

HISTORIC SALEM INC

1 Brooks Court

Benjamin Babbidge, Merchant

Built in 1809

Researched and written by Leslie Fontaine
March 2023

Historic Salem Inc.
9 North Street, Salem, MA 01970
(978) 745-0799 | info@historicsalem.org ©
2023



(1987 MACRIS SAL.2788)

Andrew Street is located on the early property of Captain Joseph Gardner, son of Thomas Gardner. The property was passed to the Andrew family who had a tanning business on the 3 ³/₄ acre property until his death in 1781. It was passed on to the Brown family after and they continued tanning on the property until 1802 when Andrew Street was laid out and the land was divided into lots¹.

Located off Andrew Street, Brooks Court was named after the Brooks family who lived there between 1817 and 1906. This Federal-style house was initially built as a half-house in 1809 for Benjamin Babbidge who sold the property to Zachariah Marston shortly after building the house². This house was only owned by 2 families between 1817 and 1983; the Brooks family and the Osgood family.

¹ Essex Institute Historic Collections, Vol. 50 Page 293

² Southern Essex Registry of Deeds (187:279)

ANDREW STREET--From Common to Webb Street

Benjamin F. Browne in an article in the Essex Institute Historical Collections said that the land now Andrew Street was first owned by Captain Joseph Gardner, who was slain fighting the Narragansett Indians in 1675. It was then sold to Joseph Andrew, whose grandson sold it about 1780 to William Browne, who had a tannery here until 1802 when he opened up Andrew Street and sold house lots. Mr. Browne mentions that when he was young, water came up to Milk Street occasionally and that there was a spring east of the street and a stone wall at the end of it by Collins Cove (Webb Street did not exist then).

Andrew Street. RATING: TWO. PERIOD: PRE-FEDERAL.

At the end of a driveway between #11 and #13 Andrew Street there is a small wooden, two-and-one-half-story "half house" with a pitch roof and small addition in the rear. The "half house" style is generally pre-Federal; however, this example has a higher brick foundation than is customary for this period. Perhaps it was moved to this location and set on a new foundation.

(1986-1991 Historical Commission Reports)

Marston Family (1809-1817)

Zachariah Marston, a merchant from Portland, married Salley Plummer of Newbury on October 9th, 1800³. The Marstons do not appear on the 1810 Massachusetts census, so they likely kept this house for rental income.

Brooks Family (1817-1906)

James Brooks, a carpenter, was born around 1778 in Sterling, MA. Polly (Caldwell) Brooks was born in Salem around 1781 to Stephen and Mary (Pease) Caldwell⁴. James and Polly (Caldwell) Brooks married in 1802⁵. James died in 1857 of 'slow mortification'⁶ predeceased by Polly, who passed in 1844. According to Salem directories James and Polly lived in this house until their respective deaths.

Isaac Brooks was born in Salem on January 9th, 1818⁷. Sarah Gardner, born about 1819, married Isaac C. Brooks⁸. Together they had 1 child, George C. Brooks, born in 1849⁹.

By the time of the 1855 census, it appears several different families were living in this same house (#224 in order of houses visited) including Isaac and Sarah Brooks with their son, George as one family. The second family listed in this house included James Brooks, 77 years old, and Mary Brooks age 48, though it is unclear what their relationship is as that data was not collected at this time¹⁰.

³ Massachusetts: Vital Records, 1620-1850 (Online Database: AmericanAncestors.org, New England Historic Genealogical Society, 2001-2016).

⁴ Massachusetts: Vital Records, 1620-1850 (Online Database: AmericanAncestors.org, New England Historic Genealogical Society, 2001-2016).

⁵ "Massachusetts State Vital Records, 1841-1920", database with images, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:V589-K4D> : 29 December 2022), James Brooks, 1802.

⁶ *Massachusetts: Vital Records, 1841-1910*. (From original records held by the Massachusetts Archives. Online database: *AmericanAncestors.org*, New England Historic Genealogical Society, 2004.)

⁷ "Massachusetts Births and Christenings, 1639-1915", database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:VQDQ-GZQ> : 15 January 2020), Isaac C. Brooks, 1818.

⁸ Perley, S. (1924). *The History of Salem, Massachusetts: 1626-1637*. United States: S. Perley.

⁹ "Massachusetts Births and Christenings, 1639-1915", database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:VQDQ-J4L> : 15 January 2020), George C. Brooks, 1849.

¹⁰ "Massachusetts State Census, 1855," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MQ41-GTN> : 11 March 2018), Isaac C Brooks, Ward 02, Salem, Essex, Massachusetts, United States; State Archives, Boston; FHL microfilm 953,981.

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Names of Heads of Families	Free White Males					Free White Females					Coloured People	
	to 10	to 16	to 26	to 45	to 50	to 10	to 16	to 26	to 45	to 50		
Sam ^r Archer	2		1	1		2	2	1	1			10
Ben ^r W. Brownishide	2	1		1		3		1	2			10
Mary Boardman			1					1	1	1		4
Joseph Vincent		1		1	1	1	1			1		6
John White			1	1				1			1	3
Jabez Baldwin	1	1	3	1		2		2	2			12
George Dear			1	1		1		2				5
Rich ^d Savory	1			1		1		2				5
Rob ^t Savory	1		3					1				5
Enna Fish	1			1		3	1		1			7
Joshua Raymond		1	1	1					2			5
Ebed Lewis			2		1				1			4
James Brooks	1			1		1			1			4

James Brooks in 1810 census¹¹

The 1880 census shows Isaac C. Brooks, 62 years old, widowed living at 11R Andrews Street with his single, 32-year-old son, George G., and their 46-year-old Scottish housekeeper, Janet R. Caldwell, also widowed. The Brooks family also had members of the Huntington family listed as living at the residence at 11R Andrew Street. The property listed as 11F Andrew Street shows members of the Brooks family living here as well¹².

By the time of the 1900 census¹³, it appears Elizabeth Brooks, 63 years old, was renting out their home at 1 Brooks Court and living at 11 Andrews Street with her brother, Francis, 58 years old.

¹¹ Salem, MA: United States 1810 Census. (Online database: AmericanAncestors.org, New England Historic Genealogical Society, 2021). From National Archives and Records Administration, formerly in the collections of the Phillips Library at the Peabody Essex Museum.

¹² "United States Census, 1880," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33SQ-GYB3-9MG6?cc=1417683&wc=XHT7-SP8%3A1589405656%2C1589405685%2C1589395083%2C1589395582> : 24 December 2015), Massachusetts > Essex > Salem > ED 231 > image 48 of 54; citing NARA microfilm publication T9, (National Archives and Records Administration, Washington, D.C., n.d.)

¹³ "United States Census, 1900," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:S3HY-67BS-3F9?cc=1325221&wc=9BW3-VZ7%3A1030549901%2C1031589101%2C1032611801> : 5 August 2014), Massachusetts > Essex > ED 445 Salem city Ward 2 > image 27 of 30; citing NARA microfilm publication T623 (Washington, D.C.: National Archives and Records Administration, n.d.).

DATE OF BIRTH	NAME OF THE CHILD (if any), and COLOR (If other than White)	SEX AND CONDITION (In Irish, English, &c.)	PLACE OF BIRTH	NAME OF PARENTS	RESIDENCE OF PARENTS	OCCUPATION OF FATHER	PLACE OF BIRTH OF FATHER	PLACE OF BIRTH OF MOTHER
October 12	Mary Perley	F	Salem	Edward L. & Alice (Odell)	Salem	Bookbinder	Salem	Salem
" 22	George E. Lora	M	"	George L. & Hannah E. (Clark)	"	Carpenter	Salem	Beverly
" 25	Joseph Witherman	M	"	William & Mary (Collis)	"	Blacksmith	Newburyport	Ireland
" 1	Bertrude Morrill	F	"	Charles B. & Laura E. (Feltus)	"	Expressman	Salisbury	Salem
" 8	Annie Lyons	F	"	Daniel & Deborah (Morarty)	"	Laborer	Ireland	Ireland
" 10	Mary Sullivan	F	"	John & Catherine (Casey)	"	Shoemaker	Ireland	Ireland
" 9	Frank W. Deland	M	"	Frank W. & Mary E. (Chandler)	"	Laborer	Lynn	Salem
" 24	Nora L. Laffin	F	"	John W. & Anna (Woherty)	"	Curner	New Hampshire	Ireland
" 6	John Brooks	M	"	Alphonse L. & Margaret (Blum)	"	Carpenter	Canada	Maine

(Massachusetts: Vital Records, 1841-1910. (From original records held by the Massachusetts Archives. Online database: AmericanAncestors.org, New England Historic Genealogical Society, 2004.)

1	300	John G. Brooks	45	Mr	Black Custom House	2000	Mass		11
2		Mary P.	30	f			"		12
3		Elizabeth S.	13	f			"	1	13
4		John H.	10	Mr			"	1	14
5		Francis	8	Mr			"	1	15
6		Abigail Whitcomb	34	f			"		16

(United States 1850 Census. Online database. AmericanAncestors.org. New England Historic Genealogical Society, 2014. (Original index: United States Census, 1850. FamilySearch, 2014.)

	10	16	16	18	16	20	45	45	10	16	26	45	45
Hannah Taylor		1			2					1	1	1	
Ely th Bartlett		1			2			1		1	1		4
Michael O'Brien						1	2				1		
Thomas Kandy	1					1						1	
Joseph C. Ward	1	1				1	1	1	2			2	
Clifford Byrne						1			1			1	
Sarah Hill				1	1					1		1	
Tho Barnes		1			1				2			1	
John Southwick			1	3	1		1	1	1		1		2 2
James Jackson	1						1	2		1			1
Mary Gardner		2				1					1		
Mary Mittit			1	2					2	1	1		
Wm Kelly		1	1	1	1							1	2
Hannah Driver												1	
John Byrne	1	2				1						1	
John Brooks	1			1	1			1				1	

("United States Census, 1820", database with images, FamilySearch (ark:/61903/1:1:XHL2-M3W : Mon Jul 18 14:53:02 UTC 2022), Entry for John Brooks, 1820.)

Osgood Family (1906-1983)

Hattie (Fuller) Osgood was born around 1871 to John B. H. and Belle B. Fuller. Lucius was born to Edward T. and Mary F. Osgood circa 1870. Lucius W. Osgood, musician, married Harriet "Hattie" Louise Fuller in June of 1892¹⁴. Together they had 12 children between 1892 and 1914.

Herbert T. Osgood was born to Hattie and Lucius Osgood on May 21, 1904 and lived until December 15, 1977¹⁵. Alice M. (Estabrook) (Osgood) Ripirandido was born January 28, 1917 and lived until 2015. She lived in Salem with Herbert until his death and later remarried and moved to Medford. No documentation of Herbert and Alice's marriage could be located but based on census records they were married around 1939 and they had six children together.

Bakas Family (1983-1985)

The deeds involving John Bakas mention him being from Lynn but nothing else could be found out about him or any family he may have had.

