

HISTORIC SALEM INC

House History and Plaque Program

For Phillis Sabourin

27 Franklin Street

Salem, Massachusetts 01970

Research and Writing Provided by

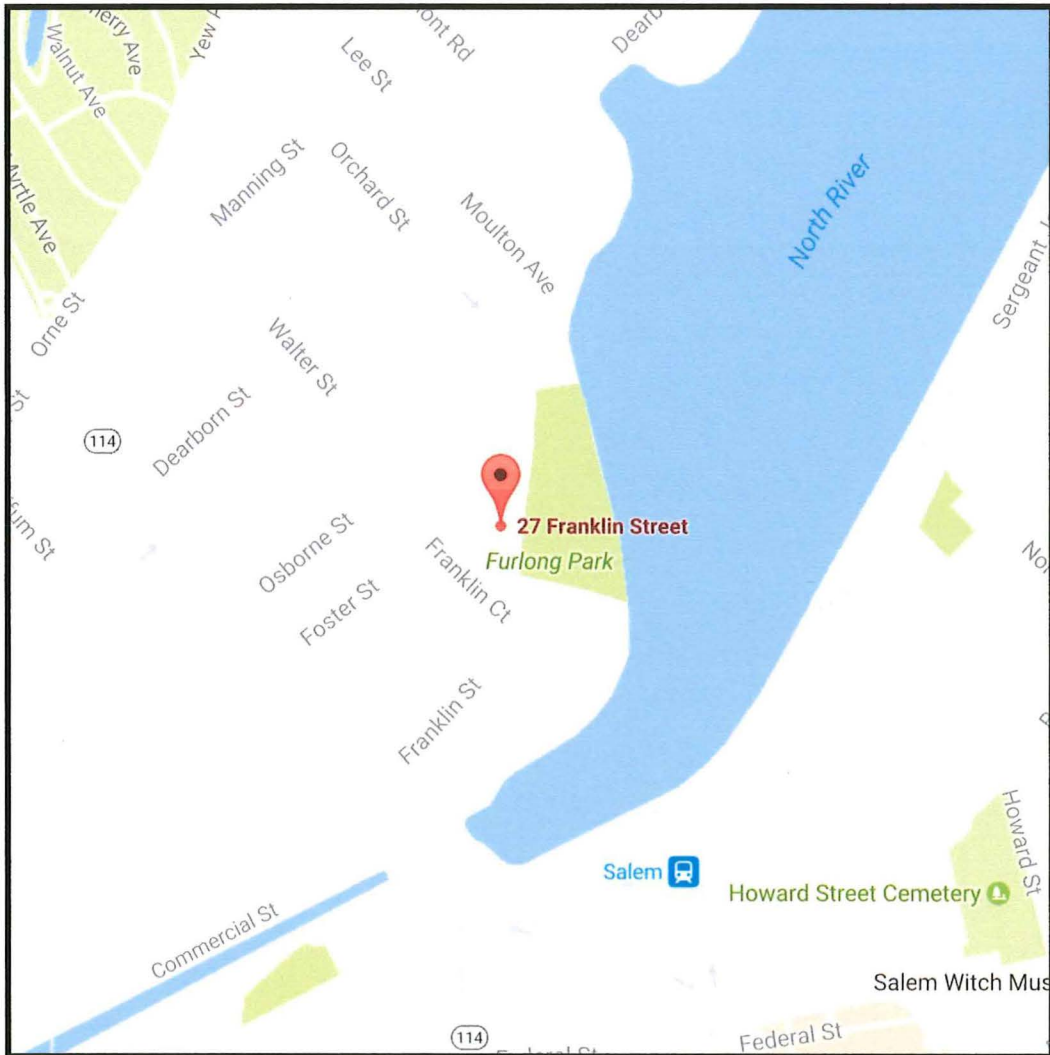
Kimberly Whitworth, J.D., M.A.

December 2016

Historic Salem, Inc.
9 North Street, Salem, MA 01970
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The House History of 27 Franklin Street





The House History of 27 Franklin Street

The history of 27 Franklin Street in Salem, Massachusetts is distinctive because the house was moved from 89 North Street to its present location on Franklin Street. Photographs from the 1940's revealed that the house's architecture was Asymmetrical Colonial Revival or Greek Revival style. Records at the Essex South County Registry of Deeds indicated that the house was built at 89 North Street by Christopher McGrane between the 19th and 20th centuries.

United States census records identified McGrane as a retired Irish immigrant, however, city directories listed his occupation as a painter and there was no indication that he ever resided on North Street. According to deeds, he owned the property from 1897 to 1904. Records noted there were three dwellings on the lot, 87, 89 and 91 – perhaps McGrane was a landlord who rented the properties.

McGrane died in the early 1920's and the property (89 North Street) was conveyed to Catherine Frances Tracy of Salem and Mary Josephine Eagan of Gloucester. Based on census records, neither Tracy nor Eagan appeared to have lived on North Street so it's likely they also rented the properties. Tracy sold her interest to the Eagan family who then conveyed the property to the Queens Trading Company, Inc. in July 1945. A local newspaper article described the 89 North Street house move to its present location the summer of 1945. This may have been related to the widening of North Street that same year.

After the house was removed from the property on North Street the Queens Trading Company leased the North Street lots to The Atlantic Refining Company for use as a service station. The station was located between where Valvoline (87 North Street) and the Salvation Army Church (93 North Street) sit at the time of this report.



The lot of land at 27 Franklin Street was conveyed to William D. Sabourin of Salem in 1923. Neither he nor his wife Charlotte appeared in the United States Census records in Salem but they were identified in other Salem city directories. Sabourin's occupation was listed as printer in early directories then as a "comp" in later ones.

The Sabourin's subdivided their Franklin Street land and in 1947 conveyed #27 to their son, Aaron, and daughter-in-law, Anne L. Sabourin. The couple resided in the house with their family. Post 1947 city directories listed Aaron's occupation as coal driver.

Sabourin sold the 27 Franklin Street property to the Salem Full Gospel Chapel, Inc. in 1965. The chapel retained ownership until Aug. 4, 2016 when it sold the house and land to RSD-27 Franklin LLC. As of January 2017, the house is under renovation.

Kimberly A. Whitworth, J.D., M.A.

With edits from Emily Udy & Valerie Fox

Historic Salem, Inc.

