

**HISTORIC  
SALEM INC**

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**22 Mason Street  
Salem, Massachusetts 01970**

Built 1889

by Nathaniel Gardner Symonds, treasurer of the Salem and South Danvers  
Oil Company, and his wife, Harriet Fillebrown Symonds

Researched and Written by David Moffat – December 2022

<b>Date</b>	<b>Conveyed by</b>	<b>Conveyed to</b>	<b>Property</b>	<b>Amount</b>	<b>Doc</b>	<b>Book</b>	<b>Page</b>
08 Dec 1859	James Ford Smith	<b>Nathaniel G. Symonds</b>	“a certain piece of land situate in said Salem” ...”all the lands with the house [24 Mason]”	\$5,000	Deed	786	259
09 Jul 1909	Estate of Nathaniel G. Symonds (Stillman G. Symonds & Eben B. Symonds, trustees)	<b>Hannah Augusta McDonald</b>	“a certain parcel of land with the buildings thereon”	\$1	Deed	1977	225
16 Feb. 1912	Estate of Nathaniel G. Symonds (Eben B. Symonds, Martha E. Symonds, Stillman G. Symonds, Harriet G. Symonds, Henry M. Batchelder, Martha O. Batchelder, William A. Horton, Annie D. Horton, George H. Symonds, Fanny A. Symonds, Frank P. Symonds, Elizabeth C. Symonds, Leverett Vasmer Symonds, Mabel F. Symonds)	<b>Hannah A. McDonald, wife of Martin McDonald</b>	“a certain parcel of land with the buildings thereon”	\$1	Deed	2139	62

22 Jul 1920	Hannah Augusta McDonald	<b>Patrick J. Cleary</b>	“the land in said SALEM with the buildings thereon”	Consider ation Paid	Deed	2458	289
07 Dec 1936	Edward A. Coffey	<b>Patrick J. Cleary and Helen F. Cleary</b>	“the land in said SALEM with the buildings thereon”	Consider ation Paid	Deed	3096	43
21 Nov 2003	Mary To [sic] Fleming	<b>Katherine T. Khan</b>	“The land and buildings located at 22 Mason Street”	Nominal Consider ation	Deed	22107	27
09 Jun 2006	Mary T. Flemming	<b>Katherine Khan</b>	“All that parcel of land with the buildings thereon”	\$1	Deed	25910	110
10 Aug 2020	Katherine Khan	<b>P.C.G Properties LLC.</b>	“a certain parcel of land with the buildings thereon”	\$415,000	Deed	38855	267
29 Jun 2022	P.C.G Properties LLC.	<b>Nicholas DeLena</b>	“a certain parcel of land with the buildings thereon”	\$946,250 000	Deed	41035	601

**Narrative:**

Nathaniel Gardner Symonds was born in Salem in 1808, to a father from an old Salem family and a mother from an old Ipswich family. His early working career was spent as a cordwainer (shoemaker), like his father. The Symonds had lived on Buffum Street since the 1600s, and numbers 24 and 26 Buffum were built by members of the family. The early Symonds were celebrated cabinetmakers, and a few descendants carried on that line, but most were cordwainers.

The house next door at 24 Buffum Street was built between 1846 and 1850 for jewelry manufacturer James Ford Smith. In 1859, Smith sold the house and lot to Symonds for \$5,000. It sat on the corner of Mason and Barr streets. In 1860, Symonds, his wife Harriet, and their three children called 24 Buffum Street home. As early as 1856, Symonds had served as treasurer of the Salem and South Danvers Oil Company, which sold oils and chemicals as bulk goods. According to a 1932 testimony by Frank P. Symonds, in the early 1890s the S & S.D. Oil Company merged with the Salem Chemical and Supply Company.

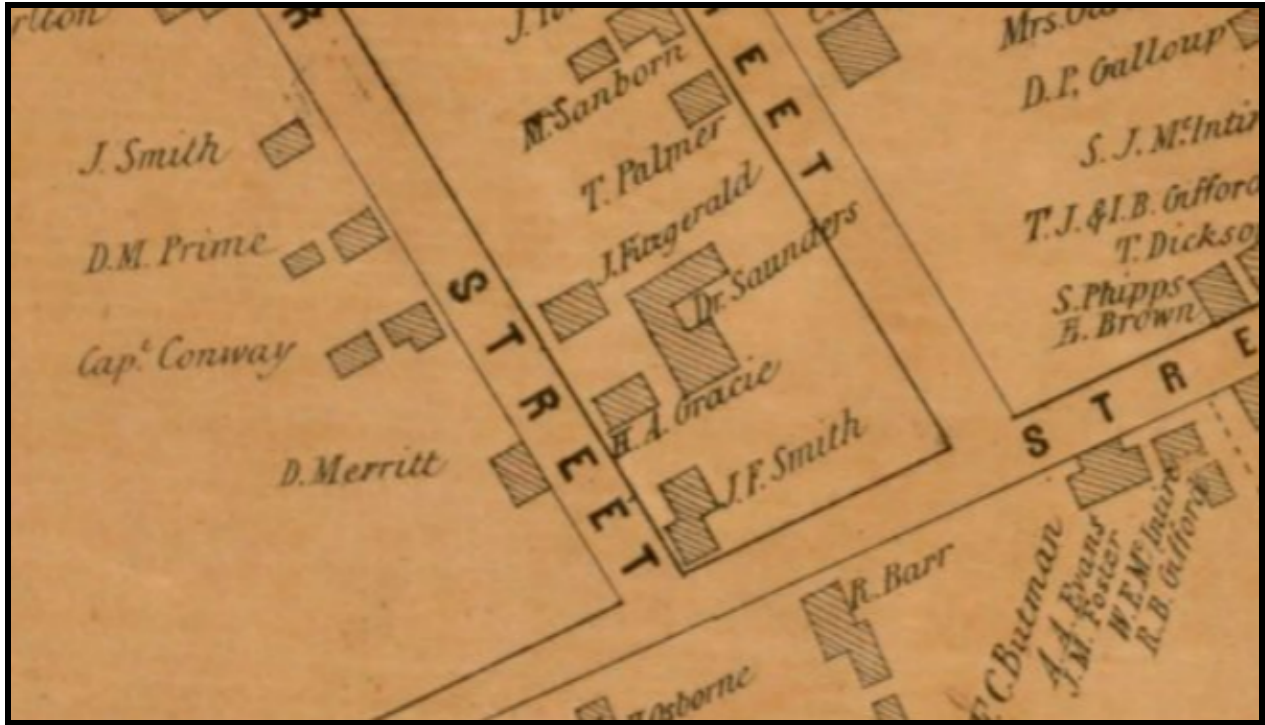
In 1889, Symonds acquired a permit to build a house on the northeast side of his lot. He was 81 at the time and he passed away only a few years later in 1894. The house formed part of Symonds' estate, and in 1909 and 1912, his other heirs gave the property to Hannah Augusta McDonald. She was probably a relative of the Symonds, but how is not readily apparent.

Hannah McDonald was married to a Canadian born furniture-seller, Martin A. McDonald. 22 Mason Street was a two family home, and the McDonalds occupied one side and various other families the other, including early on the family of John G. Ellery, a locomotive engineer, August Wagner, a German-American dry goods merchant, and John Rowen, who was a street tram conductor.