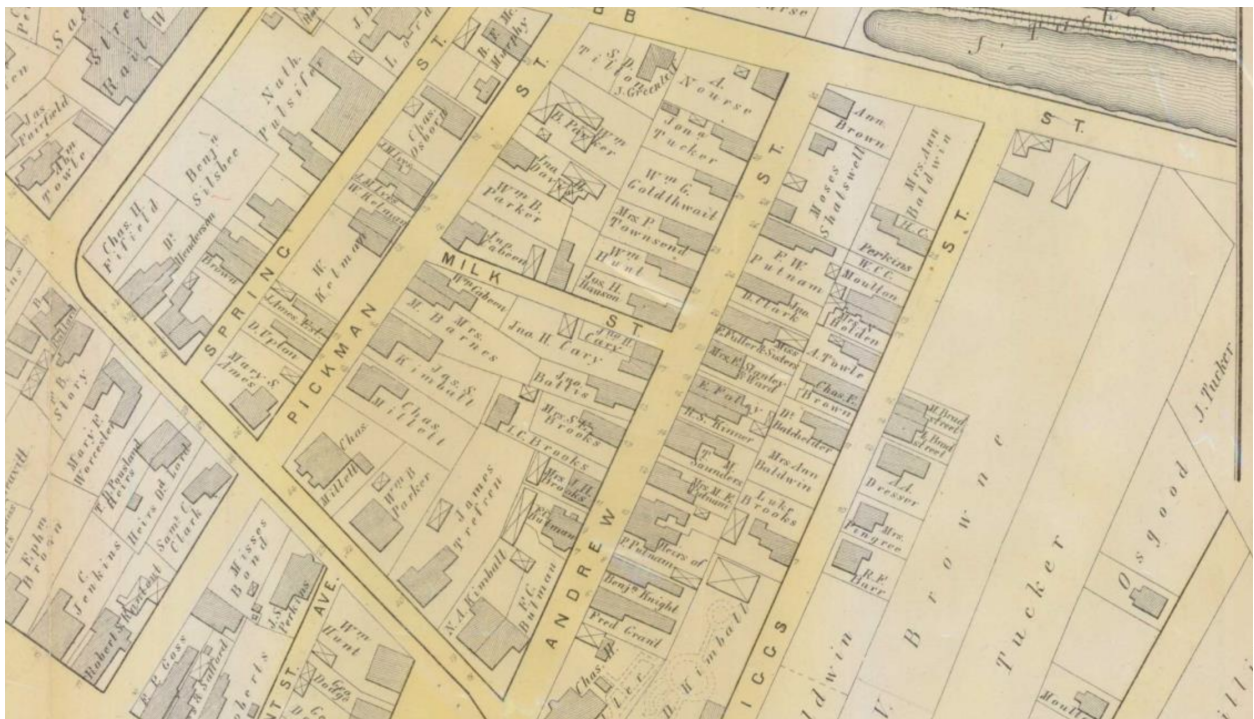
¹⁴ "Massachusetts State Vital Records, 1841-1920", database with images, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:N44F-WJJ> : 17 December 2022), Lucius W Osgood and Harriet L Fuller, 1892.

¹⁵ "Find A Grave Index," database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:QVWQ-VF4H> : 26 July 2019), Herbert T. Osgood, 1977; Burial, Salem, Essex, Massachusetts, United States of America, Greenlawn Cemetery; citing record ID 8993946, *Find a Grave*, <http://www.findagrave.com>.

