

HISTORIC SALEM INC

3 Lemon Street

James Ellis, Secretary and Manager of A.G. Frothingham Co.
Evelyn Kenney

Built circa 1902

Researched and written by Leslie Fontaine
December 2023

Historic Salem Inc.
9 North Street, Salem, MA 01970
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MACRIS SAL.2838

Lemon Street has existed by various names since the 17th century, having been one of the roads to the North River. By 1843 it was known by its present name. The street contains an eclectic mixture of architectural styles, with this house being one of the later additions. Built around 1902, it first appears in the 1903-1904 directory¹, occupied by James H. Ellis, Secretary and Manager of A.G. Frothingham Co., shoe trimmings. The house's first appearance on a map is from the 1890-1903 Salem Atlas, plate 17.

This home at 3 Lemon Street exemplifies the Queen Anne architectural style in a modest manner. It stands as a two-story residence with a gable roof, featuring flush boarding on the front and clapboards on other sides. Positioned at the northeast corner, there's a square tower topped by a pyramidal roof, while the southeast corner boasts a first-floor bay ascending into a squared second-story projection with its own gable roof. Along the front, there's a flat-roofed porch supported by wrought iron replacement posts.

¹ Salem, Massachusetts, City Directory, 1903-1904

Ellis Family

James H. Ellis, born in Salem in 1855 to James and Linda M. Ellis², married Evelyn A. Kenney on July 28th, 1885, in Beverly. Evelyn was born around 1860 to James and Mary E. Kenney³. Together, they welcomed two daughters: Edith E. Ellis on October 11, 1885, and Lena Mildred Ellis on August 29, 1891⁴. According to the Civil War Pension Index, James served for some time in the military during the Civil War.

NAME OF SOLDIER: <i>Ellis James H.</i> (9-2-4)				
NAME OF DEPENDENT: <i>Widow,</i> <i>Minor,</i>				
SERVICE: <i>U.S. Army</i>				
DATE OF FILING.	CLASS.	APPLICATION NO.	CERTIFICATE NO.	STATE FROM WHICH FILED.
<i>1906 Sep 16</i>	<i>Invalid,</i>	<i>945209</i>	<i>949294</i>	<i>Mass</i>
	<i>Widow,</i>			
	<i>Minor,</i>			
ATTORNEY: <i>M. V. Johnson</i>				
REMARKS:				

In the 1910 census, James, Evelyn, and Lena Mildred lived with Evelyn's mother, Mary Kenney, and her sister, Edith M. Kenney, along with their two nieces, Hazel and Dora Ellis.

By the time of the 1920 census, James and Evelyn continued living with Lena Mildred, Evelyn's sister Edith, their niece Nathalie B., and lodgers Cameron and Dora Turner. Unfortunately, James passed away in 1922, soon after the census.

Following James's death, Evelyn continued to live in the house until she passed away in 1939⁵. After her death, Lena inherited the family home at 3 Lemon Street. In 1940, Lena, aged 48, was still residing at 3 Lemon Street with her aunt, Edith, who was 70 at the time.

Lena never married and remained in the family home for several decades until she sold it in 1961. After selling the house, Lena lived for another 25 years until she passed away on September 8, 1986, in Peabody.

Laberis Family

Marino G. Laberis was born on June 6, 1917, and passed away on April 14, 2006⁶. Stasia A. (Sygowski) Laberis, born in Salem in 1922 to Czeslawa and Julian Sygowski, died on July 8, 2023⁷. The couple got married around 1941 and had six children: Susan, Christine, Andrea,

² Massachusetts State Census, 1855

³ Massachusetts: Vital Records, 1841-1910

⁴ Massachusetts State Vital Records, 1841-1925

⁵ Massachusetts, U.S., Death Index, 1901-1980

⁶ United States Social Security Death Index

⁷ United States, GenealogyBank Obituaries, Births, and Marriages 1980-2014

George, Stephen, and Bill. Marino enlisted in the military on February 27, 1942, nearly two years after his draft registration⁸.

SERIAL NUMBER 1102	1. NAME (Print) Marino George Laberis	ORDER NUMBER 996
2. ADDRESS (Print) 30 Harris St. Healdy Essex Mass.		
3. TELEPHONE	4. AGE IN YEARS 23	5. PLACE OF BIRTH Healdy Mass.
DATE OF BIRTH June 6 1917		6. COUNTRY OF CITIZENSHIP U.S.
7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mr. George Laberis		8. RELATIONSHIP OF THAT PERSON Father
9. ADDRESS OF THAT PERSON 30 Harris St. Healdy Essex Mass.		
10. EMPLOYER'S NAME Airstein Leather Co.		
11. PLACE OF EMPLOYMENT OR BUSINESS 75 Walnut St. Healdy Essex Mass.		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.		
REGISTRATION CARD D. S. S. FORM 1	Marino George Laberis (Registrant's signature)	

1940 Draft Card

During the 1950s census, Marino, a seasoner at a leather factory, lived at 6 Silver Street with his wife, Stasia, and their two sons, George A. and Stephen J. The family later resided at 3 Lemon Street, a house that remained within the family through trusts until George's death in 2006. After George's passing, the family sold the residence.

“Born in Salem, she was the daughter of the late Julian and Czeslawa (Wisniewski) Sygowski. She was raised and educated in Salem. She was married for 65 years to Marino Laberis, who predeceased her in 2006.

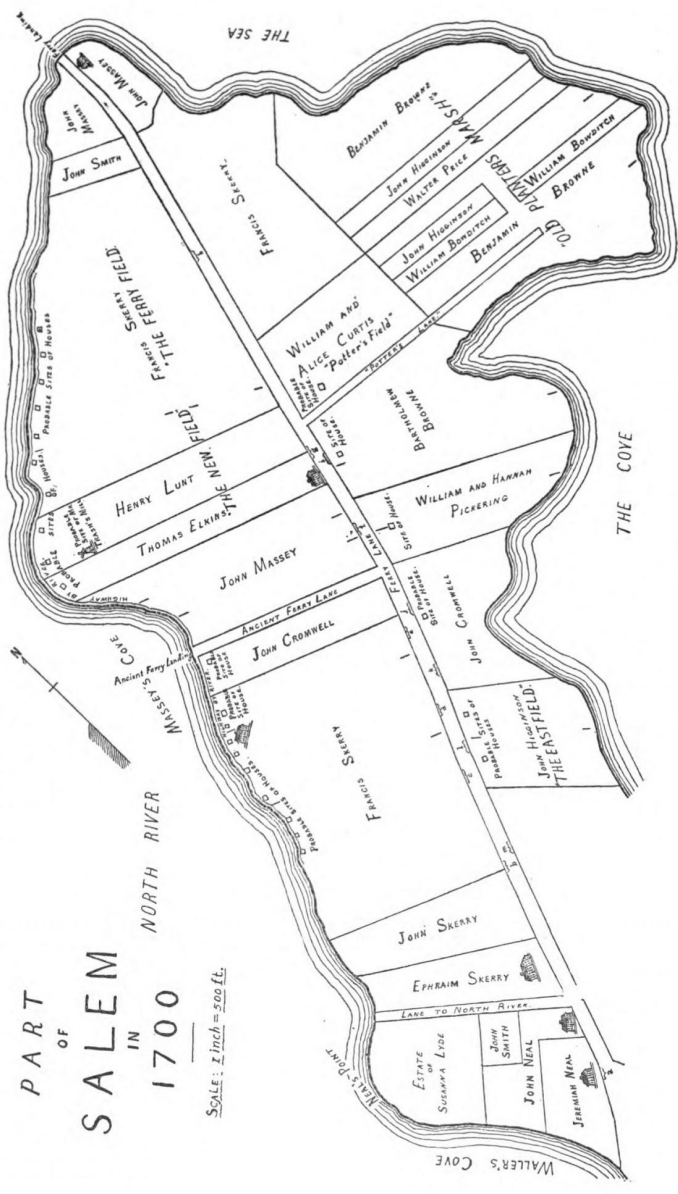
Stasia worked in sales at Empire Clothing Store in Salem for over 30 years, finishing her career at Sears. She was well known and loved for her friendliness, positive outlook, infectious optimism, and grace.