Nov. 21, 2016

Bibliography and References

Essex County Registry of Deeds

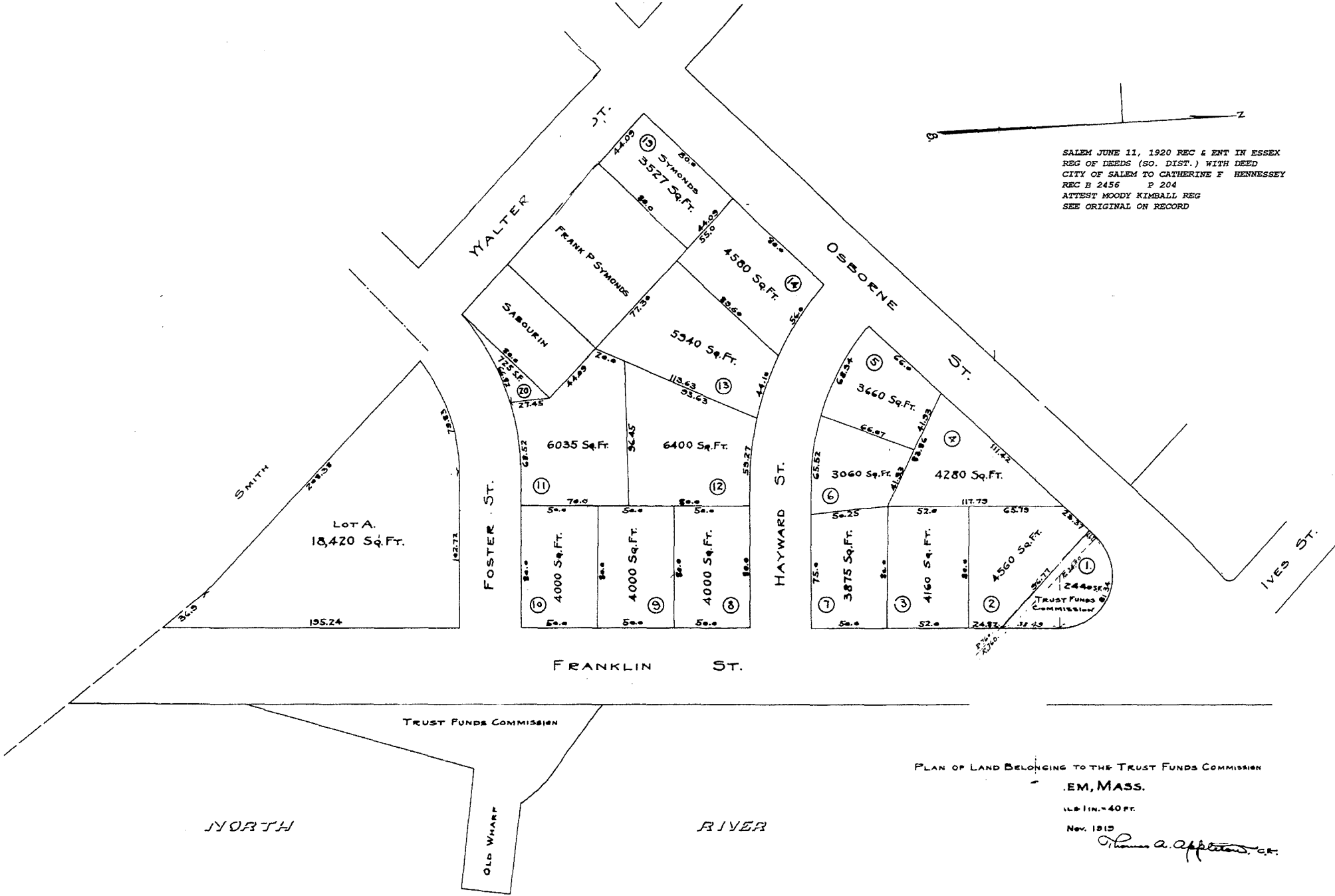
Essex County Registry of Probate

Salem Directories, various dates

United States Census, 1890-1940

Virginia & Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf, 2002, esp. pages. 179-195.

Documents relating to 27 Franklin Street, Salem, MA



SALEM JUNE 11, 1920 REC & ENT IN ESSEX
 REG OF DEEDS (SO. DIST.) WITH DEED
 CITY OF SALEM TO CATHERINE F HENNESSEY
 REC B 2456 P 204
 ATTEST MOODY KIMBALL REG
 SEE ORIGINAL ON RECORD

PLAN OF LAND BELONGING TO THE TRUST FUNDS COMMISSION

SAL, MASS.

1/8" = 40 FT.

Nov. 1915

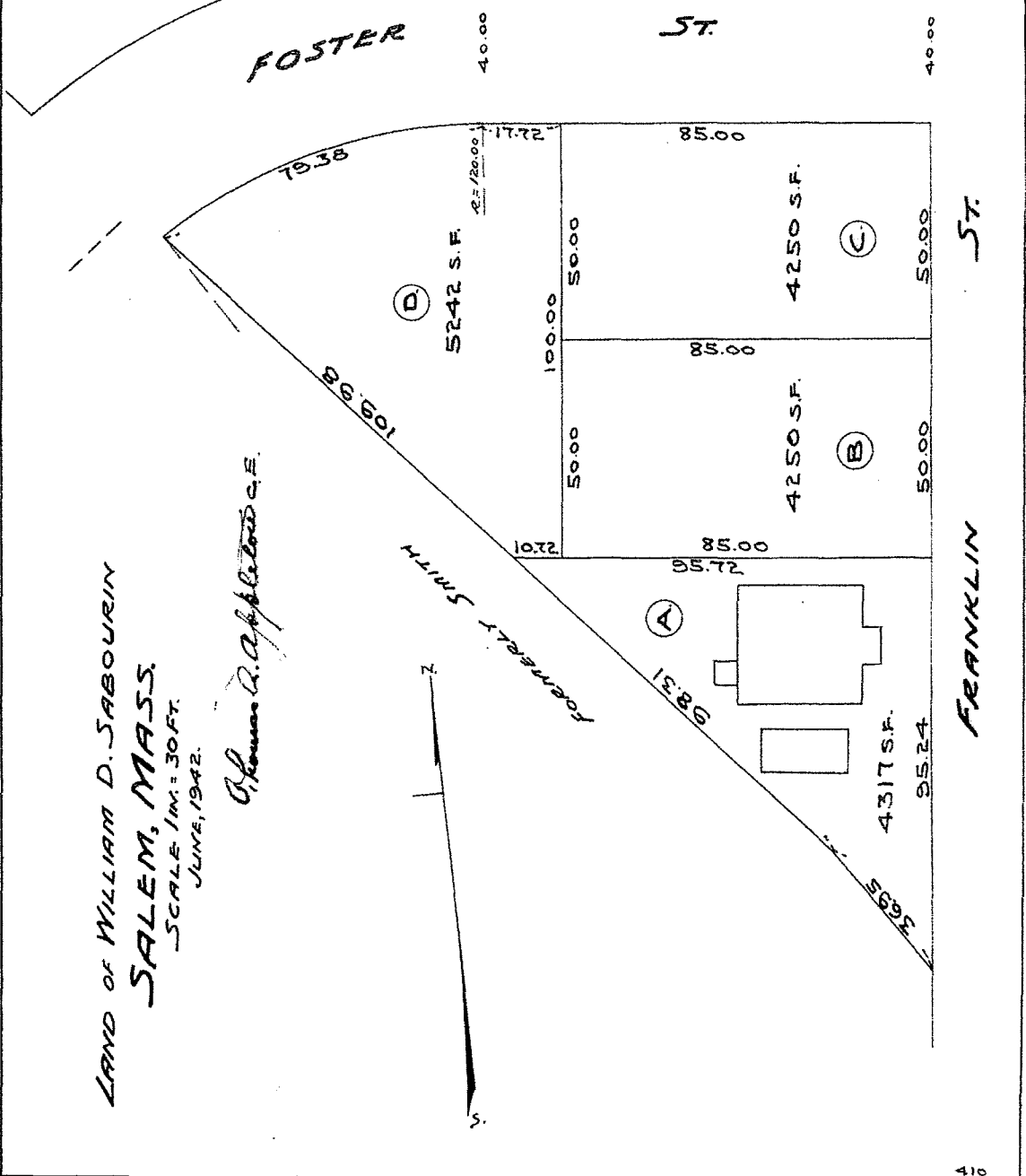
Thomas A. Applegate, C.E.