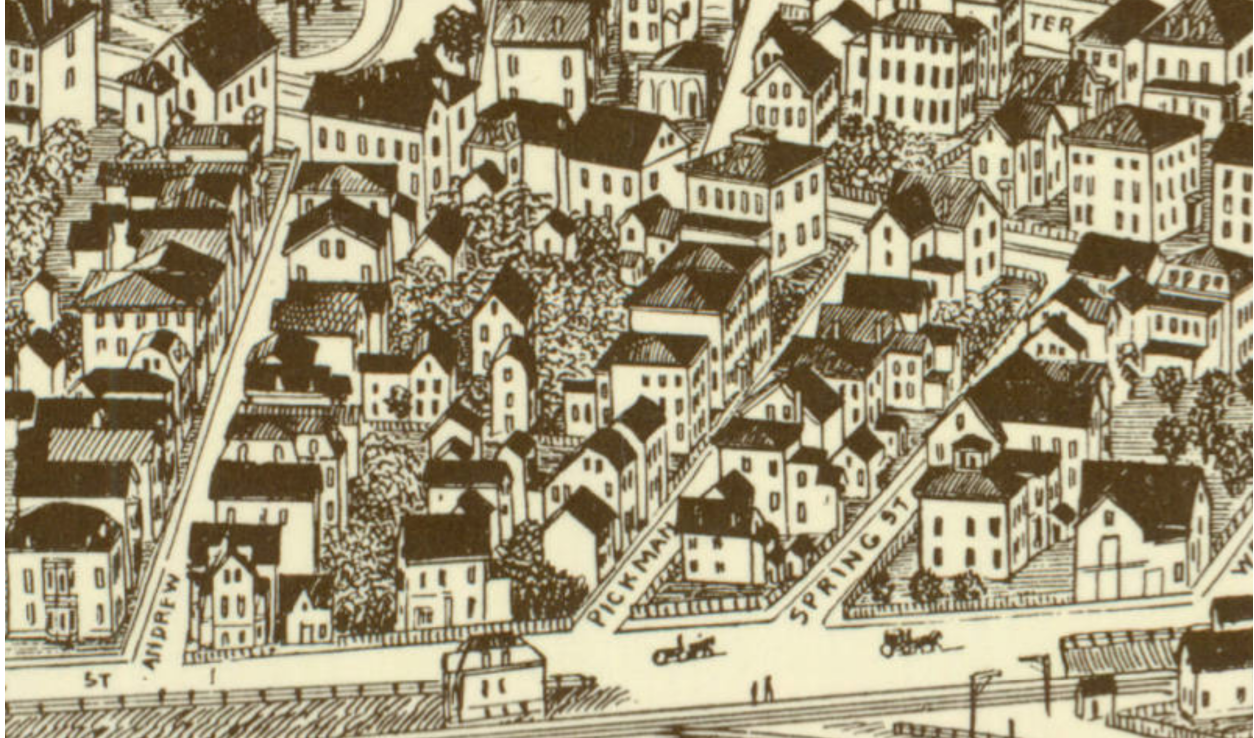
SOURCES



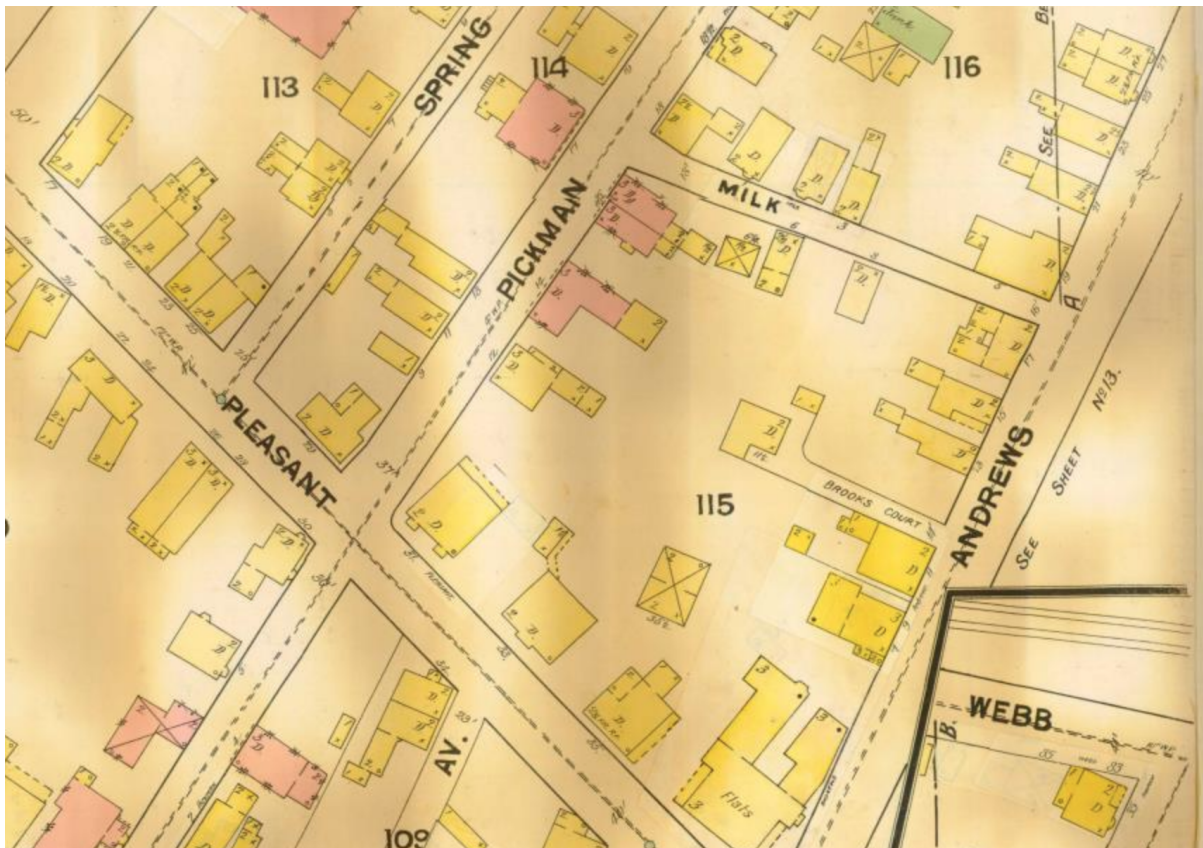
1851 Map of Salem



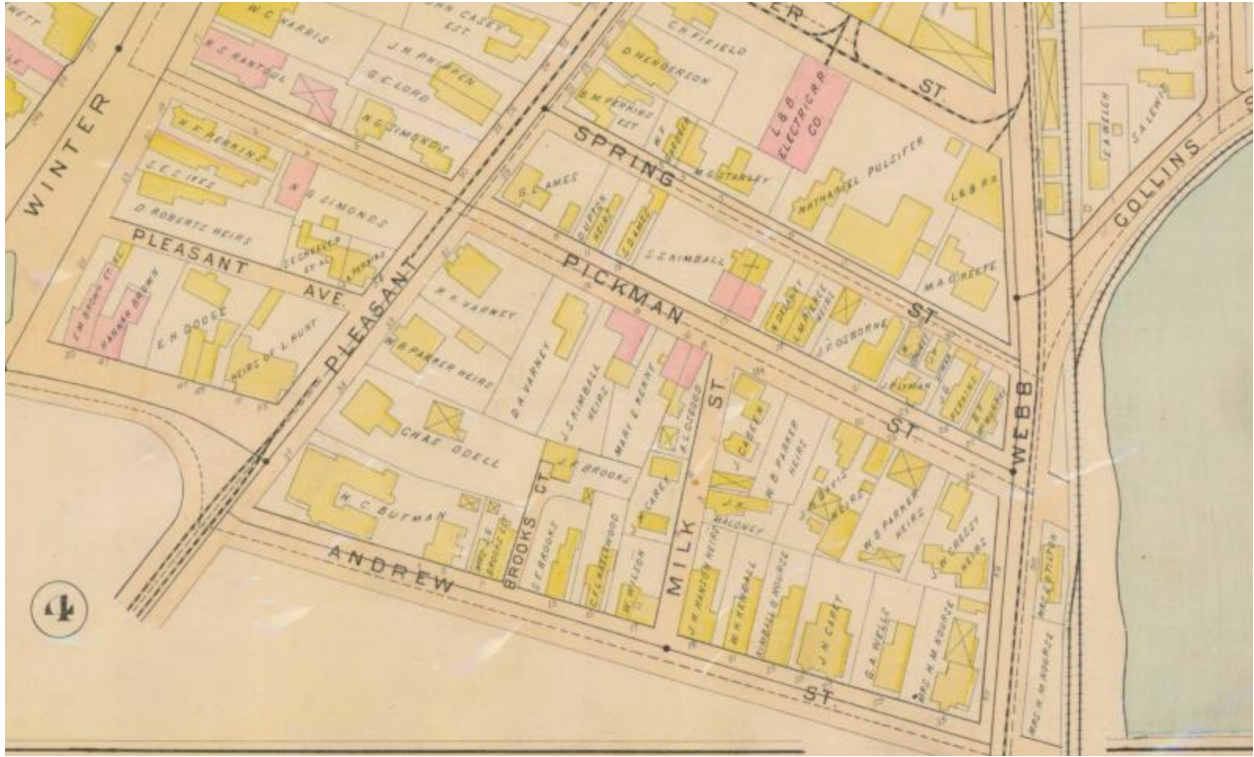
1874 Salem Atlas, Plate D



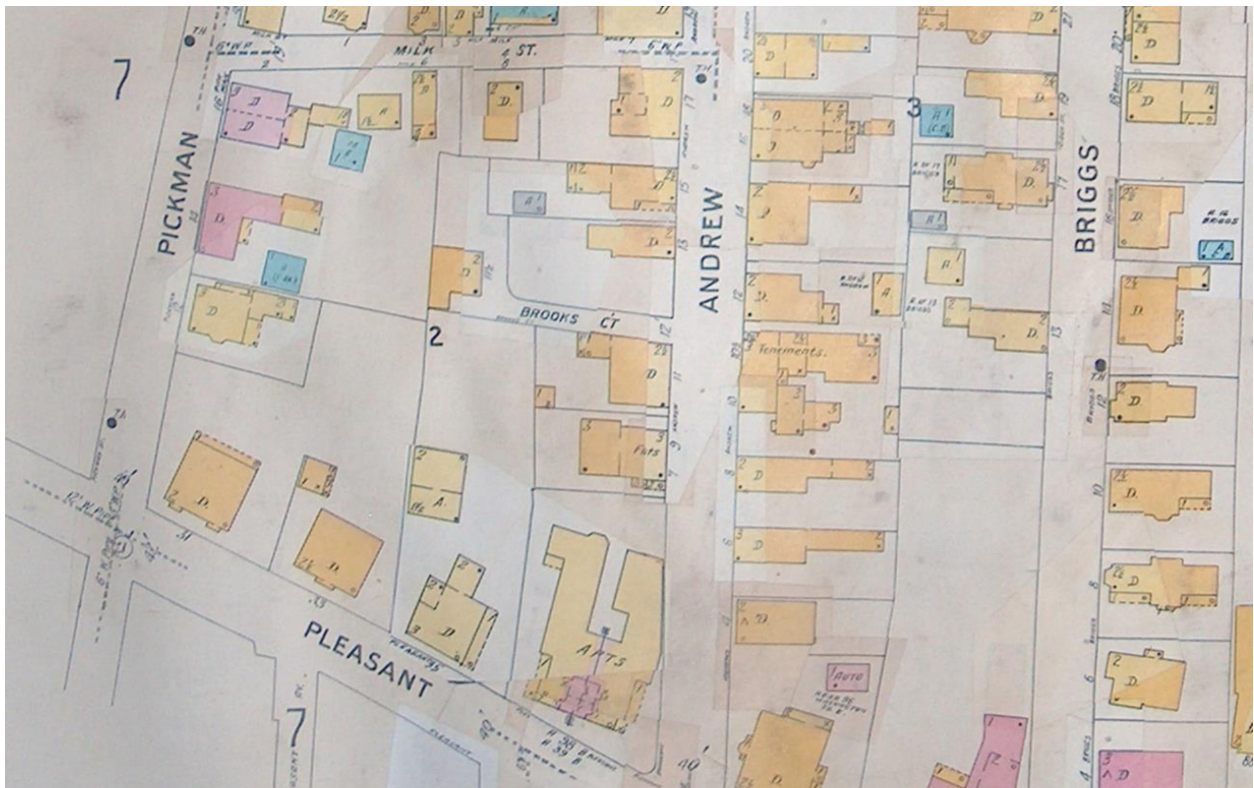
1883 Birds Eye View of Salem



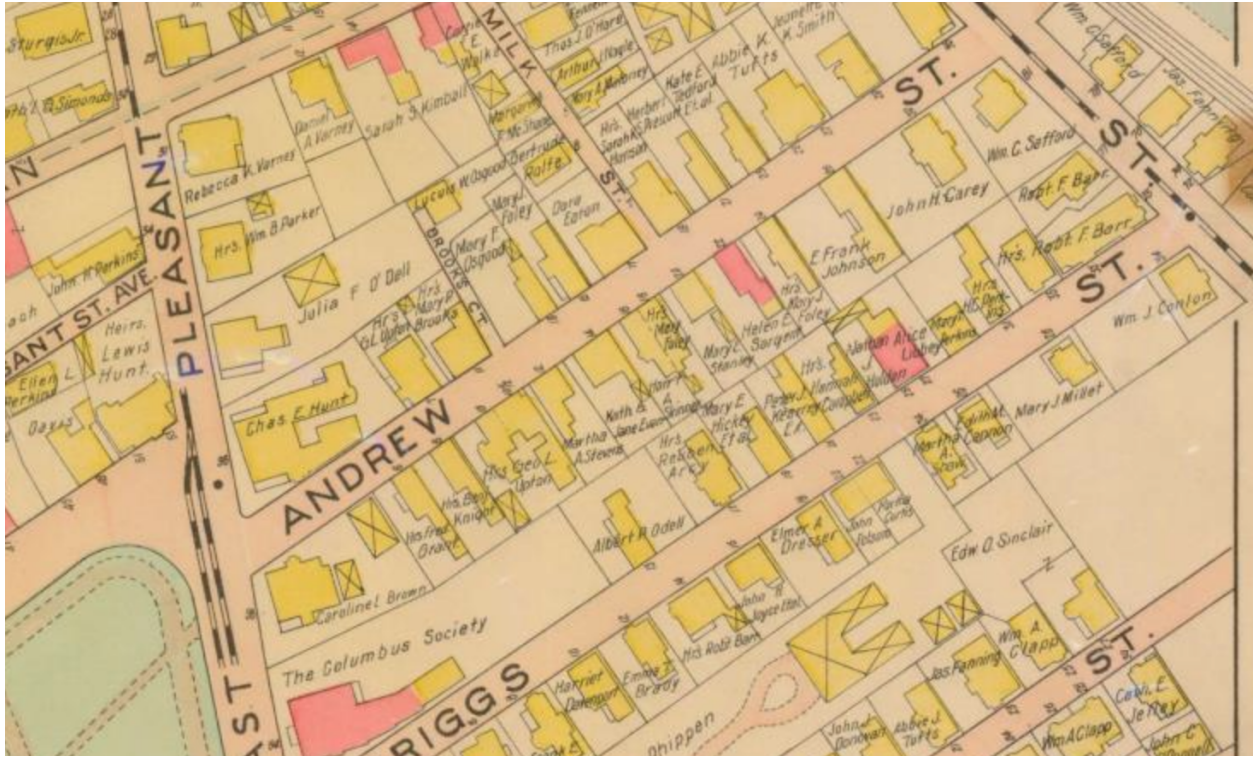
1890-1903 Salem Atlas, Plate 14



1897 Salem Atlas, Plate 1



1906-1938 Salem Atlas, Plate 8



1911 Salem Atlas, Plate 7

Homeowner	Date Purchased	Years of Ownership	Number of Years	Purchase Price	Documents Referenced	Description	Notes
Gary Ames Jr. & Stanis Ames	08/30/2022	2022		\$950,000.00	41163:117	Beginning at the NW corner of Brooks Court; then NW by land now or late of O'Dell and the Northwest side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball; NW by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; then SE by said land of Carey 28.7 feet to land now or formerly of Day; then SW by land of Day 32.5 feet to a shed as shown on said plan; then SE along said shed and land of Day to land now or late of Brooks, about 14 feet; then SW along said other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning	
Benjamin F. Ruback and Andrea E. Crompton	12/02/2020	2020-2022	2	\$585,000.00	35358:455	A certain tract or parcel of land in said Salem bounded as follows: Beginning at the SE corner of the land hereby conveyed at the NW corner of Brooks Court; then NW by land now or late of O'Dell and the NW side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball; NE by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; then SE by said land of Carey 28.7 feet to land now or formerly of Day; then SW by land of Day 32.5 feet to a shed as shown on said plan; then SE along said shed and land of Day to land now or late of Brooks, about 14 feet; then SW along said other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning.	For trust see: 39274:445
Dossy L. Peabody	08/22/2014	2014-2020	6	\$255,000.00	33502:241	Beginning at the SE corner of the land hereby conveyed at the NW corner of Brooks Court, thence running NW by land now or late of O'Dell and the NW side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running NE by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running SE by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running SW by land of Day 32.5 feet to a shed as shown on said plan; thence turning and running in a SE direction along said shed as shown on said plan; thence turning and running in a SE direction along said shed and land of Day to land now or late of Brooks, about 14 feet; thence turning and running in a SW direction along said other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Said measurements and description being in accordance with a "Plan of the Brooks Estate, Salem, Mass, Charles A. Metcalfe, Civil Engineer & Surveyor" as recorded in the Essex	For trust see: 34059:437
Deborah C. Loomis (formerly Debbie Adelaide T. Gootee)	12/9/1996	1996-2014	8	Nominal consideration paid	13892:577	Beginning at the SE corner of the land hereby conveyed at the Northwest Corner of Brooks Court, thence running NW by land now or late of O'Dell and the NW side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running NE by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running SE by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running SW by and land of Day 32.5 feet to a shed as shown on said plan; thence turning and running in a SE direction along said shed and land of Day to land now or late of Brooks about 14 feet; thence turning and running in a SW direction along said other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Mentions plan 1830:230.	
Scott Loomis & Debbie Adelaide T. Gootee	07/05/1985	1985-1996	11	\$135,000.00	7821:487	Beginning at the SE corner of the land hereby conveyed at the NW corner of Brooks Court, thence running NW by land now or late of O'Neil and the NW side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running NE by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running SE by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running SW by and land of Day 32.5 feet to a shed as shown on said plan; thence turning and running in a SE direction along said shed and land of Day to land now or late of Brooks other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Mentions 7185:483 and 3427:552	
John Bakas	08/05/1983	1983-1985	2	\$15,000.00	7185:483	Beginning at the SE corner of the land hereby conveyed at the NW corner of Brooks Court, thence running NW by land now or late of O'Neil and the NW side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running NE by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running SE by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running in a SE direction along said shed and land of Day to land now or late of Brooks other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Mentions 3427:552	
Osgood Family		1906-1983	77				
Alice M. Ripirandido, formerly Alice M. Osgood & Herbert T. Osgood	01/17/1942	1942-1983	41	Consideration paid	3427:552	Beginning at the SE corner of the land hereby conveyed at the NW corner of Brooks Court, thence running NW by land now or late of O'Neil and the NW side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running NE by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running SE by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running in a SE direction along said shed and land of Day to land now or late of Brooks other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Mentions 1830:234	For title see estate of Herbert T. Osgood - Docket No 340081
Lucius & Hattie L. Osgood	07/13/1906	1906-1942	36	\$1 and other valuable considerations	1830:234	Beginning at the SE corner of the land hereby conveyed at the NW corner of Brooks Court, thence running NW by land of Odell and the NW side of the dwelling house thereon 46.5' to land of Kimball, thence turning and running NE by land of said Kimball and land of Upton about 90.85' to land of Carey, thence turning and running SE by said land of Carey 28.7 to land of Day, thence turning and running SW by said land of Day 32.5' to a shed as shown on said plan, thence turning and running in a SE direction along said shed and land of Day to other land of said grantor about 14' thence turning and running in a SW direction along the other land of said grantor and along the Northerly end of said Brooks Court 57.5 feet to the point of beginning.	Inherited from mother, Susan E. Brooks
Brooks Family		1817-1906	89				
Isaac Brooks	9/28/1859	1859-1906	47	\$1.00	604:180	One undivided half of a lot of land with the buildings thereon situated near Andrews Street in said Salem and bounded Northerly on land of James Kimball, Westerly on land of heirs of Vincent, Southerly on other land of said grantor it being the same estate described in the last --- of Deed of Thomas M. Saunders to me Recorded in the Registry of Deeds in said County of Essex Book 575, Leaf 129.	Mortgage: 648:109
Polly (Caldwell) Brooks, wife of James Brooks	06/11/1817	1817-1859	42	\$500.00	214:87	Being a house lot with a dwelling house thereon and the same which was conveyed to said deceased by Benjamin Babbidge by deed bearing date the twelfth day of October in the year of our lord eighteen hundred and nine and which was then bounded as follows: Beginning at the Northeast corner of said Babbidge's land, thence running Northwesterly (45) forty five feet and (9) nine inches partly by the land of Fanny Underwood and partly by the land of William Brown, thence Southwesterly (53) fifty three feet by the land of Robert Cook, thence Southeasterly by Benjamin Brown's land and Joseph Vincent Junior's land (47) forty seven feet, thence Northeasterly (58) fifty eight feet and (3) three inches to the beginning bounded by the land of said Babbidge the southwesterly side of said dwelling house bounded on and by a court or passageway of twelve feet and four inches in width leading from Andrew Street which Court or passageway is to be forever kept open and unincumbered as a passageway to be used in common.	Conveyed by Asa Clap, executor of Zachariah Marston's will

