Deed.

FURTHERMORE, I the said William Patterson for myself my Heirs, Executors and Administrators; do Covenant and Engage the above-demised Premises to him the said Thomas Mason his Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, forever hereafter to Warrant, Secure and Defend, by these Presents. And Margetabel my wife consents also to quit all claim to dower therein. Provided always that if the said William or my Heirs executors or Administrators shall pay or cause to be paid to the said Thomas or his executor Administrator or Esq the sum of fifty pounds lawful money in specie with lawful interest for the same on before the third day of July one thousand seven hundred & eighty nine, according to the condition of my bond given him this day then this Deed as well as said bond to be void otherwise in force. In witness of all which we the said William & Margetabel have set our hands & seals this third day of July one thousand seven hundred & eighty eight. Signed sealed & delivered in presence of

of Hester & Flint Margaret Smith
Sept 5. 1788 then William Patterson acknowledged this instrument before John Pickering Just peace
John Pickering Regr
old July 5. 1788 & recorded & exam. by John Pickering Regr

1793

6'

BENJAMIN PATTERSON

PATTERSON helps
TO
Wm PATTERSON
4 Poles
+ Buildings

Wm PATTERSON

TO
1805
ANNA MIPPEW
+
Seth Ring

John Patten
John Patten
John Patten

Know all men by these presents, that we John Patten mariner Joseph Smith
mariner and Rebecca his wife, Obadiah Wilcock mariner & Lydia his wife, John Bolton
mariner & Sarah his wife all of Salem in the County of Essex, in consideration of five pounds
fourteen shillings lawful money paid to each of us by William Patten of Salem aforesaid
mariner (the receipt whereof we as hereunto acknowledge) do hereby give, grant, sell and
convey unto the said William Patten his heirs & assigns our undivided fifth parts of our
undivided third part of about six acres of land and all the buildings situate in said Sa-
lem bounded northerly on the main street, westerly on lots belonging to Benjamin
and Manning deceased, southerly on land of Seth King, Easterly on land of said
William Patten or however otherwise the same may be bounded being the parts and
shares of said piece of land and buildings which the said John, Rebecca, Lydia & Sarah
in common and entitled to as children of William Patten deceased, who was son of
Lydia Sibleman deceased, who did seized of the whole of said described premises. To have
and to hold the same to the said William Patten his heirs & assigns, to his & their use & be-
nefit forever. And we do covenant with the said William, his heirs & assigns, that we or some
of us are lawfully seized in fee of the premises, that they are free of all incumbrances that
we or some of us have good right to sell and convey the same to the said William in manner
aforesaid - And that we or some of us will warrant and defend the same to the said William
Patten his heirs & assigns forever, against the lawful claims & demands of any persons.
In witness whereof, we the said John, Joseph, Rebecca, Obadiah, Lydia, John & Sarah
have hereunto set our hands & seals, this twenty sixth day of June in the year of our Lord, one
thousand seven hundred and ninety three
Signed sealed & delivered in presence of us }
W^m Prescott, Elvazer Giles - - - }
Essex: June 25th 1793. Then the above named }
Joseph Smith Rebecca Smith Lydia Wilcock & Sarah }
Bolton appeared & severally acknowledged the above instru- }
ment to be their free Act, before me W^m Prescott Just: Peace }
Essex: Rec^d June 8th 1805 & recorded & examined by John Pickering, Reg^r

Will Appleton
John Jenks

Know all men by these presents, that I William Appleton of Salem in the County of Essex
and Commonwealth of Massachusetts Cabinet-maker, in consideration of three thousand
five hundred dollars paid me by John Jenks of Salem in the County aforesaid Merchant
(the receipt whereof I do hereby acknowledge) do hereby give, grant, sell & convey unto the said
John Jenks a certain dwelling house with the land under & adjoining the same with all the
buildings thereon situate in said Salem and bounded as follows, East southerly on Harbour
street seventy five feet, Southwesterly on land of Alden Briggs eighty seven feet, westerly on
land now or late of Captain John Pitman seventy six feet, Northwesterly on land of the
said Pitman ninety feet with all the privileges and appurtenances thereto belonging
to have and to hold, the granted premises with the appurtenances to the said John Jenks
and to his heirs & assigns, to his & their use and benefit forever. And I the said William
for myself, my heirs, executors and administrators do hereby covenant with the said
John Jenks his heirs & assigns that I am lawfully seized in fee of the premises, that they
are free of all incumbrances, that I have good right to sell and convey the same to the said
John Jenks and that I will and that my heirs, executors and administrators shall war-
rant and defend the same to the said John Jenks his heirs & assigns forever against the
lawful claims & demands of any persons And I Pitman Wife of the said William
do hereby give, grant, sell and convey unto the said John Jenks the same premises
with all the privileges and appurtenances thereto belonging & quit claim to
the said John Jenks his heirs & assigns all my right & claim in the premises. In wit-
ness whereof, we the said William & I Pitman Wife have hereunto set
our hands & seals this eighth day of June in the year of our Lord one thousand eight hundred

For Jan entry and appraisement of the State of
 Capt. William Patterson late of Talem in 5th County
 of Marion, Keeseel
 under and adjoining Talem in 5th County
 in 2nd Talem
 A part of same situate on the street in front of the same
 and a house on the street in house of Richard Williams
 4 Pews in the last meeting house in Talem
 one burial bed in the last meeting house in Talem

- 1st melodey chair 8
- 2nd Stand chair @ 4/50 the further bed @ 1/91 @ 85 pce 60 = 0
- 4 Looking Glasses 1/50
- 3 Blankets 4/100
- lunch Desk 5/100
- 6 bed suits 9/100
- 1 ground chair 1/100
- 1st Braf and Iron Chair 1/150
- Oil Stove 1/50
- Large Braf Kettle 1/50
- 2 large Braf Kettles 1/50
- Braf Kettle 1/50
- Iron ware of Iron Spoon 1/50
- 4 flat Irons 1/75
- long Teales 10 weights of small Teales 1/50
- house brash 1/50
- hooky Drummel 1/50
- 2 Jernim Chais 1/25
- 1st flat Coal and Lesticks 1/100
- Old Pl 205 201/10
- 1st melodey chair 8
- 2 Stand chair @ 4/50 the further bed @ 1/91 @ 85 pce 60 = 0
- 4 Looking Glasses 1/50
- 3 Blankets 4/100
- lunch Desk 5/100
- 6 bed suits 9/100
- 1 ground chair 1/100
- 1st Braf and Iron Chair 1/150
- Oil Stove 1/50
- Large Braf Kettle 1/50
- 2 large Braf Kettles 1/50
- Braf Kettle 1/50
- Iron ware of Iron Spoon 1/50
- 4 flat Irons 1/75
- long Teales 10 weights of small Teales 1/50
- house brash 1/50
- hooky Drummel 1/50
- 2 Jernim Chais 1/25
- 1st flat Coal and Lesticks 1/100
- Old Pl 205 201/10