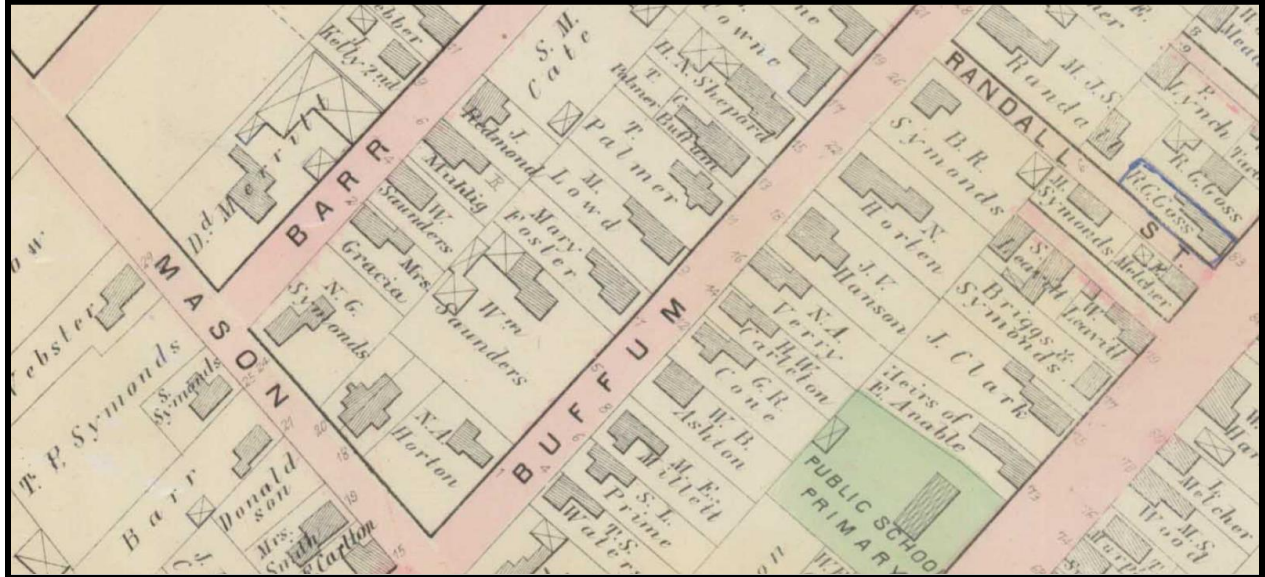
Martin died in 1919 and the following year she deeded the house to Patrick J. Cleary, an Irish-American grocery store manager who then boarded at 12 Barton Street with other Irish immigrants. Patrick was born in the 1880s in Clarecastle, County Clare, Ireland, and immigrated to the United States in 1895. He became a citizen in 1910, worked as a conductor, and served as a private first class in World War I. In 1920, he married Helen F. Coffey., also an Irish immigrant and the older sister of future Salem mayor Edward A. Coffey, who was in office from 1938 until 1947.

Patrick J. Cleary worked as a grocery store manager for most of his life. At some point in the 1930s, the Clearys converted the house to a single family. The couple lived at 22 Mason until they passed away in 1964 and 1976. The house was inherited by his kinswoman, Mary T. Fleming, who in the early 2000s gave the home to her daughter, Katherine T. Khan, before it was sold in 2020.