Homeowner	Date Purchased	Years of Ownership	Number of Years	Purchase Price	Documents Referenced	Description	Notes
Zachariah Marston & Sally (Plummer) Marston	10/12/1809	1809-1817	8	\$1,150.00	187:279	A certain piece of land situated in Salem and bounded as follows, beginning at the Northeasterly corner of said Babbidge land then running Northwesterly forty five feet, nine inches and bounded partly on land of Fanny Underwood and partly on land of William Brown, thence running Southwesterly fifty three feet and bounded on land of Robert Cook, then running Southeasterly forty seven feet and bounded partly on land of Benjamin Brown and on land of Joseph Vincent Jr., thence running Northeasterly fifty eight feet three inches to the bounds first mentioned and bounded on said Grantors land, together with a new dwelling house thereon standing completely finished, the Southwesterly side of the house bounds on a Court or passageway of twelve feet four inches in width leading from Andrew Street which court or passageway is forever to be kept open.	Mortgage of \$550 follows deed
Benjamin Babbidge & Mary Babbidge							

Residents Table

1817-1857	James Brooks	Carpenter, House rear 11 Andrew
1850-1891	Isaac C. Brooks	Carpenter, House rear 11 Andrew
1866-1884	George G. Brooks	Clerk at James F. Almy & Co, Boards rear 11 Andrew
1890-1894	James G. Beals	Hostler, House rear 11 Andrew
1850-1851	Mary Brooks	
1881-1884	Micajah P. Huntington	Blacksmith, House rear 11 Andrew
1881-1886	Mrs. Janet R. Caldwell	Housekeeper, Widow of John
1884-1886	Stephen A. Huntington	Shoe cutter, boards rear 11 Andrew, *Removed to Beverly in 1890-1891 directory
1895-1898	Mrs. Sarah A. Sawyer	Nurse, Rear 11 Andrew
1895-1896	A H. McFadden	
1897-1900	Leon A. Turner	
1899-1900	F. H. Arrington	
1901-1902	George S. McKenzie	Cutter
	Austin W. Lunt	Box maker
1906-1935	Lucius W. Osgood	Musician
1910	Mrs. Josie Casey	Widow, John C.
1911	Havelock Hazel	Carpenter
	Albert Lingren	Moulder
1914-1915	Joanna L Ahearn	
1917	Henry P. Languirand	Teamster (M Alice)
1936	Mrs. Hattie L. Osgood	
1937	Bertha F. Osgood	
	Hattie L. Osgood	Wid. Lucius
1946	John Druce	Chauf (Grace)
1937-1946	Herbert T. Osgood	Musn (Alice M.)

Amos Choate Reg
No. 3076

Essex ss. Decem. 30. 1811 Joseph Sprague the mortgagee herein named have received all sums of money which were due to me by virtue of this mortgage and I do hereby fully discharge

Joseph Sprague

running Easterly twenty one feet and eleven inches bounding Northerly by said Durvills heirs land, thence running Southwardly to Essex Street bounding Easterly by land of said heirs thence running Westerly by said Street twenty one feet eleven inches to the first mentioned bound with all the privileges and appurtenances thereto belonging, it being the same Estate which Benjamin Cronie conveyed to me by his deed dated October 2^d. AD. 1809—
To have and to hold the granted premises with the appurtenances to the said Jos. Sprague his heirs and assigns to his and their use and benefit forever, and I the said David Putnam for myself my heirs executors and administrators do hereby covenant with the said Joseph Sprague his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances that I have good right to sell and convey the same to the said Joseph Sprague and that I will and my heirs executors and administrators shall warrant & defend the same to the said Joseph Sprague his heirs and assigns forever against the lawful claims and demands of all persons, and I Sarah wife of the said David in consideration of one dollar paid me by the said Joseph the receipt whereof I hereby acknowledge do hereby release and forever quit claim unto the said Joseph his heirs and assigns all my right to do in the Premises, Provided nevertheless That said David Putnam his heirs executors or administrators shall pay said Joseph Sprague his heirs executors administrators or assigns said sum of one thousand dollars with lawful interest on or before the ninth day of Oct. which will be in the year of our Lord one thousand eight hundred and ten then this deed as also accertain Bond bearing even date with these Presents given by said David Putnam to said Joseph Sprague for the first mentioned sum and interest at the time aforesaid shall both be void otherwise shall remain absolute & in Witness whereof We the said David Sarah have hereunto set our hands and seals this ninth day of October in the year of our Lord one thousand eight hundred and nine.

signed sealed & delivered
in presence of } Essex ss. October 11. 1809. Then the within named David
John Perley } Putnam personally acknowledged this instrument to be his
Samuel West. } free act and deed. Amos Choate Jus. Peace
Essex ss. Dec. October 11. 1809. recorded & examined by Amos Choate Reg.

David Putnam seal
Sarah Putnam seal

Benj. Babbidge
to
Zachariah Marston

I know all men by these Presents That I Benjamin Babbidge of Salem in the County of Essex and Commonwealth of Massachusetts Merchant, in consideration of eleven hundred and fifty dollars paid me by Zachariah Marston of Portland in the County of Cumberland and Commonwealth aforesaid Merchant, the receipt whereof I do hereby acknowledge do hereby give grant sell and convey unto the said Zachariah Marston his heirs and assigns forever, a certain piece of land situated in Salem aforesaid and bounded as follows, to wit, beginning at the Northeastern corner of said Babbidges land then running Northwestery forty five feet nine inches, and bounded partly on land of Janny Underwood and partly on land of William Brown, thence running Southwestery fifty three feet and bounded on land of Robert Cook, then running South-easterly forty seven feet and bounded partly on land of Benjamin Brown and partly on land of Joseph Vincent jr. thence running Northeastery fifty eight feet three inches to the bounds first mentioned and bounded on said Grantors land, together with a new dwelling house thereon standing, completely finished, the Southwestery side of sd house bounds on a Coast or passage way of twelve feet four inches in width leading

from Andrew Street which Court or passage way is forever to be kept open & unincumbered
 as a passage way to be used in common, To have and to hold the granted premises
 with the appurtenances to the said Zachariah Marston his heirs and assigns to his & their
 use and benefit forever, and I the said Benjamin Babbidge for myself and my heirs, execu-
 tors and administrators do hereby covenant with the said Zachariah Marston his heirs
 and assigns that at the execution hereof 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 Zachariah
 Marston, and that I will and my heirs, executors and administrators shall, warrant & defend
 the same to the said Zachariah Marston his heirs and assigns forever against the lawful
 claims and demands of any persons, and I Mary wife of said Benjamin Babbidge in consid-
 eration of ten cents paid me by said Marston the receipt whereof I do hereby acknowledge do
 hereby surrender unto him and his heirs and assigns forever, all my right to dower in the
 granted premises. IN WITNESS whereof we the said Benjamin & Mary Babbidge have
 hereunto set our hands and seals this twelfth day of October in the year of our Lord one
 thousand eight hundred and nine.