#

MANNING

Win
Patterson
died

1793

will
to all estate
to wife
inhabitable

Ashby

Inv. Lot of
land between
dwelling house
of Manning
and Ashby

No House

Lord One thousand eight hundred and Two.

James Palmer & a feal 141

N. B. The words "four hundred & ninety" erased before signing or sealing.

Abigail Palmer & a feal

Signed said and delivered in presence of us.

Essex December 27th 1802 then

John Hunt. Nathl. Marsh.

the above named James Palmer

Samuel S. Jackman. Hannah Jackman

personally appeared and acknow-

ledged the above instrument to be his free act and deed, before me, Nathl. Marsh Justice of the peace

Essex Recd. Jan. 1. 1803. & recorded & examined by John Dickering Regr.

Know all men by these Presents that I William Patterfon of Salem in the County of Essex mariner in consideration of the sum of nine hundred dollars paid to me by John Archer of said Salem mariner the receipt whereof I do hereby acknowledge have remised release and forever quitclaimed and do by these presents remise, release and forever quitclaim unto the said John Archer his heirs and assigns forever, All my right and title in and to one undivided fourth part of a certain dwelling house situate in Herbert street in Salem aforesaid with the land under and adjoining containing about fifteen poles and an half and the outhouses on said land - the land bounding westerly on said Herbert street, northerly on land late of Jonathan Millet deceased, easterly on land of the heirs of Joseph Morley deceased and southerly on land of Clifford Byrne or however otherwise bounded, it being the same Messuage that my father William Patterfon deceased, purchased of Samuel Sewall of Marblehead. Also all my right and title in and to one undivided fourth part of about sixty poles of land, more or less situate in Salem aforesaid, and bounded northerly on Essex street, westerly by land of Richard Manning Esq. southerly by land of Seth Ring, easterly by land of Thomas Ashby or however otherwise the same may be bounded, it being the same which my father William Patterfon deceased, purchased of the heirs of his father William Patterfon deceased who died seized of the whole of said deforced premises. To have and to hold both the above deforced lots of land, with the buildings thereon, together with all the privileges and appurtenances thereto belonging to him the said John Archer his heirs and assigns forever. In witness whereof I William Patterfon and Sarah my wife, who for the consideration aforesaid doth hereby consent to quit her right of dower in both the above deforced premises, have hereunto put our hands and seals this first day of January in the year of our Lord One thousand eight hundred and three.

W. Patterfon
to
John Archer

Signed said and delivered in presence of us

Wm Patterfon & a feal

Sarah Patterfon & a feal

Richd. Manning. } witness to Wm Patterfon

Essex Salem Jan. 1st A.D. 1803. Then

Clifford C. Byrne } witness to Sarah Patterfon

the within named William Patterfon

Abchetale Byrne

personally acknowledged the within

written instrument by him signed to be his free act and deed, before me

Essex Recd. Jan. 3. 1803 & recorded & examined by John Dickering Regr.

Know all men by these Presents, that I Asa Pingree jr. of Rowley in the County of Essex and commonwealth of Massachusetts cordwainer, in consideration of three hundred and twenty dollars paid to me by Stephen Peabody of Boxford in the County and commonwealth aforesaid (the receipt whereof I do hereby acknowledge) do hereby give grant sell and convey unto the said Stephen Peabody and to his heirs and assigns forever, a certain lot of land situate in Rowley aforesaid, together with the westerly end of the Barn from top to bottom so far as to the posts on the westerly side of the floorway; also, a center adjoining the same. said Barn and center to be taken away at or within one year from the first of April next ensuing: the aforesaid land is bounded as

Asa Pingree jr.
to
Step. Peabody

hereto set my hand and seal the day and year before written.

signed and sealed in our presence

Otis Rockwood seal

William Chadwell Ezra Mudge }
above named James Gardner William Rhodes and Benjamin J. Phillips Committee
of the first Parish indym. also the Rev. Otis Rockwood minister of the said first Par-
ish acknowledged this Instrument to be their free act and deed.

before me Ezra Mudge Jus Pacis

Essex ss. Received November 6. 1828. recorded and examined by Amos Choate Jus

division
John Batten
&
Margaret Felt by
Pierce L. Wiggin Guardian

Whereas John Batten of Salem in the County of Essex Labourer and Margaret Felt of
the same town a minor are owners in common of a lot of land on Essex Street in Salem
aforesaid The whole of which is bounded Northernly on Essex Street thirty two feet ten inches
Easternly on Hannah Austin and on said Batten about one hundred and forty feet South-
erly on widow Mead about thirty two feet and ten inches and westerly on Gamaliel Hodges
about one hundred and forty feet and the said John and Margaret by Pierce L. Wiggin her
lawful Guardian have divided and made Partition of the same. The said John re-
leases and transfers to the said Margaret the northern end of said lot bounding Northernly
on Essex Street thirty two feet and ten inches Easternly on Hannah Austin thirty nine
feet Southernly on the other part of said lot herein after released to said John thirty seven
feet and westerly on Gamaliel Hodges thirty nine feet. To Have and to hold the same
to the said Margaret her heirs and assigns forever. and Priscilla wife of said John releases
to said Margaret her heirs and assigns all right of dower in the above. And the said
Margaret by her said Guardian releases and transfers to said John all the remainder of
said lot bounding Easternly on said John's other land about one hundred feet Southernly
on widow Mead about thirty seven feet, westerly on said Gamaliel about one hundred
feet and Northernly on the lot first above described about thirty seven feet. To Have
and to hold the same to the said John his heirs and assigns forever. In witness
whereof the said John and wife and the said Margaret Felt by her said Guardian
have hereto set their hands and seals this third day of November in the year of
our Lord eighteen hundred and twenty eight.

