



**HISTORIC  
SALEM INC**

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**55 Buffum Street**

**Curtis E. Wadleigh**

**Tinware Manufacturer**

**Built circa 1872**

Researched and written by Isabella Connor

October 2020

Historic Salem Inc.

The Bowditch House

9 North Street, Salem, MA 01970

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## Chain of Title, 55 Buffum Street, Salem, Essex County, Massachusetts

Date Recorded	Grantor(s)	Grantee(s)	Consideration	Conveyance of	Source	Document	Book : Page	Notes
May 17, 1849	John A. Innis	Mary Pepper, wife of John W. Pepper	\$889.00	"Commencing at the Southeast bound, and running Northwesterly by Buffum Street one hundred seventy nine and one half feet; thence Southwesterly by other land of mine, one hundred and thirty seven feet, thence Southeasterly on several courses, by a way, which if on a straight line would measure one hundred and seventy feet; thence Northeasterly one hundred and seventy four and one half feet, by land now or late of Fuller and of Symonds, two courses, as the fences stand. To the point begun at, together with the use of the way aforesaid, which extends from School Street to the premises."	Essex County Registry of Deeds	Deed	411 : 220	
October 15, 1867	Mary Pepper, widow	Seabury F. Rogers	\$1,500.00	"Commencing at the S.E. bound and running N. Westerly by Buffum Street one hundred and seventy nine and one half fee, thence S. Westerly land now or late of Innis one hundred and thirty nine feet, thence S. Easterly on several courses (by a way) which if on a straight line would measure one hundred and seventy feet, thence N. E. one hundred seventy four and one half feet by land now or late of Fuller and of Symonds on two courses the fences stand at the point begun at."	Essex County Registry of Deeds	Deed	732 : 126	
January 18, 1871	Seabury F. Rogers of New London, Connecticut	George Rust, John T. Mooney, and Curtis E. Wadleigh	\$1,525.00	"Commencing at the Southeast corner thereof and running Northwesterly by Buffum Street one hundred and seventy nine and one half feet; thence Southwesterly by land formerly of Innis one hundred and thirty nine feet; thence Southeasterly on several courses by a way which if on a straight line would measure one hundred and seventy feet; thence Northeasterly one hundred and seventy four and one half feet by land now or late of Fuller and of Symonds on two courses as the fence stands to the point begun at"	Essex County Registry of Deeds	Deed	815 : 9	"meaning hereby to convey the same premises conveyed to me by Mary Pepper, with the privilege in the way conveyed to me by deed from said Mary Pepper, and more particularly described in a deed from John A. Innis, to Mary Pepper, recorded B. 411. L. 220." The "way" mentioned here would eventually become an extension of Bryant Street.
April 8, 1874	John T. Mooney of Salem	Curtis E. Wadleigh	\$1,300.00	"Beginning at the SE corner of said land and running N. Westerly fifty eight feet on Buffum Street to land formerly of Innis now of Knight thence running S. Westerly eighty feet by land of said Knights, thence running S. Easterly by land of Rust, Mooney, and Wadleigh sixty one feet six inches, thence running N. Easterly eighty feet by land of said Rust, Mooney, and Wadleigh to point begun at meaning to my undivided one third part of the North Westerly portion of the estate conveyed to George Rust and others from Seabury F. Rogers."	Essex County Registry of Deeds	Deed	901 : 104	"One undivided third part of a certain parcel of land together with one undivided third part of the buildings thereon, situated on Buffum Street in said Salem"
May 31, 1923	Etta R. Wadleigh under the last will of Curtis E. Wadleigh, late of Salem, by virtue of a license granted on the twenty first day of May, 1923 by the Probate Court for the County of Essex	Isabelle Roper and Luke Roper, both of Salem, as joint tenants not as tenants in common	\$5,000.00	"Northeasterly by Buffum Street, fifty-six (56) feet; Northwesterly by land used as a passageway eighty (80) feet; Southwesterly by land of Mooney fifty-nine and one half (59 1/2) feet; and Southeastery by land of Mayo eighty (80) feet."	Essex County Registry of Deeds	Deed	2555 : 367	"being the premises described in deeds recorded Essex South District Registry of Deeds Book 901, Leaf 104, and Book 2252, Page 443."
April 5, 1938	Isabelle Roper	Clara Vounessea	Consideration paid	"Northeasterly by Buffum Street, fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and one half (59 1/2) feet; and Southeastery by land now or late of Mayo eighty (80) feet."	Essex County Registry of Deeds	Deed	3141 : 131	
April 5, 1938	Clara Vounessea	Isabelle Roper and Edith Roper	Consideration paid	"Northeasterly by Buffum Street, fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and one half (59 1/2) feet; and Southeastery by land now or late of Mayo eighty (80) feet."	Essex County Registry of Deeds	Deed	3141 : 131	
March 5, 1945	Isabelle Roper, being a widow of Salem	Peter E. Copelas Jr. and Helena M. Copelas	Consideration paid	"Northeasterly by Buffum Street, fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and one half (59 1/2) feet; and Southeastery by land now or late of Mayo eighty (80) feet."	Essex County Registry of Deeds	Deed	3398 : 21	
January 5, 2011	Peter Copelas, also known as Peter Copelas Jr. of Salem, Massachusetts	Peter Copelas Jr. and Peter Andrew Copelas, trustees of Naumkeag Realty Trust	One dollar (\$1.00) and other nominal consideration paid	"Northeasterly by Buffum Street, fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and one half (59 1/2) feet; and Southeastery by land now or late of Mayo eighty (80) feet."	Essex County Registry of Deeds	Deed	30137 : 71	

November 21, 2019	Peter Andrew Copelas, as the sole trustee of Naumkeag Realty Trust	Jamie Mitchell and Jessica Roy Mitchell, husband and wife	\$540,000.00	"Northeasterly by Buffum Street, fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and 50/100 (59.5) feet; and Southeastery by land now or late of Mayo eighty (80) feet."	Essex County Registry of Deeds	Deed	38047 : 23	
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**Introduction:**

North Salem, historically known as “Northfields,” primarily consisted of agricultural land prior to its residential development during the 19th century. Buffum Street, named by the descendants of early Salem settler Robert Buffum, is credited as being among the first 19th century residential streets of North Salem.<sup>1</sup> Throughout the 19th century, North Salem experienced industrial growth as tanneries were established, particularly in the nearby Blubber Hollow area and along the North River. These leather factories provided employment for many of 55 Buffum Street’s tenants in the 19th and early 20th centuries.

**Architectural Details:**

The house at 55 Buffum Street was likely built around 1872 for Curtis E. Wadleigh. It appears that the home was built with the purpose of being a rental property. 55 Buffum Street faces southeast and could be classified as a Late-Victorian Eclectic, incorporating elements of the Greek Revival and Italianate architecture styles that were massively popular in the mid to late 19th century. The centered front door also alludes to the style of the Colonial Revival home, although its construction would have predated the popularity of the Colonial Revival architectural style by a few years. The house features decorative wood brackets under its eaves, cornice returns, an Italianate style portico, and a brick and stone foundation. The builder is unknown, but the house shares similarities with Curtis E. Wadleigh’s home at 31 Buffum Street, built circa 1869, so it is possible that they share the same builder.

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<sup>1</sup> MHC MACRIS SAL.CS, “Buffum Street.”

## 1849-1871: The Property

This property's history of ownership was traced back to 1849, when John A. Innis sold a larger lot of land to Mary Pepper for \$889,<sup>2</sup> which contained the parcel that would eventually become 55 Buffum Street. The property is described as follows:

Commencing at the Southeast bound, and running Northwesterly by Buffum Street one hundred seventy nine and one half feet; thence Southwesterly by other land of mine, one hundred and thirty seven feet, thence Southeasterly on several courses, by a way, which if on a straight line would measure one hundred and seventy feet; thence Northeasterly one hundred and seventy four and one half feet, by land now or late of Fuller and of Symonds, two courses, as the fences stand. To the point begun at, together with the use of the way aforesaid, which extends from School Street to the premises.<sup>3</sup>

It is possible that Mary Pepper and her husband, John W. Pepper, might have utilized the land for agricultural purposes. The deed also referenced use of a "way" or private lane at the northwest edge of the property. This "way," was utilized as an unofficial extension of Bryant Street for many years, and would end up becoming an official part of Bryant Street in the early part of the 20th century.

The property was not sold again until 1867, when Seabury F. Rogers bought it from Mary Pepper for \$1,500.<sup>4</sup> At this point there is no mention of a house on the property. According to the 1869 Salem City Directory, Seabury F. Rogers was a confectioner who lived at Derby mansion<sup>5</sup>—the home of famous eighteenth-century merchant, Elias Hasket Derby, which was used as a multi-family tenement house at that time.<sup>6</sup>

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<sup>2</sup> Essex County Registry of Deeds Book 411, Page 220.

<sup>3</sup> Essex County Registry of Deeds Book 411, Page 220.

<sup>4</sup> Essex County Registry of Deeds Book 732, Page 126.

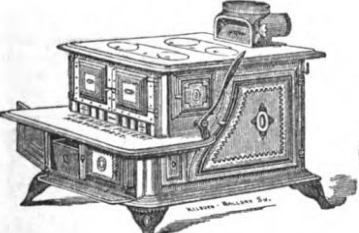
<sup>5</sup> 1869 Salem City Directory.


<sup>6</sup> "The Derby House." *National Parks Service*, U.S. Department of the Interior, [www.nps.gov/sama/learn/historyculture/derbyhouse.htm](http://www.nps.gov/sama/learn/historyculture/derbyhouse.htm).

### 1871-1922: The Wadleighs & 55 Buffum Street's Early Years

In 1871, Seabury F. Rogers sold the property to George Rust, John T. Mooney, and Curtis E. Wadleigh for \$1,525.<sup>7</sup> This was one of several real estate investments Wadleigh made with Rust and Mooney around this time period. Wadleigh also co-operated a tinware manufacturer known as “Mooney, Wadleigh, and Company” alongside John T. Mooney and others.

**MOONEY, WADLEIGH, & CO.**  
 No. 37 North Street, - Salem,  
MANUFACTURERS OF  
**TIN WARE,**



AND  
**DEALERS IN** 

**GLASS, BRITANNIA,**  
**Plated, Japanned,**

AND  
**WOODEN WARES,**  
**STOVES, BROOMS, BRUSHES.**

Also, all kinds of  
**Crockery Ware and Cutlery.**  
**TIN, SHEET IRON AND COPPER JOB WORK,**  
Done to order at short notice.  
**Cash paid for all kinds of Paper Stock, Old Iron, Metals, &c.**  
**JOHN T. MOONEY.    CURTIS E. WADLEIGH.    CHARLES C. MORSE**

<sup>7</sup> Essex County Registry of Deeds Book 815, Page 9.

<sup>8</sup> 1872 Salem City Directory.