Benjamin Babbidge. seal
 signed sealed & delivered in presence of us
 Amos Choate Lucy Choate ... } Essex, October 12. A.D. 1809. Then the above-
 named Benjamin & Mary Babbidge personally acknowledged the above instrument
 to be their free act and deed. before me Amos Choate Just. of Peace
 Essex J. Rec: October 12. 1809. recorded & examined by Amos Choate Regr

Zachariah Marston

Know all MEN by these Presents That I Zachariah Marston of Portland in the
 County of Cumberland and Commonwealth of Massachusetts Merchant in consideration
 of five hundred and fifty dollars paid me by Benjamin Babbidge of Salem in said
 County of Essex Merchant, the receipt whereof I do hereby acknowledge do hereby give
 grant sell and convey unto the said Babbidge his heirs and assigns forever, a certain
 piece of land situated in Salem aforesaid bounded as follows, to wit beginning at the north
 easterly corner of said Babbidge's land, then running northwesterly forty five feet nine
 inches bounded partly on land of Janny Underwood and partly on land of William Brown
 then running southwesterly fifty three feet and bounded on land of Robert Cook, then running
 southeasterly forty seven feet and bounded partly on land of Benjamin Brown and partly on
 land of Joseph Vincent; then running northeasterly fifty eight feet and three inches to the
 bounds first mentioned bounding on said Babbidge's land, with a new dwelling
 house completely finished thereon standing, the southwesterly side of said dwellinghouse
 bounds on a Court or passage way of twelve feet four inches wide, leading from Andrew
 Street, which passage way is to be kept open and unincumbered and forever to be used in
 common, with all the privileges and appurtenances to the premises in any wise appertaining.
 To have and to hold the granted premises with the appurtenances to the said Benj-
 amin Babbidge his heirs and assigns to his and their use and benefit forever, and I the said Zecha-
 riah Marston for myself and my heirs, executors and administrators do hereby covenant with the
 said Benjamin Babbidge his heirs and assigns, that at the execution hereof 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 Benjamin Babbidge and that I will and my heirs,
 executors and administrators shall warrant and defend the same to the said Benjamin
 Babbidge and to his heirs and assigns forever, against the lawful claims and demands of any

Benjamin Babbidge

Given at August 31. 1810 I John Babbidge Notary for Benjamin Babbidge. the mortgage
 herein named (being hereto duly authorized as of Record appears) acknowledge all sums
 of money are paid to secure which this mortgage was given, and I do hereby as attorney
 at law and fully discharge this mortgage

Babbidge

whereof I do hereby acknowledge, do hereby give bargain sell and convey unto the said John Pettingell and his heirs and assigns forever a certain lot of land situate in said Newbury - But with the dwelling house and all the buildings thereon containing twelve rods and eight tenths of a rod and bounded as follows viz, beginning at the south corner of said lot on Strong Street, thence running north fifty degrees west by a lane about twenty feet wide (one half of which I convey to said Pettingell with these premises) one chain forty three links, thence by land of Elizabeth and Martha Emerson north thirty six and a half degrees east fifty two links, thence partly by land of Joseph Williams and partly by land of Robert Smith south forty eight degrees twenty minutes east one chain forty four links thence by Strong Street south thirty nine degrees west forty eight and one fourth links to said lane also a well on the premises TO HAVE AND HOLD the above granted and bargained premises with all the privileges and appurtenances thereof to the said Pettingell and his heirs and assigns, to his and their use and behoof forever. And I do covenant with the said Pettingell and his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Pettingell to hold as aforesaid. And that I and my heirs will warrant and defend the same to the said Pettingell and his heirs and assigns forever against the lawful claims and demands of all persons. IN WITNESS whereof I the said Joshua and I Elizabeth his wife in testimony of having in consideration of one dollar already paid me by the said Pettingell relinquished to him and his heirs and assigns forever all my right of dower in the premises have hereunto set our hands and seals this sixteenth day of April in the year of our Lord one thousand eight hundred and seven dec. "about" interlined before sealing signed sealed and delivered in presence of Nicholas Pike Robert Smith } Joshua Emery----- Seal Elizabeth Emery----- Seal Essex ss. April 16. 1817. Personally appeared the aforementioned Joshua Emery and Elizabeth Emery and acknowledged the above instrument to be their free act and deed before me Nicholas Pike justice of the Peace. Essex ss. Dec^r. June 18. 1817. recorded and examined by Amos Blake Reg

x
Ara Glap Exec^t 29.1
to
Polly Brooks wife of
James Brooks

Know all Men by these Presents, That I Ara Glap of Portland in the County of Cumberland Esquire as I am Executor of the last will and testament of Tacharrah Marston late of Portland aforesaid deceased in consideration of five hundred dollars to me in hand paid by Polly Brooks wife of James Brooks of Salem in the County of Essex Shipjoiner the receipt whereof is hereby acknowledged do by these presents bargain sell and convey to her the said Polly her heirs and assigns the following described real estate situate and being in Salem aforesaid being a house lot with a dwelling house thereon and the same which was conveyed to said deceased by Benjamin Babbidge by deed bearing date the twelfth day of October in the year of our Lord eighteen hundred and nine and which was then bounded as follows to wit beginning at the northeast corner of said Babbidge's land, thence running northwesterly forty five feet and nine inches partly by the land of Fanny Underwood and partly by the land of William Brown, thence southwesterly fifty three feet by the land of

Robert Cook, thence southeasterly by Benjamin Browns land and Joseph Vincent junior's land forty seven feet, thence northeasterly fifty eight feet and three inches to the beginning bounded by the land of said Babidge the southwesterly side of said dwelling house bounded on east by a Court or passage way of twelve feet and four inches in width leading from Andrew Street which Court or passage way is to be forever kept open and unincumbered as a passage-way to be used in common *TO HAVE AND TO HOLD* the granted premises with the appurtenances to the said Polly her heirs and assigns forever. And I covenant with the said Polly her heirs and assigns that the said Zachariah Marston deceased died seized in fee of the premises aforesaid and that in and by virtue of the last will of said deceased I am duly and fully authorised to make sale of the granted premises in manner aforesaid and to warrant and defend the same against the heirs and legatees of said deceased to the said Polly her heirs and assigns forever. *IN WITNESS* whereof I the said Asa Clap as Executor as aforesaid have hereunto set my hand and seal this eleventh day of June in the year of our Lord eighteen hundred and seventeen

signed sealed and delivered in presence of us } Asa Clap. Seal
 Giles H. Howes Ezechiel Whitman } Cumberland ss. June 13. 1817. Personally appeared Asa Clap Esquire Executor of the last will of Zachariah Marston deceased and acknowledged the foregoing to be his free act and deed

before me Ezechiel Whitman Just. Peace
 Essex ss. Rec^d June 19. 1817. recorded and examined by Amos Choate Reg^r

Power

KNOW ALL MEN That we Daniel Carlton of Albra in the County of Lincoln yeoman and Lois his wife in her right, Nathian Pearson of Boscawen in the State of New Hampshire yeoman, Nathaniel Dole of Albra aforesaid yeoman, and Elizabeth his wife in her right Samuel Pearson of Boscawen aforesaid yeoman, Paul Dodge of said Boscawen yeoman and Jane his wife in her right and John Pearson and Abiel Pearson both of Newbury in the County of Essex yeoman, the said Lois, Nathian Elizabeth Samuel Jane John and Abiel being Children and heirs of Jeremiah Pearson late of said Newbury yeoman deceased and the parties aforesaid being seized in common as heirs of the said deceased of their several parts or shares to wit one tenth part in each right being seven tenths parts of the certain real estate of which the said deceased died seized within this Commonwealth the same being situated in different parcels in the Towns of Newbury and Rowley in the County of Essex aforesaid consisting of divers lands buildings and appurtenances and certain Pews in Byfield Meeting house however the said estate may be numbered bounded or described, do hereby make constitute and appoint Jeremiah Pearson of Albra aforesaid Esquire and William Pearson of said Albra yeoman our true and lawful Attorneys for us and in our names to grant sell and convey all and singular our several parts and whole shares aforesaid to such person or persons and for such considerations as they shall think fit and best and also for us and in our names to seal execute and deliver and duly acknowledge such deeds and conveyances for the sale and disposal thereof and of any and all parts thereof with such covenants of seisin and of warranty thereof against the lawful claims and demands of all persons as shall appear proper and expedient for the absolute conveyance of the

Daniel Carlton et al
 to
 William Pearson et al

Susan E. Brooks
Isaac B. Brooks

Know all men by these presents That I Susan E. Brooks of Sa-
ltern in the County of Essex and Commonwealth of Massachusetts in con-
sideration of one dollar to me paid by Isaac B. Brooks of said Salern,
the receipt whereof is hereby acknowledged do hereby sell remise
release and forever Quit Claim unto the said Isaac B. Brooks
one undivided half of a lot of land with the buildings thereon
situate near Andrews Street in said Salern and bounded north-
westerly on land of James D. Kimball westerly on land of heirs of this
court southerly on other land of said grantor it being the same
estate described in the last clause of Deed of Thomas M. Morthond
to me recorded in the Registry of Deeds for said County of Essex
Book 575. Leaf 129. We have and to hold the above released prem-
ises with all the privileges and appurtenances to the same belonging
to the said Isaac B. Brooks his heirs and assigns to their use and be-
nefit forever. In witness whereof I the said Susan E. Brooks
have hereunto set my hand and seal this twenty eighth day of Septem-
ber in the year of our Lord one thousand eight hundred and fifty nine
Signed sealed and delivered Susan E. Brooks Seal
in presence of W. D. Morthond & Essex: Sept. 28. 1859. I then personally
appeared the above named Susan E. Brooks and acknowledged the above
instrument to be her free act and deed.

Before me W. D. Morthond Justice of the Peace
Essex: Rec. April 21. 1860. 12. m before S. W. M. Rec. and filed Ephraim Down Reg.

Assignment
Geo. S. Hawkes
to
H. W. Stowell
on back deed
B 579. lo: 42.

Know all men by these presents That I Geo. S. Hawkes the
within named mortgagee in consideration of eight hundred and fifty
dollars to me paid by Henry W. Stowell bondman of South Reading
Co of Middlesex and Commonwealth of Massachusetts the receipt where-
of is hereby acknowledged do hereby sell transfer and assign to the
said Stowell his heirs and assigns all my right title and interest
in and to the within mortgage deed and the premises and vote there-
in described to hold to . . . the said Stowell his heirs and assigns for-
ever I, W. witness whereof I the said George S. Hawkes have hereunto

a full transfer of all policies of insurance on the build-
 ings upon the land covered by this mortgage at the
 time of such sale. And it is Agreed that the gran-
 tee, or his executors, administrators or assigns, or any per-
 son or persons in their behalf, may purchase at any
 sale made as aforesaid, and that no other purchaser shall
 be answerable for the application of the purchase money,
 and that, until default in the performance or observance
 of the condition of this deed, we and our heirs and
 assigns may hold and enjoy the granted premises and
 receive the rents and profits thereof. In witness
 whereof we the said Edward J. Osgood and Mary J. Os-
 good hereunto set our hands and seals this thirteenth
 day of July in the year one thousand nine hundred
 and six.

Signed and sealed
 in presence of
 Arthur S. Ford to both

Edward J. Osgood seal
 Mary J. Osgood seal
 Commonwealth of
 Massachusetts Essex Co.

July 13, 1906. Then personally appeared the above named
 Mary J. Osgood and acknowledged the foregoing instru-
 ment to be her free act and deed, before me.

Arthur S. Ford, Justice of the Peace.

Essex Co. Reg. 13, 1906, 2000 part 40m Rec. 4 by Willard J. Hale, Reg.