Her life was one of continuously giving to others. In retirement, Stasia doted upon her grandchildren and growing brood of great-grandchildren. She was an incessant reader; knitted sweaters for grandkids that then passed to great grandkids; was an avid cook; enjoyed bingo and trips to Foxwoods; and could shop 'til she dropped – usually for others. She was very active even in her last 18 months living at Seasons where she enjoyed painting, ceramics, drumming, and field trips. A great day for her ended with a chop suey sandwich at the Salem Willows and a box of Hobbs' popcorn⁹.”

⁸ National Archives at College Park; College Park, Maryland, USA; Electronic Army Serial Number Merged File, 1938-1946; NAID: 1263923; Record Group Title: Records of the National Archives and Records Administration, 1789-ca. 2007; Record Group: 64; Box Number: 03903; Reel: 111

⁹ Salem News Obituary

SOURCES



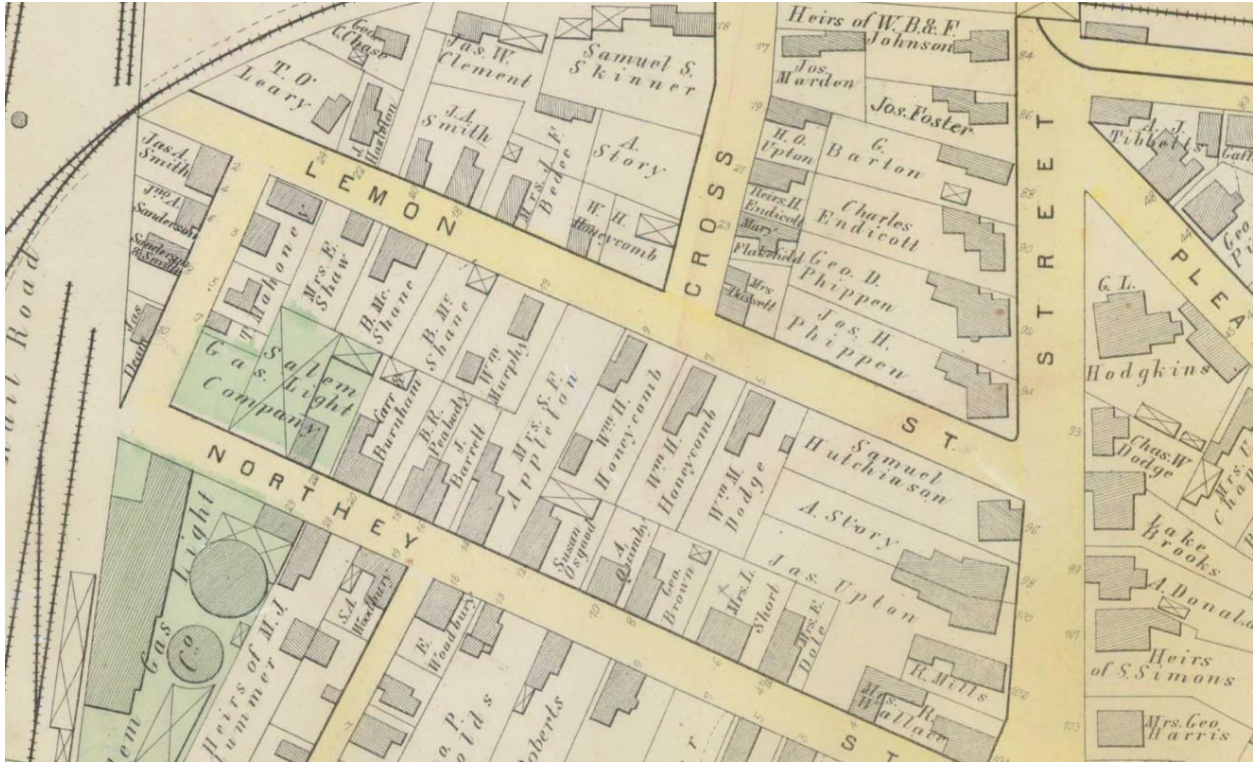
PART
OF
SALEM
IN
1700

SCALE: 1 inch = 200 ft.