signed sealed & delivered in presence of us
"Hannah Austin & John" first interlined
Amos Choate to P L Wiggin & J. Batten
Richard Batten - to Priscilla

John Batten seal
Priscilla Batten seal
Margaret Felt by
Pierce L. Wiggin her
Legal Guardian seal

Essex ss. November 7. 1828. The within named Batten & Wiggin acknowledged
this instrument to be their free act and deed. before me Amos Choate Jus. Pacis
Essex ss. Received November 7. 1828. recorded and exam. by Amos Choate Jus

Pierce L. Wiggin Jus

Know all men by these Presents That I Pierce L. Wiggin of Salem in the County of Essex

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 Choate
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 in Salem
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 L. Wiggin her
 id John re
 ng Northely
 thirty nine
 thirty seven
 old same
 id Sam release
 And the said
 remainder of
 et Southely
 one hundred
 To Have
 In witness
 r said Guardian
 in the year of
 seal
 in seal
 by her seal
 u } seal
 knowledged
 x 91
 Choate
 Salem in the
 Court

County of Essex merchant as Dam Guardian of Margaret Felt a minor and daughter of George and Margaret Felt deceased by virtue of Power and authority granted me by the Supreme Judicial Court holden at Ipswich on the fifth tuesday of April last past, in consideration of three hundred and seventy two dollars to me paid by Gamaliel Hodges of the same Salem Merchant he being the highest bidder for the Premises herein after described at a Public sale thereof legally notified and held on the premises on the day of the date hereof the receipt whereof I do hereby acknowledge do hereby give grant sell and convey unto the said Gamaliel a lot of land on Essex Street in Salem aforesaid which descended to the said minor from her mother Margaret Felt the wife of George Felt both deceased and heretofore lying in common between said minor and one John Batten, but now divided as by deed of division between said minor and said Batten of November 3, 1820. and entered for record just before this. And the Premises as divided and hereby conveyed are contained within the following lines viz bounded northerly on Essex Street thirty two feet and ten inches Easterly on land of Hannah Austin thirty nine feet southerly on the other part of said lot now set to said Batten thirty seven feet and westerly on land of said Gamaliel thirty nine feet to the first bounds with all the privileges and appurtenances to the same belonging. To Have and to Hold the granted premises with the appurtenances to the said Gamaliel his heirs and assigns to his and their use and benefit forever. And I the said Wiggin Guardian as aforesaid for myself my heirs executors and administrators do hereby covenant with the said Gamaliel his heirs and assigns that said minor is lawfully seized in fee of the premises, that they are free of all incumbrances that I have good right to sell and convey the same to the said Gamaliel and that I will and my heirs executors and administrators shall warrant and defend the same to the said Gamaliel his heirs and assigns forever, against the lawful claims and demands of any persons claiming by from or under said minor or me the said Guardian but against no other person or persons, whomsoever. And I further covenant that I have in all things complied with the Rules and directions of law in order to make this sale legal Firm and valid. In Witness whereof I the said Wiggin Guardian as aforesaid do hereto set my hand and seal this fourth day of November in the year of our Lord Eighteen hundred and twenty eight.

Pierce L. Wiggin
 signed sealed & delivered }
 Guardian to Margaret Felt minor } seal
 in presence of us }
 Amos Choate }
 Henry L. Lambert }
 before me Amos Choate Just of Peace

Essex ss. Received November 7, 1828. recorded and examined by Amos Choate Regy

Know all men by these Presents That I James Bowler of Marblehead in the County of Essex Baker in consideration of six hundred dollars to me paid by Grace Wyman
 James Bowler to Grace Wyman
 Bond 257 Aug 65 Assignment

1828

No Buildings mentioned
J

Essex St

32'