J. F. Brooks
 to
 E. W. Osgood et ux

Know all men by these presents that J. John
 J. Brooks of Boston, in the County of Suffolk and Common-
 wealth of Massachusetts, in consideration of one dollar
 and other valuable considerations paid by Lucius W. Osgood
 and Bessie L. Osgood, husband and wife, both of Salem in
 the County of Essex and Commonwealth aforesaid, the re-
 ceipt whereof is hereby acknowledged, do hereby give, grant
 bargain, sell and convey unto the said Lucius W. Osgood
 and Bessie L. Osgood, a certain parcel of land with all build-
 ings thereon, as shown on a plan hereinafter referred to,
 situate in said Salem, bounded and described as follows: Be-
 ginning at the Southeast corner of the land hereby con-
 veyed at the Northwest corner of Brooks Court, thence run-
 ning northwesterly by land of Odell and the Northwest
 side of the dwelling house thereon forty six and five tenths
 feet (46.5) to land of Simball, thence turning and run-
 ning northeasterly by land of said Simball and land of
 Upton about ninety and eighty-five hundredths (90.85) feet

to land of Corey, thence turning and running South-
 easterly by said land of Corey twenty eight and seven
 tenths feet (28.7) to land of Day, thence turning and run-
 ning Southwesterly by said land of Day thirty two and
 five tenths (32.5) feet to a shed as shown on said plan
 thence turning and running in a southeasterly direc-
 tion along said shed and land of Day to other land of
 said grantor about fourteen (14) feet, thence turning and
 running in a southwesterly direction along said other
 land of said grantor and along the northerly end of
 said Brooks Court fifty seven and five tenths (57.5) feet
 to the point of beginning, Said measurements and de-
 scription being according to "Plan of the Brooks Estate,
 Salem, Mass." Chas. A. Micalof, to be recorded herewith. To-
 gether with a right of way to Andrew Street. To have
 and to hold the granted premises, with all the privi-
 leges and appurtenances thereto belonging, to the said
 Lucius W. Osgood and Kattie L. Osgood as joint tenants and
 not as tenants in common and their heirs and assigns
 to their own use and behoof forever. And I do hereby for
 myself and my heirs, executors and administrators cov-
 nant with the said grantees and their heirs and assigns
 that I am lawfully seized in fee simple of the granted
 premises, that they are free from all incumbrances ex-
 cept taxes for current year assessed by the City of Salem
 which grantees assume and agree to pay, that I
 have good right to sell and convey the same as afore-
 said; and that I will and my heirs, executors and admin-
 istrators shall warrant and defend the same to the said
 grantees and their heirs and assigns forever against the
 lawful claims and demands of all persons, except as a-
 fore. In witness whereof I the said John F. Brooks
 having no wife, hereunto set my hand and seal this thir-
 tenth day of July in the year one thousand nine hun-
 dred and six.

Signed sealed and de-
 livered in presence of
 Arthur S. Ford

appeared the above named John F. Brooks and acknowl-
 edged the foregoing instrument to be his free act and
 deed. Before me, Arthur S. Ford, Justice of the Peace.

Recd July 13, 1906, 2000 feet 4 in. 2000 ft. 4 in.

John F. Brooks seal
 Commonwealth of
 Massachusetts Essex
 July 13, 1906. Then personally
 Richard J. Hale. Reg.

THE COMMONWEALTH OF MASSACHUSETTS)

Laura A. Valcour (seal)

Essex, ss. October 24, 1945. Then personally appeared the above named Har-
mel Valcour and acknowledged the foregoing instrument to be his free act
and deed, before me

Roy K. Patch

Notary Public

My Commission Expires May 2, 1952

Essex ss. Received Oct. 24, 1945. 3 m. past 11 A.M. Recorded and Examined.

Osgood
to
Osgood

I, Hattie L. Osgood of Salem, Essex County, Massachusetts, being unmarried,
for consideration paid, grant to Herbert T. Osgood of said Salem, Essex
County, Massachusetts with WARRANTY COVENANTS a certain parcel of land with
all buildings thereon, as shown on a plan hereinafter referred to, situate
in said SALEM, bounded and described as follows: Beginning at the Southeast
corner of the land hereby conveyed at the Northwest corner of Brooks Court,
thence running Northwesterly by land now or late of O'Dell and the North-
west side of the dwelling house thereon, forty-six (46.5) and five tenths
feet to land of Kimball, thence turning and running Northeasterly by land
of said Kimball and land of Upton about ninety (90.85) and eighty-five hun-
dredths feet to land of Carey, thence turning and running Southeasterly by
said land of Carey twenty-eight (28.7) and seven tenths feet to land of
Day, thence turning and running Southwesterly by said land of Day thirty-
two (32.5) and five tenths feet to a shed as shown on said plan, thence
turning and running in a Southeasterly direction along said shed and land
of Day to land now or late of Brooks about fourteen (14) feet, thence turn-
ing and running in a Southwesterly direction along said other land of said
Brooks and along the Northerly end of said Brooks Court fifty-seven (57.5)
and five tenths feet to the point of beginning. Said measurements and de-
scription being according to "Plan of the Brooks Estate, Salem, Mass.,
Charles A. Metcalfe, recorded in the South Essex Register of Deeds". To-
gether with a right of way to Andrew Street. Being the same premises con-
veyed to Hattie L. Osgood by deed of John F. Brooks, dated July 13, 1906
and recorded with Essex South District Registry of Deeds, Book 1830, page
234. I, Hattie L. Osgood, the grantor hereunder, reserve to myself a life
estate in the premises described above, solely for the period of my life-
time; and the fee granted herein to the said grantee is subject to said
life estate. The consideration for this transfer is nominal, i.e., less
than \$100. WITNESS my hand and seal this seventeenth day of January 1942.

Joseph B. Harrington

Hattie L. Osgood

COMMONWEALTH OF MASSACHUSETTS Essex, ss. January 17, 1942. Then personally
appeared the above-named Hattie L. Osgood and acknowledged the foregoing
instrument to be her free act and deed, before me

Joseph B. Harrington Notary Public My commission expires March 10 1944.
Essex ss. Received Oct. 24, 1945. 23 m. past 11 A.M. Recorded and Examined.

I, William Cotter, holder of a mortgage from Albert H. Drake and Josephine Discharge
A. Drake to me dated September 27, 1934 recorded with Essex South District Cotter
Registry of Deeds Book 3009, Page 207, acknowledge satisfaction of the same.
WITNESS my hand and seal this 24th day of October 1945.

THE COMMONWEALTH OF MASSACHUSETTS) William Cotter

Essex ss. Lynn, Oct. 24, 1945. Then personally appeared the above named
William Cotter and acknowledged the foregoing instrument to be his free act
and deed before me James W. Santry Jr. Notary Public
(Notarial seal) Notary Public My Commission Expires Aug. 9, 1951
Essex ss. Received Oct. 24, 1945. 32 m. past 11 A.M. Recorded and Examined.

Hermione R. Bowden of Cincinnati, Ohio, holder of a mortgage from Krisius Discharge
Stadolnikas and Ida Stadolnikas to Hermione R. Bowden dated September 29, Bowden
1934, recorded with Essex South District Deeds Book 3009, Page 241, acknow- et al
ledge satisfaction of the same. WITNESS my hand-and seal this 26th day of
September 1945. Hermione R. Bowden

THE COMMONWEALTH OF OHIO) G. L. Bowden

Clermont ss. Sept. 26th, 1945. Then personally appeared the above-named
Hermione R. and G. L. Bowden and acknowledged the foregoing instrument to
be their free act and deed, before me Louis M. Kloune Notary Public
(Notarial seal) My commission expires May 8, 1947
Essex ss. Received Oct. 24, 1945. 40 m. past 11 A.M. Recorded and Examined.

We, Krisius Stadolnik and Ida Stadolnik (also known as Krisius Staddonnik- Stadolnik
as and Ida Stadolnikas) husband and wife of Lynn, Essex County, Massachu- et ux
setts, for consideration paid, grant to Jane C. Stadolnik of Lynn, Massa- to
chusetts with MORTGAGE COVENANTS, to secure the payment of Five Hundred Stadolnik
Dollars in five years with five per centum interest per annum payable semi-
annually, as provided in a note of even date, the land in said LYNN, to-
gether with the buildings thereon, bounded and described as follows: East-
erly by Light Street, fifty five (55) feet; Northerly by land now or form-
erly of Richard Nagle, one hundred (100) feet; Westerly by land now or
formerly of Richard Nagle, fifty five (55) feet; and Southerly by West Nep-
tune Street, one hundred (100) feet, all of said measurements being more
or less. Being the same premises conveyed to us by the following deeds re-
corded Oct. 1, 1934, at Essex South Registry of Deeds; 1) From James Cot-
ter, Trustee u/w of John E. Keliher, 2) From Mabel G. Keliher, Executrix

B. 4723 P. 233

372

I, Alice M. Ripirandido, formerly Alice M. Osgood

of Salem in consideration of Fifteen thousand - - - - - Essex County, Massachusetts dollars

grant to John Bakas

of 1 Brooks Court, Salem, Mass., with quitclaim covenants the land in Salem, with the buildings thereon, as shown on a plan hereinafter referred to, situate in said Salem, bounded and described as follows:

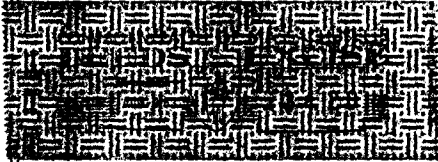
Beginning at the Southeast corner of the land hereby conveyed at the Northwest corner of Brooks Court, thence running Northwesterly by land now or late of O'Dell and the Northwest side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running Northeasterly by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running Southeasterly by said land of Carey 29.7 feet to land now or formerly of Day; thence turning and running Southwesterly by said land of Day 32.5 feet to a shed as shown on said plan; thence turning and running in a Southeasterly direction along said shed and land of Day to land now or late of Brooks about 14 feet; thence turning and running in a southwesterly direction along said other land of said Brooks and along the Northerly end of said Brooks Court 57.5 feet to the point of beginning. Said measurements and description being according to "Plan of the Brooks Estate, Salem Mass., Charles A. Metcalfe, recorded in the South Essex Register of Deeds," together with a right of way to Andrew Street.

Being the same premises conveyed to Herbert T. Osgood by deed of Hattie L. Osgood, dated January 17, 1942, recorded at Essex South District Registry of Deeds in Book 3427, page 552; the grantor thereof died March 10, 1942.

For my title see Estate of Herbert T. Osgood - Essex County Probate Court Docket No. 340081.

Brooks Court Salem

Executed as a sealed instrument this 5th. day of August 19 83



Alice M. Ripirandido formerly
Alice M. Osgood

The Commonwealth of Massachusetts

Essex ss. August 5, 19 83

Then personally appeared the above named Alice M. Ripirandido

and acknowledged the foregoing instrument to be her free act and deed.