164
1942

LAND OF WILLIAM D. SABOURIN
SALEM, MASS.
SCALE 1" = 30 FT.
JUNE, 1942.

William D. Sabourin

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.
Received June 19, 1942 With Witness:
William D. Sabourin to Sabourin
Inc. operating Bank
Rec. B 3297 P 5 Filed as No. 164 1942
Attest: *A. Franklin Priest*
Register of Deeds.



Dorothy E. Goyle Notary Public

Essex ss. Received Nov. 14, 1940. 45 m. past 11 A.M. Recorded and Examined.

I, Frank W. Waite of Salem, Essex County, Massachusetts for consideration paid, grant to William D. Sabourin of said Salem with QUITCLAIM COVENANTS the land in said SALEM and more particularly bounded and described as follows: Beginning at the Southeast corner thereof upon Franklin Street, at land now or formerly of Smith; thence running northwesterly by said land of Smith thirty six and nine tenths (36 9/10) feet; thence more westerly by said land of Smith two hundred and eight and thirty eight one hundredths (208.38) feet to Foster Street; thence turning and running northeasterly and easterly on a curved line by Foster Street one hundred and eighty two and fifty five one hundredths (182.55) feet to Franklin Street; thence turning and running southerly by Franklin Street one hundred and ninety five and twenty four one hundredths (195.24) feet to the point of beginning. Being lot marked "A" on a plan entitled "Plan of land belonging to the Trust Fund Commission, Salem, Mass., November 1919, Thomas A. Appleton, C.E." This conveyance is made upon condition that no building shall be erected on said premises to be used for leather manufacture or tanning purposes within a period of ten years from the third day of January in the year one thousand nine hundred and twenty. This conveyance is further made subject to a mortgage to Josiah H. Gifford, of said Salem, Trustee, which mortgage is recorded in the Essex (South District) Registry of Deeds, Book 2442, page 235. The above conveyance is further made subject to all taxes or liens of any nature whatsoever and now outstanding as against the above-mentioned property. I, Ella L. Waite of said Salem wife of said grantor release to said grantee all rights of dower and homestead and other interests therein.

Waite
to
Sabourin

WITNESS our hands and seals this Thirtieth day of August 1923.

Margaret J. Little (to F.W.-))	Frank W. Waite	(seal)
Joseph P. Osgood)	Ella L. Waite	(seal)

COMMONWEALTH OF MASSACHUSETTS Essex ss. Salem, Mass., August 30, 1923.

Then personally appeared the above named Frank W. Waite and acknowledged the foregoing instrument to be his free act and deed, before me

Daniel F. Crowley Justice of the Peace

My commission expires March 21, 1924.

Essex ss. Received Nov. 14, 1940. 45 m. past 11 A.M. Recorded and Examined.

I, Edith F. Bacheller, Administrator of the Estate of Helen F. Bacheller, late of Lynn, Essex County, Massachusetts, by power conferred by the Probate Court of Essex County, in a license dated November 5, 1940, and every

Bacheller
Admx.
to
Collyer
et ux

OVER →

Sabourin
to
Ross

I, William D. Sabourin of Salem, Essex County, Massachusetts, for consideration paid, grant to Eileen H. Ross of Beverly in said Essex County, with QUITCLAIM COVENANTS the land in said SALEM, with the buildings thereon, consisting of three parcels bounded and described as follows: (1) Beginning at the southeast corner thereof upon Franklin Street at land now or formerly of Smith; thence running northwesterly by said land of Smith thirty-six and 9/10 (36.9) feet; thence more westerly by said land of Smith two hundred eight and 38/100 (208.38) feet to Foster Street; thence turning and running northeasterly and easterly on a curved line by Foster Street one hundred eighty-two and 55/100 (182.55) feet to Franklin Street; thence turning and running southerly by Franklin Street one hundred ninety-five and 24/100 (195.24) feet to the point of beginning. Being Lot marked "A" on a plan entitled "Plan of land belonging to the Trust Funds Commission, Salem, Mass. November 1919. Thomas A. Appleton, C. E." Being the same premises conveyed to myself and Frank N. Rousseau by deed of the City of Salem, dated January 3, 1920, and recorded with Essex South District Deeds, Book 2442, Page 234. (2) Lot No. 449 on a plan of land entitled "Cedarcrest" owned by Frederick H. Griswold, dated November 1921, Thomas A. Appleton, C. E., recorded with said Deeds, Plan Book 36, Plan No. 17, and bounded and described as follows: Southerly by Cedarcrest Avenue as shown on said plan fifty (50) feet; Westerly by Lot No. 450 on said plan two hundred eighteen and 7/100 (218.07) feet; Northerly by Lot No. 461 on said plan fifty and 80/100 (50.80) feet; Easterly by Lot No. 448 on said plan two hundred eight and 92/100 (208.92) feet. Containing 10,674 square feet, according to said plan. Being the same premises conveyed to me by deed of Frederick H. Griswold, dated November 12, 1929, and recorded with said Deeds, Book 2833, Page 25. (3) Lot No. 401 as shown on said plan of "Cedarcrest", bounded and described as follows: Northeasterly by Intervale Road as shown on said plan eighty (80) feet; Northwesterly by Lot No. 402 on said plan one hundred (100) feet; Southwesterly by Lot No. 434 on said plan forty-six and 52/100 (46.52) feet; Southerly by Cedarhill Road as shown on said plan ninety-three and 51/100 (93.51) feet; Southeasterly on a curved line as shown on said plan twenty-four and 68/100 (24.68) feet. Containing 7,234 square feet, according to said plan. Being the same premises conveyed to me by deed of Frederick H. Griswold, dated November 12, 1929, and recorded with said Deeds, Book 2833, Page 25. The above parcels are conveyed subject to all incumbrances of record. I, Charlotte M. Sabourin, wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein. WITNESS our hands and seals this 10th day of May 1944.

Charlotte M. Sabourin

THE COMMONWEALTH OF MASSACHUSETTS) William D. Sabourin
Essex ss. May 10, 1944. Then personally appeared the above named William
D. Sabourin and acknowledged the foregoing instrument to be his free act
and deed, before me Daniel C. Fitz Notary Public

My commission expires April 3, 1947.

Essex ss. Received May 10, 1944. 29 m. past 11 A.M. Recorded and Examined.