TO
Margaret Felt
then sold to
G. Hodges

Hammond

BARN ON
THIS IN
LOT 1838

→
Garnet
Hodges

140

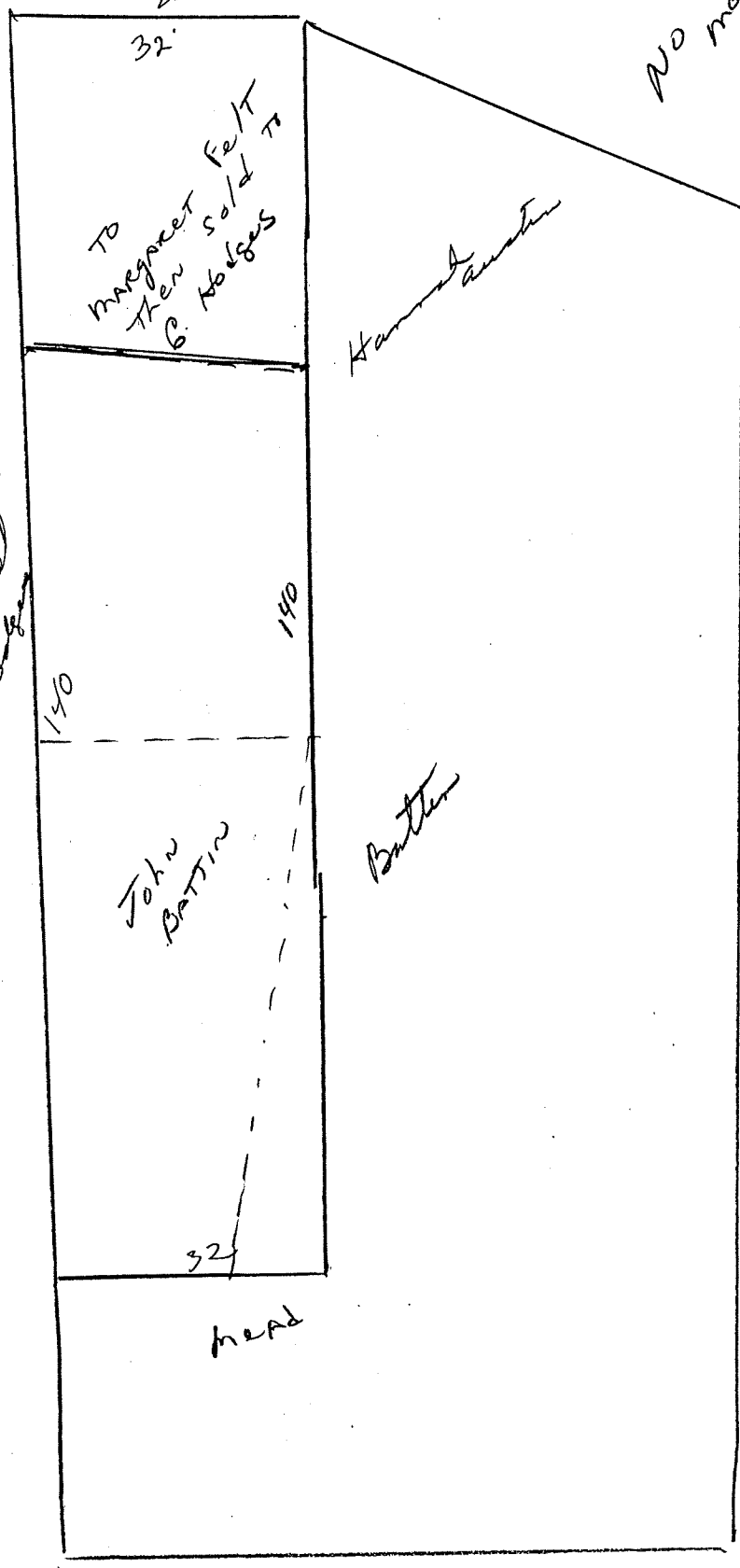
140

John
BATTIN

Battin

32'

head



John Batten died on December 11, 1844. In his will (#32675) all the real estate as bequeathed to his wife, Procinda, for her natural life. His daughter, Aroline, was to have the privilege of living with his wife, provided she remain single. After the death of his wife and daughter the estate was to be divided equally between the remaining children. (Aroline died on November 12, 1839. Procinda died on January 12, 1849.)

The inventory of John Batten:

Real estate

#1 Dwelling house with land under & adjoining situate on Curtis Street \$800 (this was the house on the corner of Essex and Curtis, as John is listed in the 1842 Salem directory as living at 2 Curtis St.)

#2 Dwelling house in the rear & land under and adjoining \$1,500 (4 Curtis St.)

#3 Lot of land situate on said Curtis St. \$300 (land now 6 Curtis St.)

Personal estate

Lot of household furniture beds - bedding & c. \$50

The other children of John and Procinda Batten were: Nancy (born 1795) married Josiah Merrow, Richard (born 1797), Lydia (born 1799) married Henry Meek, Procinda (born 1803) married Ephriam Richardson, Louisa (born 1806) married Soloman Wells and John (born 1809).

On September 27, 1845 John Batten Jr., cordwainer, conveyed the "dwelling house and out building on Curtis street the same my late father John Batten deceased, now in the possession and occupation of my mother Procinda, to Henry Meek in trust that Henry shall apply the income or proceeds of the estate for the purposes of my support in such sum or sums from time to time as he shall deem necessary and proper giving hereby full right and authority to sell and dispose of the same and to give a good and sufficient deed. This deed to take effect from and after the decease of my mother." (book 406 page 150)

The remaining heirs conveyed their right to the estate as listed in the inventory to Henry Meek during the period 1851-1853 (book 452:146, 470:52, 476:268 & 482:219). Henry Meek mortgaged the property many times over the years, but the exact dimensions are not given.

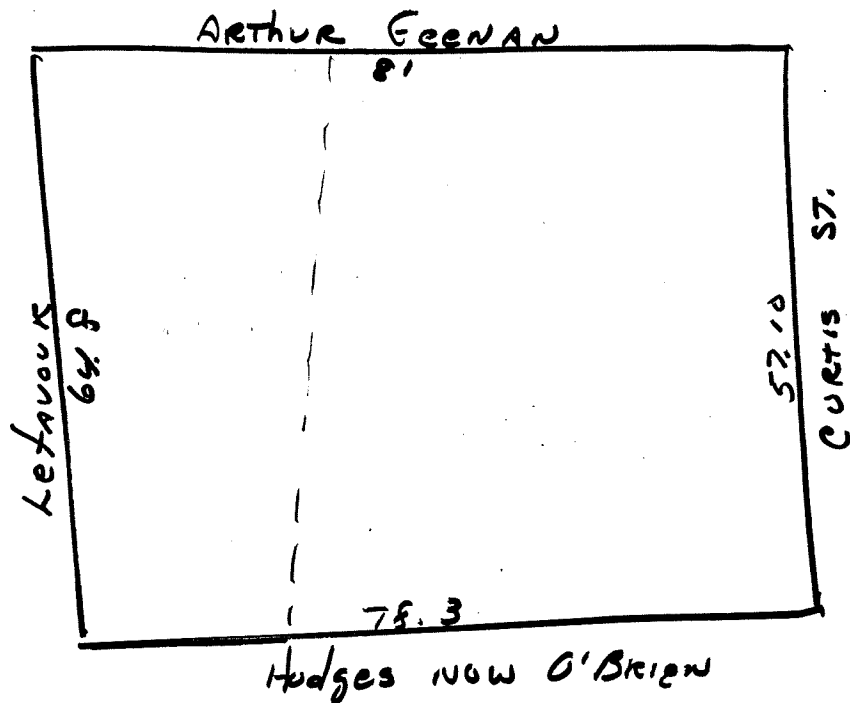
Henry Meek died on August 19, 1870. Mr. Meek bequeathed all of his estate to his wife, Lydia. After her death the property was to be divided between his children:

- L. Cornelia Hodgkinson, wife of Jabez
- Mary Ellen Carver, wife of Horatio B.
- Aroline B. Meek
- Julia F. Odell, wife of Charles
- Henry M. Meek

(One interesting conveyance occurred on July 24, 1876. The property was put up as bond for the surety of Horatio B. Carver upon a complaint made against him for manslaughter. (book 957 page 42)