Before me, Charles F. W. [Signature]

Notary Public

Justice of the Peace

My commission expires March 26, 19 87

Essex ss. RECORDED 0069, 1983 40 M. PAST 3 P.M. INST. 372

1 Brooks Court, Salem, Massachusetts

I, John Bakas

of Lynn

Essex

County, Massachusetts

being ~~unmarried~~, for consideration paid, and in full consideration of One Hundred Thirty-five Thousand (\$135,000.00) Dollars

grant to Debbie Adelaide T. Gootee and Scott Loomis as Joint Tenants, with * rights of survivorship

of 1 Brooks Court, Salem, Massachusetts with quitclaim covenants

the land in Salem, with the buildings thereon, as shown on a plan hereinafter referred to, situated in said Salem, bounded and described as follows:

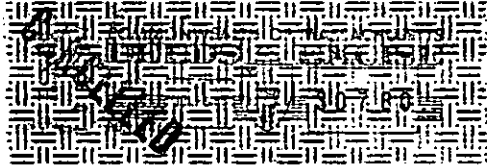
(Description and encumbrances, if any)

Beginning at the Southeast corner of the land hereby conveyed at the Northwest corner of Brooks Court, thence running Northwesterly by land now or late of O'Neil and the Northwest side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running Northeasterly by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running Southeasterly by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running Southwesterly by and land of Day 32.5 feet to a shed as shown on said plan; thence turning and running in a Southeasterly direction along said shed and land of Day to land now or late of Brooks, about 14 feet; thence turning and running in a southwesterly direction along said other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Said measurements and description being according to "Plan of the Brooks Estate, Salem, MA., Charles A. Metcalfe, recorded in the South Essex Register of Deeds", together with a right of way to Andrew Street.

Being the same premises conveyed to Herbert T. Osgood by deed of Hattie L. Osgood, dated January 17, 1942, recorded at Essex South District Registry of Deeds, in Book 3427, Page 552; the grantor thereof died March 10, 1942.

For my title see Deed of Alice M. Ripirandido dated August 5, 1983, and filed in the Essex South Registry of Deeds, Book 7185, Page 483.

1985 JUL - 5 P 3 32 # 246



Witness my hand and seal this 5th day of July, 19 85

John Bakas

The Commonwealth of Massachusetts

Essex,

ss.

July 5, 19 85

Then personally appeared the above named John Bakas

and acknowledged the foregoing instrument to be his

free act and deed before me

JOHN C. MISHUS Notary Public

My commission expires



(*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 registers of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

12/17/96 12:26 Inst 252
BK 13892 PG 577

25
I, Scott Loomis
of Beverly

Essex County, Massachusetts,

~~being conveyed~~, ^{nominal} for consideration paid, and in full consideration of the terms of a Separation Agreement dated December 18, 1995 in Essex Probate Court in Loomis v. Loomis #95D3055-DV1 grant to Deborah C. Loomis formerly known as Debbie Adelaide T. Gootee

of One Brooks Court, Salem, Essex County, Massachusetts with quitclaim reversion
all of his right, title and interest in
the land in Salem, with the buildings thereon, as shown on a plan hereinafter referred to, situated in said Salem, bounded and described as follows:

[Description and encumbrances, if any]

Beginning at the Southeast corner of the land hereby conveyed at the Northwest corner of Brooks Court, thence running Northwesterly by land now or late of O'Dell and the Northwest side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running Northeasterly by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running Southeasterly by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running Southwesterly by and land of Day 32.5 feet to a shed as shown on said plan; thence turning and running in a Southeasterly direction along said shed and land of Day to land now or late of Brooks, about 14 feet; thence turning and running in a southwesterly direction along said other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Said measurements and description being in accordance with a "Plan of the Brooks Estate, Salem, Mass, Charles A. Metcalfe, Civil Engineer & Surveyor" as recorded in Essex South District Registry of Deeds in Book 1830, Page 230, Scale 20 feet to 1 inch, together with a right of way to Andrew Street. Subject to all mortgages and encumbrances of record.

For my title see Deed of John Bakas to me and Grantee dated July 5, 1985 and filed in the Essex South District Registry of Deeds, Book 7821, Page 487.

Witness my hand and seal this 9th day of December, 1996

Scott Loomis
SCOTT LOOMIS

The Commonwealth of Massachusetts

Essex ss. December 9, 1996

Then personally appeared the above named Scott Loomis
and acknowledged the foregoing instrument to be his free act and deed before me
Clare A. Clements
Notary Public - COMMONWEALTH OF MASSACHUSETTS

My commission expires December 19, 1998

(*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.

Box 42

2

P.C.T

2014082600458 Bk:33502 Pg:241
08/26/2014 02:32 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/26/2014 02:32 PM
ID: 1028314 Doc# 20140826004580
Fee: \$1,162.80
Cons: \$255,000.00

QUITCLAIM DEED

I, Deborah C. Loomis, fka Debbie Adelaide T. Gootee of Salem, Massachusetts, being unmarried,

For consideration paid and in full consideration of Two Hundred and Fifty-Five Thousand and 00/100 (\$255,000.00) Dollars

Grant to Jay Levy and Neal Levy as Trustees of the Three Amigos Realty Trust, u/d/t dated March 19, 2002 as recorded at Essex South District Registry of Deeds in Book 18475, Page 260, as amended September 1, 2005 and recorded at said Deeds in Book 24785, Page 65. of 145 Cabot St, Beverly

WITH QUITCLAIM COVENANTS

The land in Salem, with the buildings thereon, as shown on a plan hereinafter referred to, situated in said Salem, bounded and described as follows:

Beginning at the Southeast corner of the land hereby conveyed at the Northwest corner of Brooks Court, thence running Northwesterly by land now or late of O'Dell and the Northwest side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running Northeasterly by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running Southeasterly by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running Southwesterly by land of Day 32.5 feet to a shed as shown on said plan; thence turning and running in a Southeasterly direction along said shed as shown on said plan; thence turning and running in a Southeasterly direction along said shed and land of Day to land now or late of Brooks, about 14 feet; thence turning and running in a southwesterly direction along said other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Said measurements and description being in accordance with a "Plan of the Brooks Estate, Salem, Mass, Charles A. Metcalfe, Civil Engineer & Surveyor" as recorded in the Essex

One Brooks Court, Salem

KY & GLOVSKY
BOX 34
25861-E2

For title see deed from Scott Loomis to Deborah C. Loomis, fka Debbie Adelaide T. Gootee dated December 9, 1996 as recorded at said Deeds in Book 13892, Page 577.

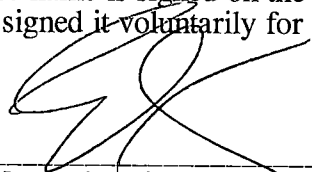
Witness my hand and seal this 22nd day of August 2014.

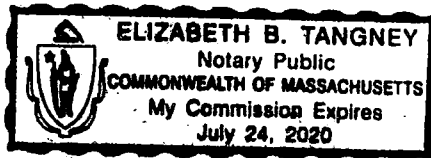
Deborah C. Loomis
Deborah C. Loomis, fka Debbie
Adelaide T. Gootee
fka Debbie Adelaide T. Gootee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 22nd day of August, 201~~3~~⁴, before me, the undersigned Notary Public, personally appeared Deborah C. Loomis, fka Debbie Adelaide T. Gootee, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public Elizabeth B. Tangney
My Commission expires 7/24/2020



EL
LAF
7

3



SO. ESSEX #571 Bk: 35358 Pg: 455
10/17/2016 03:11 DEED Pg 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/17/2016 03:11 PM
ID: 1149791 Doc# 20161017005710
Fee: \$2,667.60
Cons: \$585,000.00

RETURN TO:

David Moynihan, Esq.
McLane Middleton, P.A.
300 Trade Center, Suite 7000
Woburn, MA 01801

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

QUITCLAIM DEED

I, **Dossy L. Peabody**, an unmarried woman, of Beverly Farms, Essex County, Salem, Massachusetts for consideration paid and in full consideration of Five Hundred Eighty-Five Thousand Dollars (\$585,000.00) do hereby grant to **Benjamin Ruback** and **Andrea Crompton** as joint tenants with right of survivorship with a mailing address of 1 Brooks Court, Salem, MA 01970

with *Quitclaim Covenants*,

the land in said Salem, with the improvements located thereon, as shown on a plan hereinafter referred to, situated in said Salem, Essex County, Massachusetts bounded and described as follows:

Beginning at the Southeast corner of the land hereby conveyed at the Northwest corner of Brooks Court, thence running Northwesterly by land now or late of O'Dell and the Northwest side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball, thence turning and running Northeasterly by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; thence turning and running Southeasterly by said land of Carey 28.7 feet to land now or formerly of Day; thence turning and running Southwesterly by land of Day 32.5 feet to a shed as shown on said plan; thence turning and running in a Southeasterly direction along said shed and land of Day to land now or late of Brooks, about 14 feet; thence turning and running in a Southwesterly direction along said other

Property Address: 1 Brooks Court, Salem, MA 01970

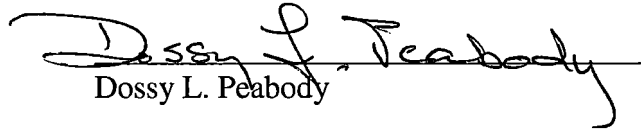
land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning. Said measurements and description being in accordance with a "Plan of the Brooks Estate, Salem, Mass., Charles A. Metcalfe, Civil Engineer & Surveyor" as recorded in the Essex South District Registry of Deeds in Book 1830, Page 230 (231), Scale 20 feet to 1 inch, together with the right of way to Andrew Street.

Grantor herein releases all rights of homestead and certifies under the pains and penalties of perjury that she knows of no other persons entitled to protection of the homestead act.

For title, see Deed of Jay Levy and Neal Levy, Trustees of Three Amigos Realty Trust created u/d/t dated March 19, 2002 to Grantor dated May 14, 2015 and recorded with said Registry in Book 34059, Page 437.


REMAINDER OF PAGE LEFT BLANK INTENTIONALLY

WITNESS my hand and seal this 12th day of October, 2016.


Dossy L. Peabody

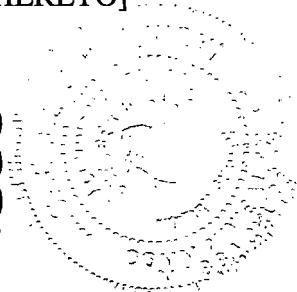
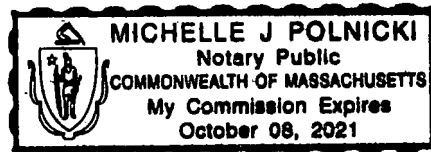
COMMONWEALTH OF MASSACHUSETTS
County of Essex

On this 12th day of October, 2016 before me, the undersigned notary public, personally appeared Dossy L. Peabody, proved to me through satisfactory evidence of identification personally known (state form of identification or that the signer is personally known) to be the person whose name is signed on the preceding or attached document; acknowledged to me that she signed it voluntarily for its stated purpose; and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.