I, Eileen H. Ross of Beverly, Essex County, Massachusetts, being unmarried,
for consideration paid, grant to William D. Sabourin and Charlotte M. Sa-
bourin, and to the survivor of them as tenants by the entirety and not as
tenants in common, they being husband and wife, of Salem in said Essex
County, with QUITCLAIM COVENANTS the land in said SALEM, with the buildings
thereon, consisting of three parcels bounded and described as follows: (1)
Beginning at the southeast corner thereof upon Franklin Street at land now
or formerly of Smith; thence running northwesterly by said land of Smith
thirty-six and 9/10 (36.9) feet; thence more westerly by said land of Smith
two hundred eight and 38/100 (208.38) feet to Foster Street; thence turning
and running northeasterly and easterly on a curved line by Foster Street
one hundred eighty-two and 55/100 (182.55) feet to Franklin Street; thence
turning and running southerly by Franklin Street one hundred ninety-five
and 24/100 (195.24) feet to the point of beginning. Being Lot marked "A"
on a plan entitled "Plan of land belonging to the Trust Funds Commission,
Salem, Mass. November 1919. Thomas A. Appleton, C. E." (2) Lot No. 449 on
a plan of land entitled "Cedarcrest" owned by Frederick H. Griswold, dated
November 1921, Thomas A. Appleton, C. E., recorded with said Deeds, Plan
Book 36, Plan No. 17, and bounded and described as follows: Southerly by
Cedarcrest Avenue as shown on said plan fifty (50) feet; Westerly by Lot
No. 450 on said plan two hundred eighteen and 7/100 (218.07) feet; North-
erly by Lot No. 461 on said plan fifty and 80/100 (50.80) feet; Easterly
by Lot No. 448 on said plan two hundred eight and 92/100 (208.92) feet.
Containing 10,674 square feet, according to said plan. (3) Lot No. 401 as
shown on said plan of "Cedarcrest", bounded and described as follows: North-
easterly by Intervale Road as shown on said plan eighty (80) feet; North-
westerly by Lot No. 402 on said plan one hundred (100) feet; Southwesterly
by Lot No. 434 on said plan forty-six and 52/100 (46.52) feet; Southerly
by Cedarhill Road as shown on said plan ninety-three and 51/100 (93.51)
feet; Southeasterly on a curved line as shown on said plan twenty-four and
68/100 (24.68) feet. Containing 7,234 square feet, according to said plan.
Being the same premises conveyed to me by deed of William D. Sabourin, to
be recorded herewith. The above parcels are conveyed subject to all in-

✓
Ross
to
Sabourin
et ux
See
B.4718 P. 14

Lot
A

7
N/E -
Saugus

cumbrances of record. WITNESS my hand and seal this 10th day of May 1944.
 THE COMMONWEALTH OF MASSACHUSETTS) Eileen H. Ross
 Essex ss. May 10, 1944. Then personally appeared the above named Eileen
 H. Ross 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 May 10, 1944. 29 m. past 11 A.M. Recorded and Examined.

Discharge
 Berman

I, Mamie Berman holder of a mortgage from Ida M. Fladger to me dated August
 16, 1926 recorded with South Essex Registry of Deeds Book 2693, Page 195
 acknowledge satisfaction of the same WITNESS my hand and seal this May
 10 day of 1944 Mamie Berman (seal)
 Bernard M. Cohen) COMMONWEALTH OF MASSA-
 CHUSETTS Essex ss. May 10, 1944 Then personally appeared the above named
 Mamie Berman and acknowledged the foregoing instrument to be her free act
 and deed, before me, Bernard M. Cohen Justice of the Peace
 Essex ss. Received May 10, 1944. 59 m. past 11 A.M. Recorded and Examined.

Assgt.
 Connolly
 to
 Marco
 Investment Trust
 Tree. of

That I, John W. Connolly, present holder of a mortgage from Michael H.
 Fame Trustee of the M.H.Fame Realty Trust to John W. Connolly dated Decem-
 ber 17 1943 and recorded on December 20 1943 with Essex South District
 Registry of Deeds Book 3358, Page 41 assign said mortgage and the note
 and claim secured thereby to Michael R. Connolly Trustee of the Marco
 Investment Trust WITNESS my hand and seal this 20th day of December 1943
 THE COMMONWEALTH OF MASSACHUSETTS) John W. Connolly
 Essex ss. December 20 1943 Then personally appeared the above named John
 W. Connolly and acknowledged the foregoing instrument to be his free act
 and deed before me Levena L. Broyderick Notary Public
 My commission expires April 12, 1946
 Essex ss. Received May 10, 1944. 59 m. past 11 A.M. Recorded and Examined.

Discharge
 Marco
 Investment Trust
 Tree. of

I, Michael R. Connolly Trustee of the Marco Investment Trust Assignee and
 present holder of a mortgage from Michael H. Fame Trustee of the M.H.Fame
 Realty Trust to John W. Connolly dated December 17 1943 recorded with
 Essex South District Registry of Deeds Book 3358, Page 41, acknowledge
 satisfaction of the same WITNESS my hand and seal this 9th day of May
 1944. Michael R. Connolly Trustee
 THE COMMONWEALTH OF MASSACHUSETTS) of the Marco Investment Trust
 Essex ss. May 9 1944 Then personally appeared the above named Michael R.
 Connolly Trustee and acknowledged the foregoing instrument to be his free

We, William D. Sabourin and Charlotte M. Sabourin, husband and wife, tenants by the entirety,

of Salem Essex County, Massachusetts, being unmarried, for consideration paid, grant to Arnon R. Sabourin and Anne L. Sabourin, and to the survivor of them as tenants by the entirety and not as tenants in common, they being husband and wife, of said Salem, with quitclaim covenants

the land in said Salem, with the buildings thereon, shown as Lot C on plan of "Land of William D. Sabourin, Salem, Mass. June 1942. Thomas

(Description and encumbrances, if any)

A. Appleton, C.E." recorded with Essex South District Deeds, Book 3297, Page 5, and bounded and described as follows:

Easterly by Franklin Street fifty (50) feet;
Northerly by Foster Street eighty-five (85) feet;
Westerly by Lot D on said plan fifty (50) feet;
Southerly by Lot B on said plan eighty-five (85) feet.
Containing 4250 square feet, according to said plan.

Being a portion of the premises conveyed to us by deed of Eileen H. Ross, dated May 10, 1944, recorded with said Deeds, Book 3369, Page 289.

Taxes assessed as of January 1, 1947, are to be paid by the grantees.

No stamps required.

[Faint mirrored text from reverse side of page]

_____ husband of said grantor,
_____ wife
release to said grantees all rights of tenancy by the entirety and other interests therein

Witness our hands and seals this 2nd day of July 1947.

William D. Sabourin

Charlotte M. Sabourin

The Commonwealth of Massachusetts

Essex ss. July 2, 1947.

Then personally appeared the above named William D. Sabourin

and acknowledged the foregoing instrument to be his free act and deed, before me,
Daniel G. Fitz
Notary Public - Justice of the Peace

My commission expires March 26, 1954.

Essex ss. Received July 2, 1947. 26 m. past 12 P.M. Recorded and Examined.