In 1874, John T. Mooney sold a section of his portion of the property purchased from Seabury F. Rogers, described as “one undivided third part of a certain parcel of land together with one undivided third part of the buildings thereon, situated on Buffum Street in said Salem” to Curtis E. Wadleigh.<sup>9</sup> This appears to be the first time buildings are listed on the property, and as there is an 1872 map of the city of Salem which depicts a house in the location of 55 Buffum Street, it is likely that construction of the house had begun around the year 1872.



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It is unclear whether the home was originally built as a single or two-family dwelling. By 1880, the house was in use as a two-family home, and it continued this way for the remainder of the Wadleigh family’s ownership.

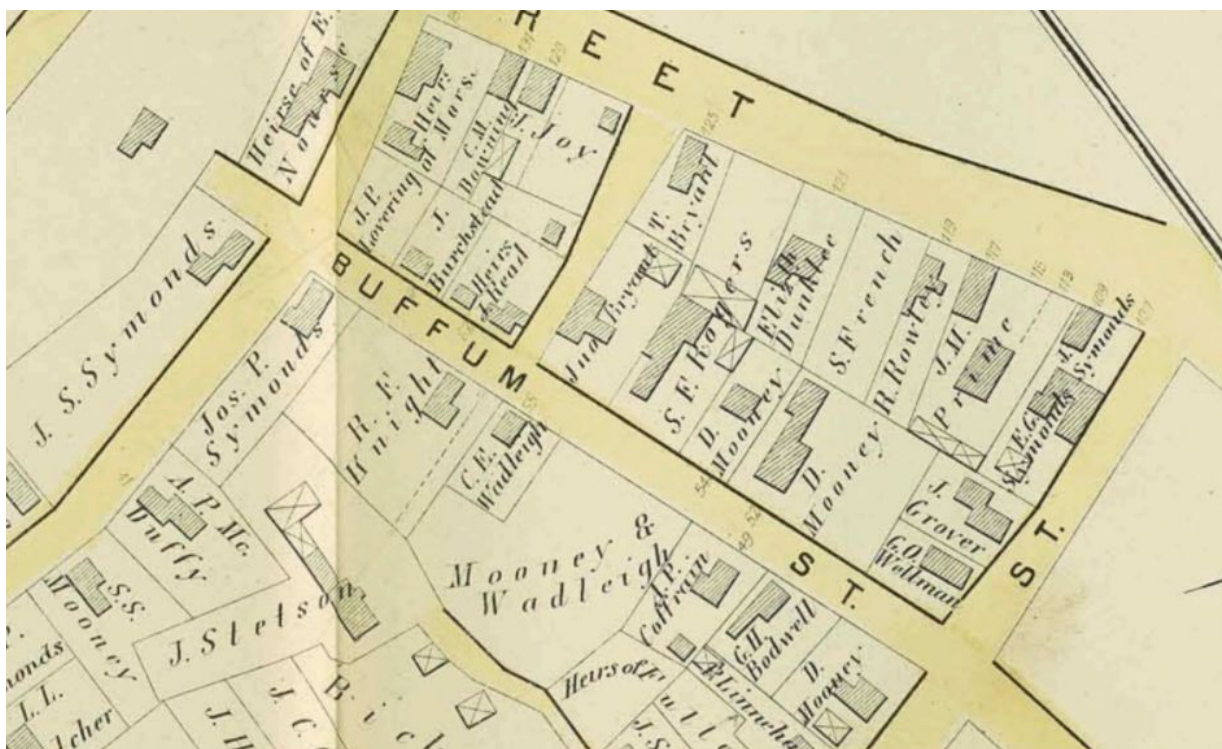
<sup>9</sup> Essex County Registry of Deeds Book 901, Page 104.

<sup>10</sup> “Map of the City of Salem Mass.” Atlas of Essex County, Massachusetts: from actual survey and official records: Philadelphia: D.G. Beers & Co., 1872, p.118-119.

Note that this map mislabels Bryant Street, which should be the parallel street to the right.

Curtis E. Wadleigh himself never lived in the home. The first mention of 55 Buffum Street in the Salem City Directory is in 1874, when a clergyman named Joshua Gill is the only listed resident.<sup>11</sup> No further information about Joshua Gill or how long he lived in the residence was found.

The house is also shown in an 1874 Salem atlas, in which it is clearly labeled as number 55. The remainder of the land from Wadleigh, Mooney, and Rust's 1871 land purchase can also be seen, and the "way" which was then an unofficial extension of Bryant Street is marked with dotted lines.



"Atlas of the city of Salem, Massachusetts." Hopkins, Griffith Morgan, Jr, 1874.

Curtis E. Wadleigh, who lived at nearby 31 Buffum Street,<sup>12</sup> was originally from New Hampshire. In July of 1862, at the age of 22, Wadleigh enlisted to serve in the Civil War as a

<sup>11</sup> 1874 Salem City Directory.

<sup>12</sup> Historic Salem, Inc., "31 Buffum Street, Salem, Massachusetts 01970," House Histories of Salem. <https://hsihousehistory.omeka.net/items/show/141>.



Private in the 23rd Massachusetts Infantry of the Union Army. In December of 1862, he was wounded in Whitehall, North Carolina, and discharged from the army.<sup>13</sup>

In 1868, Curtis E. Wadleigh married the daughter of George Rust, Lucy Rust.<sup>14</sup> When George Rust died in 1890, his share of 55 Buffum Street was inherited by Lucy E. Wadleigh and Curtis E. Wadleigh.<sup>15</sup>

In 1907, Lucy E. Wadleigh passed away, and in 1909, at the age of 68, Curtis E. Wadleigh married 46 year old Etta Rust,<sup>16</sup> the daughter of his late-wife's brother, John Rust.<sup>17</sup>

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<sup>13</sup> *U.S., Civil War Soldier Records and Profiles, 1861-1865*. Historical Data Systems, Inc.; Duxbury, MA 02331; *American Civil War Research Database*.

<sup>14</sup> New Hampshire, U.S., Marriage and Divorce Records, 1659-1947.

<sup>15</sup> *New Hampshire, U.S., Wills and Probate Records, 1643-1982*.

<sup>16</sup> New England Historic Genealogical Society; Boston, Massachusetts; *Massachusetts Vital Records, 1911-1915*.

<sup>17</sup> 1880 United States Federal Census.



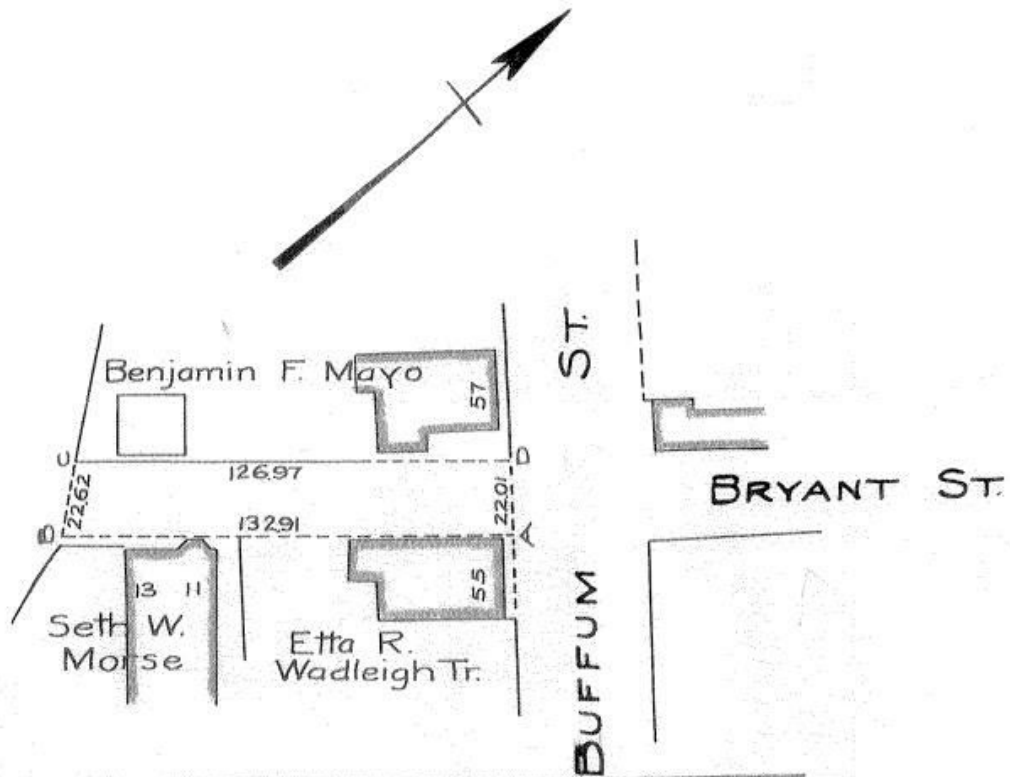
*Wadleigh family plot, Greenlawn Cemetery, Salem, MA. Photo © Jacques Denault, used with permission.*

When Curtis E. Wadleigh passed away in 1913, Etta R. Wadleigh continued to live at 31 Buffum Street,<sup>18</sup> and rented 55 Buffum Street to various tenants.

In 1918, the city of Salem drafted a proposal to officially extend Bryant Street, following the same perimeters as the “way” mentioned in 55 Buffum Street’s earlier deeds and shown on the 1874 Salem city atlas.

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<sup>18</sup> 1920 United States Federal Census.



Salem, Aug. 4, 1919. Rec. & Emb. in Essex Reg.  
 20 deeds (So. Dist.) With City of Salem  
 Dec. B. 2421 P. 480.  
 attest: *William J. Shaw, Reg.*

**PROPOSED EXTENSION  
 OF  
 BRYANT ST.  
 SALEM, MASS.  
 Scale 40'=1"**

Nov 26, 1918.

*George F. Ashten  
 City Engineer*

<sup>19</sup> Essex County Registry of Deeds Plan Book 2421, Page 480.

### 1923-1944: The Ropers

In 1923, Etta R. Wadleigh sold 55 Buffum Street to Isabell<sup>20</sup> and Luke Roper for \$5,000.<sup>21</sup> The deed describes the property as follows:

Northeasterly by Buffum Street, fifty-six (56) feet; Northwesterly by land used as a passageway eighty (80) feet; Southwesterly by land of Mooney fifty-nine and one half (59 1/2) feet; and Southeasterly by land of Mayo eighty (80) feet.<sup>22</sup>

With this transaction, the modern boundaries of 55 Buffum Street's property were established.

Isabell and Luke Roper also became the first owners of 55 Buffum Street to live in the house.

Luke Roper and Isabell Birtwhistle were married in Halifax, Yorkshire, England in the year 1895.<sup>23</sup> The Ropers had one daughter named Edith, who was born in 1896.