**Atlases:**



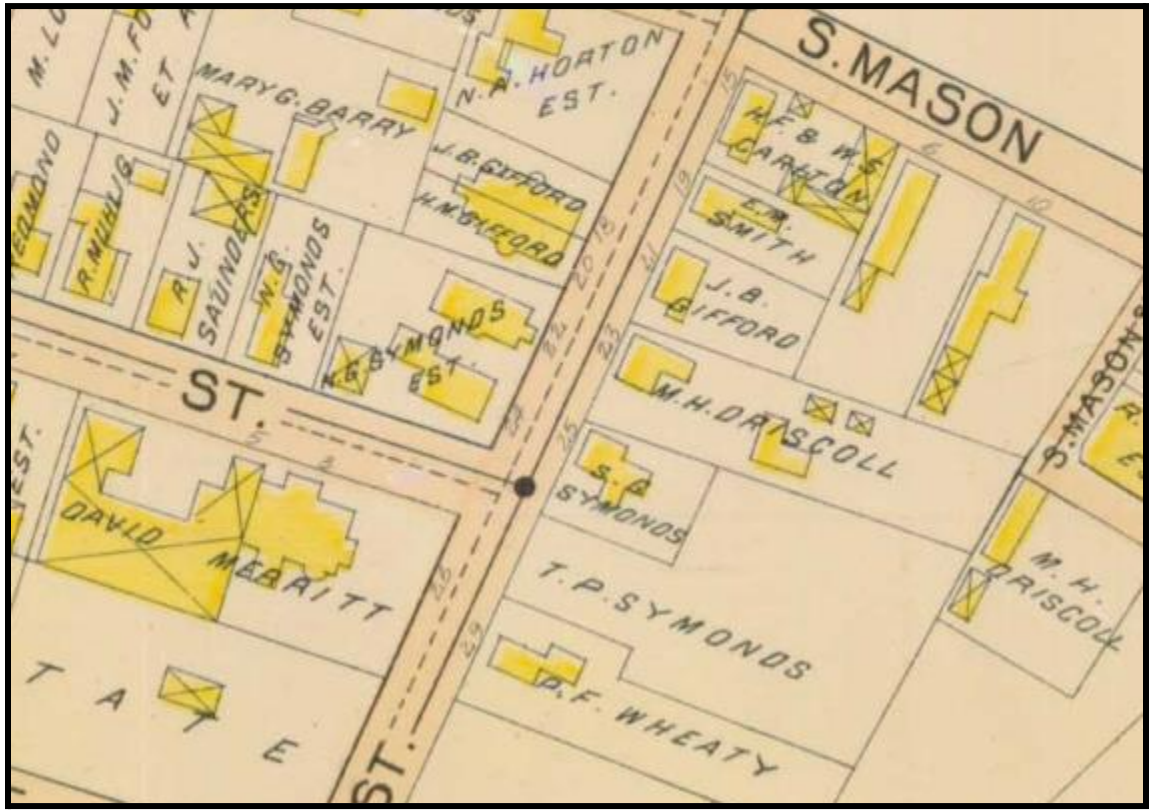
1851 Map of Salem



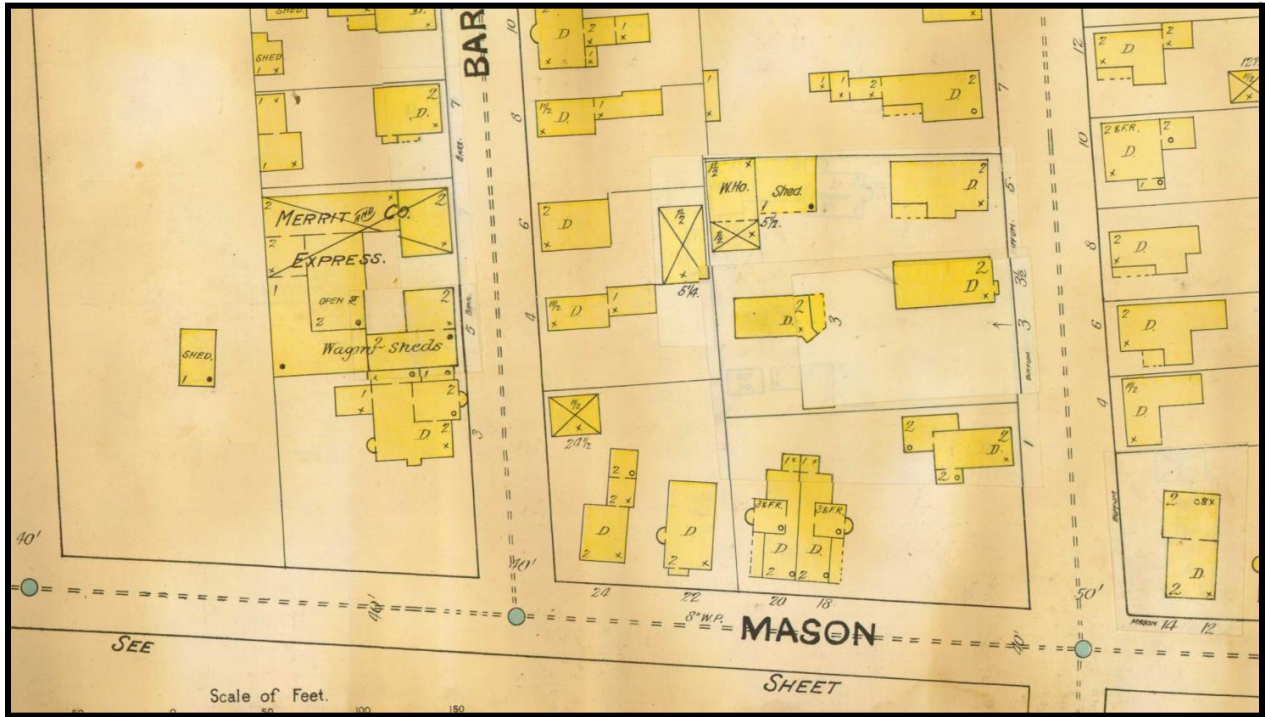
1874 Atlas- N.G. Symonds



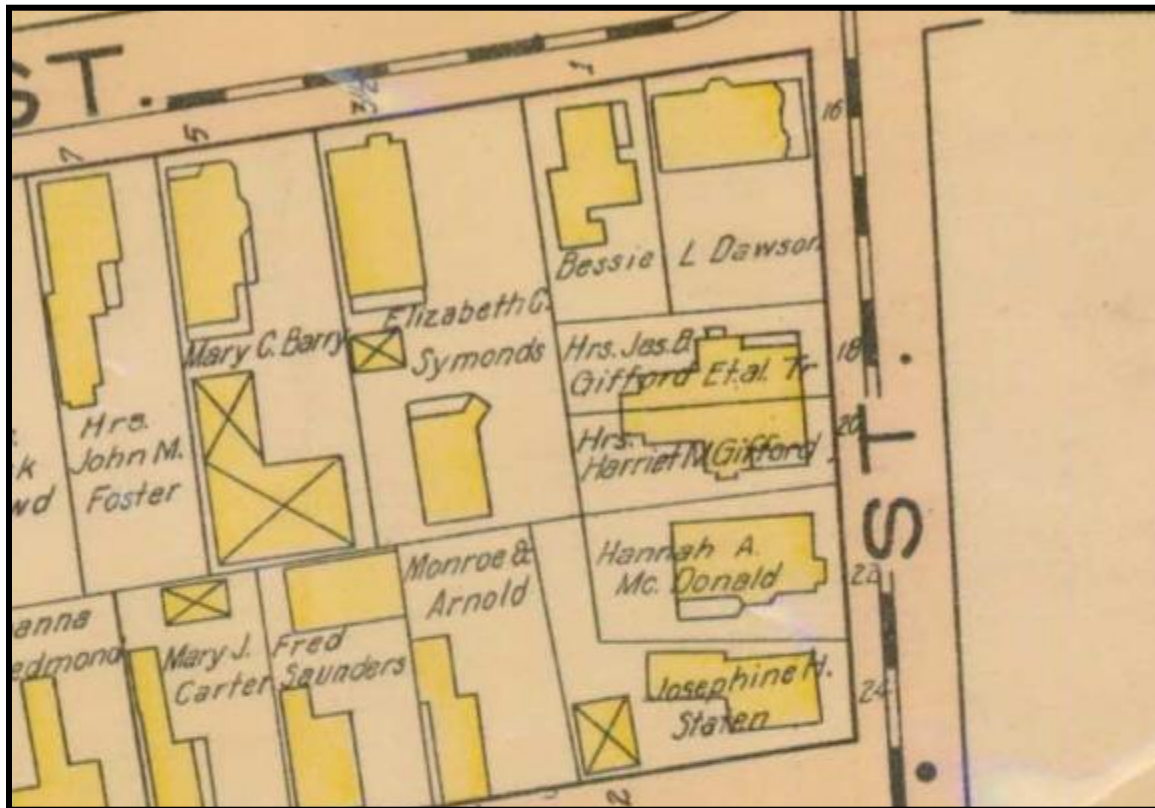
1883 Bird's Eye View



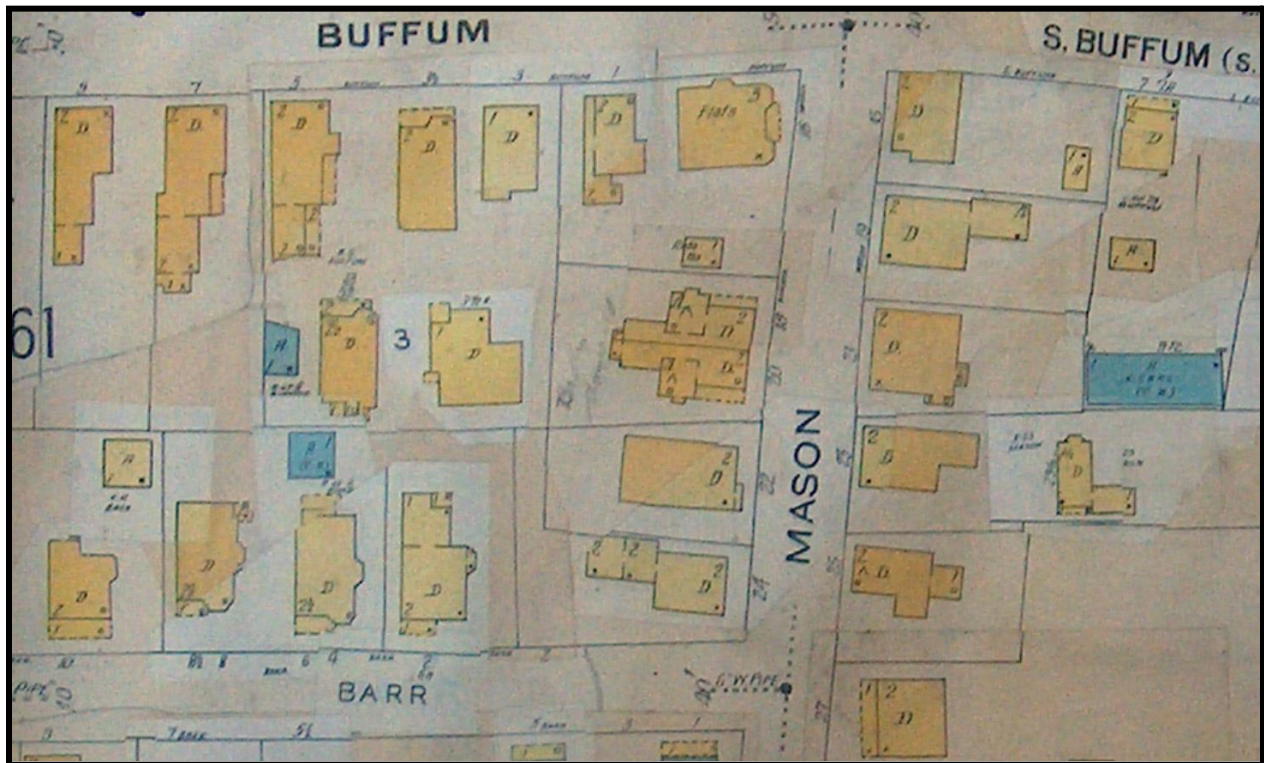
1897 Atlas- N.G. Symonds Estate



1903 Atlas



1911 Atlas- Hannah N. McDonald



1938 Atlas

**From MACRIS:**

“On April 22, 1889, a building permit was issued to Nathaniel Symonds, treasurer of the Salem and South Danvers Oil Company, for a two-story pitch-roofed house at 22 Mason Street. The 1880 Census lists at 24 Mason St: Nathaniel G. Symonds, age 72 for Salem & S.D. Oil Co., married to Harriet, 69, with a son Eben B., 29, a teller in a bank.”

**Executors of Nathaniel G. Symonds listed in the 1912 Deed:**

Salem, MA:

Stillman G. Symonds, son of the deceased

Eben B. Symonds, son of the deceased (wife: Martha E.)