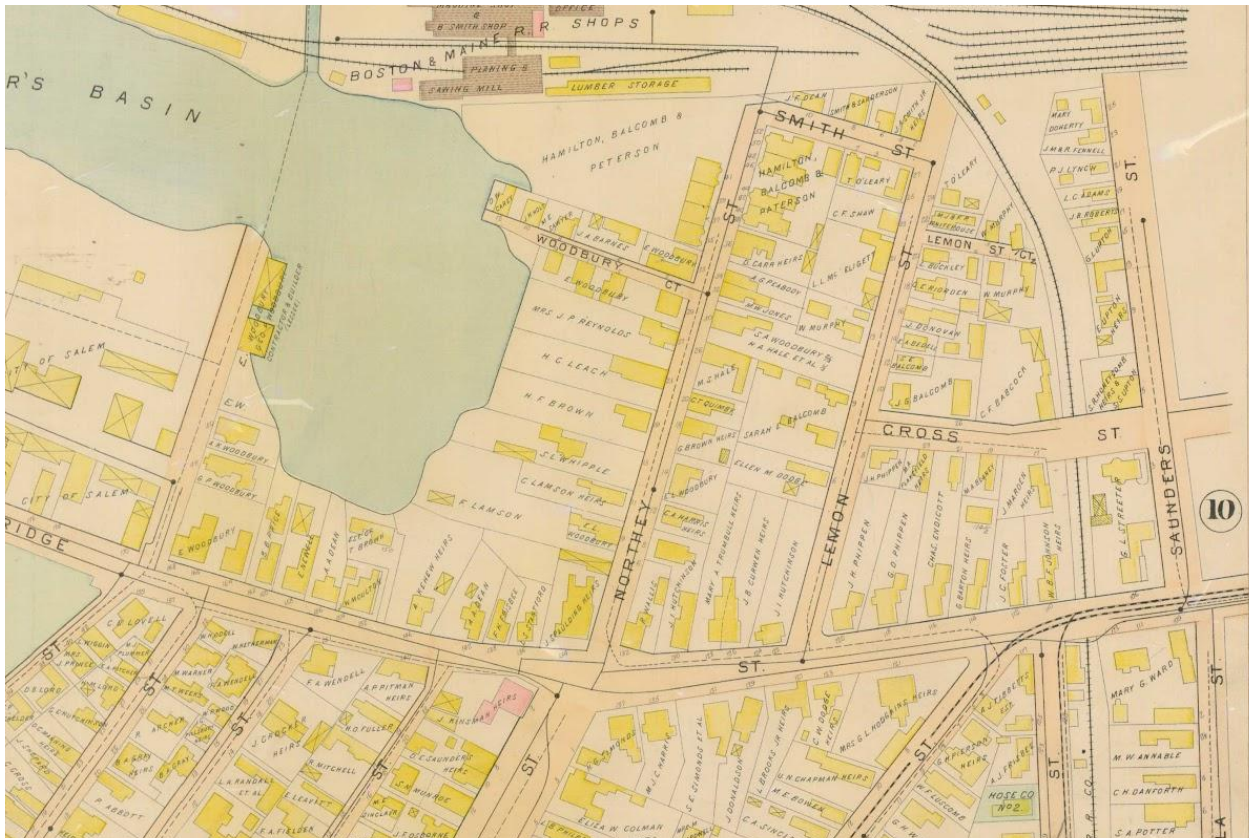
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Original from
UNIVERSITY OF MICHIGAN

Perley, S. (1897/1909). *The Essex antiquarian: an illustrated ... magazine devoted to the biography, genealogy, history and antiquities of Essex County, Massachusetts.* Salem, Mass.: Essex Antiquarian.