The Roper family lived in Halifax until their emigration to Salem, Massachusetts in 1906.<sup>24</sup>

In September of 1906, 30 year-old Isabell Roper departed Liverpool, England with 10 year-old Edith. They spent a little over a week aboard the ship *Arabic* before arriving in Boston.<sup>25</sup>

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<sup>20</sup> Let it be noted that Isabell Roper's name is spelled various ways throughout the documents cited. For the sake of standardization, I have chosen to spell her name "Isabell" in the write-up of this house history, as that is the spelling written in the deed books. In the sources cited you will see her name spelled "Isabelle," "Isabel," and "Isabell." All spellings refer to the same person.

<sup>21</sup> Essex County Registry of Deeds Book 2555, Page 367.

<sup>22</sup> Essex County Registry of Deeds Book 2555, Page 367.

<sup>23</sup> England and Wales Marriage Registration Index, 1837-2005.

<sup>24</sup> 1901 England Census.

<sup>25</sup> Passenger Lists of Vessels Arriving at Boston, Massachusetts, 1891-1943.



*Raphael Tuck & Sons "Oilette" postcard no. 6228, White Star Line, entitled "Celebrated Liners S. S. "Arabic" (used and postmarked May 1905). Wikimedia Commons.*

Mr. Andrew Pearson  
 Mrs. Pearson  
 Mr. James R. Petersen  
 Mr. Stephen Pickles  
 Mr. Harry Pitts

Mr. G. H. Rawcliffe  
 Mr. William Reed  
 Miss Ellen Reynolds  
 Mrs. Isabel Roper  
 Miss Edith Roper  
 Mrs. C. Rose  
 and Infant  
 Master William Rose  
 Master Lawrence Rose  
 Mrs. Roulston  
 Miss Roulston

Mr. Arie Sandman  
 Mr. Reuben Sawyer  
 Miss Helen Schenck  
 Miss H. Setterberg  
 Mrs. W. A. Shackleton  
 Master Arthur Silk  
 Mr. George Simpson  
 Miss Maud B. Simpson  
 Miss Esther Sjoberg  
 Mrs. Mary Smith  
 Mrs. A. C. Smith  
 Mrs. A. F. Smith  
 Mr. Stephen E. Smith  
 Miss Sarah E. Smith  
 Mrs. T. Snell  
 Mr. E. Burke Spencer  
 Miss Natalie R. Steele  
 Mr. George C. Steiner  
 Mr. Walter F. Stevens  
 Miss Lilly Strobeck  
 Mrs. Eliza Sutcliffe  
 Miss Olive Sutcliffe  
 Miss Joy Sutcliffe

Mr. Thomas Sutcliffe  
 Mr. Harold Sutcliffe  
 Mr. Birch Sutcliffe  
 Mr. William Swiers  
 Mrs. Klazina Swiers

Mr. Arthur Taylor  
 Mrs. Annie Taylor  
 Miss Elsie Taylor  
 Mr. J. Marlow Taylor  
 Miss M. Tennett  
 Mr. Edgar Thackrah  
 Miss Elfrida Theorin  
 Mr. John F. Tierney  
 Mrs. Tierney  
 Miss Kate Till  
 Mr. John Turner

Miss E. Underwood

Mr. Tennis A. Van Toen

Mrs. Thomas Waite  
 Mr. M. Walshe  
 Miss Clina Wendel  
 Mr. William Wheeler  
 Mrs. Wheeler  
 Miss F. Whitehead  
 Miss Matilda Wilde  
 Mrs. Hannah Wilby  
 Master Edward Wilby  
 Master Norman Wilby  
 Mr. Walter W. Williams  
 Mrs. Helen B. Williams  
 Mr. Fredk. Williams  
 Mr. W. M. Winchester  
 Miss Lena H. Wodland  
 Mr. William A. Wright  
 Miss A. Wright

**Meal Hours.**—BREAKFAST, 8 a.m. DINNER, 12-30 p.m. TEA, 5-30 p.m.

Bar opens at 8 a.m., and closes at 10-30 p.m.

**Lights.**—The lights are extinguished in the Saloon and Smoke Room at 11 p.m.

**Smoking** is strictly prohibited in any of the State Rooms, Library or Dining Saloon.

**Library.**—Books can be obtained on applying to the Library Steward.

**Postage Stamps** can be obtained from the Saloon Steward, in the Dining Saloon, who will take charge of Cable Despatches and Telegrams for transmission from Queenstown.

**Meals** not permitted to be served in the Library.

#### NOT ON BOARD

<i>Master E. Willby</i>	<i>Miss E. C. Hartshorne</i>	<i>Miss L. Ainsley</i>
<i>Mrs. C. Christensen</i>	<i>Mr. C. Henrikson</i>	<i>Mrs. Little</i>
<i>Miss Mary E. Mullen</i>	<i>Miss T. Nystrom</i>	<i>Master A. Silk</i>
	<i>Mrs. Cronin</i>	

#### ADDITIONAL

<i>Miss E. Olanson</i>		<i>Mr. J. Keohane</i>
<i>Miss E. M. Olsen</i>	<i>Miss E. Willby</i>	<i>Mr. G. W. Larkin</i>
<i>Mrs. Larkin</i>	<i>Mr. W. Willis</i>	<i>Mr. C. Hyde</i>
<i>Mrs. C. A. Campbell</i>		<i>Mr. L. G. Cohen</i>

**TOTAL 255.**

Penalty for smuggling or aiding in the smuggling of any dutiable articles, or bribery of Customs Officials, a Fine not exceeding Five Thousand Dollars (\$5000) or imprisonment not exceeding two years or both.

WHITE STAR LINE,	{ 9, Broadway	- -	NEW YORK.
	{ 84, State Street	- -	BOSTON.
NICHOLAS MARTIN,	9, Rue Scribe	- -	PARIS.
ISMAY, IMRIE & CO.,	{ 1, Cockspur Street, S.W.,	}	LONDON.
	{ 38, Leadenhall Street, E.C.,		LIVERPOOL.
	{ 30, James Street	- -	

While otherwise unrelated to the Ropers, it may be of interest to note that during WWI, on August 19, 1915—nine years after the Ropers set sail aboard the S.S. *Arabic* to start their new life in Massachusetts—the S.S. *Arabic* was sunk by a German torpedo, killing 44 passengers and crew members. The sinking of the S.S. *Arabic* is often compared to the sinking of the RMS *Lusitania*, which occurred in May of the same year.

**WHITE STAR LINER  
"ARABIC" SUNK OFF  
COAST OF IRELAND**

**Heavy Loss of Life Feared, But Nearby Steamship Answers Stricken Leviathan's S. O. S. Call; Liner Sailed Wednesday From Liverpool; No First Class Passengers Aboard.**

**Rescue Ship Also Torpedoed**

By Associated Press.  
London, Aug. 18.—The British steamer *Magnolia* reports by wireless that the steamship *Dunsley* also was torpedoed, but at the time the message was sent was still afloat and was picking up survivors.

By Associated Press.  
London, Aug. 18.—The White Star Company says that 375 persons on the *Arabic* were saved. This leaves 48 unaccounted for.

By Associated Press.  
London, Aug. 18.—(4:57 p.m.)—It was reported this afternoon that the White Star liner *Arabic* had been sunk.  
The *Arabic* sailed yesterday from Liverpool for New York. She is reported to have gone down off Fastnet, a small island four miles southwest of Cape Clear, Ireland. Most of the passengers of the *Arabic* are reported to have been saved.

By Associated Press.  
New York, Aug. 18.—The White Star Line announced this afternoon that they had received a message stating that the *Arabic* sailed late yesterday. The line had no further advices concerning the ship.

By Associated Press.  
London, Aug. 18.—(5:10 p.m.)—The Press Association makes the definite announcement that the *Arabic* was sunk. It also says most of her passengers and crew were saved by a steamship.  
Later—The Associated Press announces that it is learned a large number of passengers have been lost on the *Arabic*.  
The *Arabic* was sent to the bottom by a torpedo from a German submarine. The torpedo struck the *Arabic* at 9:15 o'clock this morning.

By Associated Press.  
Queenstown, Aug. 18.—It is now feared there was great loss of life on the *Arabic*.

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<sup>26</sup> National Archives and Records Administration (NARA); Washington, D.C.; *Book Indexes to Boston Passenger Lists, 1899-1940*; Microfilm Serial: T790; Microfilm Roll: 22

<sup>27</sup> "White Star Liner 'Arabic' Sunk off Coast of Ireland." *The Houston Chronicle*, August 19, 1915.



Records of Luke Roper arriving in Massachusetts were not found, but it is known that he arrived before Isabell and Edith,<sup>28</sup> likely to secure a job and living situation. Luke Roper worked as a machinist, and the family rented an apartment at 6 Woodside Street before purchasing and moving into 55 Buffum Street.

In 1928, Luke Roper received a permit to alter the third floor of the house in order to add a third apartment.<sup>29</sup> This reveals that 55 Buffum Street has been a three-family dwelling since 1928.

DATE OF PERMIT	PERMIT No.	OWNER #27-0026	LOCATION			
8/1/28	494	Luke Ropes	55 Buffum Street R-2			
STRUCTURE	MATERIAL	DIMENSIONS	No. OF STORIES	No. OF FAMILIES	WARD	COST
DWELLING	WOOD	25' X 37'	2½	3	6	
BUILDER						

"12/2/87 COPIED ALL INFO FROM ORIGINAL CARD"

8/1/28 Alter 3rd. floor for 3rd. apt. \$1,500.

3/2/00 #1017-00 INSTALL KITCHEN CABINETS. 3RD FLOOR est. 3,000.00 fee 23.00 P.S.  
CURRENT OWNER: PETER COPELAS... LETTERS IN FILE

9/11/00 #172-00 REPAIR FRONT PORCHES. est. 3,000.00 fee 23.00 T.J.S.

Luke Roper was 66 years old when he passed away in 1937.<sup>30</sup> At the time, Edith would have been about 41 years old, and was working as a bookkeeper for a shoe factory.<sup>31</sup> Edith Roper never married and had been listed as a renter of 55 Buffum Street in the Salem city directories. On April 5, 1938, Isabell Roper sold 55 Buffum Street to a woman named Clara Vounessea for

<sup>28</sup> Passenger Lists of Vessels Arriving at Boston, Massachusetts, 1891-1943

<sup>29</sup> "55 Buffum Street Property Card," Building Department, City of Salem Records.

<sup>30</sup> Massachusetts, U.S., Death Index, 1901-1980.

<sup>31</sup> 1937 Salem City Directory.

an unknown sum described as “consideration paid.”<sup>32</sup> That same day, Clara Vounessea sold the property back to Isabell and Edith Roper, establishing Edith as an owner of the property.<sup>33</sup>

Unfortunately, Edith died a few years later in 1943, at 47 years-old.<sup>34</sup> Isabell Roper only kept the house for two years after Edith’s death, eventually selling it in March of 1945.<sup>35</sup> Isabell Roper passed away in 1969 at the age of 93,<sup>36</sup> and is buried in Salem’s Greenlawn Cemetery alongside Luke and Edith.