On June 15, 1877 John Batten, formerly of Bowdoinham, Maine, now of Salem for \$150 conveyed to Lydia Meek widow of Henry and Lydia C. Hodgkinson, Mary E. Carver, Julia F. Odell, Aroline B. Meek and Henry M. Meek all children of Henry Meek. To Lydia for and during her natural life and after her decease to the others, the land and buildings on Curtis street as described in a deed of trust in book 406 page 150. (book 979 page 31)

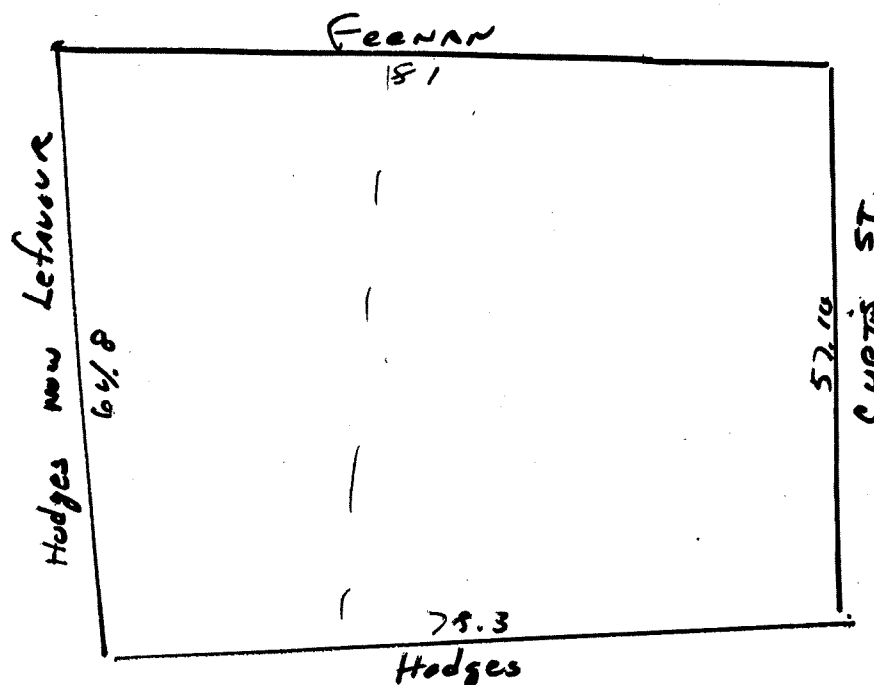
November 1883 - The heirs named above conveyed their interest in the estate to Henry M. Meek. The land was then described as:



Henry M. Meek died on July 10, 1900 leaving a widow Annie M. and one daughter, Alice R. Meek.

On February 19, 1917 Annie M. Meek and Alice R. Meek sold the land and buildings at 4 & 6 Curtis Street to Arthur Feenan. "Our title derived as devisees under the will of Henry M. Meek." (book 2357 page 361)

April 6, 1959 - Alice G. Feenan sold the same land and buildings to John J. and Winifred Larkin. "For our title see deed Annie M. Meek et al to Arthur Feenan, February 19, 1917." As recorded in book 2357 page 361. (book 4552 page 154)



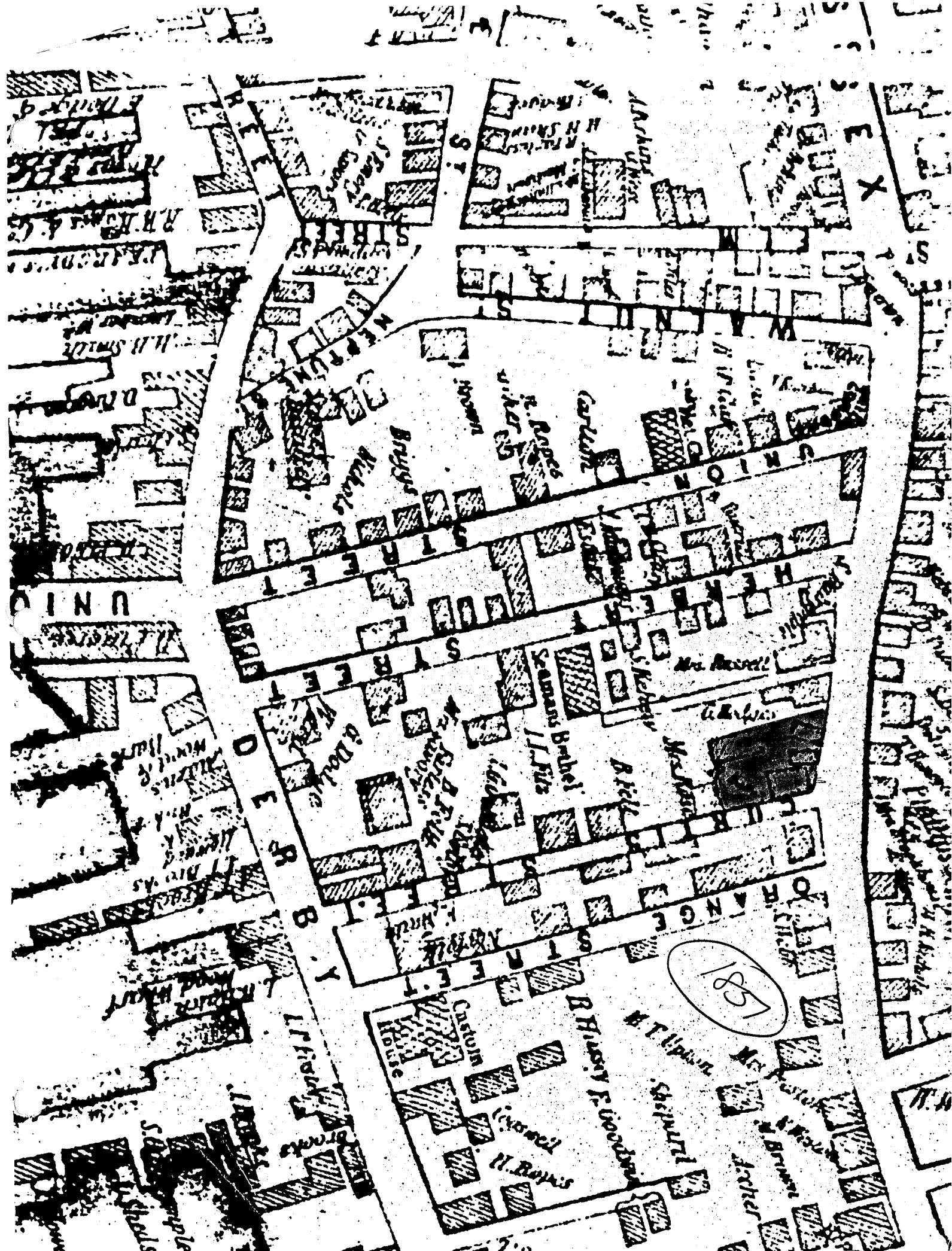
The Larkins mortgaged the property to the Roger Conant Co-op Bank on April 16, 1959 and October 28, 1959. The bank released their rights to Winifred M. Larkin on July 7, 1960. Winifred Larkin then conveyed her interest to John J. and Barbara Larkin. "The same premises conveyed by Alice G. Feenan on April 16, 1959." This was called parcel B on the plan recorded in book 4682 page 173.