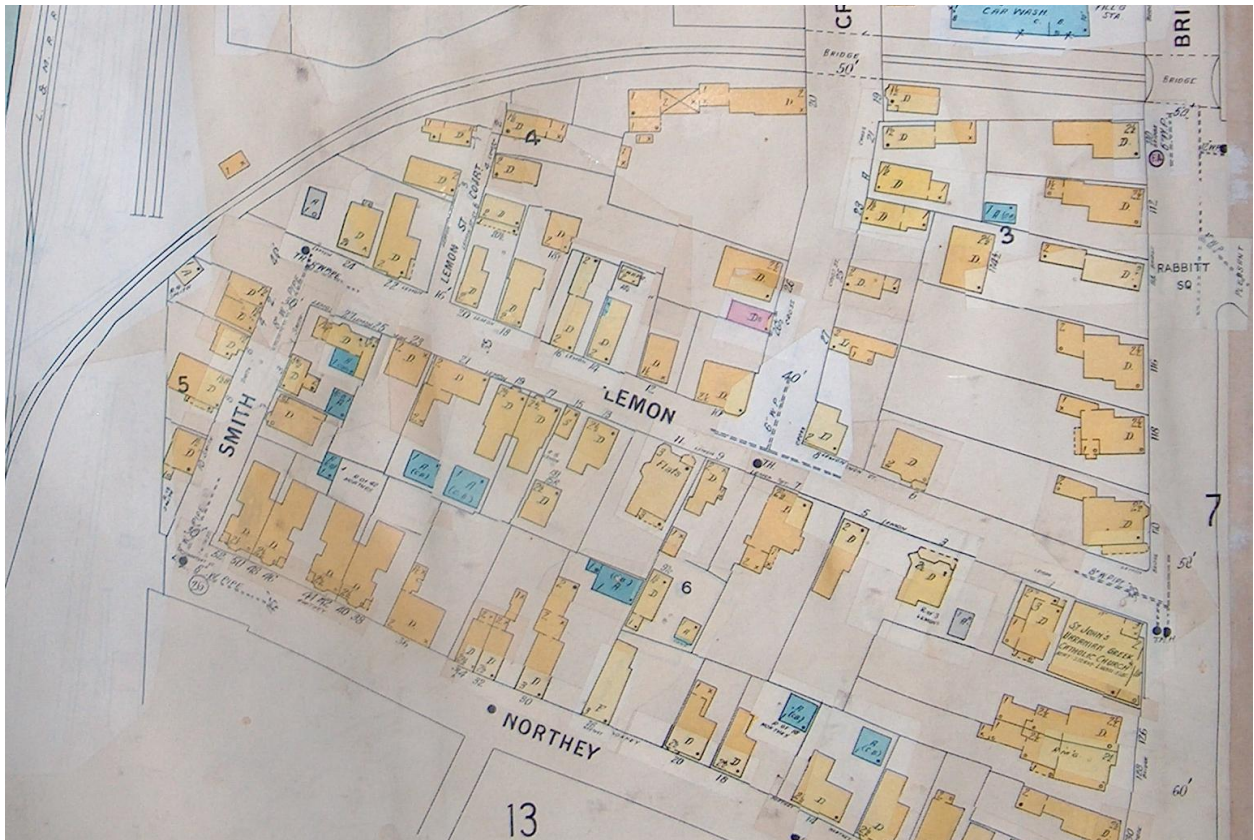
1874 Atlas, Plate D



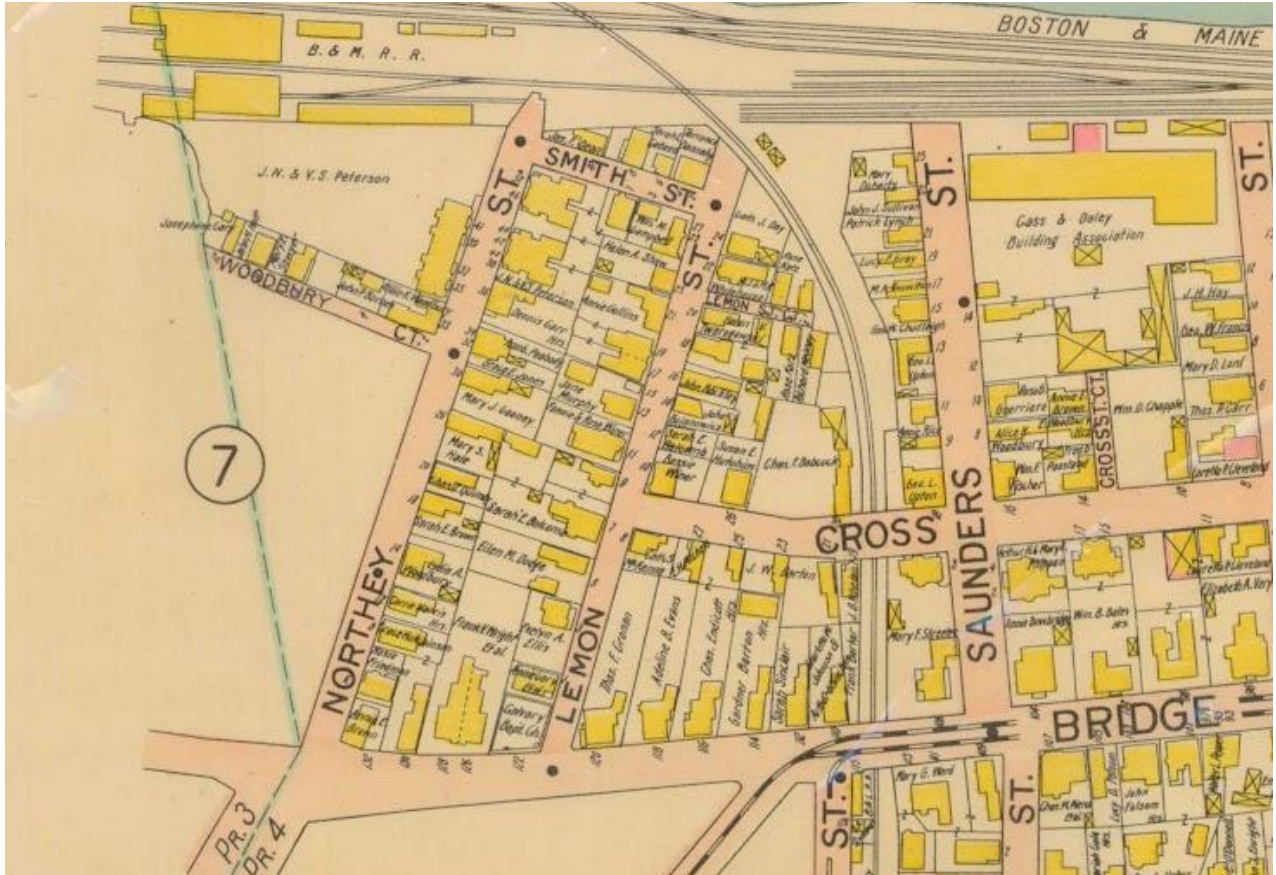
1897 Atlas, Plate 1



1890-1903 Atlas, Plate 17



1906-1938 Atlas, Plate 5



1911 Atlas, Plate 8

Homeowner	Date Purchased	Years of Ownership	Number of Years	Purchase Price	Documents Referenced	Description	Notes
Brayden C. Varr	03/03/2022	2022 - Present	1	\$668,000.00	40769:534	Beginning at the Northwest corner by now or formerly Dodge, thence Easterly by Lemon Street 80 feet, Southerly by land now or formerly Hutchinson about 57.25 feet, Westerly by land now or formerly Wright 80 feet, thence Northerly by land now or formerly Dodge 58.75 feet.	
Michael & Kimberly (Smith) Falchek	4/26/2007	2007-2022		\$317,000.00	26782:72	Beginning at the Northwest corner by now or formerly Dodge, thence Easterly by Lemon Street 80 feet, Southerly by land now or formerly Hutchinson about 57.25 feet, Westerly by land now or formerly Wright 80 feet, thence Northerly by land now or formerly Dodge 58.75 feet.	
Laberis Family		1961-2007	46				
George & Stasia A. Laberis	05/30/2002	2002-2007	5	Nominal Consideration Paid	18855:530	Beginning at the Northwest corner by now or formerly Dodge, thence Easterly by Lemon Street 80 feet, Southerly by land now or formerly Hutchinson about 57.25 feet, Westerly by land now or formerly Wright 80 feet, thence Northerly by land now or formerly Dodge 58.75 feet.	
Marino G. Laberis & Stacia A. Laberis (married) then - George A. Laberis, Stephen J. Laberis, William E. Laberis, Susan E. Canty, Christine A. O'Brien, Andrea S. Bean as tenants in common	03/09/1961	1961-2002	41	Consideration Paid	4750:124	Beginning at the Northwest corner by now or formerly Dodge, thence Easterly by Lemon Street 80 feet, Southerly by land now or formerly Hutchinson about 57.25 feet, Westerly by land now or formerly Wright 80 feet, thence Northerly by land now or formerly Dodge 58.75 feet.	
Ellis Family		1902-1961	59				
Evelyn A. (Kenney) Ellis, wife of James H. Ellis then - Lena E. Ellis	10/04/1902	1902-1961	59	\$1 And Other Valuable Consideration	1687:300	Combining two parcels. Beginning at Northeast corner of premises on Lemon Street at land of said Ellis, formerly of said Hutchinson, thence running Easterly on Lemon Street 40 feet to other land of Hutchinson thence turning and running Southerly by land of Hutchinson 57 feet, 3 inches to land of Wright, thence by said land of Wright Westerly 40 feet to said other land of Ellis thence Northerly on said other land of Ellis 57 feet, 6 inches to point beginning	Combining two parcels.
	07/05/1902	1902-1961	59	\$1 And Other Valuable Consideration	1684:395	Beginning at the Northeast corner at land of Dodge on Lemon Street, thence running Easterly on Lemon Street 40 feet, thence running Southerly to land of Wright about 57 feet, 6 inches thence running Westerly on land of Wright 40 feet to land of Dodge thence running Northerly on land of Dodge 58 feet, 9 inches to point started.	
John Ingersoll Hutchinson	03/06/1886			\$866.67	1169:99	Bridge & Lemon corner	

Residents Table

	Name	Details
1903-1904	James H. Ellis	Secretary & Manager at AG Frothingham Co.
1906	James H. Ellis	Secretary & Manager at AG Frothingham Co.
	Edith E. Ellis	Boards 3 Lemon
	Hazel I. Ellis	Clerk, 209 Essex, boards 3 Lemon
1910-1914	James H. Ellis	Secretary & Manager at AG Frothingham Co.
	Hazel I. Ellis	Clerk, 188 Essex
	L. Mildred Ellis	Boards 3 Lemon
1915	James H. Ellis	Froals Manufacturing
	Dora H. Ellis	Student, boards 3 Lemon
	Hazel I. Ellis	Bookkeeper, boards 3 Lemon
	L. Mildred Ellis	Teacher, boards 3 Lemon
1917	James H. Ellis (Evelyn A.)	
	Dora H. Ellis	Student, boards 3 Lemon
	L. Mildred Ellis	Cook 220 Essex Street, boards 3 Lemon
1921	James H. Ellis (Evelyn A.)	Clk
	L. Mildred Ellis	Bookkeeper, boards 3 Lemon
1931-1937	Evelyn A.	Widow Jas H
	Lena M	Bookkeeper
1946	L. Mildred Ellis	