*Roper family grave, Greenlawn Cemetery, Salem, MA. Photo © Jacques Denault, used with permission.*

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<sup>32</sup> Essex County Registry of Deeds, Book 3141, Page, 131.

<sup>33</sup> Essex County Registry of Deeds, Book 3141, Page, 131.

<sup>34</sup> Massachusetts, U.S., Death Index, 1901-1980.

<sup>35</sup> Essex County Registry of Deeds, Book 3398, Page 21.

<sup>36</sup> Massachusetts, U.S., Death Index, 1901-1980.



*Roper family grave, Greenlawn Cemetery, Salem, MA. Photo © Jacques Denault, used with permission.*

Also buried in the Roper family plot is a young woman named Sarah E. Prowse. Records show Sarah Prowse arriving in Massachusetts from England in 1912, and staying with the Ropers in their Woodside Street apartment. Sarah Prowse passed away in Salem Hospital of typhoid fever in 1913 at the young age of 23.<sup>37</sup> Sarah E. Prowse's obituary, published in the Boston Globe on October 20, 1913, reveals that she was Isabell Roper's sister.<sup>38</sup>

<sup>37</sup> *Massachusetts, U.S., Death Records, 1841-1915.*

<sup>38</sup> "Death of Miss Sarah E. Prowse." *Boston Daily Globe* (1872-1922); Oct 20, 1913; ProQuest Historical Newspapers: The Boston Globe, pg. 14.

## 1945-2019: The Copelas

Peter E. Copelas Jr. and Helena M. Copelas purchased 55 Buffum Street from Isabell Roper on March 5, 1945.<sup>39</sup> Peter Copelas Jr. was the son of Greek immigrants Peter and Demetra Copelas. Helena M. Rooney was the daughter of Irish immigrants Henry and May Rooney.<sup>40</sup> Peter Copelas Jr. and Helena M. Rooney were married in 1935,<sup>41</sup> and the young couple lived in Beverly with Peter Copelas Sr. for the first years of their marriage.<sup>42</sup> During this time, Peter Copelas Jr. established his own laundromat in Salem called “Peter’s Laundry Company.” According to various records, Peter’s Laundry Company provided employment for many members of the Copelas family, including Peter Copelas’ brother, Hercules Copelas.<sup>43</sup>

SERIAL NUMBER 641	1. NAME (Print) PETER EVANGELOS COPELAS, JR. (First) (Middle) (Last)	ORDER NUMBER 2516
2. ADDRESS (Print) 7 OXFORD TERRACE, BEVERLY, ESSEX, MASS. (Number and street or R. F. D. number) (Town) (County) (State)		
3. TELEPHONE SALEM 5074 (Exchange) (Number)	4. AGE IN YEARS 28 DATE OF BIRTH MAR. 25, 1912 (Mo.) (Day) (Yr.)	5. PLACE OF BIRTH LOWELL (Town or county) MASS., U.S.A. (State or country)
7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS MRS. HELENA MAY COPELAS (Mr., Mrs., Miss) (First) (Middle) (Last)		6. RELATIONSHIP OF THAT PERSON WIFE
9. ADDRESS OF THAT PERSON 7 OXFORD TERRACE, BEVERLY, ESSEX, MASS. (Number and street or R. F. D. number) (Town) (County) (State)		
10. EMPLOYER'S NAME PETER'S LAUNDRY CO., INC.		
11. PLACE OF EMPLOYMENT OR BUSINESS 135 BOSTON ST., SALEM, ESSEX, MASS. (Number and street or R. F. D. number) (Town) (County) (State)		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.		
REGISTRATION CARD D. S. S. Form 1 (over)	Peter Copelas Jr. (Registrant's signature)	

44

<sup>39</sup> Essex County Registry of Deeds, Book 3398, Page 21.

<sup>40</sup> 1910 US Federal Census.

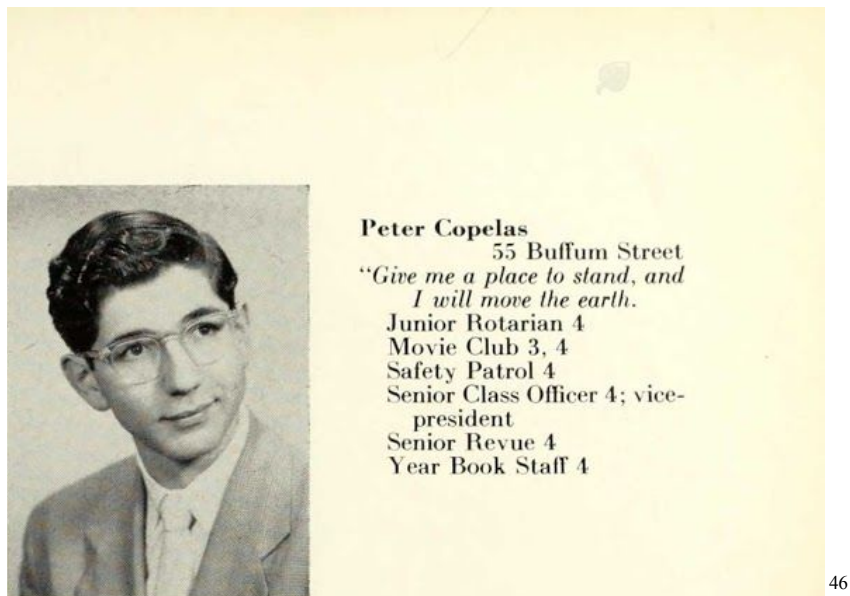
<sup>41</sup> Ancestry.com. *Massachusetts, U.S., Marriage Index, 1901-1955 and 1966-1970.*

<sup>42</sup> 1940 US Federal Census.

<sup>43</sup> The National Archives in St. Louis, Missouri; St. Louis, Missouri; *Draft Registration Cards for Massachusetts, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 197*

<sup>44</sup> The National Archives in St. Louis, Missouri; St. Louis, Missouri; *Draft Registration Cards for Massachusetts, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 197*

Peter E. and Helena M. Copelas' son, also named Peter Copelas, attended Salem High School and graduated in 1954. He continued to live at 55 Buffum Street while attending college.<sup>45</sup>



46

Peter's Laundry Company remained at 135 Boston Street in Salem for over 70 years. It appears as though Peter and Helena Copelas' son inherited the family business, and in 2011 was recognized by the Massachusetts State House for "efforts to diversify their workforce and welcome onto their staff adults who are working to recover from various forms of mental illnesses."<sup>47</sup>

<sup>45</sup> 1957 Salem City Directory.

<sup>46</sup> "1954 Salem High School Yearbook." Ancestry.com. *U.S., School Yearbooks, 1900-1999* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

<sup>47</sup> "Business Leaders Celebrated for Diversifying Workforce." *News - Salem Gazette - Salem, MA*, Salem Gazette, 23 Apr. 2011, salem.wickedlocal.com/article/20110422/news/304229266?template=ampart.

Helena M. Copelas passed away in 1972 at the age of 64.<sup>48</sup> At some point after Helena M. Copelas' passing, it appears that Peter Copelas married Helena's sister, Dorothy Rooney.<sup>49 50</sup>

Peter Copelas Jr. passed away in 2000 at 88 years-old.<sup>51</sup>

55 Buffum Street remained in the Copleas family for 74 years, until the home was sold in 2019 to Jamie Mitchell and Jessica Roy Mitchell.<sup>52</sup>

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<sup>48</sup> "Helena M. Copelas, Greenlawn Cemetery, Salem, MA." *Cemetery Find*, [cemeteryfind.com/PublicSearch/BurialSearch/Greenlawn%20Cemetery](https://cemeteryfind.com/PublicSearch/BurialSearch/Greenlawn%20Cemetery)

<sup>49</sup> Ancestry.com. *Massachusetts, U.S., Death Index, 1970-2003* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.

<sup>50</sup> Ancestry.com. *U.S., Departing Passenger and Crew Lists, 1914-1966* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2016.

In 1956, Peter and Helena Copelas visited Ireland for a month with Helena's sister Dorothy Rooney and mother May Rooney.

<sup>51</sup> "Peter E. Copelas, Greenlawn Cemetery, Salem, MA." *Cemetery Find*, [cemeteryfind.com/PublicSearch/BurialSearch/Greenlawn%20Cemetery](https://cemeteryfind.com/PublicSearch/BurialSearch/Greenlawn%20Cemetery)

<sup>52</sup> Essex County Registry of deeds, Book 38047, Page 23.

### 1870s-1960s: Occupants

55 Buffum Street has a long history of working-class tenants. The only owners to live in the house were the Ropers and Copelas. Other occupants of the house were found through resources such as Salem City Directories and United States Federal Census Records.

It appears that many of these occupants did not leave much of a paper trail, but sources that were found relating to their lives are compiled below.

**List of Residents (Based on Available Sources), 55 Buffum Street, Salem, Essex County, Massachusetts**

Approx. Years of Residence	Name	Occupation (as of years indicated)	Source(s)	Notes
1874	Joshua Gill	Clergyman	1874 Salem City Directory	
1876-1880	Edwin O. Foster	Shoe cutter, reporter/journalist	1876, 1878, 1879 Salem City Directories, 1880 US Federal Census	It appears that he changed careers from shoe cutter to journalist towards the end of his time living at 55 Buffum St.
	Ella Foster	N/A	1880 US Federal Census	
	Alice Foster	N/A	1880 US Federal Census	
1880-1886	Hugh P. Furfey	Plumber	1880, 1882-1883, 1886 Salem City Directories	
1879-1886	John Donigan	Currier	1879, 1882-1883, 1886 Salem City Directories	
1881	John F. Bassett	Reverend	1881 Salem City Directory	
1890-1891	Edmond Lapham	Leather splitter	1890-1891 Salem City Directory	
1890-1902	Theodore B. Walden	Fireman	1890-1891, 1893-94, 1895-96, 1897-98, 1899-1900, &	

			1901-02 Salem City Directories	
1893-1894	Robert E. Webber	Baker	1893, 1893-1894 Salem City Directories	
1895-1896	George Dawkins	Currier	1895-1896 Salem City Directory	
1899-1900	Moses D. Webber	N/A	1899, 1899-1900 Salem City Directories	
	Moses D. Webber Jr.	Salem Hat and Bonnet Bleachery	1899, 1899-1900 Salem City Directories	<i>See Page 25</i>
1900-1902	Louis H. LaBorde	Railroad Conductor, freight brakeman	1901, 1901-1902 Salem City Directory, 1900 US Federal Census	Widowed - Head of Household
	John LaBorde	Shoecutter	1900 US Federal Census	Son
	Lewis LaBorde	Shoecutter	1900 US Federal Census	Son
	Charles LaBorde	School (student)	1900 US Federal Census	Son
1906-1910	Isabel Hooper	N/A	1906, 1908, & 1910 Salem City Directories	Widowed - Head of Household
	Howard A. Hooper	Salem Beef Company, Manager (Cudahy Packing Company)	1906, 1908, 1910 Salem City Directories	Son
1906	Horatio N. Shepard, Jr.	Tinsmith	1906 Salem City Directory	
1910-1930	George T. Brown	Blacksmith (Electric Railroad)	1910, 1911, 1915, 1917, 1921, 1922 Salem City Directories, 1920 & 1930 US Federal Census	Husband - Head of Household  <i>See Page 26</i>
	Alice M. Brown	N/A	1920 & 1930 US Federal Census	Wife