Henry M. Batchelder and Martha O. Batchelder, in her right, daughter of Harriet

William A. Horton, son of Harriet M. Horton, a deceased daughter of the deceased (wife: Annie D.)

George H. Symonds, son of Thomas Putnam Symonds, a deceased son of the deceased (wife: Fanny A.)

Frank P. Symonds, son of Thomas Putnam Symonds (wife: Elizabeth C.)

Harriet G. Symonds, daughter of Thomas Putnam Symonds

Oakland, CA:



Leverett Vasmer Symonds, son of Thomas Putnam Symonds (wife: Mabel F.)

Eben B. Symonds, as trustee of the will of Susan P. Blake, late of Brookline, a deceased daughter of the deceased

**Directories:**

**Symonds, Nathaniel G. cordwainer, Buffum**  
**Symonds, Nathaniel, cordwainer, Buffum**

Nathaniel G. Symonds in the 1842 Salem Directory

1872: Nathaniel G. Symonds, treasurer, Salem and South Danvers Oil Company, 43 Mason, h. 24 do.

1874: Nathaniel G. Symonds, treasurer, Salem and South Danvers Oil Company, 43 Mason, h. 24 do.

1876: Nathaniel G. Symonds, treasurer, Salem and South Danvers Oil Company, 43 Mason, h. 24 do.

1878: Nathaniel G. Symonds, treasurer, Salem and South Danvers Oil Company, 43 Mason, h. 24 do.

Henry E. Ham, house 3 Odell Sq.

1881: 20 Mason: Thomas J. Gilford,

24 Mason: Nathaniel G. Symonds, Harry E. Ham

Nathaniel G. Symonds, treasurer, Salem and South Danvers Oil Company, 43 Mason, h. 24 do.

Henry E. Ham, grocer, 391 Essex, house 24 Mason, HAM & FRIEND, with Joel M. Friend

1882-3: Nathaniel G. Symonds, superintendent and treasurer, Salem and South Danvers Oil Company, 43 Mason, h. 24 do.

1884: Nathaniel G. Symonds, treasurer, Salem and South Danvers Oil Company, 43 Mason, h. 24 do.

1886: Nathaniel G. Symonds, treasurer, Salem and South Danvers Oil Company, 43 Mason, h. 24 do.

1890-91: Nathaniel G. Symonds, 24 Mason

1915: A. Shephardson

M. McDonald

**From Census:**

		<i>Hazen</i>	<i>73</i>	<i>m</i>	<i>Cowch &amp; Chair Builder</i>	<i>1500</i>	<i>200</i>	
<b>91</b>	<i>1418</i>	<i>1508</i>	<i>Nath. G. Symonds</i>	<i>52</i>	<i>m</i>	<i>Treas. of Oil Co. ✓</i>	<i>1800</i>	<i>2500</i>
<b>92</b>			<i>Harriet</i>	<i>50</i>	<i>f</i>			
<b>93</b>			<i>Stephen G.</i>	<i>20</i>	<i>m</i>	<i>black ✓</i>		
<b>94</b>			<i>Visson</i>	<i>12</i>	<i>f</i>			
<b>95</b>			<i>Ellen B.</i>	<i>8</i>	<i>f</i>			

Nathaniel G. Symonds and family in 1860 Census

1832: Harriet Maria, d. Nathaniel G. and Harriet, Nov. 11, 1832.

1834: Thomas Putnum, s. Nathaniel G. and Harriet, Dec. 30, 1834

1837: Stillman Gardner, s. Nathaniel G. and Harriet, Aug. 1, 1837.

On December 1st, 1863, "Stillman" G. Symonds, a bookkeeper, married Mary E. Humphreys, her parents were Edwin Humphreys and Mary E. Phipps. In 1905, widowed, he married again to 43-year old Mary E. Kinsman, the daughter of Samuel A. Kinsman and Sarah Hardy.

In 1900, Stillman Symonds and his wife Mary E., lived at 25 Mason Street.

Thomas Putnam Symonds married Mary A. Carleton, his death certificate gives his mother's name as Harriet Baker. He lived at 107 North Street and died in 1907 of gastric carcinoma. He is buried in Greenlawn Cemetery. He and Mary were the parents of George N., Lionel B. (bp. 1864), and Franklin P. Symonds (bp. 1861). George died in Asheville, N.C. in 1916.

1880 Census: Martin McDonald, 20 years old, is a servant to Boston lawyer Ellis L. Mott, but probably the same M.B. McDonald in 1910 Census in Boston.

1910 Census:

John G. Ellery, locomotive engineer and Sarah E. Ellery, both 54, and

Martin A. McDonald, furniture merchant, 51, and Hannah A. McDonald, 53.

Martin A. McDonald was born in (English) Canada and moved to the US in 1870.

He was born in 1861, died in 1918.

Both Ellery and Hannah A. McDonald had fathers from Maine and mothers from Massachusetts

John G. Ellery was born in 1856, to John Ellery and Sarah E. Davis, in 1876 he married Sarah E. Vanderford, and he died in 1919.

Hannah Augusta McDonald, b. 1855, d. 1932, in Holten Cemetery in Danvers.

Findagrave gives her parents as John Morrison (1817-1872) and Caroline Hook (1823-1869), says she and Martin were married in Peabody Nov. 26, 1887. John Morrison was a shoe-cutter born in Sanford, Maine. He married Caroline Hook Sep. 7, 1852, she was the daughter of John Hook and Hannah Fish [incredible!], who were married Oct. 9, 1808.

Danvers Vital Records:

Hook (Births):

Caroline Augusta, d. John and Hannah (Fish), July 16, 1825.

She had 7 older siblings: Sally (b. 1809), Mary (b. 1811), John (b. 1813), Hiram (b. 1815), Hannah (b. 1818), Harriet (b. 1819), James Augustus (b. 1821).

Sally possibly married Phineas Perley of Boxford in 1832 and certainly died in 1834.

1930 Census:

Patrick J. Cleary, 42, manager Grocery store,  
Helen F. Cleary, 44

John Rowen, 64, motorman, street railroad  
Mary E. Rowen, 57  
Anna E., 32, forelady, box factory  
Thomas J., 28, box maker, box factory  
Francis A., 23, laborer, street railroad

John Rowen was born in New York to Irish immigrant parents, Mary E. was an English Canadian immigrant.

1940 Census:

Patrick J. Cleary, 52, manager grocery store  
Helen F. Cleary, 53



Hannah and Martin McDonald's grave, from Findagrave.com

1920 Census:

Hannah A. McDonald, 64, widowed.

August Wagner, 54, proprietor of a dry goods store, father from Germany, mother from Austria, born in Massachusetts, his wife Sarah A., 53, and their 23 year old son Otto.

Patrick J. Cleary, 1885-1976, buried in Saint Mary's Cemetery in Salem

Helen F. Cleary, 1884-1964

They share a gravestone with Salem mayor Edward A. Coffey

Helen's parents were James Coffey and Mary E. Dee

Edward A. Coffey's parents were James Coffey and Mary E. Dee



Grave of Patrick J. and Helen F. Cleary in St. Mary's Cemetery, from Findagrave.com

Form 1		ORDER NO. 138	No. 130
REGISTRATION CARD			
1	Name in full	Patrick J. Cleary	Age in yrs. 29
2	Place of birth	12 Benton Salem Mass	
3	Date of birth	Oct 10 1887	
4	Are you (1) a non-combat veteran, (2) a non-combat sailor, (3) an alien, (4) or have you declared your intention to register in which?	naturalized citizen	
5	Where born (see back)	County, Mass. Ireland	
6	What relations, if any, are you a citizen or subject of?		
7	What is your present rank, position, or grade?	conductor	
8	By whom employed?	Borg & McNeil	25
9	Where employed?	Salem Mass	
10	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	
11	What military service have you had? Rank _____ Branch _____ years _____	single	Race (specify which) Caucasian
12	Are you (1) an alien, (2) a non-combat veteran, (3) a non-combat sailor, (4) or have you declared your intention to register in which?	dependent	
I affirm that I have verified above answers and that they are true.			
Patrick J. Cleary (Signature of registrant)			

20-5-16. A			
REGISTRAR'S REPORT			
1	Tall, medium, or short (specify which)? medium	Slender, medium, or stout (specify which)? medium	
2	Color of eyes? Gray	Color of hair? Brown	Build? No
3	Has person ever been in U.S. Army, Navy, or Air Force, or in any other branch of the U.S. Armed Forces?	No	
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:			
A. J. Stetowill (Signature of Registrar)			
Precinct 4	WARD 2		
City of Salem	MASS.		
JUNE 5, 1917 (Date of Registration)			

Patrick J. Cleary's Draft Registration for WWI.