John J. and Barbara Larkin, of North Hampton, N.H. sold the property to James and Joan Bailey on April 28, 1975, for the sum of \$33,900 (book 6142 page 619). The Baileys mortgaged the property to the Roger Conant Bank (book 6142 page 620).

The Roger Conant Bank sold the property to Rocco A. Botta, of Melrose, and Helen S. Phaneuf, of Lynnfield, in May of 1983 (book 7132 page 218).

Rocco A. Botta and Helen S. Phaneuf sold 4 Curtis St. (Lot B) to Clifford Hughes and Nancy Felton, on September 14, 1987, for the sum of \$210,000 (book 9190 page 490).

Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court. All maps in this report are for illustrative purposes and are not meant to be exact.



187

Union Street
Orange Street
York Street
M. B. Smith
R. H. Jones
H. H. Smith
A. H. Jones
H. H. Smith
H. H. Smith

M. B. Smith
H. H. Smith
A. H. Jones
H. H. Smith
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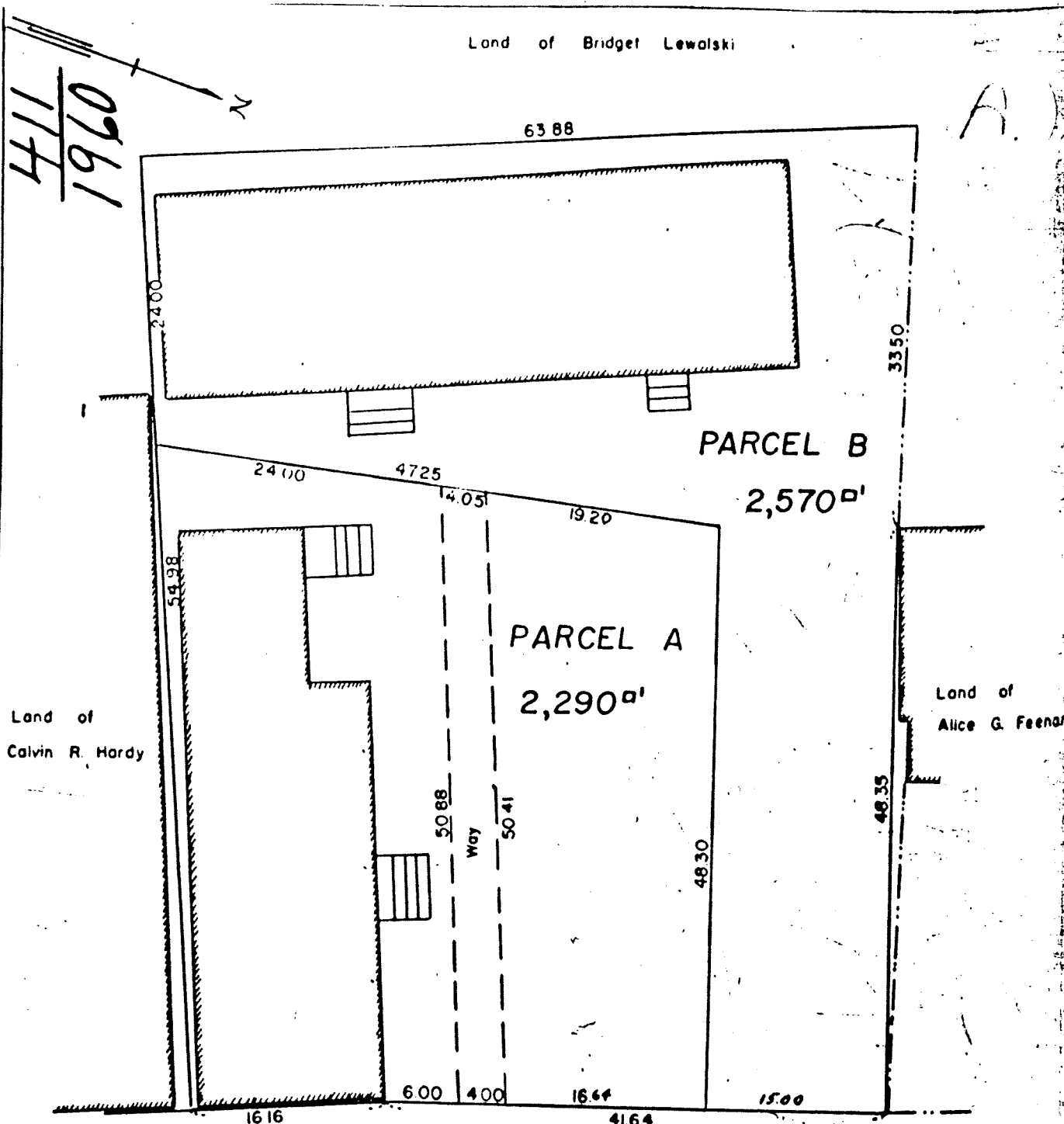
M. B. Smith
H. H. Smith
A. H. Jones
H. H. Smith
H. H. Smith



Map of Derby, Vermont, as shown in the 1874 Census, by G. M. Hopkins in the Office of the Librarian of Congress at Washington, D.C.