	Ralph Brown	N/A	1920 & 1930 US Federal Census	Son
	Israel C.	N/A	1920 & 1930 US Federal Census	Father-in-law
	Christianna (Anna)	N/A	1920 & 1930 US Federal Census	Mother-in-law
1911	Thomas Lee	Machinist	1911 Salem City Directory	
1913-1914	Alexander (Alex) Hamilton	Engineer	1913, 1914 Salem City Directories	
1914-1915	Adam Hebb	N/A	1914 & 1915 Salem City Directory	
1917-1921	Walter H. Grinnell	Machinist (Shoe Machinery Co.)	WWI Draft Registration Card, 1917 & 1921 Salem City Directories, 1920 US Federal Census	Head of Household <i>See Pages 27 &amp; 28</i>
	Ada L.	Sealer (Lamp Factory)	1920 US Federal Census	Sister
	Myra B.	Clerk (Steam Railroad)	1920 US Federal Census	Sister
	L. E.	N/A	1920 US Federal Census	Mother
1923-1945	Isabell Roper	Landlord	Essex County Registry of Deeds Book 2555 Page 367, 1933-34, 1936, & 1937, 1945 Salem City Directories, 1930 US Federal Census	Wife - Homeowner
1923-1937	Luke Roper	Machinist, Landlord	1933-34, 1936, & 1937, 1945 Salem City Directories, 1930 US Federal Census	Husband - Homeowner (died 1937)

1923-1943	Edith Roper	Bookkeeper (Shoe Factory)	1937, 1942 Salem City Directory, 1930 US Federal Census	Daughter - Homeowner (died 1943)
1930-1943	Sarah (Sadie) A. Sullivan	Seamstress (Dressmaking)	1942, 1943 Salem City Directory, 1930 & 1940 US Federal Census	Head of Household
1930-1943	Agnes V. Brock	Bookkeeper (Parker Bros. Inc.)	1933-34, 1936, 1937, 1940, 1942, 1943 Salem City Directories, 1930 & 1940 US Federal Census	Roommate, 1933-34 directory indicates ownership of an automobile
1933-1942	Albert G. Symonds	N/A	1933-34, 1936, 1940, 1942 Salem City Directories, 1940 US Federal Census	Head of Household, 1936 directory indicates ownership of an automobile
1942	Frank W. Symonds	Machinist (Atwood & Morrill Co.)	1942, 1943 Salem City Directories	Son
1940-1947	Dollie Stanchfield	Leather Worker in Peabody	1937, 1944, 1947 Salem City Directory, 1940 US Federal Census	Daughter, Widow of Herman Stanchfield
1947-1948	Albert Stanchfield	Leather Worker	1947, 1948 Salem City Directory	Son (of Dollie)
1944	Alex Soloman	Salesman	1944 Salem City Directory	
	Deborah Soloman	N/A	1944 Salem City Directory	
1946-1948	Emma R. Cole	Nurse	1946, 1947, 1948 Salem City Directories	
1945-1964	Peter E. Copelas Jr.	Landlord, Owner of Peter's Laundry Co.	1946, 1947, 1951, 1959,	Homeowner

			1960, 1961, Salem City Directory	
	Helena M. Copelas	Landlord, Forelady	1946, 1947, 1951, 1959, 1960, 1961, Salem City Directory	Homeowner
1948-1951	Dollie L. Matheson	Nurse	1951, Salem City Directory	
1948-1950	Dollie F. Matheson	Nurse	1948, 1949, 1950 Salem City Directory	
1954-1962	Mattie A. Berry	N/A	1954, 1955, 1959, 1960, 1961, 1962 Salem City Directory	Widow of Lyman O. Berry
1951-1961	Dorothy F. Rooney	Office Secretary (National Shawmut Bank)	1960, 1961, 1962 Salem City Directories	Widow of Henry J. Rooney
1951-1960	Mary C. Rooney	N/A	1951, 1959, 1960 Salem City Directory	Widow of Henry Rooney

## Moses D. Webber Jr. in the 1899 Salem City Directory

[Salem.]

WELCH.

N. H.  
ly  
b. 165  
12 Elm

Webber Moses D. h. 55 Buffum

**WEBBER MOSES D. JR.** (Salem Hat  
& Bonnet Bleachery), 268 Essex,  
b. 55 Buffum. See page 68

## *Salem Hat and Bonnet Bleachery*

Ladies: Why buy new hats when you can have your  
old ones cleaned and colored and shaped to  
the latest styles to look as good as new for  
half the expense \* \* \* \* \*

?

Ostrich Feathers cleaned, colored and curled.  
New Hats made to order. \* \* \* \*

**M. D. WEBBER, JR., 268 ESSEX ST., SALEM, MASS.**

**Grave of George T. Brown and Alice M. Brown, Greenlawn Cemetery, Salem, MA.**



Photo © Jacques Denault, used with permission.

## Walter H. Grinnell WWI Draft Registration Card

Form 1 **3678** ORDER NO. 1672. No. **184**  
**REGISTRATION CARD**

1 Name in full *Walter Howard Grinnell* Age in yrs. *21*  
(Given name) (Family name)

2 Home address *55 Buffum Salon Mass*  
(No.) (City) (State)

3 Date of birth *March 26 1896*  
(Month) (Day) (Year)

4 Are you (1) a natural-born citizen, (2) a naturalized citizen, (3) an alien, (4) or have you declared your intention (specify which)? *Natural Born*

5 Where were you born? *Dunrois Mass*  
(City) (State) (Nation)

6 If not a citizen, of what country are you a citizen or subject?

7 What is your present trade, occupation, or office? *Machinist*

8 By whom employed? *United Shoe Machine Co*  
 Where employed? *Beverly Mass*

9 Have you a father, mother, wife, child under 12, or a sister or brother under 12, solely dependent on you for support (specify which)? *Mother & sister*

10 Married or single (which)? *Single* Race (specify which)? *C*

11 What military service have you had? Rank *None*; branch \_\_\_\_\_  
 years \_\_\_\_\_; Nation or State \_\_\_\_\_

12 Do you claim exemption from draft (specify grounds)? *Yes: Dependents*

I affirm that I have verified above answers and that they are true.

*Walter Howard Grinnell*  
(Signature of registrant)

If parents of African descent, state of this citizen

20-5-16. A

## REGISTRAR'S REPORT

1	Tall, medium, or short (specify which)? <i>Medium</i> Slender, medium, or stout (which)? <i>Slender</i>
2	Color of eyes? <i>Blue</i> Color of hair? <i>Brown</i> Bald? _____
3	Has person lost arm, leg, hand, foot, or both eyes, or is he otherwise disabled (specify)? <i>No</i>

I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

*Ralph A. Richardson*  
(Signature of registrar)

**12 WARD 6**  
Precinct \_\_\_\_\_  
**SALEM**  
City or County \_\_\_\_\_  
**MASS.**  
State \_\_\_\_\_

**JUNE 5, 1917**

(Date of registration)

Ancestry.com. U.S., World War I Draft Registration Cards, 1917-1918 [database on-line]. Provo, UT, USA:

Ancestry.com Operations Inc, 2005.

**55 Buffum Street tenant Margaret “Peggy” Porter in the 1956 Salem High School Yearbook**

MARGARET M. PORTER  
55 Buffum Street

*PEGGY*

*Talkative, loyal, has vivacious personality.*

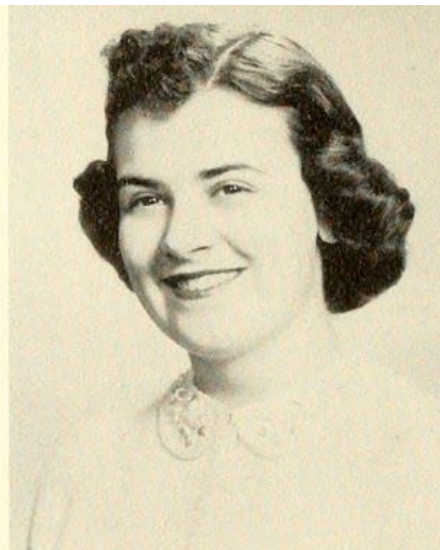
Activities: Art Club 2; Glee Club 1, 2; Library Corps 2, 4; Senior Revue 4.

JOYCE A. POIRIER  
15 Skerry Street

*JOYCE*

*Sincere, athletic, will be a lovely addition to any community.*

Activities: Advance 4; Basketball 1, 2, 3, 4, Co-Captain 3, 4; Junior Red Cross Council 1; Red and White Council 2, 3, 4, Co-Captain 4; Softball 1, 2, 3, 4, Co-Captain 3, 4; Student Council 1; Yearbook Staff 4.



*"U.S., School Yearbooks, 1880-2012"; School Name: Salem High School; Year: 1956*



Know all men by these presents, That I John A. <sup>120,</sup>  
 Smith of Salem, in the County of Essex and State of Massa. <sup>J. A. Smith</sup>  
 chusetts, in consideration of eight hundred and eighty <sup>to</sup>  
 nine dollars to me paid by Mary Pepper wife of John A. <sup>M. Pepper</sup>  
 Pepper of said Salem, by and with the consent of said <sup>(usq. 120 B.)</sup>  
 John A. signified by his executing these presents, the  
 receipt whereof I do hereby acknowledge, do hereby  
 give, grant sell and convey unto the said Mary  
 Pepper — The following described parcel of land  
 situate in North Salem viz. commencing at the  
 Southeast bound, and running Northwesterly by  
 Buffum Street one hundred seventy nine and one half  
 feet; thence Southwesterly by other land of nine  
 one hundred thirty seven feet; thence Southeastly  
 on several courses, by a way, which if on a straight  
 line would measure one hundred seventy feet;  
 thence Northeastly one hundred seventy four  
 and one half feet, by land now or late of Fuller  
 and of Symonds, on two courses, as the fences stand,  
 to the point begun at. Together with the use of  
 the way aforesaid, which extends from School Street  
 to the premises. — Also all my right, title and  
 interest in and to the Liberty Hill, so called situ-  
 ate in said North Salem, the same being bounded  
 in whole or in part by land of Joseph S. Leavitt.  
 To have and to hold the aforegranted premises  
 to the said Mary her heirs and assigns, to her and  
 their use and behoof forever. And I do covenant  
 with the said Mary her heirs and assigns, that  
 I am lawfully seized in fee of the aforegranted prem-  
 ises; that they are free of all incumbrances, that I  
 have good right to sell and convey the same to  
 the said Mary in the manner aforesaid, and that I  
 will

will warrant and defend the same premises, to the said Mary her heirs and assigns forever, against the lawful claims and demands of all persons, In witness whereof, we the said John A. Innis and John W. Pepper and the undersigned, wife of said Innis, who hereby relinquishes her right of dower in the premises, have hereunto set our hands and seals this seventeenth day of May in the year of our Lord one thousand eight hundred and forty nine.