OFFICE OF THE SECRETARY  
DIVISION OF VITAL STATISTICS

The Commonwealth of Massachusetts 94

**CERTIFICATE OF MARRIAGE**

1 PLACE OF MARRIAGE *Salem*  
City or Town *Salem* 2 Date of Marriage *Oct 13, 1920* Registered No. *458*  
(Do not enter name of village or section of city or town) (Month) (Day) (Year) Intention No. *471*

GROOM		BRIDE	
3 FULL NAME <i>Patrick J. Cleary</i>	4 COLOR <i>White</i>	13 FULL NAME <i>Helen F. Coffey</i>	14 COLOR <i>White</i>
5 AGE AT LAST BIRTHDAY <i>33</i>	6 RESIDENCE AT TIME OF MARRIAGE <i>21 Washington Square</i>	15 AGE AT LAST BIRTHDAY <i>34</i>	16 RESIDENCE AT TIME OF MARRIAGE <i>13 Union Street</i>
7 NUMBER OF MARRIAGE <i>First</i>	8 SINGLE, WIDOWED, OR DIVORCED <i>S.</i>	17 NUMBER OF MARRIAGE <i>First</i>	18 SINGLE, WIDOWED, OR DIVORCED <i>S.</i>
9 OCCUPATION <i>Manager</i>	19 BIRTHPLACE <i>Ireland</i>	19 OCCUPATION <i>Buyer</i>	20 BIRTHPLACE <i>Salem, Mass.</i>
11 NAME OF FATHER <i>Timothy Cleary</i>	21 NAME OF FATHER <i>James Coffey</i>	12 MOTHER NAME OF MOTHER <i>Mary O'Day</i>	22 MOTHER NAME OF MOTHER <i>Margaret E. Dee</i>

23 THE INTENTION OF MARRIAGE by the above-named persons was duly entered by me in the record of the *City* of *Salem* according to law, this *7th* day of *October* 1920.  
Certificate issued *October 13, 1920* by *J. Clifford Butwick, City Clerk*

24 I HEREBY CERTIFY that I joined the above-named persons in marriage at No. *30* St. *Union* in *Salem* on *October 13, 1920* (Month) (Day) (Year) (If marriage was solemnized in a church, give its name instead of street and number)  
Name *John P. Sullivan* Official station *Catholic Priest*  
Residence No. *30* St. *Union* City or town of *Salem*

25 Certificate received by city or town clerk *October 14, 1920* (Month) (Day) (Year) CITY OR TOWN CLERK OR REGISTRAR

Marriage certificate of Patrick J. Cleary and Helen F. Coffey

Mary T. Fleming was born in 1932 and died in 2010. She was born in County Clare and her maiden name was Cleary, she married Francis F. Fleming. Katherine T. Khan was her daughter.  
<https://obituaries.salemnews.com/obituary/mary-fleming-772160201>

Edward A. Coffey



Portrait of Edward A. Coffey, from artarchive.com

Edward Aloysius Coffey, 1892-1972,

He served as the 42nd mayor of Salem, from 1938 until 1947. He was on the city council from 1931-32, then served as a state representative from 1935 until 1938. Prior to his political career he was an insurance man with Fidelity & Deposit. In 1947, he was one of 12 Massachusetts mayors who wrote to Congress advocating for stronger anti-discrimination laws in education, in connection with the first Mead-Aiken Federal Education Aid bill.

**From Vital Records:**

Nathaniel G. Symonds, shoemaker, died 17 January 1894, Father: Nathaniel Symonds of Salem, Mother: Elizabeth Baker of Ipswich - His age 85 years, died of "La Grippe"

Ipswich Vital Records (Baker, births):

Elizabeth, d. William and Sarah, bp. May 4, 1755.

Elizabeth, d. John, jr., bp. June 28, 1761. [died 1818]

Betty, d. Ebenezer, bp. Mar. 18, 1770. CR5

Elizabeth, d. Samuel, bp. Feb. 16, 1777.  
Elisabeth, d. Allen and Rebeca, Dec. 11, 1786.  
Betsy, d. Lt. Asa and Hannah, Apr. 8, 1792. [1791. CR1]

Marriages:

Elizabeth, and Nathaniel Symonds of Salem, Nov. 17, 1805.  
Ipswich Vital Records Vol. 2: Marriages, p. 36

Salem Vital Records:

Nathaniel Gardner, May 16, 1808. GR10 (Greenlawn Cemetery)  
Salem Vital Records, Vol. 1, Births, p. 340

Nathaniel, jr., and Elizabeth Gardner, certif. Nov. 17, 1779.\*  
Salem Vital Records, Vol. 2, Marriages, p. 370

Findagrave, Greenlawn Cemetery:

Nathaniel Gardner Symonds  
Born March 16, 1808  
Died January 17, 1894

Harriet F [Fillebrown] Symonds

Born September 11 1809  
Died July 26 1896

Harriet Maria Symonds Horton (1832-1908)

Stillman C. Symonds (1840-1928)

Susan Price Symonds Blake (1848-1908)

Eben Baker Symonds (1851-1933)



the Attorney of the grantor, for that purpose by these presents duly authorized, convey the same, absolutely and in fee simple, to the purchaser or purchasers accordingly; and out of the money arising from such sale, to retain all sums, then secured by this deed (whether then or thereafter payable), together with interest, and all costs and expenses, including all sums paid by said grantee, or assigns, for in-advance of the premises; paying the surplus, if any, to the said grantor, or her assigns, and such sale shall forever bar the said grantor, and all persons claiming under her, from all right and interest in the premises, at law or in equity. It being mutually agreed that the said grantee, or his assigns may purchase at said sale, and that no other purchaser shall be answerable for the application of the purchase money. And provided also, that in default of the payment of the said sum or interest or other default as herein provided, the grantee, or his heirs and assigns shall have no right to enter and take possession of the premises. In witness whereof, I the said Mary E. Felch have hereunto set my hand and seal, and affixed and canceled the stamp required by law this, first day of September in the year of our Lord one thousand eight hundred and sixty nine.

Mary E. Felch. seal.

Signed, sealed, and delivered in, twenty three words erased & three interlined before signing. George D. Sargeant.

Commonwealth of Massachusetts. Essex, ss. Sept. 22, 1869. Then personally appeared the above named Mary E. Felch and acknowledged the foregoing instrument to be her free act and deed.