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.2838
Historic Name:	Ellis, James H. House
Common Name:	
Address:	3 Lemon St
City/Town:	Salem
Village/Neighborhood:	Salem Common;
Local No:	36-33;
Year Constructed:	C 1901
Architectural Style(s):	Queen Anne;
Use(s):	Single Family Dwelling House;
Significance:	Architecture;
Area(s):	SAL.FQ, SAL.IV
Designation(s):	Nat'l Register District (07/19/2002);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard; Wood Flushboard;
Demolished	No



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

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

This file was accessed on: Tuesday, November 14, 2023 at 2:48 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

7/19/02
NRDLS

SAL. 2838

Place SC

FR

EX

2838

AREA

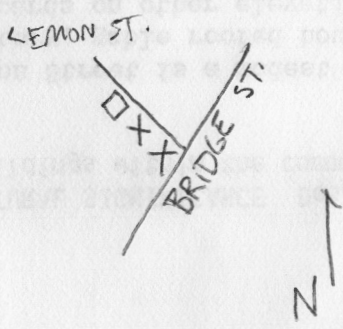
FORM NO.

36	33
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IV



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



UTM REFERENCE _____
USGS QUADRANGLE _____
SCALE _____

Salem

Address 3 Lemon St.

Historic Name _____

Present Residential

Original Residential

Description

By 1903

Source City Directories

Queen Anne

Architect _____

Exterior Wall Fabric Clapboard, flush-board

Outbuildings garage

Major Alterations (with dates) _____

Condition Fair

Moved _____ Date _____

Acreage Under 1 acre

Setting Residential, urban

Recorded by Debra Hilbert & Kim Wither

Organization Salem Planning Dept. Brengle

Date April, 1987

2838

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

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

3 Lemon Street is a modest example of the Queen Anne style. It is a two-story, gable roofed house with flush boarding on the facade and clapboards on other elevations. A square tower with a pyramidal roof is set at an angle at the northeast corner, and at the southeast corner a first-story bay rises into a squared second-story projection with a gable roof. A flat-roofed porch with wrought iron replacement posts extends across the facade.

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

Lemon Street has existed by various names since the 17th century, having been one of the roads to the North River. By 1843 it was known by its present name. The street contains an eclectic mixture of architectural styles, with this house being one of the later additions. Built after 1897, it first appears in the 1903-1904 directory, occupied by James H. Ellis, secretary and Manager of A.G. Frothingham's Co., shoe trimmings.

BIBLIOGRAPHY and/or REFERENCES

- City Directories, 1903-1904
- 1874 Atlas
- 1897 Atlas

29	33
EX	5838

default in the performance or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. In witness whereof the said

Emile J Guay hereunto set my hand and seal this fifteenth day of September in the year one thousand nine hundred and two

Signed and sealed in the presence of Frank D Allen

Emile J Guay seal
Commonwealth of Massachusetts
Essex Co. September 15, 1902.
I then personally appeared the above

named Emile J Guay and acknowledged the foregoing instrument to be his free act and deed, before me

Frank D Allen Justice of the Peace

Essex Co. Recd Sept 17, 1902. 5m. post 10c. M. Recd by Richard J. Hale Reg

J. S. Hutchinson
to
E. A. Ellis
(w. J. H. E.)

Know all men by these presents that John Ingersoll Hutchinson of Salem, Essex County Massachusetts, in consideration of one dollar and other valuable considerations paid by Evelyn A. Ellis of said Salem, wife of James H. Ellis, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Evelyn A. Ellis and her heirs and assigns, a certain parcel of land in said Salem bounded beginning at the north-east corner at land of Dodge on Seemon Street, thence running easterly on Seemon Street forty feet, thence running southerly to land of Wright about fifty seven feet six inches thence running westerly on land of Wright forty feet to land of Dodge, thence running northerly on land of Dodge fifty eight feet nine inches to the point started from. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Evelyn A. Ellis and her heirs and assigns, to their own use and behoof forever. And I do hereby for myself and my heirs, executors and administrators, covenant with the grantee and her heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except taxes assessed May 1, 1902, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof

Of the said John Ingersoll Hutchinson having no wife hereunto set my hand and seal this fifth day of July in the year one thousand nine hundred and two.

Signed, sealed and delivered in presence of words "with all buildings thereon" erased before signing Andrew Fitzg.

John Ingersoll Hutchinson seal Commonwealth of Massachusetts July 7, 1902. Then personally appeared the above named John Ingersoll

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

Andrew Fitzg Justice of the Peace

Essex Recd. Sept. 17, 1902. 20m. post 100. M. Recd. by Ballard Jobale Reg

O. F. Wadsworth et al. To H. M. Wallis

Know all men by these presents that we Oliver F. Wadsworth and Alexander F. Wadsworth, both of Boston, in the County of Suffolk and Commonwealth of Massachusetts as they are Trustees under the residuary clause of the will of Lucy M. Goodwin, deceased in consideration of five dollars and other valuable considerations to them paid by Henry M. Wallis of Beverly, in the County of Essex and Commonwealth of Massachusetts the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit claim unto the said Henry M. Wallis and his heirs and assigns all that parcel of land with the buildings thereon situated in said Beverly on Quincey Park, so called, near Southrop Street and bounded: Southerly by the most Southerly way on said Park, extended Easterly from said Southrop Street to the Sea, there measuring one hundred feet; Easterly by the Sea, eighty feet; Northerly by land of Sarah S. Seifarow, one hundred feet; and westerly by land of said Seifarow, eighty feet. Being the premises conveyed to us by Alexander F. Wadsworth by deed dated July 10, 1902, and recorded with Essex South District Deeds Sub 1678 page 357, subject to the taxes assessed May 1, 1902. Do have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Henry M. Wallis and his heirs and assigns, to their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made or suffered by us, except as aforesaid and that we will and our heirs, executors, and administrators shall wear

by Sarah A. Rich to me, dated Feb. 27, 1899, and recorded with Essex South District Registry of Deeds, book 1571, page 337, do hereby acknowledge that I have received from the said Sarah A. Rich the mortgage named in said mortgage, full payment and satisfaction of the same; and in consideration thereof, I do hereby cancel and discharge said mortgage and release and quit claim unto the said Sarah A. Rich and her heirs and assigns forever, all interest acquired under said mortgage in the premises thereby conveyed. In witness whereof, I hereunto set my hand and seal this twentieth day of October A. D. 1902.