Aaron R. Sabourin and Anne L. Sabourin, husband and wife, both
of Salem, Essex County, Massachusetts,
being married, for consideration paid, grant to Salem Full Gospel Chapel, Inc., a corpora-
tion organized under the laws of the Commonwealth of Massachusetts and having
a usual place of business
in Salem, Essex County, Massachusetts with quitclaim covenants

[Description and encumbrances, if any]

The land in said Salem together with the buildings thereon, shown as
Lot C on Plan of Land of William D. Sabourin, Salem, Mass., June, 1942,
Thomas A. Appleton, C. E. recorded with Essex South District Registry of
Deeds, Book 3297, Page 5, and bounded and described as follows:

- EASTERLY by Franklin Street, Fifty (50) feet;
- NORTHERLY by Foster Street, Eighty-five (85) feet;
- WESTERLY by Lot D on said plan, fifty (50) feet; and
- SOUTHERLY by Lot B on said plan, Eighty-five (85) feet.

Being the same premises conveyed to the said Aaron R. Sabourin et ux
by Deed of William D. Sabourin et ux, dated July 2, 1947, and recorded with
said Deeds, Book 3556, Page 70.

Taxes for the year 1965 are to be apportioned as of the date of trans-
fer and are to be paid by the grantee.

Mass. Excise Stamps \$19.15 affixed
and cancelled on back of this instrument

U. S. Docum. Stamps \$18.70 affixed
and cancelled on back of this instrument

Witness our hands and seals this 29th day of June 1965
in presence of the undersigned and other interested parties

Witness our hands and seals this 29th day of June 1965
Aaron R. Sabourin
Anne L. Sabourin

The Commonwealth of Massachusetts

Essex, ss. June 29, 1965

Then personally appeared the above named Aaron R. Sabourin and Anne L. Sabourin
and acknowledged the foregoing instrument to be their free act and deed, before me

Ernest A. Harding
Notary Public - My commission expires Oct. 22, 1966

② F

(P.C.J)

SO. ESSEX #204 Bk:35149 Pg:582
08/05/2016 11:11 DEED Pg 1/2

QUITCLAIM DEED

SALEM FULL GOSPEL CHAPEL, INC., a non-profit corporation organized under the laws of the Commonwealth of Massachusetts, and having a usual place of business in Salem, Essex County, Massachusetts, for consideration paid, and in full consideration of one and 00/100 (\$1.00) dollar, and other good and valuable consideration, grant to RSD-27 FRANKLIN LLC, a Limited Liability Company organized under the laws of the Commonwealth of Massachusetts, and having a usual place of business in Danvers, *
Essex County, Massachusetts; *Grantee: 17c Dayton St, Danvers, MA 01923*

with QUITCLAIM COVENANTS;

The land in said Salem together with the buildings thereon, shown as Lot C on Plan of Land of William D. Sabourin, Salem, Mass., June, 1942, Thomas A. Appleton, C.E. recorded with Essex South District Registry of Deeds, Book 3297, Page 5, and bounded and described as follows:

EASTERLY by Franklin Street, Fifty (50) feet;
NORTHERLY by Foster Street, Eighty-five (85) feet;
WESTERLY by Lot D on said plan, fifty (50) feet; and
SOUTHERLY by Lot B on said plan, Eighty-five (85) feet.

Being the same premises conveyed to the said Aaron R. Sabourin et ux by Deed of William D. Sabourin et ux, dated July 2, 1947, and recorded with said Deeds, Book 3556, Page 70.

Subject to and together with any and all easements, restrictions and conditions of record insofar as now in force and applicable.

The Grantor hereby releases and relinquishes any and all homestead rights, as applicable, to the within premises under the penalties of perjury, and submits that no other individuals are entitled to claim homestead rights to the within premises.

For Grantors title see deed of Aaron R. Sabourin and Anne L. Sabourin, by deed dated June 29, 1965, and recorded with Essex South District Registry of Deeds in Book 5280, Page 497.

WITNESS my hand and seal this day, August 4th, 2016.

SALEM FULL GOSPEL CHAPEL, INC.

BY: Rev Richard L. Burns
REVEREND RICHARD L. BURNS
President

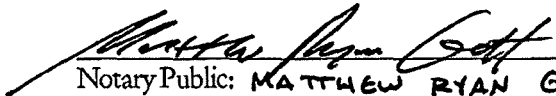
Property Address - 27 Franklin Street, Salem, Massachusetts

Please Return To:
KNUDSEN, BURBRIDGE & MANCHUR, P.C.
401 Edgewater Place, Suite 140
Wakefield, MA 01880

COMMONWEALTH OF MASSACHUSETTS, COUNTY OF Essex, ss.

On this day, August 4th, 2016, before me, the undersigned notary public, personally appeared REVEREND RICHARD L. BURNS, an authorized agent of Salem Full Gospel Chapel, Inc., proved to me through satisfactory evidence of identification, which were photographic identification with signature issued by a federal or state governmental agency, to be the person whose name is signed on the preceding or attached document in my presence, and acknowledged to me that it was signed voluntarily for its intended purpose.




Notary Public: **MATTHEW RYAN GROFF**
My Commission Expires: **NOVEMBER 18, 2022**

Please Return To:
KNUDSEN, BURBRIDGE & MANCHUR, P.C.
401 Edgewater Place, Suite 140
Wakefield, MA 01880

Kimberly Whitworth

From: Anya Wilczynski <anya@historicsalem.org>
Sent: Friday, October 14, 2016 3:37 PM
To: Kimberly Whitworth
Cc: Emily Udy; Elaine Gerdine
Subject: House History application
Attachments: SCN_0002.pdf; SCN_0003.pdf; Untitled attachment 00045.txt

Hi Kim!

Attached is a new application for a house history to be completed on 27 Franklin Street. The woman requesting it is living in CA now but wants to know the history of her childhood home. She also included the newspaper document about the house moving in the 1940s from its previous location on 98 North Street.

Let me know if you have any questions!

Best,
Anya

Atlas 10
15 1910

Unofficial Property Record Card - Salem, MA

General Property Data

Parcel ID 27-0469-0	Account Number
Prior Parcel ID --	
Property Owner SALEM FULL GOSPEL CHAPEL INC C/O RICHARD L. BURNS	Property Location 27 FRANKLIN STREET Property Use One Family
Mailing Address 13 BARTHOLOMEW TERRACE	Most Recent Sale Date 1/1/1900 Legal Reference 5280-497
City PEABODY	Grantor
Mailing State MA Zip 01960	Sale Price 0
ParcelZoning	Land Area 0.098 acres

Current Property Assessment

Card 1 Value	Building Value 180,600	Xtra Features Value 0	Land Value 83,600	Total Value 264,200
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Building Description