Before me, George D. Sargeant Justice of the Peace. Essex, ss. Rec. Dec. 2, 1869. 15 m. post 11 A.M. Rec. & Exp. by E. H. Brown R/S

J. B. Smith  
Co  
Atty. by Symonds  
and Sargeant  
Dec 22<sup>nd</sup> Mortgage  
R. Stamps  
Cancelled.

Know all men by these presents, that I, James Bora Smith of Salem in the county of Essex and Commonwealth of Massachusetts, Jeweller, in consideration of the sum of five thousand dollars to me paid by Nathaniel Gardner Symonds, of Salem aforesaid, ex-ammancer, the receipt whereof is hereby acknowledged, do hereby;

give, grant, bargain, sell and convey unto the said Nathaniel Gardner  
 Symonds and his heirs and assigns forever all that lot of land with  
 the house, situate thereon, in North Salem, so called, in said  
 Salem, bounded southerly on Mason street ninety four feet, more or  
 less, westerly on Barr street, one hundred feet, more or less, northerly  
 by Lydia ninety six feet, more or less, easterly on land of Gifford  
 one hundred ten feet, more or less, to the bound begun at, on the  
 fences now stand, being the same which was purchased of J. Howard  
 junior and his wife and others, as may appear by a deed, recorded  
 in the registry of deeds, book 299, leaf 79. To have and to hold  
 the above granted premises, with all the privileges and appurtenances  
 thereto belonging, to the said Nathaniel Gardner Symonds and his  
 heirs and assigns, to his and their use and behoof forever. And I the said  
 James Ford Smith for myself and my heirs, executors and adminis-  
 trators, do covenant with the said Nathaniel Gardner Symonds and  
 his heirs and assigns, that I am lawfully seized in fee simple of the  
 aforegranted premises; that they are free from all incumbrances, that  
 I have good right to sell and convey the same to the said Nathaniel  
 Gardner Symonds 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 Nathaniel Gardner Symonds  
 and his heirs and assigns forever, against the lawful claims and  
 demands of all persons. In witness whereof, I the said James  
 Ford Smith and Rachel E. Smith, wife of said James Ford Smith,  
 in token of my release of all right and title of me to both dower and  
 homestead in the granted premises, have hereunto set our hands  
 and seals this eighth day of December in the year of our Lord eight  
 teen hundred and sixty nine.

J. Ford Smith. — seal  
 Signed, sealed and delivered, — Rachel E. Smith. seal  
 in presence of James Lopes to J. H. S. & R. H. S. J. Esq., ss. December 8. 1869.

Then personally appeared the above named James Ford Smith and  
 Rachel <sup>E. Smith</sup> and acknowledged the above instrument to be their free  
 act and deed; before me, James Lopes Justice of the Peace.

of sale once each week for three successive weeks in some one newspaper published in said Lynn and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar me and all persons claiming under me from all right and interest in the granted 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 reason of any failure or default on the part of me or my representatives to perform and fulfill the condition of this deed; rendering the surplus, if any, to me or my heirs or assigns. 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 of the conditions of this deed I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid I, Carrie B. Young, wife of said Joseph Young do hereby release unto the grantee all right of or to both dower and homestead in the granted premises, **In witness whereof** we the said Joseph Young and Carrie B. Young hereto set our hands and seals this seventeenth day of July in the year one thousand nine hundred and nine. Signed, sealed and delivered in presence of

Joseph Young.	seal.
Carrie B. Young.	seal.

Joseph D.A. Healey to J. Y. M. Maud Buntingham. } **Commonwealth of Massachusetts. Essex ss.**  
 July 17, 1909. Then personally appeared the above named Joseph Young and acknowledged the foregoing instrument to be his free act and deed, before me,  
 Joseph D.A. Healey. Justice of the Peace.  
 Essex ss. Rec'd July 17, 1909. 50m past 9 A.M. Recorded and Examined.

Know all men that we, Stillman S. Symonds and S. B. Symonds, et al exors &c  
 Eben B. Symonds, as the surviving executors and trustees to  
 under the will of Nathaniel Gardner Symonds, late of Salem B. A. McDonald.  
 in the County of Essex and Commonwealth of Massa. (ux m. mcd)  
 chusetts, deceased, by virtue of the power given to us in said See  
 B. 2139 P. 62

will and of every other power and authority enabling us hereto, in consideration of one dollar and other valuable considerations paid by Hannah Augusta McDonald, wife of Martin McDonald, of said Salem, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Hannah Augusta McDonald a certain parcel of land with the buildings thereon situate on the northerly side of Mason Street in said Salem, bounded and described as follows, to wit: Beginning at a point on the northerly line of said Mason Street which is forty six (46) feet easterly from the intersection of said line with the easterly line of Barr Street at the southwesterly corner of the granted premises, and thence running northerly by other land belonging to the estate of said deceased one hundred and five and sixth tenths (105.6) feet to a stake at land conveyed by us to the Monroe and Arnold Meritt Express Company; thence turning and running easterly by land of said Company forty five and twenty five one hundredths (45.25) feet to land of Barry; thence turning and running southerly by land of said Barry and land of Gifford one hundred and ten and six tenths (110.6) feet to Mason Street; thence turning and running westerly by said Mason Street forty seven and nine tenths (47.9) feet to the point begun at; being a portion of the premises conveyed to Nathaniel S. Symonds by deed of James Ford Smith, dated December 8, A. D. 1869 and recorded with the Essex South District Deeds, Book 786 Leaf 259. To have and to hold the granted premises with all the privileges and appurtenances thereunto belonging to the said Hannah Augusta McDonald and her heirs and assigns to their own use and behoof forever, in witness whereof we, the said Stillman S. Symonds and said Eben B. Symonds, surviving executors and trustees as aforesaid, hereunto set our hands and seals this 20th day of July in the year one thousand nine hundred and nine.

Commonwealth of Massachusetts, Essex ss. }  
 Stillman S. Symonds. seal.  
 Eben B. Symonds. seal.  
 surviving Executors and Trustees of the will of Nathaniel Gardner Symonds.  
 Salem, July 20, 1909. }  
 When personally appeared the above named Stillman S. Symonds and Eben B. Symonds, executors and trustees



the Registry of Deeds for the Southern District of the County of Essex, Volume 1500 Page 521 in and to the following parcel of real estate in said Lynn, viz: House and lot of land containing about 5428 square feet, situate on the westerly side of Henry Avenue, between land now or formerly of Charles S. Hilton on the east-erly side and Johnson Street on the westerly side.

DO have and to hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said Mary G. Barney her heirs and assigns, to her and their use and behoof forever.

In witness whereof the said City of Lynn has caused its Corporate Seal to be hereunto affixed, and these presents to be signed, acknowledged and delivered in its name and behalf by Walter P. Baber its Collector of Taxes, hereto duly authorized this 12<sup>th</sup> day of March in the year of our Lord nineteen hundred and twelve.

Signed and sealed

City of Lynn. Seal.

in presence of  
Marion G. Smith.

by Walter P. Baber, Collector of Taxes.

Commonwealth of Massachusetts, Essex ss. Lynn, March 12<sup>th</sup> 1912. Then personally appeared the above named Walter P. Baber, Collector of Taxes for the City of Lynn, and acknowledge the foregoing instrument to be the free act and deed of said City of Lynn.

before me.

Marion G. Smith. Special Commissioner.

Essex ss. Said April 3. 1912. 3.30 in fact 3 P.M. Recorded & examined.