Land of Bridget Lewalski

411
1960



Land of
Calvin R. Hardy

PARCEL B
2,570^{sq}ft

PARCEL A
2,290^{sq}ft

Land of
Alice G. Feenan

CURTIS (PUBLIC) STREET

THIS PLAN HAS BEEN REDUCED. FOR CORRECT
SCALING SEE ORIGINAL ON FILE

SALEM, MASS

LAND OF LARKIN

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS SCALE 1"=10' JUNE 29, 1960

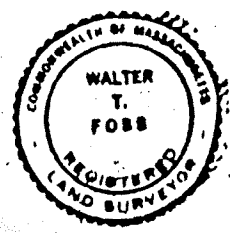
Received July 7, 1960 with Release:
Roger Constant Co-operative Bank to
Winifred M. Larkin

W. T. FOSS CO-ENGINEERS

Rec. B 4682 P. 173 Filed as No. 411, 1960

Attest: *Leo H. Jones*

Register of Deeds

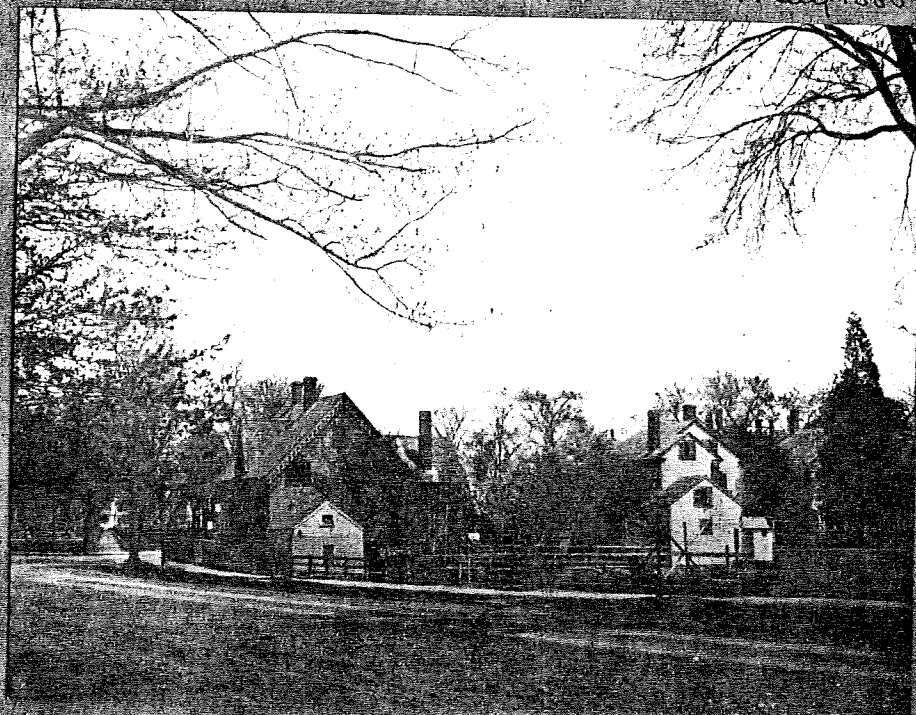




Robinson's List No. 117

May 1885

E.I. Neg. 5099 - Br.
dial lab.