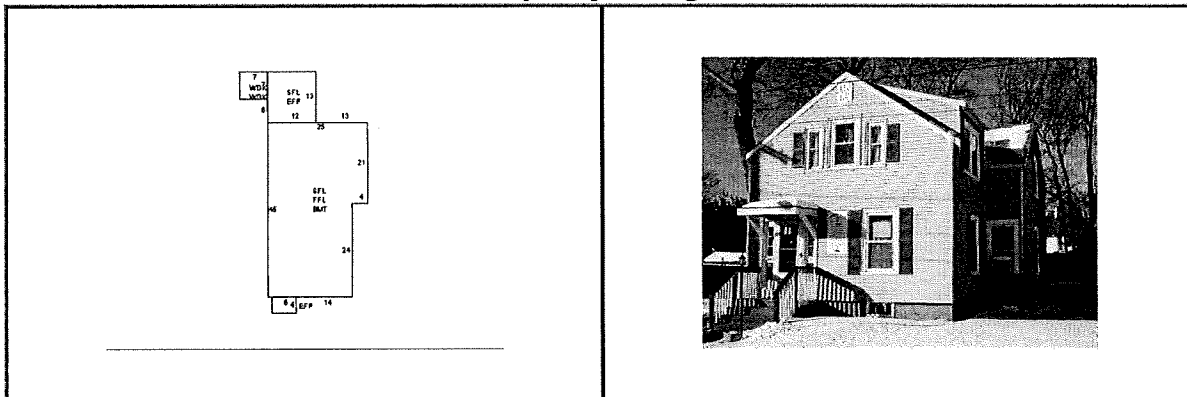
Building Style Old Style	Foundation Type Typical	Flooring Type Carpet
# of Living Units 1	Frame Type Wood	Basement Floor Concrete
Year Built 1950	Roof Structure Gable	Heating Type Forced H/Air
Building Grade Average	Roof Cover Asphalt Shgl	Heating Fuel Oil
Building Condition Average	Siding Wood Shingle	Air Conditioning 0%
Finished Area (SF) 2214	Interior Walls Drywall	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.098 acres of land mainly classified as One Family with a(n) Old Style style building, built about 1950 , having Wood Shingle exterior and Asphalt Shgl roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



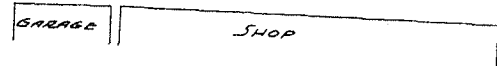
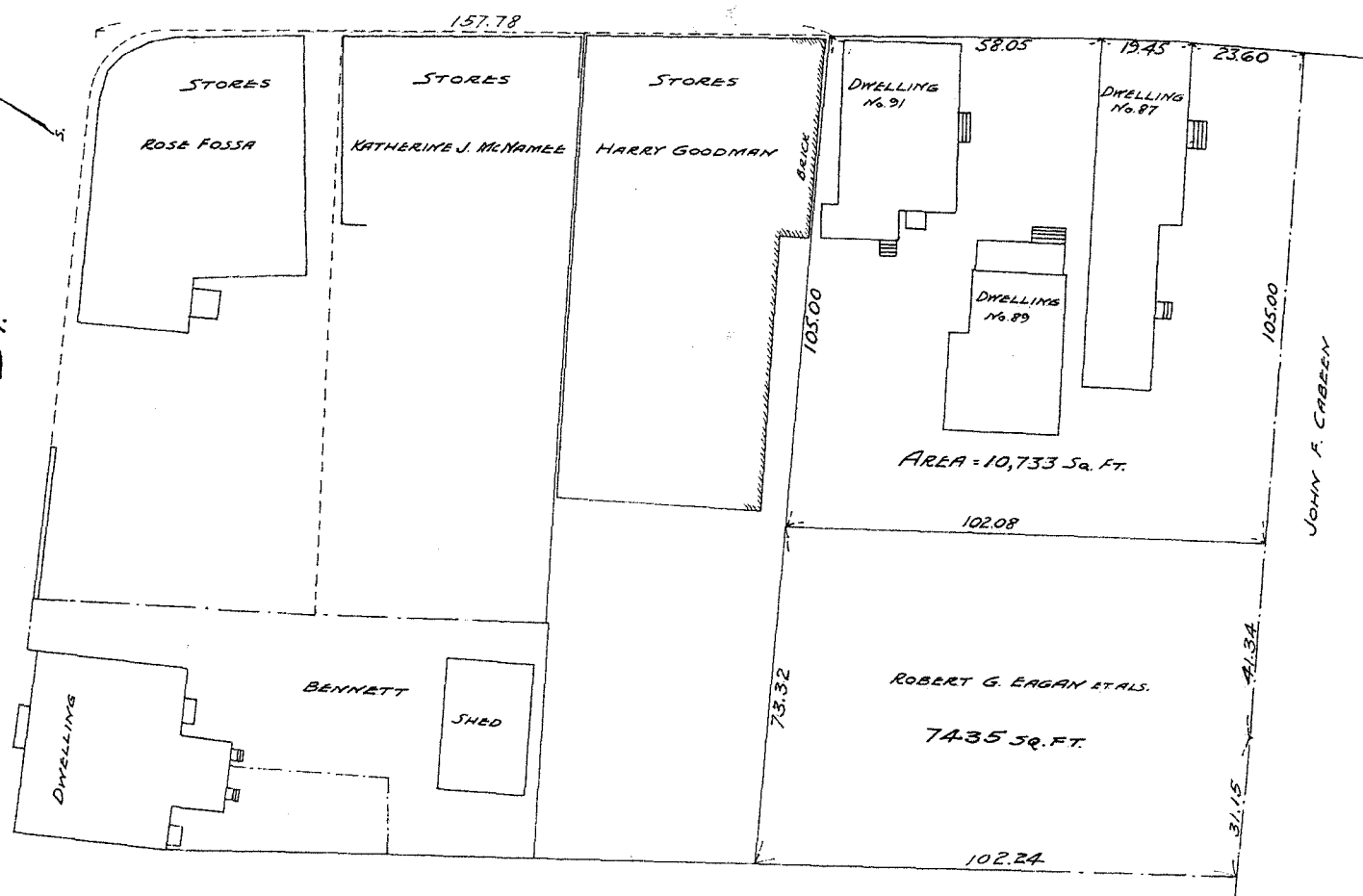
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Documents relating to 89 North Street, Salem, MA

324
1945

NORTH ST.

MASON ST.



ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.
 Received Oct. 30, 1945 With Deed of Robert
 G. Egan et al. to Queens Trading Co., Inc.
 Rec. B. 3447 P. 332 Filed as No. 324 1945
 Attest:
 A. Franklin Priest,
 Register of Deeds.

LAND OF ROBERT G. EGAN ET AL.
 SALEM, MASS.
 SCALE 1/4" = 20 FT.
 AUGUST, 1945.
 Thomas A. Appleton C.E.

meant to be his free act and deed, before me,

Wm. F. M. Collins, Justice of the Peace.