E. B. Symonds  
Trustee, et al  
to

H. A. McDonald,  
(my m. m. s.)

Know all men that we, as heirs and representatives of Nathaniel S. Symonds, late of Salem, in the County of Essex and Commonwealth of Massachusetts, deceased, to wit, Eben B. Symonds and Stillman S. Symonds, sons of said deceased, Henry M. Batchelder and Martha A. Batchelder, his wife, in her right, and William A. Horton, children of Harriet M. Horton, a deceased daughter of said deceased, all of the foregoing being of said Salem, and George H. Symonds, Frank P. Symonds, Harriet S. Symonds all of said Salem, and Leverett Vasmer Symonds, formerly of Reed's Ferry, in the State of New Hampshire, now of Oakland, in the State of California, children of Thomas Putnam Symonds, a deceased son of said deceased, and Eben B. Symonds, Trustee under the

will of Susan P. Blake, late of Brookline, in the County of Norfolk and said Commonwealth a deceased daughter of said deceased, having as such trustee title to the entire residuary estate of said Susan P. Blake and acting by virtue of the power given to me by said will and of every other power and authority enabling me hereto, and in consideration of the sum of one dollar paid by Hannah Augusta Mc Donald, wife of Martin Mc Donald, of said Salem, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Hannah Augusta Mc Donald a certain parcel of land with the buildings thereon situate on the northerly side of Mason Street in said Salem, bounded and described as follows: Beginning at a point on the northerly line of said Mason Street which is forty six (46) feet easterly from the intersection of said line with the easterly line of Barr Street at the Southwesterly corner of the granted premises, and thence running northerly by land formerly of said Nathaniel S. Symonds and recently conveyed to Josephine Staten one hundred and five and six tenths (105.6) feet to a stake at other land formerly of said Nathaniel S. Symonds recently conveyed to the Munroe and Arnold Merritt Express Company thence turning and running easterly by land of said Company forty five and twenty five hundredths (45.25) feet to land now or late of Barry; thence turning and running southerly by land of said Barry and land now or late of Sifford one hundred and ten and six tenths (110.6) feet to Mason Street; thence turning and running westerly by said Mason Street forty seven and nine tenths (47.9) feet to the point begun at. This conveyance is given to ratify and to confirm a deed given by Stillman S. Symonds and Eben B. Symonds as Executors and Trustees under the will of Nathaniel S. Symonds to said Hannah Augusta Mc Donald dated July 20, 1909 and recorded with the Essex South District Deeds Book 1977, Page 275. Do have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Hannah Augusta Mc Donald and her heirs and assigns to their own use and behoof forever, And for the consideration aforesaid, we, Martha

E. Symonds, wife of said Eben B. Symonds, Annie D. Horton, wife of said William A. Horton, Fanny A. Symonds, wife of said George H. Symonds, Elizabeth E. Symonds, wife of said Frank P. Symonds, and Mabel F. Symonds, wife of said Leverett Vasmer Symonds, do hereby release unto the said grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises, and all other rights and interests therein.

In witness whereof we, Eben B. Symonds, Martha E. Symonds Stillman E. Symonds, having no wife, Henry M. Batchelder, Martha O. Batchelder, William A. Horton, Annie D. Horton, George H. Symonds, Fanny A. Symonds, Frank P. Symonds, Elizabeth E. Symonds, Harriet E. Symonds, being unmarried, Leverett Vasmer Symonds, Mabel F. Symonds and Eben B. Symonds, Trustee under the will of Susan P. Blake, deceased, hereunto set our hands and common seal this sixteenth day of February in the year one thousand nine hundred and twelve.

Eben B. Symonds  
 Stillman E. Symonds  
 Henry M. Batchelder  
 Wm A. Horton  
 George H. Symonds  
 Frank P. Symonds  
 Leverett Vasmer Symonds

Martha E. Symonds. seal  
 Harriet E. Symonds  
 Martha O. Batchelder  
 Annie D. Horton  
 Fanny A. Symonds  
 Elizabeth E. Symonds  
 Mabel F. Symonds  
 Eben B. Symonds Trustee under  
 the will of Susan P. Blake

Commonwealth of  
 Massachusetts, Essex

ss. Feb. 16. 1912. Then personally appeared the above named Stillman E. Symonds and acknowledged the foregoing instrument to be his free act and deed, before me.

Robert M. Mahoney. Justice of the Peace.

Essex, held April 4. 1912. 15, in part 11. A.M. Recorded & examined.

A. Palletier  
 et ux  
 to  
 A. Proulx.

Know all men by these presents that we, Alphonse Palletier and Delima Palletier, his wife in her right, of Salem in the County of Essex and Commonwealth of Massachusetts, in consideration of One dollar and other valuable considerations, paid by Adeline Proulx, of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Adeline Proulx, a certain parcel of land with the buildings thereon situated in said



Essex ss. Received Dec. 9, 1936. 20 m. past 3 P. M. Recorded and Examined

I, Patrick J. Cleary of Salem, Essex County, Massachusetts, being married, for consideration paid, grant to Edward A. Coffey of said Salem with QUIT-CLAIM COVENANTS the land in said SALEM with the buildings thereon bounded as follows: Beginning at a point on Mason Street, forty-six (46) feet easterly from Barr Street and thence running northerly by land now or late of Staples, one hundred five and six tenths (105.6) feet; thence easterly by land now or late of Munroe and Arnold-Merritt Express Company, forty-five and twenty-five hundredths (45.25) feet; thence southerly by land now or late of Barry and Gifford, one hundred ten and six tenths (110.6) feet; and thence westerly by said Mason Street, forty-seven and nine tenths (47.9) feet, to the point begun at. Being same premises conveyed to me by deed of Hannah A. McDonald, recorded with Essex South District Deeds, Book 2458, page 289. The consideration of this deed is less than one hundred (\$100) dollars. I, Helen F. Cleary wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein. WITNESS my

Cleary  
to  
Coffey

hand and seal this 7th day of December 1936 Patrick J. Cleary  
Elizabeth C. Pedrick ) Helen F. Cleary

THE COMMONWEALTH OF MASSACHUSETTS Essex, ss. December 7th 1936 Then personally appeared the above named Patrick J. Cleary and acknowledged the foregoing instrument to be his free act and deed, before me

Elizabeth C. Pedrick Notary Public

My commission expires February 12, 1943

Essex ss. Received Dec. 9, 1936. 20 m. past 3 P. M. Recorded and Examined

I, Edward A. Coffey of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Patrick J. Cleary and Helen F. Cleary, husband and wife, as tenants by the entirety, both of said Salem with QUIT-CLAIM COVENANTS the land in said SALEM with the buildings thereon bounded as follows: Beginning at a point on Mason Street, forty-six (46) feet easterly from Barr Street and thence running northerly by land now or late of Staples, one hundred five and six tenths (105.6) feet; thence easterly by land now or late of Munroe and Arnold-Merritt Express Company, forty-five and twenty-five hundredths (45.25) feet; thence southerly by land now or late of Barry and Gifford, one hundred ten and six tenths (110.6) feet; and thence westerly by said Mason Street, forty-seven and nine tenths (47.9) feet, to the point begun at. Being same premises conveyed to me by deed of Patrick J. Cleary to be recorded herewith. The consideration of this deed is less than one hundred (\$100) dollars. WITNESS my hand and seal

Coffey  
to  
Cleary  
et ux

*See*  
*B. 6636 P. 516*

this 7th day of December 1936                      Edward A. Coffey  
 Elizabeth C. Pedrick                                      )        THE COMMONWEALTH OF MASSACHU-  
 SETTS Essex, ss. December 7th, 1936 Then personally appeared the above  
 named Edward A. Coffey and acknowledged the foregoing instrument to be his  
 free act and deed, before me Elizabeth C. Pedrick Notary Public  
 My commission expires February 12, 1943  
 Essex ss. Received Dec. 9, 1936. 20 m. past 3 P. M. Recorded and Examined

Discharge  
 Lynn Co-op.Bk.

KNOW ALL MEN BY THESE PRESENTS, that the Lynn, Co-operative Bank, of Lynn,  
 Mass., the mortgagee named in a certain mortgage given by Gladys M.Hanson  
 Dated May 6th, A. D., 1927, and recorded with Essex South District Deeds,  
 Book 2722, Page 205 Hereby acknowledges that it has received full payment  
 and satisfaction of the same; and in consideration thereof it hereby can-  
 cels and discharges said mortgage, and releases all interest in the premi-  
 ses therein conveyed. IN WITNESS WHEREOF the said Lynn Co-operative Bank  
 has caused its corporate seal to be hereunto affixed and these presents  
 to be signed, acknowledged, and delivered in its name and behalf by Allan  
 B. Bethune its Assistant Treasurer, this 7th day of December, A. D., 1936.  
 COMMONWEALTH OF MASSACHUSETTS. ) Lynn Co-operative Bank (Corporate seal)  
 Essex, ss., Dec. 8 1936. Then ) By Allan B. Bethune Ass't. Treasurer.  
 personally appeared the above named Allan B. Bethune and acknowledged the  
 foregoing instrument to be the free act and deed of the Lynn Co-operative  
 Bank, before me                      Everett R. Campbell                      Justice of the Peace  
 Essex ss. Received Dec. 9, 1936. 23 m. past 3 P. M. Recorded and Examined

Tax Release  
 Town of Saugus  
 to  
 Lynn Co-op.Bk.