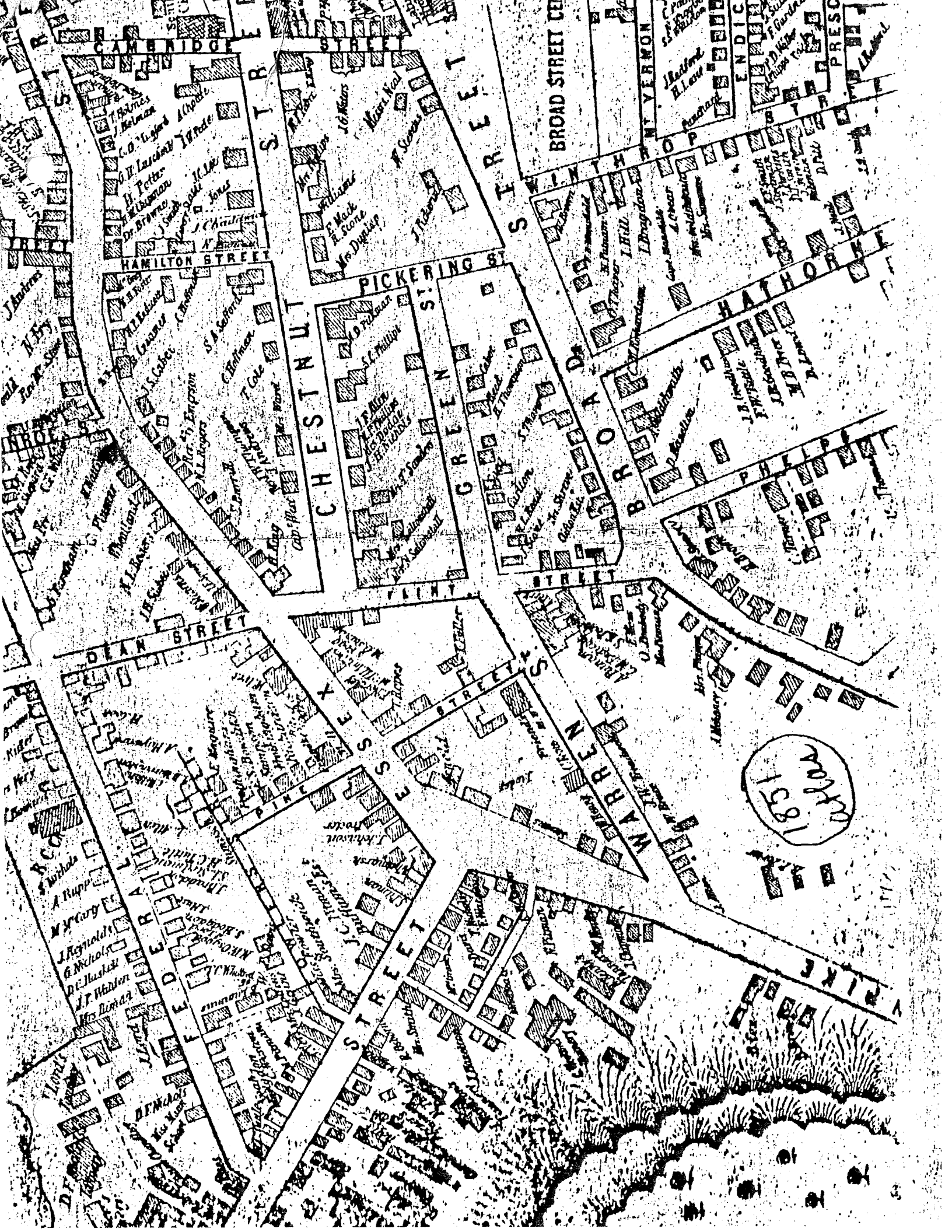
Winthrop St. →

No. 115

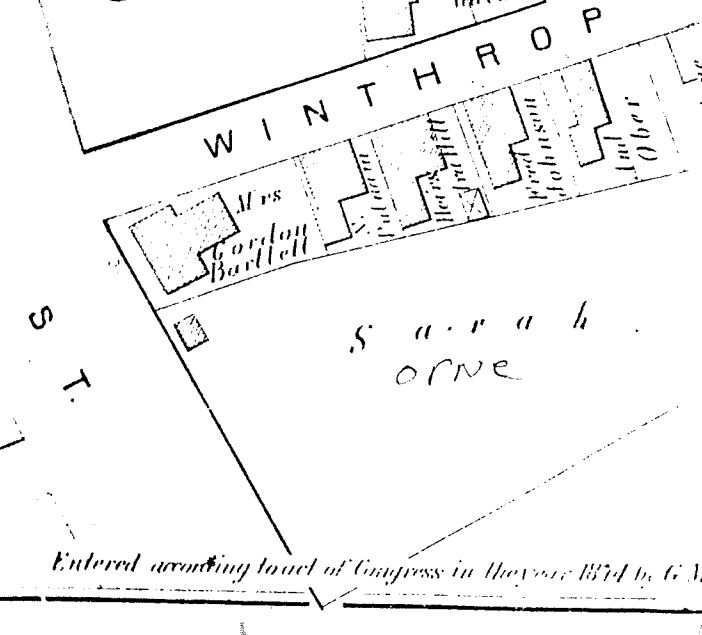
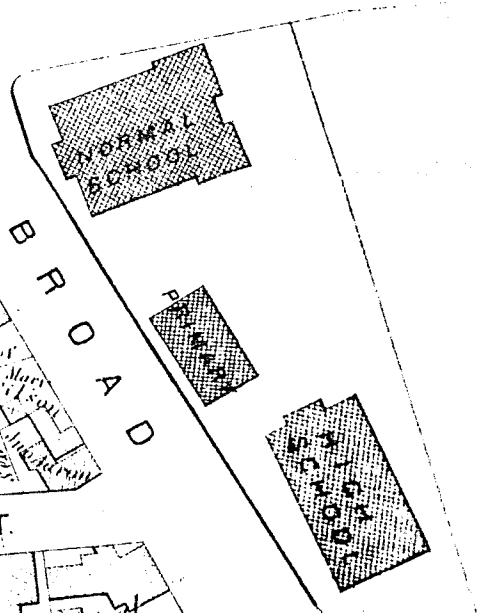
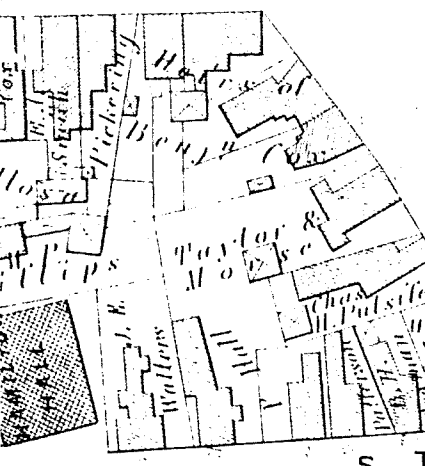
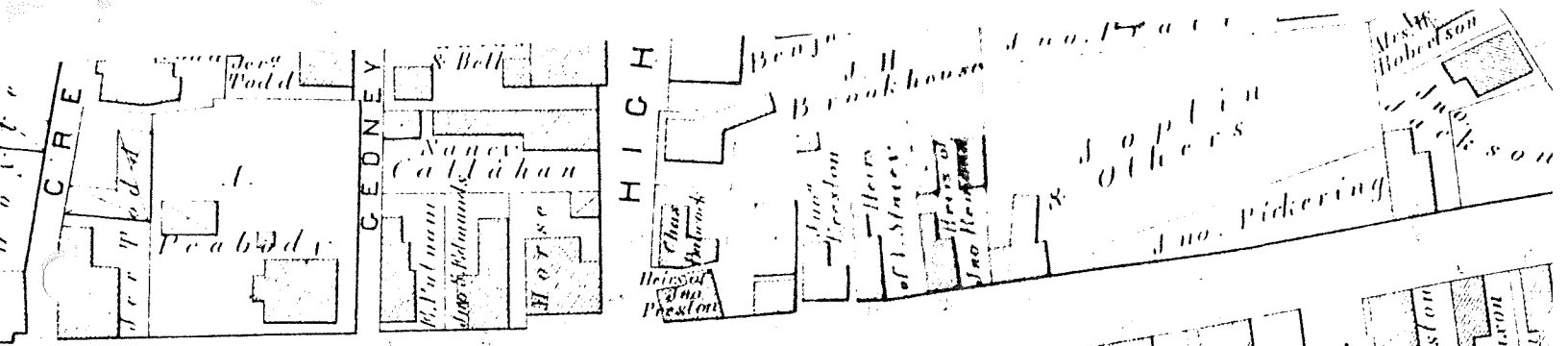
May 1885

Shoe Shop on
Ropes Estate
21-5 Broad St
Boston

Robinson's List
No. 114



Map 1581



Entered according to act of Congress in the year 1874 by G. A.

1874

CITY OF SALEM

1897

1 inch = 100 feet.



21