Essex. Rec'd July 30, 1897, 11 o'clock A.M. Rec. + en. by *William J. Hale. Reg-*

L. E. Symonds
to
C. Mc Frane

Know all men by these presents that we, Lavinia E. Symonds, Melissa J. Symonds, Harry E. Symonds, Ernest A. Symonds, Jennie A. Symonds, Nathan, Newhall and Mary P. Newhall, his wife in her right, Alfred F. Allen and Ella F. Allen his wife in her right, all of Malden, in our County of Middlesex and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Christopher Mc Frane of Salem, in the County of Essex, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Christopher Mc Frane, a certain parcel of land with the buildings thereon, situated on North Street, in said Salem, bounded and described as follows: North-erly by land of Foster about one hundred and seventy five feet, Eastely by said North Street seventy-five feet, Southely on land of Carleton about one hundred and sixty feet, Westely by Water Street (so called) seventy-one feet. The premises are described in a deed of Rufus C. Sifford, Administrator to Mary P. Newhall et al. dated January 20, 1890, and recorded with Essex (So. Dist.) Registry of Deeds, Book 1268, page 414. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Christopher Mc Frane 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 for the taxes of 1897, and that we will and our 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 claiming by, through, or under us, except as above and against none other. In witness whereof we the said Lavinia E. Symonds, singlewoman, Melissa J. Symonds,

mona, widow, Alfred F. Allen, Ella S. Allen, Fannie A. Hymonds, singlwoman, Henry E. Hymonds, Ernest, A. Hymonds, Nathan Newhall and Mary P. Newhall (said Henry E. and Ernest A. having no wives) sure-
 nts set on bonds and esjmon seal the seventh day of May, in the year one thousand eight hun-
 dred and ninety seven. Ernest A. Hymonds seal
 Hymonds seal
 Henry E. Hymonds seal
 Fannie E. Hymonds seal
 Ella S. Allen seal
 Mary P. Newhall seal
 Fannie A. Hymonds seal
 Maria J. Hymonds seal
 Alfred F. Allen seal
 Nathan Newhall seal

ss. Mason, May 29, 1897. Then personally appeared the above. named Mary P. Newhall and acknowledged the fore-
 going instrument to be her free act and deed, before me, Ernest D. Holden, Justice of the Peace.

Essex ss. Held July 20, 1897, 20 am. Pract 11 am. Return by Micahel J. Hall. Reg-

Know all men by these presents that, Reinhilde Mae Stone
 the Stone of Salem, in the County of Essex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give grant bargain, sell and convey unto the said corporation a certain parcel of land with the buildings thereon, situated in said Salem and bounded as follows:- Beginning at the northerly corner thereof by land of Science and running north-easterly by Goodwinon about forty-two feet and two inches, thence north-westerly by other land of mine sixty-nine feet and seven inches, thence south-westerly by land of the Browne estate forty-two feet and thence south-easterly by land of said Science sixty-nine feet and eight inches to the point of beginning on said Goodwinon tract; subject to the restriction that no building shall ever be erected nearer than three feet from the line of said tract, and saving the south-westerly part of the premises conveyed to me,

Re: Release
 \$1,559 P. 481.

ESSEX, ss. Dec 8/1908. The Salem Savings Bank
 acknowledges to have received full satisfaction for the debt secured by the deed of mortgage here recorded and doth by its Treasurer hereby cancel and discharge the same.
SALEM SAVINGS BANK,
 by Edward L. Millett
 TREASURER.

the benefit of Francis B. Bartlett of Providence, Rhode I.s. land, by virtue of a power contained in said will, and in consideration of one dollar and other valuable considerations paid by said Francis B. Bartlett, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Francis B. Bartlett, all the real estate that was devised in said will in trust for the benefit of said Francis B. Bartlett, that one undivided-third part or share of the homestead of said Henry W. Bartlett, being estate numbered 87 North Street, in said Salem, and bounded north easterly by said North Street, south easterly by land of Mullett et al; south westerly by Waters Street and north westerly by land of Symonds. This conveyance is made as it is now needful that the principal of the fund of said trust be conveyed and paid over to said Francis B. Bartlett. This deed is a conveyance free from the trust, and in termination thereof. To have and to hold the granted premises, with all the privilege and appurtenances thereto belonging to the said Francis B. Bartlett and his heirs and assigns, to their own use and behoof forever. And I Laura M. Bartlett, named in said will, join herein to state that in my judgment it is needful that the principal of said trust be conveyed to said Francis B. Bartlett, to wit, the real estate herein described. In witness whereof, we the said Addie J. Poore and Laura M. Bartlett hereunto set our hands and seal this twenty eighth day of October in the year one thousand nine hundred and three.

Signed sealed and delivered in presence of
B. A. Poore.

Henry Reed
Symonds Barber
Notary Public #74
County of New York.

Addie J. Poore seal
Laura M. Bartlett seal
State of Kansas, County

of Leavenworth ss. Nov. 4th,
1903. Then personally appeared
the above-named Addie
J. Poore, trustee, and acknowl-

edged the foregoing instrument to be her free act and deed.
before me

John L. Ripley

(seal)

My Comm. expires Sep. 1, 1904.

Witness my hand and seal this 10th day of October, 1903.
Willard Hale, Reg-

1724/236

L. M. Bartlett
et al
vs
L. M. Bartlett

Know all men by these presents that we Laura M. Bartlett of New York City, Francis B. Bartlett of

Providence in the State of Rhode Island, and Benjamin A. Poore of Fort Leavenworth in the State of Kansas and Addie J. Poore, wife of said Benjamin A. Poore in her own right, in consideration of one dollar and other valuable considerations to us paid by Christopher McKeane of Salem in the county of Essex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Christopher McKeane, a certain lot of land with the dwelling house and other buildings thereon, situated in said Salem, and bounded as follows: north easterly by north street forty-four $\frac{1}{2}$ ($44\frac{1}{2}$) feet; south easterly by land formerly of Mack and now of N. S. Millett and others about one hundred and fifty (150) feet; south westerly by land formerly of Buffum, now Waters street forty-five $\frac{1}{2}$ ($45\frac{1}{2}$) feet, and north westerly by land formerly of John S. Symonds, and now of Vinnie E. Symonds; being the same premises conveyed to our father Henry W. Carleton, late of said Salem, deceased, by deed of Patrick S. Egan, administrator, dated Nov. 2, 1876, and recorded in Essex South District Registry of Deeds, book 964, leaf 128. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Christopher McKeane 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 Laura, Francis and Addie are 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. And for the consideration aforesaid, J. Adelaide J. Carleton, wife of said Francis B. Carleton, hereby releases unto the grantee and his heirs and assigns, all right of or to both dower and homestead in the granted premises, and all statutory interests therein. In witness whereof, we the said Laura W. Carleton, Francis B. Carleton, Adelaide J. Carleton, Benjamin A. Poore and Addie J. Poore hereunto set our hands and seals this twenty

1724

thirty-eighth day of October in the year one thousand nine hundred and three. }
 Signed and sealed } Laura M. Barleton seal
 in presence of } Adelaide J. Barleton seal
 S. Riber } Francis B. Barleton seal
 S. W. Kelley } Benjamin A. Poore seal
 Henry C. Lusk } Addie J. Poore seal

Commonwealth of Massachusetts. — on October 31st 1903. Then personally appeared the above-named Laura M. Barleton and acknowledged the foregoing instrument to be her free act and deed, before me, Sigmund Riber, Notary Public #74, County of New York. (seal)

State of Rhode Island, Providence County, November 2, 1903. Then personally appeared the above-named Francis B. Barleton and acknowledged the foregoing instrument to be his free act and deed, before me, Chester W. Kelley, Notary Public (seal)

State of Kansas, County of Leavenworth ss. On this the 7th day of November 1903, personally appeared before me, the undersigned Notary Public, Benjamin A. Poore and Addie J. Poore and acknowledged the foregoing instrument to be their free act and deed, before me, John C. Ripley, Notary Public (seal)

My Com. expires Sep. 1, 1904.
 Willard J. Dale, Reg.