THE COMMONWEALTH OF MASSACHUSETTS TOWN OF SAUGUS OFFICE OF THE TREASURER  
 I, Harold E. Dodge, Treasurer of the Town of Saugus, acting on its behalf  
 hereby certify that said Town acquired a tax title to certain real estate  
 hereinafter described by a taking made in its behalf, dated September 9,  
 1933 and recorded with the Essex South District Registry of Deeds, Book  
 2963 Page 341 on the Eleventh day of September 1933 said real estate having  
 been taken for said Town for non-payment of the tax assessed thereon to  
 George E. Vatcher in the year 1932 and being described as follows: A par-  
 cel of land with the buildings thereon, situated on Westland Ave., being  
 lot 10, recorded with the Essex South District Registry of Deeds, Book 2583,  
 Page 404, supposed to contain 7793 feet, more or less. Acting as afore-  
 said, I further certify that Lynn Co-operative Bank of the City of Lynn in  
 the County of Essex and State of Mass. claiming to be the holder of an in-  
 terest in said land, this Tenth day of November 1936 pursuant to General  
 Laws (Ter. Ed.) Chapter 60, Section 62, as amended, has redeemed the afore-

22

DEED

2003112101008 Bk:22107 Pg:27  
11/21/2003 15:53:08 DEED Pg 1/1

I, MARY T. FLEMING, of Salem, Essex County, Massachusetts

For consideration paid, and in full consideration of NOMINAL CONSIDERATION

grant to MARY TO FLEMING and KATHERINE T. KHAN, both of 22 Mason Street, Salem, Essex County, Massachusetts, as tenants in common and not as joint tenants

with quitclaim covenants

The land and buildings located at 22 Mason Street, Salem, Essex County, Massachusetts, bounded and described as follows:

Beginning at a point on Mason Street, forty-six (46) feet easterly from Barr Street and thence running northerly by land now or late of Staples, one hundred five and six tenths (105.6) feet; thence easterly by land now or late of Munroe and Arnold-Merritt Express Company, forty-five and twenty-five hundredths (45.25) feet; thence southerly by land now or late of Barry and Gifford, one hundred ten and six tenths (110.6) feet; and thence westerly by said Mason Street, forty-seven and nine tenths (47.9) feet, to the point begun at.

For my title, see deed of Edward A. Coffey to Patrick J. Cleary and Helen F. Cleary dated December 7, 1936, and recorded at Essex South District Registry of Deeds in Book 3096, Pages 43-44. Also, see probate of Will of Patrick J. Cleary, Essex Probate Docket #333875.

NO TITLE SEARCH

Witness my hand seal this 21 day of NOVEMBER, 2003.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Mary T. Fleming  
MARY T. FLEMING

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. November 21, 2003

Then personally appeared the above named MARY T. FLEMING and acknowledged the foregoing instrument to be her free act and deed before me,

RETURN TO:  
Mary F. Fleming  
Katherine T. Khan  
22 Mason Street  
Salem, MA 01970

John H. King  
Notary Public  
My commission expires:  
December 17, 2004

AFFECTED PROPERTY: 22 Mason Street, Salem, Massachusetts 01970

3  
125

Quitclaim Deed

  
2006072400180 Bk:25910 Pg:110  
07/24/2006 10:56:00 DEED Pg 1/3

I, Mary T. Flemming, of 22 Mason Street, Salem, MA,

For consideration and full consideration of One (\$1.00),

Grant to Katherine Khan, individually, of 22 Mason Street, Salem, MA, my one half interest in the property located at 22 Mason Street, Salem, MA,

With quitclaim covenants,

All that parcel of land with the buildings thereon located in Salem, Essex County, Massachusetts, bounded and described as follows:

- Easterly from Barr Street, thence running;
- Northerly by land now or late of Staples, 105.6 feet;
- Easterly by land now or late of Munroe and Arnold-Merritt Express Company, 45.25 feet; thence
- Southerly by land now or late of Barry and Gifford, 110.6 feet; and thence
- Westerly by said Mason Street, 47.9 feet, to the point begun at.

For title see deed recorded in Essex County Registry of Deeds, Salem District, Book 22107, Page 27.

Property Address is 22 Mason Street, Salem, MA

Prepared By;  
Brian W. Valanzola, Attorney  
5 Sycamore Street  
Danvers MA 01923

Please return to;  
Katherine Khan  
22 Mason Street  
Salem MA 01970

2

105



SO ESSEX #442 Bk:38855 Pg:267  
08/24/2020 02:09 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 08/24/2020 02:09 PM  
ID: 1383805 Doc# 20200824004428  
Fee: \$1,892.48  
Cons: \$415,000.00

**DEED**

Property Address: 22 Mason Street, Salem, MA 01970

I, Katherine Khan, a single person of Chelmsford, MA

in consideration paid of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00)

grant to P. C. G. Properties LLC, a Massachusetts Limited Liability Company with a business address of 85 Foster Road, Swampscott, MA

with **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon located in Salem, Essex County, Massachusetts, bounded and described as follows:

EASTERLY: from Barr Street, thence running;

NORTHERLY: by land now or formerly of Staples, 105.6 feet;

EASTERLY: by land now or formerly of Munroe and Arnold-Merritt Express Company, 45.25 feet;

SOUTHERLY: by land now or formerly of Barry and Gifford, 110.6 feet; and thence

WESTERLY: by said Mason Street, 47.9 feet, to the point begun at.

Being the same premises conveyed by Deeds dated November 21, 2003 recorded with the Essex Southern District Registry of Deeds in Book 22107 Page 27 and deed dated June 9, 2006 recorded with said Deeds in Book 25910 Page 110.

The Grantor hereby releases any and all rights to homestead in the property described herein and states that there is no other person entitled to claim the benefit of an existing estate of homestead in the premises.



SO.ESSEX #487 Bk:41035 Pg:601  
06/29/2022 03:17 PM DEED Pg 1/2  
eRecorded

MASSACHUSETTS EXCISE TAX  
Southern Essex District R06  
Date: 06/29/2022 03:17 PM  
ID: 1535124 Doc# 20220629004870  
Fee: \$4,316.04 Cons: \$946,250.00

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### Quitclaim Deed

P. C. G. Properties LLC, a Massachusetts Limited Liability Company with an address of 85 Foster Road, Swampscott, Massachusetts

*For consideration paid in the amount of* NINE HUNDRED FORTY SIX THOUSAND TWO HUNDRED FIFTY AND 00/100 (\$946,250.00)

*Grant to* Nicholas DeLena, a married man

*Now of* 22 Mason Street, Salem, MA 01970

***WITH QUITCLAIM COVENANTS***

A certain parcel of land with the buildings thereon located in Salem, Essex County, Massachusetts, bounded and described as follows:

EASTERLY: from Barr Street, thence running;

NORTHERLY: by land now or formerly of Staples, 105.6 feet;

EASTERLY: by land now or formerly of Munroe and Arnold-Merritt Express Company, 45.25 feet;

SOUTHERLY: by land now or formerly of Barry and Gifford, 110.6 feet; and thence

WESTERLY: by said Mason Street, 47.9 feet, to the point begun at.

Being the same premises conveyed to the Grantors herein by Deed of Katherine Khan dated August 10, 2022 and recorded with the said Registry of Deeds in Book 38855, Page 267.

This sale does not constitute all or substantially all of Grantors assets.

PROPERTY ADDRESS: 22 Mason Street, Salem, MA 01970