Print Name: michelle J Polnicki
Notary Public

My Commission Expires: 10/08/2021

[AFFIX OFFICIAL NOTARIAL SEAL HERETO]





MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/31/2022 12:47 PM
ID: 1544580 Doc# 20220831003000
Fee: \$4,332.00 Cons: \$950,000.00

Return to:

3 total pages

QUITCLAIM DEED

BENJAMIN F. RUBACK and ANDREA E. CROMPTON, TRUSTEES OF THE CROMPTON/RUBACK FAMILY REVOCABLE TRUST OF 2020, a Massachusetts trust created u/d/t dated December 2, 2020, with a mailing address of 1 Brooks Court, Salem, Massachusetts 01970, for consideration and in full consideration paid of **NINE HUNDRED FIFTY THOUSAND DOLLARS (\$950,000.00)**, grant to **GARY AMES JR. AND STANIS AMES**, as husband and wife, as tenants by the entirety, with a mailing address of 83 Flint Street, Salem, Massachusetts 01970, with QUITCLAIM COVENANTS, the following described premises:

A certain tract or parcel of land in said Salem, with the improvements located thereon, as shown on a plan hereinafter referred to, situated in Salem, Essex County, Massachusetts bounded and described as follows:

1. Beginning at the Southeast corner of the land hereby conveyed at the Northwest corner of Brooks Court; then
2. Northwesterly by land now or late of O'Dell and the Northwest side of the dwelling house thereon, 46.5 feet to land now or formerly of Kimball;
3. Northeasterly by land of said Kimball and land now or formerly of Upton about 90.85 feet to land now or formerly of Carey; then
4. Southeasterly by said land of Carey 28.7 feet to land now or formerly of Day; then
5. Southwesterly by land of Day 32.5 feet to a shed as shown on said plan; then
6. Southeasterly along said shed and land of Day to land now or late of Brooks, about 14 feet; then

Property Address: 1 Brooks Court, Salem, Massachusetts 01970

7. Southwesterly along said other land of said Brooks and along Northerly end of said Brooks Court 57.5 feet to the point of beginning.

Said measurements and description being in accordance with a "PLAN OF THE BROOKS ESTATE, SALEM, MASS., CHARLES A. METCALFE, CIVIL ENGINEER & SURVEYOR" as recorded in the Essex South District Registry of Deeds in Book 1830, Page 230 (231), Scale 20 feet to 1 inch, together with the right of way to Andrew Street.

Meaning and intending to describe and convey the same premises conveyed to Benjamin F. Ruback and Andrea E. Crompton, Trustees of The Crompton/Ruback Family Revocable Trust of 2020 by deed of Benjamin Ruback and Andrea Crompton, dated December 2, 2020 and recorded in the Essex Southern District Registry of Deeds in Book 39274, Page 445.

See Trustee's Certificate of Benjamin F. Ruback and Andrea E. Crompton, Trustees of THE CROMPTON / RUBACK FAMILY REVOCABLE TRUST OF 2019, which Trustee's Certificate to be recorded herewith.

Pursuant to M.G.L. c. 188, § 10(a)(4), by this deed from me as Trustee of the trust, I hereby release and terminate any and all estates of homestead in and to the property conveyed herein as may be held by any of the beneficiaries of the trust or any persons claiming by, through or under them.

Witness our hands and seals on August 30, 2022.

Andrea E. Crompton
ANDREA E. CROMPTON, TRUSTEE OF
THE CROMPTON/RUBACK FAMILY
REVOCABLE TRUST OF 2020

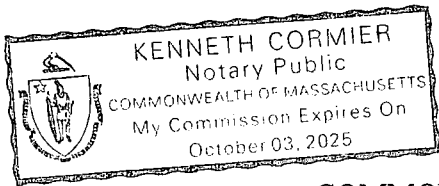
Benjamin F. Ruback
BENJAMIN F. RUBACK, TRUSTEE THE
CROMPTON/RUBACK FAMILY
REVOCABLE TRUST OF 2020

Essex COMMONWEALTH OF MASSACHUSETTS
, ss.

On August 30, 2022, before me, the undersigned notary public, personally appeared Benjamin F. Ruback, Trustee of The Crompton/Ruback Family Revocable Trust of 2020, proved to me through satisfactory evidence of identification, which was:

- photographic identification with signature issued by a federal or state governmental agency,
- oath or affirmation of a credible witness,
- personal knowledge of the undersigned,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



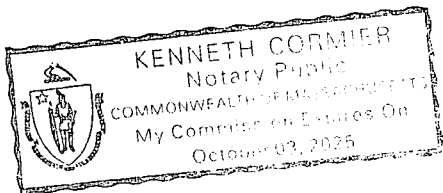
Kenneth Cormier
Notary Public Kenneth Cormier
My Commission Expires: 10/3/2025
[SEAL] 10/03/2025

Essex COMMONWEALTH OF MASSACHUSETTS
, ss.

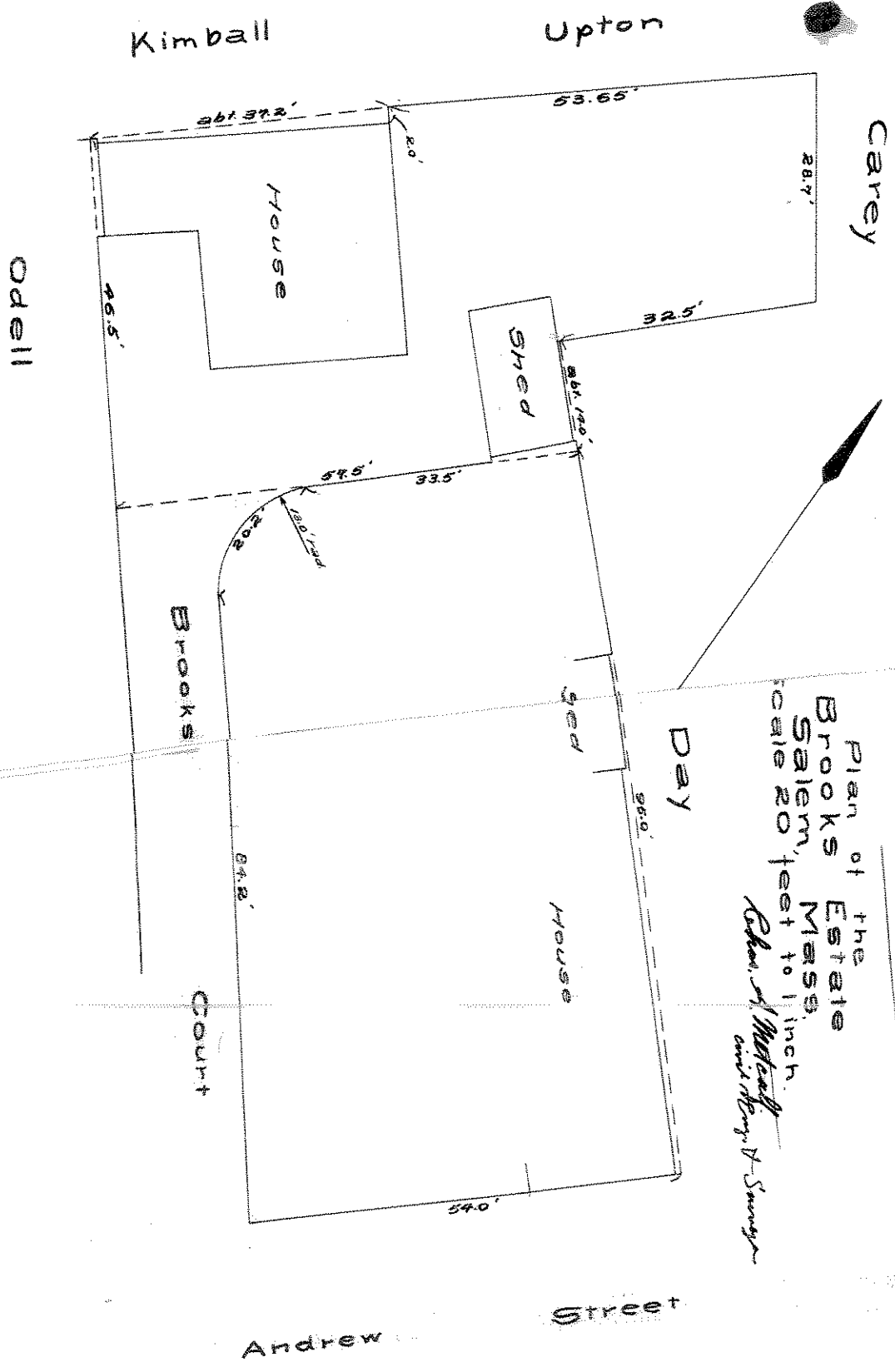
On August 30, 2022, before me, the undersigned notary public, personally appeared Andrea E. Crompton, Trustee of The Crompton/Ruback Family Revocable Trust of 2020, proved to me through satisfactory evidence of identification, which was:

- photographic identification with signature issued by a federal or state governmental agency,
- oath or affirmation of a credible witness,
- personal knowledge of the undersigned,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Kenneth Cormier
Notary Public Kenneth Cormier
My Commission Expires: 10/3/2025
[SEAL] 10/03/2025



Plan of the
 Estate of
 Brooks
 Salem, Mass.
 Scale 20 feet to 1 inch.
 John A. Mitchell
 and Henry V. Sawyer

Salisbury July 18th 1906. Rec. 9 em. in Essex
 Reg. Deeds, 30 Dist. with deed from F.
 Brooks to Mary F. Gage. recorded
 B. 1830 G. 230.
 attest
 William J. Moore Reg.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.2788
Historic Name:	Brooks House
Common Name:	
Address:	1 Brooks Ct
City/Town:	Salem
Village/Neighborhood:	Salem Common;
Local No:	35-571;
Year Constructed:	C 1800
Architectural Style(s):	Federal;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	
Designation(s):	Nat'l Register District (05/12/1976);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood Clapboard; Foundation: Brick;
Demolished	No



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: Monday, November 14, 2022 at 11:00 PM

SAL. 2788 Place (SC)

FORM B - BUILDING

AREA HW 2788 FORM NO.

35 571

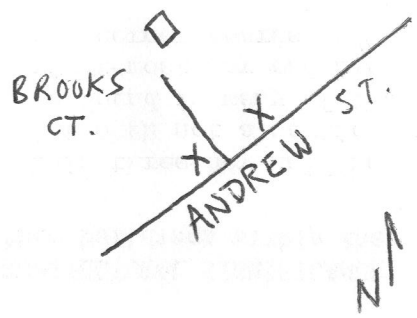
NRDS

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116



Salem
Address Brooks Court
Historic Name
Present Residential
Original Residential
Description
c. 1800
e
Federal
Architect

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



Exterior Wall Fabric Clapboard
Outbuildings
Major Alterations (with dates)
Condition Good
Moved Date
Acreage Under 1 acre
Setting Residential, urban

UTM REFERENCE
USGS QUADRANGLE
SCALE

Recorded by Debra Hilbert & Kim Withers
Brengle
Organization Salem Planning Dept.
Date April, 1987

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

Contributing building in existing National Register district.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

This three-bay half-house is a nicely preserved vernacular Federal period example. Although not a particularly common type in Salem, examples such as this one can be found in many of the City's older neighborhoods. The entrance is located in the right-most bay and has plain trim. Other features are the brick foundation, sill and corner boards, 6/9 sash, and west end ell.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The only building on Brooks Court, this simple house appears to have been built c. 1800-1810. It was occupied by 1837 by James Brooks, carpenter, who was still listed here in 1851 along with Isaac C. Brooks, also a carpenter. Still in the Brooks family in 1874, it is probable that the house was built or moved to this location by a member of the Brooks family.

BIBLIOGRAPHY and/or REFERENCES

City Directories, 1837, 1851
1851 Map
1874 Atlas