John A. Innis. seal  
 Signed, sealed and delivered } John W. Pepper. seal  
 in presence of } Eliza P. Innis. seal  
 Jno. H. Nichols. } Essex ss, May 17<sup>th</sup> 1849. Then  
 the above named John A. Innis acknowledged the above instrument to be his free act and deed.

before me Jno. H. Nichols, Justice of the Peace  
 Essex ss, Dec. May 18. 1849. 26m. past 9. a. M. and signed by *J. H. Nichols*

P. G. Lunt  
 to  
 W. Currier  
 (as 26.6.12)

Know all men by these presents, That I Paul G. Lunt of Newbury in the County of Essex and Commonwealth of Massachusetts Rope Maker, in consideration of the sum of five dollars and other considerations to me paid by Mary Currier wife of William Currier Jr. Esquire of Newbury aforesaid, the receipt whereof is hereby acknowledged, do by these presents, grant, remise, release, and forever quit claim unto the said Mary Currier her heirs and assigns, — all my right title, interest and estate in and to certain piece or parcel of land situate in Newbury aforesaid containing nine rods and — half more or less, and bounded as follows viz. northwesterly by South Street, northeasterly by land of Enoch Gerrish and heirs of Mayo Gerrish & others, southeasterly by land of Ann Woodman and others, southwesterly by land of Silas Lunt & others

deeds, to be had for more particulars. To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Peabury F. Rogers & his heirs and assigns to him & theirs and behoof forever. And I the said Walter W. Pepper for myself and my heirs, executors, and administrators, do covenant with the said, S. F. Rogers & his heirs and assigns, that I am lawfully seized in fee simple of the abovegranted premises; that they are free from all incumbrances, save a mortgage to said Rogers, that I have good right to sell and convey the same to the said S. F. Rogers & his heirs and assigns forever as aforesaid; and that I will and my heirs, executors and administrators, shall warrant and defend the same to the said S. F. Rogers & his heirs and assigns forever, against the lawful claims and demands of all persons. In Witness Whereof, I the said Walter W. Pepper (having no wife) have hereunto set my hand and seal this fifteenth day of October in the year of our Lord, eighteen hundred and sixty seven. Walter W. Pepper - seal  
 Signed, sealed and delivered } Essex, ss. Oct. 15<sup>th</sup> A. D. 1867 I am personally  
 in presence of Ephm. Brown } appeared the above named Walter W. Pepper and acknowledged the above instrument to be his free act and deed; before me, Ephm. Brown, Justice of the Peace, Essex, ss. Dec. 15, 1867. 16 m. before J. C. Lee, J. C. by John Brown Ref.

Know all men by these Presents, That Peabury Pepper, of Salem, Ma Pepper  
 in the County of Essex, & State of Massachusetts, Widow, in consideration of S. F. Rogers  
 fifteen hundred dollars paid by Peabury F. Rogers, of the same Salem, One <sup>1/50th</sup> 150th Comp  
 Order, the receipt whereof is hereby acknowledged, do hereby give grant, <sup>to</sup> <sup>cancel</sup> <sup>cancel</sup>  
 bargain, sell and convey unto the said Peabury F. Rogers and his heirs and  
 assigns forever, a certain parcel of land in said Salem, bounded as fol-  
 lows, viz, commencing at the S. E. bound and running N. W. by Suffolk  
 Street one hundred seventy nine and one half feet, thence S. W. by land  
 now or late of Annis one hundred thirty seven feet, thence S. E. on several  
 courses (by a way) which if on a straight line, would measure one hun-  
 dred and seventy feet, thence N. E. one hundred seventy four and one half  
 feet by land now or late of Fuller and of Reynolds on two courses, as

the fences stand to the point begun at, together with the use of the way  
 aforesaid, which extends from School street to the premises, I do see my right  
 title and interest to "Liberty Hill", so called, meaning hereby to convey the  
 same estate conveyed to me by deed recorded with Essex Deeds in B. 411, leaf  
 229, however the same may be described, reference thereto to be had for  
 more particulars. I have and to hold the above granted premises  
 with all the privileges and appurtenances thereto belonging, to the said  
 Peabury F. Rogers his heirs and assigns, to his & their use and behoof for  
 ever. And I the said Mary Pepper for myself and my heirs, executors,  
 and administrators, do covenant with the said Peabury F. Rogers  
 his heirs and assigns, that I am lawfully seized in fee simple of the  
 aforesaid premises; that they are free from all incumbrances, save  
 a mortgage to Thomas de. Saunders, that I have good right to sell  
 and convey the same to the said S. F. Rogers & his heirs and assigns so  
 far as aforesaid; and that I will and my heirs, executors and ad-  
 ministrators shall warrant and defend the same to the said S. F. Rog-  
 ers & his heirs and assigns forever, against the lawful claims and de-  
 mands of all persons. In witness whereof, I the said Mary  
 Pepper have hereunto set my hand and seal this fifteenth day of October  
 in the year of our Lord eighteen hundred and fifty seven.

Signed, sealed and delivered, } Mary Pepper seal  
 in presence of Ephm. Brown } Essex Co. Oct. 15<sup>th</sup> A. D. 1857. I am person-  
 ally appeared the above named Mary Pepper and acknowledged the  
 above instrument to be her free act and deed;

before me, Ephm. Brown Justice of the Peace,  
 Essex Co. Recd, Oct. 15. 1857. 16m. Before & before me, Ephm. Brown J.P.

Know all men by these Presents, That B. Charles S. Cummings  
 to  
 D. B. Reynolds of Boyford in the County of Essex and Commonwealth of Massachusetts  
 for consideration of two thousand dollars to me paid by Daniel B. Rey-  
 nolds of Boyford in said County the receipt whereof is hereby acknow-  
 cancelled  
 edged, do hereby grant, remise, release, and forever discharge, unto the  
 said Daniel B. Reynolds a piece or parcel of land situated in Boyford

der me' but against none other. In Witness whereof, I the  
 said Elias G. Clark have hereunto set my hand and seal this  
 sixteenth day of January in the year of our Lord eighteen hun-  
 dred and seventy one.

Elias G. Clark Seal

Signed, sealed and delivered in the presence of Eben H. Davis . . . . . }  
 John N. Davis . . . . . } personally appeared the above  
 named Elias G. Clark and ack-  
 nowledged the above instrument to be his free act and deed.

Before me, John N. Davis, Justice of the Peace.

Essex ss. Feb. 18. 1871. 12 m. before 10. d. at, Rec'd & Exp'd by John Brown Ref.

Know all men by these Presents, That J. Seabury F. Rogers of New London in the County of New London and State of Connec. S. Rust did  
 ticed in consideration of fifteen hundred and twenty five dollars <sup>Four 50c. R. & 8 stamps</sup>  
 paid by George Rust, John T. Mooney, and Curtis E. Wadleigh all of <sup>Orig. Process</sup>  
 Salem in the County of Essex and Commonwealth of Massa- <sup>Cancelled</sup>  
 chusetts the receipt whereof is hereby acknowledged, do hereby give,  
 grant, bargain sell and convey unto the said George Rust, John  
 T. Mooney and Curtis E. Wadleighs a certain messuage situate  
 in Salem aforesaid, and bounded and described as follows,  
 viz; Commencing at the Southeast corner thereof and running  
 Northwesterly by Buffum Street one hundred and seventy nine  
 & one half feet; thence Southwesterly by land formerly of Innis  
 one hundred and thirty nine feet; thence Southeasterly on  
 several courses by a way which, if on a straight line would  
 measure one hundred and seventy feet; thence Northwesterly one  
 hundred & seventy four & one half feet by land now or late of  
 Fuller and of Symonds on two courses as the fence stands to  
 the point begun at, meaning hereby to convey the same prem-  
 ises conveyed to me by Mary Pepper, with the privilege in the  
 way conveyed to me by deed from said Mary Pepper, and more  
 particularly described in a deed from John A. Innis, to Mary  
 Pepper, recorded B. 4. 11. 5. 220. To have and to hold the above granted

premises, with all the privileges and appurtenances, thereto be-  
 longing, to the said grantees & their heirs and assigns, to them  
 & their use and behoof forever. And I the said Seabury F. Rogers,  
 for myself and my heirs, executors, and administrators, do covenant  
 with the said grantees and their heirs and assigns, that I am  
 lawfully seized in fee simple of the afore granted premises; that  
 they are free from all incumbrances, that I have good right to  
 sell and convey the same to the said grantees & their heirs  
 and assigns forever, as aforesaid; and that I will and my heirs,  
 executors, and administrators shall Warrant and defend the  
 same to the said grantees & their heirs and assigns forever, a-  
 gainst the lawful claims and demands of all persons. In Wit-  
 ness Whereof, I the said Seabury F. Rogers and I Hannah F. Rog-  
 ers wife of said Seabury F. Rogers in token of our release of all  
 right and title of or to both dower and homestead in the  
 granted premises, have hereunto set our hands and seals this sixth  
 day of January in the year of our Lord eighteen hundred and  
 seventy one.

Seabury F. Rogers seal

Signeth, sealed, and delivered in }  
 presence of B. F. Rogers for S. F. Rogers. }  
 Thomas S. Pepper for H. F. R. .... }  
 State of Connecticut, New Lon-

Hannah F. Rogers seal

don County, ss New London Jan-  
 uary 9<sup>th</sup> 1871. then personally appeared the above-named Sea-  
 bury F. Rogers and acknowledged the above instrument to be his  
 free act and deed. Before me John A. Tibbitts, Notary Public Seal.  
 Exec 25. Recd Jan'y. 1871. 1 m. before 10. A. M. Recd by Ely Ephm. Brown Recd. 7

Release

J. C. Cloutman I know all men by these Presents, that I, Jacob C. Cloutman of  
 to  
 A. S. Dupar, Marblehead in the County of Essex & State of Massachusetts in con-  
 sideration of Five hundred dollars to me paid by Annis S. Dupar  
 One 50<sup>th</sup> R. Dupar  
 Surety Bond  
 Canceled. wife of Samuel Dupar of said Marblehead the receipt whereof  
 is hereby acknowledged, do hereby remise, release, and forever quit-  
 claim unto the said Annis S. Dupar all that messuage situate  
 on Bowden Street in said Marblehead and bounded Southeast

the said Monday's life time) the mortgagor named in said mortgage, full payment and satisfaction of the same; and in consideration thereof I do hereby cancel and discharge said mortgage, and release and quit claim unto the said Whitney and his heirs and assigns forever, the premises thereby conveyed but this instrument is in no way to be construed as an assignment of said mortgage. In Witness whereof I have hereunto set my hand and seal this tenth day of February A.D. 1874.