Signed and sealed in the presence of B. B. Johnson, C. B. Parks, James Stark, seal, Commonwealth of New York, County of Oneida ss. On this 21st day of October, 1902, I then

personally appeared the above-named James Stark and acknowledged the foregoing instrument to be his free act and deed, before me, James Moore,

Notary Public, Oneida Co., N. Y., seal

State of New York, Oneida County Clerk's Office ss. I, Geo. D. Frank Act. Clerk of said County, and of the Supreme and County Courts therein, the same being Courts of Record, do hereby certify that James Moore whose name is subscribed to the certificate to the proof or acknowledgment of the annexed instrument and thereon written, was at the time of taking such proof or acknowledgment, a Notary Public for said County, dwelling in said County, and sworn and duly authorized to take the same. And further that I am well acquainted with his handwriting and verily believe that the signature to the certificate of said proof or acknowledgment is genuine. And further that said instrument is executed and acknowledged according to the laws of the State of New York. In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court at the City of Utica, this 22nd day of Oct. 1902. Geo. D. Frank Act. Clerk seal

Book 1571, page 337, 1902, Essex South District Registry of Deeds, by Willard Hale, Reg-

J. S. Hutchinson to E. A. Ellis my J. H. B.

Know all Men by these Presents that J. John J. Hutchinson of Saline, in the County of Essex and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Evelyn

A. Ellis of said Salem, wife of James H. Ellis, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Evelyn A. Ellis, a certain parcel of land situate in said Salem and bounded and described as follows: Beginning at the north easterly corner of the premises on Lemon Street at land of said Ellis, formerly of said Hutchinson, thence running easterly on said Lemon Street forty (40) feet to other land of Hutchinson, thence turning and running southerly by said other land of Hutchinson fifty seven feet, three inches (57 f. 3 in.) more or less to land of Wright, thence by said land of Wright westerly forty (40) feet to said other land of Ellis, thence northerly on said other land of Ellis fifty seven feet, 6 inches (57 f. 6 in.) more or less to the point of beginning on said Lemon Street. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Evelyn A. Ellis and her heirs and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and her heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof, I the said John J. Hutchinson, being unmarried, hereunto set my hand and seal this fourth day of October in the year one thousand nine hundred and two.

Signed sealed and

delivered in presence of
Wm D. Chappell.

} John J. Hutchinson seal
Commonwealth of Mass
sachusetts. Exec 20 October

4th 1902, Then personally appeared the above-named John J. Hutchinson and acknowledged the foregoing instrument to be his free act and deed, before me,

Wm D. Chappell

Justice of the Peace.

Exec 20. recd Oct. 29, 1902. 3.00 m. paid 4 P.M. rec. 1.14. by

Willard J. Hale, Reg.

Know all men by these presents that we James H. Ellis and Evelyn A. Ellis, his wife, in her right, of

J. H. Ellis
vs
J. J. Hutchinson.
(over.)

Discharge
D. 1850 P. 151

Salem, Essex County, Massachusetts, in consideration of Five Hundred and Twenty Dollars paid by John J. Hutchinson of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said John J. Hutchinson, and his heirs and assigns, a certain parcel of land in said Salem, beginning at the north easterly corner of the premises on Denon Street, at land of said Evelyn A. Ellis, thence running easterly on said street, forty feet to land of the grantee, thence running southerly by said grantee's land fifty-seven feet, three inches, more or less, to land of Wright, thence running westerly by land of Wright forty feet to land of said Ellis, thence running northerly on land of said Ellis fifty seven feet six inches, more or less, to the point of beginning; being the same conveyed to said Evelyn A. Ellis, by deed of said grantee, dated October 4, 1902 to be recorded herewith. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said John J. Hutchinson and his heirs and assigns, to their own use and behoof forever. And we hereby, for ourselves and our heirs, executors and administrators, covenant with the grantee and his heirs and assigns that said Evelyn A. is lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that we have good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. Provided nevertheless that if we, or our heirs, executors, administrators or assigns, shall pay unto the grantee, or his executors, administrators or assigns the sum of Five Hundred and Twenty Dollars in one year from this date, with interest quarterly at the rate of five per cent, per annum, and until such payment shall pay all taxes and assessments to whomsoever laid or assessed, whether on the granted premises, or on any interest therein, or on the debt secured hereby; shall keep the buildings on said premises insured against fire in a sum not less than _____ dollars, for the benefit of the grantee, and his executors, administrators and assigns, in such form and at such insurance offices as they shall approve;

and shall not commit or suffer any strip or waste of the granted premises, or any breach of any covenant herein contained; then this deed, as also a note of even date herewith, signed by us, whereby we jointly and several-ly promise to pay to the grantee or order, the said principal sum and instalments of interest at the times aforesaid, shall be void. But upon any default in the performance or observance of the foregoing condition the grantee, or his executors, administrators or assigns, may sell the granted premises, or such portion thereof as may remain subject to this mortgage in case of any partial release hereof, together with all improvements that may be thereon, by public auction in said Salem first publishing a notice of the time and place of sale once each week for three successive weeks in some one paper published in said Salem, 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 us and all persons claiming under us from all right and interest in the granted premises, whether at law or in equity. And out of money arising from such sale the grantee or his representatives 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 the said condition, rendering the surplus, if any, to said Evelyn A. or her heirs or assigns; and we hereby, for ourselves and our heirs and assigns, covenant with the grantee and his heirs, executors, administrators, and 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 it is agreed that the grantee, or his executors, administrators, or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that until default in the performance or observance of the condition of this deed, we and our heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. In

witness whereof. As the said James H. Ellis and Evelyn A. Ellis herunto set our hands and seals this fourth day of October in the year one thousand nine hundred and two.

Signed sealed and delivered in presence of William M. Jelly to both

James H. Ellis seal
Evelyn A. Ellis seal
Commonwealth of Massachusetts, Essex Co., October 20, 1902.

Then personally appeared the above-named Evelyn A. Ellis and acknowledged the foregoing instrument to be her free act and deed, before me.

William M. Jelly Justice of the Peace.