Signed and sealed in presence } Benjamin Poole Admr Seal  
of Benj Poole jr. } Commonwealth of Massachusetts Suffolk  
ss March 31st 1874. Then personally appeared the above named Benjamin Poole Admr and acknowledged the foregoing instrument to be his free act and deed Before me Benjamin Poole jr Justice of the Peace  
Essex ss Rec'd April 9. 1874. 3 o'clock P.M. Test & by *John Brown Esq.*

Know all men by these Presents that I John P. Mooney of Salem, County of Essex and Commonwealth of Massachusetts in consideration of Fifteen hundred Dollars paid by Curtis C. Wadleigh of said Salem the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Curtis C. Wadleigh and his heirs and assigns forever, One undivided third part of a certain parcel of lands together with one undivided third part of the buildings thereon, situated on Buffum Street in said Salem, and bounded as follows. Beginning at the S. E. corner of said land and running N. Westerly fifty eight feet on Buffum Street to land formerly of Innis now of Sinights, thence running S. Westerly eighty feet by land of said Sinights, thence running S. Easterly by land of Kurt Mooney and Wadleigh, nifty one feet six inches, thence running S. Easterly eighty feet by land of said Kurt Mooney and Wadleigh to point begun at. Meaning to be my undivided one third part of the North Westerly portion of the Estate conveyed to George Kurt and others from Seabury F. Rogers by deed dated January 6th 1871, and recorded with Essex Deeds, Southern District Book 815, Leaf 9. To have and to hold the above granted premises, with all the privileges and appurtenances to the same belonging, to the said grantee and his heirs and

J. P. Mooney  
to  
C. C. Wadleigh

assigns, to their own use and behoof forever. And I the said grantor for myself and my heirs, executors, and administrators do covenant with the said grantee and his heirs and assigns, that I am lawfully seized in fee simple of the aforesaid premises; that they are free from all incumbrances that I have good right to sell and convey the same to the said grantee and his heirs and assigns forever as aforesaid; and that I will and my heirs executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. In Witness whereof I the said John F. Mooney and I Mary F. Mooney wife of said John F. Mooney who joins in this conveyance in token of our release of all right and title of or to both dower and homestead in the granted premises have hereunto set our hands and seals this eighth day of April in the year of our Lord one thousand eight hundred and seventy four.

Signed, sealed, and delivered in }  
 presence of Chas B. Fowler - J. S. M. } John F. Mooney      seal  
 Sophronia Glidden }      Mary F. Mooney      seal

Witness Apr 1874. Then personally appeared the above named John F. Mooney and acknowledged the above instrument to be his free act and deed. Before me Chas B. Fowler Justice of the Peace  
 Resps Reid, April 9, 1874. 10 m. before J. S. M. Rec'd Reply      John B. Rowley

J. Ware  
 15  
 W. J. Goldthwait

Know all men by these Presents that J. John Ware of Marblehead County of Essex and State of Massachusetts in consideration of Eight hundred and twelve Dollars paid by William J. Goldthwait of said Marblehead the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Goldthwait a certain lot or parcel of land situate in said Marblehead and bounded and described as follows, viz. Southeastery on Atlantic Avenue there measuring seventy five feet. South westerly on land of John Barrows, there measuring one hundred and fifty feet. North westerly on land of Graves there measuring seventy five feet. North Easterly on land of Joseph Graves 4<sup>th</sup> there measuring one hundred and fifty feet. It being the same lot of land formerly conveyed to me by the grantee and others by their deed dated June 20<sup>th</sup>



2555

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notice to be not less than twenty one days before the day of sale, and may convey the premises so sold by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar us and all persons claiming under us from all right and interest in the said premises, whether at law or in equity. And out of the money arising from such sale the grantee or its assigns shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges, and expenses incurred or sustained by them by reason of any default in the performance or observance of said condition, rendering the surplus, if any to said Annie Howe or her heirs or assigns. And we hereby, for ourselves and our heirs and assigns, covenant with the grantee and its assigns that, in case a sale shall be made under the foregoing power we or they will upon request, execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale, and the said grantee and assigns are hereby appointed and constituted the attorney or attorneys irrevocable of the said grantors to execute and deliver to the said purchaser a full transfer of all policies of insurance on the buildings upon the land covered by this mortgage at the time of such sale. AND IT IS AGREED that the grantee or its assigns, or any person or persons in its or 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 Thomas A. Howe and Annie Howe, hereunto set our hands and seals this twenty ninth day of May in the year one thousand nine hundred and twenty three.

Thomas A. Howe (seal)  
 Signed and sealed in the presence of George H.W. Hayes to both } Annie Howe (seal)  
 ) COMMONWEALTH OF MASSACHUSETTS

Essex ss. May 29, 1923. Then personally appeared the above named Thomas A. Howe and Annie Howe and acknowledged the foregoing instrument to be their free act and deed, before me

George H.W. Hayes Justice of the Peace

My commission expires Jan. 16, 1924

Essex ss. Received May 31, 1923 8 m. past 11 A.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS That I, Etta R. Wadleigh, of Salem, in the County of Essex, in the Commonwealth of Massachusetts Trustee under the last will of Curtis E. Wadleigh, late of Salem, in the County of Es-

Wadleigh Tree.  
 to  
 Roper et al

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Two \$2. &  
One \$1. R.  
Stamps  
Documentary  
Canceled.

sex, and Commonwealth aforesaid, deceased, do by virtue of a license granted to me on the twenty first day of May, 1923, by the Probate Court for the County of Essex and in consideration of the sum of five thousand dollars to me paid by Isabell Roper and Luke Roper, both of Salem, in said County and Commonwealth, as joint tenants and not as tenants in common the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, and convey unto the said Isabell Roper and Luke Roper, The land and buildings thereon, situated at 55 Buffum Street, in said Salem, bounded and described as follows: Northeasterly by Buffum Street, 56 feet; northwesterly by land used as a passageway 80 feet; southwesterly by land of Mooney 59 and 1/2 feet; Southeasterly by land of Mayo 80 feet; being the premises described in deeds recorded in Essex South District Registry of Deeds Book 901, Leaf 104 and Book 2252, Page 433. Taxes and water rates for the current year are to be paid by the Grantees. TO HAVE AND TO HOLD the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Isabell Roper and Luke Roper and their heirs and assigns, to their own use and behoof forever. IN WITNESS WHEREOF I the said Etta R. Wadleigh, hereto set my hand and seal this thirty first day of May in the year one thousand nine hundred and twenty three.

Signed and sealed in presence of - } Etta R. Wadleigh Tr. (seal)  
Estate Curtis E. Wadleigh

COMMONWEALTH OF MASSACHUSETTS Essex ss. May 31 1923 Then personally appeared the above named Etta R. Wadleigh and acknowledged the foregoing instrument to be her free act and deed, before me

Starr Parsons Justice of the Peace

Essex ss. Received May 31, 1923. 12 m. past 11 A.M. Recorded and Examined

Roper et ux  
to  
Salem Co-op Bk.

*Discharge*  
*B. 2773 P. 122*

We, Luke Roper and Isabell Roper, husband and wife, joint tenants, of Salem, Essex County, Massachusetts for consideration paid, grant to the Salem Co-operative Bank, situated in Salem, Essex County, Massachusetts, with mortgage covenants, to secure the payment of thirty five hundred dollars and interest and fines as provided in a note of even date, the land in said SALEM, with the buildings thereon, bounded and described as follows: Northeasterly by Buffum Street fifty six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or formerly of Mooney fifty nine and one half (59 1/2) feet; Southeasterly by land now or formerly of Mayo eighty (80) feet. Being the same premises conveyed to us by Etta R. Wadleigh, Trustee under the will of Curtis E. Wadleigh, by deed to be recorded herewith. Including all furnaces, heaters, ranges, mantels, gas and electric light fixtures, screens, screen doors, awnings

3141

131

Essex ss. Received Apr. 5, 1938. 20 m. past 11 A.M. Recorded and Examined.

I, Isabell Roper, being a widow, of Salem, Essex County, Massachusetts, for consideration paid, grant to Clara Vounessea of Peabody in said Essex County, with QUITCLAIM COVENANTS the land in said SALEM, with the buildings thereon, bounded and described as follows: Northeasterly by Buffum Street fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and one-half (59½) feet; Southeasterly by land now or late of Mayo eighty (80) feet. Being the same premises conveyed by Etta R. Wadleigh, Trustee of the will of Curtis E. Wadleigh, to Luke Roper and Isabell Roper as joint tenants, by deed dated May 31, 1923, recorded with Essex South District Deeds, Book 2555, Page 367, said Luke Roper being now deceased. This conveyance is made subject to a mortgage to the Salem Co-operative Bank recorded with said Deeds, Book 3127, Page 96. WITNESS my hand and seal this fifth day of April 1938.

Roper  
to  
Vounessea

THE COMMONWEALTH OF MASSACHUSETTS) Isabell Roper

Essex ss. April 5, 1938. Then personally appeared the above named Isabell Roper and acknowledged the foregoing instrument to be her free act and deed, before me Daniel C. Fitz Notary Public

My commission expires April 12, 1940.

Essex ss. Received Apr. 5, 1938. 16 m. past 12 P.M. Recorded and Examined.

I, Clara Vounessea of Peabody, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Isabell Roper and Edith Roper, and to the survivor of them as joint tenants and not as tenants in common, both of Salem in said Essex County, with QUITCLAIM COVENANTS the land in said SALEM, with the buildings thereon, bounded and described as follows: Northeasterly by Buffum Street fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and one-half (59½) feet; Southeasterly by land now or late of Mayo eighty (80) feet. Being the same premises conveyed to me by deed of said Isabell Roper, to be recorded herewith, and subject to the mortgage therein mentioned. WITNESS my hand and seal this fifth day of April 1938. Clara Vounessea

Vounessea  
to  
Roper  
et al

THE COMMONWEALTH OF MASSACHUSETTS Essex ss. April 5, 1938. Then personally appeared the above named Clara Vounessea and acknowledged the foregoing instrument to be her free act and deed, before me

Daniel C. Fitz Notary Public

My commission expires April 12, 1940.

Essex ss. Received Apr. 5, 1938. 16 m. past 12 P.M. Recorded and Examined.

3398

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Approved N. U. Armour Director.

Essex ss. Received Mar. 5, 1945. 20 m. past 11 A.M. Recorded and Examined.

I, Isabella Roper, being a widow, of Salem, Essex County, Massachusetts, for consideration paid, grant to Peter E. Copelas Jr. and Helena M. Copelas, and to the survivor of them as tenants by the entirety and not as tenants in common, they being husband and wife, of Beverly in said Essex County, with QUITCLAIM COVENANTS the land in said SALEM, with the buildings thereon, bounded and described as follows: Northeasterly by Buffum Street fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and one-half (59½) feet; Southeasterly by land now or late of Mayo eighty (80) feet. Being the same premises conveyed to myself and my deceased daughter, Edith Roper, as joint tenants, by deed of Clara Vounessea, dated April 5, 1938, recorded with Essex South District Deeds, Book 3141, Page 131. Taxes assessed as of January 1, 1945, are to be paid by the grantees. WITNESS my hand and seal this 5th day of March 1945. Isabell Roper

THE COMMONWEALTH OF MASSACHUSETTS Essex ss. March 5, 1945. Then personally appeared the above named Isabella Roper and acknowledged the foregoing instrument to be her free act and deed, before me

Daniel C. Fitz

Notary Public

My commission expires April 3, 1947.

Essex ss. Received Mar. 5, 1945. 20 m. past 11 A.M. Recorded and Examined.

We, Peter E. Copelas Jr. and Helena M. Copelas, husband and wife, tenants by the entirety, of Beverly, Essex County, Massachusetts, for consideration paid, grant to the Salem Co-operative Bank, situated in Salem, Essex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of Four Thousand Dollars in or within 10 years from this date, with interest thereon payable in monthly installments on the 5th day of each month hereafter, which payments shall first be applied to interest then due and the balance thereof remaining applied to principal; the interest to be computed monthly in advance on the unpaid balance, together with such fines on interest in arrears as are provided for in the by-laws of said bank; with the right to make additional payments on account of said principal sum on any payment date, all as provided in a note of even date, the land, with the buildings thereon, situated in said SALEM, bounded and described as follows: Northeasterly by Buffum Street fifty-six (56) feet; Northwesterly by Bryant Street eighty (80) feet; Southwesterly by land now or late of Mooney fifty-nine and one-half (59½) feet; Southeasterly by land now or late of Mayo

Roper

to

Copelas Jr.  
et uxThree \$2. &  
One .05  
R. Stamps  
Documentary  
Canceled*See*  
*B. 5994*  
*P. 121.*Copelas Jr.  
et ux

to

Salem Co-op.  
Bk.*Discharge*  
*B 3615 P. 309*

2E

mc7



**QUITCLAIM DEED**

I, the undersigned Peter Copelas, also known as Peter Copelas Jr. of Salem, Massachusetts, for One Dollar (\$1.00) and other nominal consideration paid, grant to Peter Copelas Jr. of 15 Beckford Street, Salem, Massachusetts 01970, and Peter Andrew Copelas of 40 Warren Street, Salem, Massachusetts 01970, trustees of Naumkeag Realty Trust under a Declaration of Trust dated May 15, 2008, the original certificate with respect to which is recorded with the Essex South District Registry of Deeds, Book 27777, Page 496, and the appointment of Peter Andrew Copelas as co-trustee is recorded with said Deeds, Book 29367, Page 321, with QUITCLAIM COVENANTS, the land with building and improvements thereon known as and numbered 55 Buffum Street, Salem, Massachusetts more particularly bounded and described as follows:

The land in said Salem, with the building and improvements thereon, bounded and described as follows:

- Northeasterly by Buffum Street fifty-six (56) feet;
- Northwesterly by Bryant Street eighty (80) feet;
- Southwesterly by land now or late of Mooney fifty-nine and one half (59 1/2) feet; and
- Southeasterly by land now or late of Mayo eighty (80) feet.

For Grantor's title see deed of Isabelle Roper to Peter E. Copelas Jr. and Helena M. Copelas dated March 5, 1945 and recorded with the Essex South Registry of Deeds, Book 3398, Page 21, together with the Essex County Probate of Peter E. Copelas (No. 01P0087-EP1)

The premises are conveyed subject to a Mortgage and Security Agreement from Peter Copelas to Danvers Savings Bank in the original principal amount of \$150,000.00 dated December 27, 2002 and recorded with said Deeds, Book 19902, Page 401, and to a Collateral Assignment of Leases and Rents dated December 27, 2002 and recorded with said Deeds, Book 19902, Page 411.

Executed under seal this 4th day of January, 2011

  
Peter Copelas

Premises: 55 Buffum Street, Salem, Massachusetts

No. of Pages: 2SO.ESSEX #29 Bk:38047 Pg:023  
11/21/2019 08:33 AM DEED Pg 1/2  
eRecordedMASSACHUSETTS EXCISE TAX  
Southern Essex District R00  
Date: 11/21/2019 08:33 AM  
ID: 1329635 Doc# 20191121000290  
Fee: \$2,462.40 Cons: \$540,000.00**QUITCLAIM DEED**

I, **Peter Andrew Copelas**, as the sole Trustee of **Naumkeag Realty Trust** u/d/t dated May 15, 2008, a certificate of which said trust is recorded with the Essex South Registry of Deeds in Book 27777, Page 496, of 135 Boston Street, Salem, Massachusetts, in full consideration paid of

**Five Hundred Forty Thousand and 00/100 Dollars (\$540,000.00)** hereby grant to

**Jamie Mitchell** and **Jessica Roy Mitchell**, husband and wife, as tenants by the entirety, of 55 Buffum Street, Salem, MA 01970,

with **Quitclaim Covenants**: the land with building and improvements thereon known and numbered as 55 Buffum Street, Salem, Essex County, Massachusetts, more particularly bounded and described as follows:

Northeasterly by Buffum Street, fifty-six (56) feet;

Northwesterly by Bryant Street, eighty (80) feet;

Southwesterly by land now or late of Mooney, fifty-nine and 50/100 (59.5) feet;  
and

Southeasterly by land now or late of Mayo, eighty (80) feet.

Subject to easements of record, so far as the same may be now in force and applicable.

The Grantor hereby releases any homestead rights to the within premises and certifies under the pains and penalties of perjury that there is no other person that is entitled to claim homestead rights to the within premises pursuant to Chapter 188 of the Massachusetts General Laws. For Grantor's title, see deed of Peter Copelas (a/k/a Peter Copelas, Jr.) dated January 4, 2011 and recorded with said Registry in **Book 30137, Page 71**.

Property address: 55 Buffum Street, Salem, MA 01970

ASC

Signed as a sealed instrument this 20<sup>th</sup> day of November, 2019:

*VAC*  
*PA Copel*  
Peter Andrew Copelas, Tr

Peter Andrew Copelas, as Trustee  
of Naumkeag Realty Trust

COMMONWEALTH OF MASSACHUSETTS

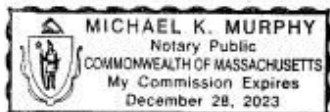
County of Essex

November 20, 2019

On this day, before me, the undersigned notary public, personally appeared **Peter Andrew Copelas**, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which included government-issued photo identification, to be the person who signed the preceding **Quitclaim Deed** in my presence, and who acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of Naumkeag Realty Trust.

*Murphy*  
\_\_\_\_\_

Michael K. Murphy  
Notary Public  
My commission expires: December 28, 2023



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thereon, or to sell under the power of sale in said mortgage contained, all the remainder of the premises therein conveyed and not hereby released.

IN WITNESS WHEREOF said Haverhill Savings Bank has caused its corporate seal to be hereunto affixed and these presents to be signed in its name and behalf by Raymond Noyes, its Treasurer, duly authorized this 23d day of July, 1919.

Signed and sealed ) Haverhill Savings Bank. (Corporate seal)  
By Raymond Noyes Treasurer.

in the presence of - ) COMMONWEALTH OF MASSACHUSETTS. Essex ss.

July 23, 1919. Then personally appeared the above named Raymond Noyes, Treasurer and acknowledged the foregoing instrument to be the free act and deed of the Haverhill Savings Bank, before me,

Alfred E. Collins Justice of the Peace.

My commission expires May 16, 1924.

Essex ss. Received Aug. 4, 1919. 35 m. past 10 A. M. Recorded and Examined.

Discharge I, William A. Knipe, holder of a mortgage from Minnie Fitzgerald to me  
Knipe dated November 25, 1914 recorded with Essex South District Deeds, book 2281,  
to page 579, acknowledge satisfaction of the same. WITNESS my hand and seal  
Fitzgerald this 31st day of July 1919. William A. Knipe (seal)

Witness Ella E. Kimball ) COMMONWEALTH OF MASSACHUSETTS. Essex ss.

July 31, 1919. Then personally appeared the above named William A. Knipe and acknowledged the foregoing instrument to be his free act and deed, before me Charles E. Sawyer Justice of the Peace.

Essex ss. Received Aug. 4, 1919. 35 m. past 10 A.M. Recorded and Examined.

Statement as to  
taking of land,  
& Plan

City of Salem  
et al.

See Plan  
on File

City of Salem City Council, June 1918. RESOLVED, that the common convenience, benefit and necessity of the inhabitants of the city require that a public street or way of said city to be called Bryant street should be laid out from Buffum Street southerly about 130 feet, as shown on a plan hereinafter referred to and for that purpose it is necessary to take and lay out as a public street or way of said city a certain parcel of land belonging to or supposed to belong to Benjamin F. Mayo, Seth W. Morse and Eta R. Wadleigh Trustee, bounded as follows: viz: Beginning at a point marked "A" on the westerly line of Buffum Street, on plan of Bryant Street Extension dated November 26, 1918; and extending south-westerly 132.91 feet to point "B" thence turning and running northwesterly 22.82 feet to point "C" thence turning and running northeasterly 126.97 feet to point "D" thence turning and running southeasterly on the westerly line of Buffum street 22.01 feet to the point of beginning; and WHEREAS, this board on the 29th day of November A.D. 1918, passed the following order, viz: WHEREAS, in the





THIS SHEET IS FOR SECOND-CABIN PASSENGERS.

MANIFEST OF ALIEN PASSENGERS FOR THE U. S. IMMIGRATION OFFICER AT PORT OF ARRIVAL.

Required by the regulations of the Secretary of Commerce and Labor of the United States, under Act of Congress approved March 3, 1903, to be delivered to the U. S. Immigration Officer by the Commanding Officer of any vessel having such passengers on board upon arrival at a port in the United States.

S. S. *Osborne* sailing from *Liverpool* Sept. 14, 1906. Arriving at Port of *Boston*, 22 Sept. 1906.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
NAME IN FULL	Age, Sex, Yrs. Res.	Married	Calling	Occupation	Adm. by	Religion	Identity	Class or subject	Place of Birth	Last Residence	Final Destination	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	Whether in U.S. or U.S. Possessions	
<i>Roper Isabella</i>	<i>1881</i>	<i>W</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Edith</i>	<i>1881</i>	<i>W</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Underwood James</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Mayall</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Wade</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Langston</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Thompson</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Edwards</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Robinson</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Smith</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
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<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
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<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>England</i>	<i>England</i>	<i>England</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>	<i>Wife</i>
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<i>Evans</i>	<i>1881</i>	<i>M</i>	<i>Wife</i>	<i>Wife</i>																		