Essex Co. Recd Oct. 29, 1902. Comm. Recd 4 P.M. Rec. 1st. by Willard J. Hale. Reg -

E. Lechbridge
to
M. E. Squier
Essex Co.

Know all men by these presents that I, Ezekiel Lechbridge of the Town of Manchester, in the County of Essex in the Commonwealth of Massachusetts, in consideration of one dollar and other valuable consideration paid by Mary E. Squier, wife of Hamilton R. Squier of the City, County and State of New York, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Mary E. Squier her heirs and assigns, a certain piece or parcel of land situated on the westerly side of Pine Street in said Manchester and bounded and described as follows: Beginning at a point on the westerly side of said Pine Street by land formerly of John H. Morgan deceased; running thence by the wall along the northerly side of the said Morgan land in a south westerly course to land formerly of Jonathan Hazzam deceased; thence in a northerly direction by said Hazzam land Two hundred and fifty five (255) feet more or less to a stake at the south westerly corner of Lot No. 2 as laid down in the "Plan of Graham Fields," made by R. B. Allen, C. E. and received and entered at the beginning of Book 1541 of Deeds in Essex So. Registry of Deeds, March 26th 1897; thence running in an Easterly direction by land formerly of Charles L. Crafts (said Lot No. 2) Two hundred and thirty-seven (237) feet to said Pine Street; thence in a southerly course by said Pine Street one hundred and eighty (180) feet more or less to the point or place of beginning. Meaning and intending by this Deed to convey the Lot No. 1 in the said "Plan of Graham Fields" conveyed to me by Charles L. Crafts by deed dated

4750
124

I, Lena M. Ellis,
of Salem, Essex County, Massachusetts,
being unmarried, for consideration paid, grant to Marino G. Laberis and Stacia A. Laberis,
husband and wife, as tenants by the entirety, both
of said Salem, with quitclaim covenants

the land in said Salem, together with the buildings thereon, situated at
3 Lemon Street, bounded and described as follows:-

Beginning at the Northwesterly corner thereof by land now or formerly
of Dodge, thence running

EASTERLY by Lemon Street, eighty (80) feet, thence

SOUTHERLY by land now or formerly of Hutchinson, about fifty-seven
and twenty-five one-hundredths (57.25) feet, thence

WESTERLY by land now or formerly of Wright, eighty (80) feet, and
thence

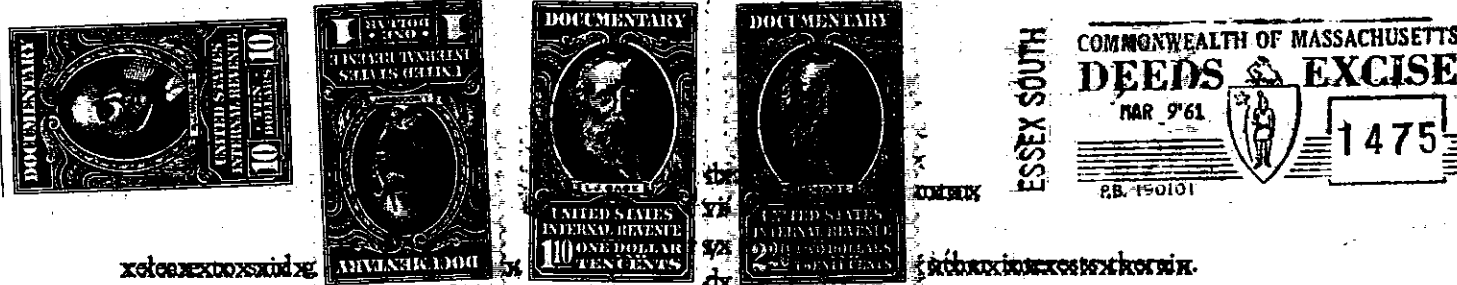
NORTHERLY by land now or formerly of Dodge, about fifty-eight and
seventy-five one-hundredths (58.75) feet.

Being the same premises conveyed to my late mother, Evelyn A. Ellis,
by deeds of John Ingersoll Hutchinson, dated July 5, 1902 and Oct-
ober 4, 1902, and recorded with Essex South District Registry of Deeds,
Book 1687, Page 300 and Book 1684, Page 395, respectfully.

For my title see Probate of the Estate of said Evelyn A. Ellis, Essex
Probate Docket #

Said premises are conveyed together with and including one (1) alum-
inum combination door, eleven (11) aluminum combination windows, one
(1) wood combination door, and ten and one-half (10 1/2) wood screens,
presently located on said premises.

Said premises are conveyed subject to taxes assessed by the City of
Salem for the year 1961, which have been apportioned as of the date
hereof.



Witness my hand and seal this ninth day of March 1961

Lena M. Ellis

The Commonwealth of Massachusetts

Essex, ss. March 9, 1961

Then personally appeared the above named Lena M. Ellis

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

Bertram Glovsky
Bertram Glovsky Notary Public

7-59 2M

My commission expires May 15, 1965

Essex ss. Recorded Mar. 9, 1961. 25 m. past 4 P.M. #123

QUITCLAIM DEED

We, GEORGE A. LABERIS, STEPHEN J. LABERIS, WILLIAM E. LABERIS, SUSAN E. CANTY, CHRISTINE A. O'BRIEN, and ANDREA S. BEAN, as tenants in common, for nominal consideration paid, grant to the Salem Laberis Family Trust under a declaration of Trust recorded herewith, the land in said Salem, together with the buildings thereon, situated at 3 Lemon Street, bounded and described as follows: *GEORGE A. LABERIS, TRUSTEE.*

Beginning at the Northwesterly corner thereof by land now or formerly of Dodge, thence running

- EASTERLY by Lemon Street, eighty (80) feet, thence
- SOUTHERLY by land now or formerly of Hutchinson, about fifty-seven and twenty-five one-hundredths (57.25) feet, thence
- WESTERLY by land now or formerly of Wright, eighty (80) feet, and thence
- NORTHERLY by land now or formerly of Dodge, about fifty-eight and seventy-five one-hundredths (58.75) feet.

Being the same premises conveyed to the grantors herein by deed of Lena M. Ellis and recorded in Book 4750, Page 124, and dated March 9, 1961.

Witness our hands and seals this 30th day of May, 2002.

George A. Laberis
George A. Laberis

Stephen J. Laberis
Stephen J. Laberis

William E. Laberis
William E. Laberis

Susan Canty
Susan E. Canty

Christine A. O'Brien
Christine A. O'Brien

Property Address: 3 Lemon St., Salem, MA 01970
Grantee Address: c/o George Laberis, 5 Savin St., Burlington, MA

Andrea S. Bean
Andrea S. Bean

COMMONWEALTH OF MASSACHUSETTS

2002062500154 Bk:18855 Pg:531
06/25/2002 09:21:00 TRD Pg 2/2

Essex, ss.

Then personally appeared the above-named George A. Laberis, Stephen J. Laberis, Susan E. Canty, Christine A. O'Brien, and Andrea S. Bean, and acknowledged the foregoing instrument to be their free act and deed this 30 day of May, 2002, before me.

Robert D. Wade
Notary Public
My Commission Expires: 11/14/08

Middlesex
~~Essex~~, ss.

COMMONWEALTH OF MASSACHUSETTS

Then personally appeared the above-named William E. Laberis and acknowledged the foregoing instrument to be his free act and deed this 13th day of June, 2002, before me.

Christine M. Penney
Notary Public
My Commission Expires:

CHRISTINE M. PENNEY
NOTARY PUBLIC
My Commission Expires Feb 11, 2005

W
2
125

2007042700405 Bk:26782 Pg:72
04/27/2007 13:04:00 DEED Pg 1/2

QUITCLAIM DEED

I, GEORGE A. LABERIS, Trustee of the SALEM LABERIS FAMILY TRUST, u/d/t dated May 30, 2002, recorded with Essex South District Registry of Deeds in Book 18855, Page 513, and STASIA A. LABERIS, for consideration paid of Three Hundred Seventeen Thousand and 00/100 Dollars (\$317,000.00) grant to KIMBERLY SMITH and MICHAEL FALCHEK, husband and wife as tenants by the entirety both of 25 Wilson Avenue, #3, Belmont, Middlesex County, Massachusetts, the land in Salem, together with the buildings thereon, situated at 3 Lemon Street, bounded and described as follows:

Beginning at the Northwesterly corner thereof by land now or formerly of Dodge, thence running:

- EASTERLY by Lemon Street, eighty (80) feet, thence
- SOUTHERLY by land now or formerly of Hutchinson, about fifty-seven and twenty-five one-hundredths (57.25) feet, thence
- WESTERLY by land now or formerly of Wright, eighty (80) feet, and thence
- NORTHERLY by land now or formerly of Dodge about fifty-eight and seventy-five one-hundredths (58.75) feet.

For my title see Deed dated May 30, 2002, recorded with Essex South District Registry of Deeds in Book 18855, Page 530.

Witness my hand and seal this 26th of April, 2007.

AFTER RECORDING RETURN TO:
Kimberly Smith & Michael Falchek
3 Lemon Street, Salem, MA 01970

Grantees & Property Address: 3 Lemon St., Salem, MA

DEED REG 10
 ESSEX SOUTH
 04/27/07 11:03PM
 000000 #3157
 FEE \$1445.52
 CASH \$1445.52

George A. Laberis, Trustee
George A. Laberis, Trustee

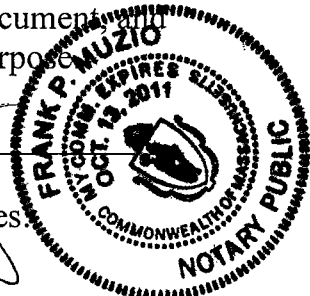
Stasia A. Laberis
Stasia A. Laberis

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 26th day of April, 2007, before me, the undersigned notary public, personally appeared George A. Laberis, Trustee, proved to me through satisfactory evidence of identification which was MA Driver's Lic. to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires:

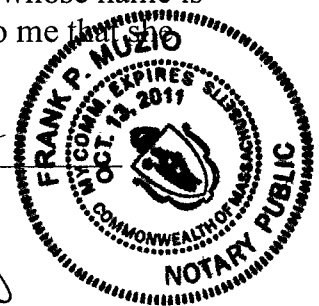


COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 26th day of April, 2007, before me, the undersigned notary public, personally appeared Stasia A. Laberis, proved to me through satisfactory evidence which was MA Driver's Lic. to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires:



222433514
3 Lemon Street
Salem, MA 01970
Brayden C Varr

EXHIBIT A

The land in Salem, together with the buildings thereon, situated at 3 Lemon Street, bounded and described as follows:

Beginning at the Northwesterly corner thereof by land now or formerly of Dodge, thence running:

EASTERLY by Lemon Street, eighty (80) feet, thence

SOUTHERLY by land now or formerly of Hutchinson, about fifty-seven and twenty-five one-hundredths (57.25) feet, thence

WESTERLY by land now or formerly of Wright, eighty (80) feet, and thence

NORTHERLY by land now or formerly of Dodge about fifty-eight and seventy-five one-hundredths (58.75) feet.

36-0033-0

Title to the above described property conveyed to Kimberly Smith and Michael Falchek, husband and wife as tenants by the entirety from George A. Laberis, Trustee of the Salem Laberis Family Trust, u/d/t dated May 30, 2002 and Stasia A. Laberis by Quitclaim Deed - Recorded Land dated April 26, 2007 and recorded April 27, 2007 in Book 26782, Page 72 or Instrument No. 2007042700405.

And also being the same premises conveyed to Brayden C Varr by deed from Michael Falchek and Kimberly Smith NKA Kimberly Falchek to be recorded herewith.



MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 03/04/2022 03:38 PM
ID: 1515924 Doc# 20220304004180
Fee: \$3,046.08 Cons: \$668,000.00

QUITCLAIM DEED

WE, MICHAEL FALCHEK and KIMBERLY FALCHEK formerly known as Kimberly Smith, a married couple, of 55 Bay View Avenue, Salem, Essex County, Massachusetts 01970

for consideration paid and in full consideration of Six-Hundred Sixty-Eight Thousand and 00/100 (\$668,000.00), Dollars

Grant to BRAYDEN C. VARR, Individually, now of 3 Lemon Street, Salem, Essex County, Massachusetts 01970

with QUITCLAIM COVENANTS,

The land in Salem, together with the buildings thereon, situated at 3 Lemon Street, bounded and described as follows:

Beginning at the Northwesternly corner thereof by land now or formerly of Dodge, thence running:

- EASTERLY by Lemon Street, eighty (80) feet, thence
- SOUTHERLY by land now or formerly of Hutchinson, about fifty-seven and twenty-five one-hundredths (57.25) feet, thence
- WESTERLY by land now or formerly of Wright, eighty (80) feet, and thence
- NORTHERLY by land now or formerly of Dodge about fifty-eight and seventy-five one-hundredths (58.75) feet.


WE, MICHAEL FALCHEK and KIMBERLY FALCHEK, f/k/a Kimberly Smith, do hereby voluntarily release all of our rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and state under the penalties of perjury that there is no other person or persons are entitled to any homestead rights other than the persons executing this deed.

Meaning, intending to convey and hereby conveying, the same premises conveyed to Kimberly Smith and Michael Falchek by deed of George A. Laberis, Trustee, Salem Laberis Family Trust and Stasia A. Laberis and recorded April 27, 2007 with the Essex South District Registry of Deeds at Book 26782, Page 72.

LOCUS: 3 Lemon Street, Salem, MA

Executed as a sealed instrument under the penalties of perjury this 3rd day of March, 2022.

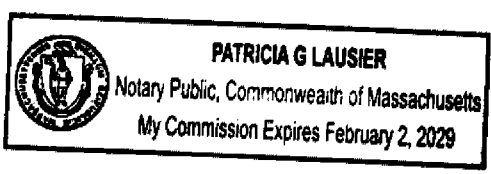

MICHAEL FALCHEK

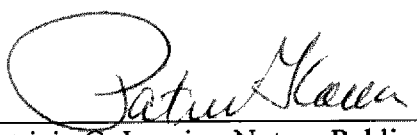

KIMBERLY FALCHEK
f/k/a Kimberly Smith

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 3rd day of March, 2022, before me, the undersigned notary public, personally appeared MICHAEL FALCHEK and KIMBERLY FALCHEK, f/k/a Kimberly Smith proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose and as their free act and deed as.




Patricia G. Lausier, Notary Public
My Commission Expires: 2/02/2029