J. H. Morse.
 to
 C. C. Scher

I know all men by these presents, that J. James H. Morse of Beverly, in the County of Essex and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Charles C. Scher, of said Beverly, County and Commonwealth, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Charles C. Scher, two certain lots of land situate in said Beverly, and bounded and described as follows: commencing at the corner of Whitney and Defavour Avenues as shown upon a plan hereinafter mentioned, thence running in a westerly direction along Defavour Avenue about 154 feet to lot 150 on said plan; thence in a southerly direction along the line of lot 150 about 98 feet to lot No. 162; thence turning and running westerly along lot No. 162, about 127 feet to Whitney Avenue; thence turning and running

bounded and described as follows: A triangular piece of land beginning at a stake and stones by the Highway leading from Boxford Village to Frye's Corner thence Southwesterly by the Highway about two hundred and sixty nine (269) feet to a corner in the wall at land now or formerly of Lewis K. Morse thence southeasterly as the wall now stands by the land of said Morse about four hundred and eighteen (418) feet to a corner in the wall at land now or formerly of Russell; then turning at an acute angle and running Northerly by land now or formerly of Walter French about four hundred and fifty (450) feet to the point of beginning. Being the same premises conveyed to Christopher McGrane by deed of Andy F. Jackman dated October 11, 1915 and recorded with Essex South District Registry of Deeds, Book 2309, Page 399. The aforesaid premises are conveyed subject to the taxes for 1923 which the grantees assume and agree to pay. WITNESS our hands and seals this 17th day of April 1923.

COMMONWEALTH OF MASSACHUSETTS) Margaret L. Lawrence (seal)
 Essex ss. Salem, April 17,) Helen M. Lawrence (seal)
 1923. Then personally ap-) Katherine J. Hannon (seal)

peared Katherine J. Hannon, Margaret L. Lawrence and Helen M. Lawrence and acknowledged the foregoing instrument to be their free act and deed,

before me Edward J. O'Leary Justice of the Peace

My commission expires November 1st 1929

Essex ss. Received Apr. 17, 1923, 30 m. past 11 A.M. Recorded and Examined.

I, James J. Ronan of Salem in the County of Essex and Commonwealth of Massachusetts as Trustee under the will of Christopher McGrane deceased, late of said Salem, and by the power conferred upon me by a decree of the Probate Court of said County of Essex and every other power, for consideration paid grant to Catherine Frances Tracy of said Salem and Mary Josephine Egan of Gloucester in said County the following parcels of land with the buildings thereon bounded and described as follows: First: A certain parcel of land situated in said SALEM, bounded and described as follows: commencing on School Street at land now or late of Chandler, thence running Easterly by School Street about one hundred fifty feet and nine inches (150 ft. 9 in.) to Chandler Street formerly Symonds Street; thence turning and running North by Chandler Street about one hundred and seventy two (172) feet to land now or formerly of Johnston; thence turning and running West by land of said Johnston about one hundred and forty one (141) feet to land now or formerly of Chandler; thence turning and running South by land now or formerly of Chandler about one hundred and five (105) feet to School Street and the point of

Ronan
 Tree.
 to
 Tracy
 et al.

beginning. The same being part of the premises conveyed to Christopher McGrane by deed of Benjamin Kimball, executor of the will of Otis P. Lord, dated April 8, 1887 and recorded with Essex South District Deeds, Book 1194, Page 136. Second; A certain parcel of land situated on Dearborn Street, in said SALEM, bounded and described as follows, viz: Northwesterly on Dearborn Street one hundred and ten (110) feet; Northeasterly on land formerly of palch now of Locke one hundred (100) feet; Southeast-erly on land formerly of Baldwin now of the present grantor one hundred and ten (110) feet; Southwesterly on Upham Street formerly Whittemore Street one hundred feet (100) feet; Being the same premises conveyed to Christopher McGrane by Deed of Benjamin F. Robinson et ux dated April 19, 1887 and recorded with Essex South District Deeds, Book 1194, Page 283. Third; A certain parcel of land situated on North Street, in said SALEM, bounded and described as follows, viz: Northerly by land now or formerly of Bennett about one hundred and seventy five (175) feet East-erly by said North Street seventy five (75) feet; Southerly on land for-merly of Carleton and later of McGrane about one hundred and sixty (160) feet; Westerly by Walter Street, (so called) seventy one (71) feet. Being the same premises conveyed to Christopher McGrane by deed of Ernest A. Symonds et al dated May 7, 1897, and recorded with Essex South District Deeds, Book 1520, Page 466. Fourth: A certain parcel of land situated in said SALEM, bounded and described as follows: Beginning on the East-erly side of Upham Street at the southwesterly corner of land formerly of Christopher McGrane and running southerly on said Upham Street fifty seven (57) feet; the- turning and running easterly on land formerly of Christopher McGrane one hundred and ten (110) feet; then turning and running northerly on land now or formerly of F. Coombs and M. P. Locke fifty three (53) feet; then turning and running westerly on land formerly of Christopher McGrane one hundred and ten (110) feet to the point of beginning, be the measurements more or less or however otherwise the said parcel may be bounded and described. Being the same premises con-veyed to Christopher McGrane by deed of Mary J. Bickford et al, dated May 6, 1899, and recorded with Essex South District Deeds Book 1578, Page 137. Fifth: A certain parcel of land situated in said SALEM and bounded and described as follows: Northeasterly by North Street, forty four and 11/12 (44 11/12) feet; Southeasterly by land formerly of N. C. Millet et al about one hundred and fifty (150) feet; Southwesterly by Waters Street forty five and one half (45 1/2) feet; and Northwesterly by land formerly of Symonds about one hundred and sixty (160) feet; Being the same premises conveyed to Christopher McGrane by Deed, of Laura

M. Carleton, et al dated October 28, 1903, and recorded with the Essex South District Deeds, Book 1724, Page 236. Sixth: A certain parcel of land situated in said SALEM and bounded and described as follows: Easterly by North Street about eighty (80) feet; Southerly by a way about seventy four (74) feet; Westerly by land now or formerly of Mead about eighty (80) feet; and Northerly by land now or formerly of Symonds about seventy four feet six inches (74 ft. 6 in.). Being the same premises conveyed to Christopher McGrane by William S. Felton commissioner, by deed dated July 10, 1908, and recorded with Essex South District Deeds Book 1930, Page 47. Seventh: A certain parcel of land situated in said SALEM bounded and described as follows: Westerly by Upham Street forty (40) feet; Northerly by land of grantor one hundred and ten (110) feet; Easterly by land now or formerly of Coombs forty (40) feet; Southerly by land now or formerly of Smith one hundred and ten (110) feet. Being the same premises conveyed to Christopher McGrane by Deed from Mary A. Smith dated September 5, 1912, and recorded with Essex South District Deeds, Book 2169, Page 403. Eighth: A certain parcel of land with the buildings thereon situated in BOXFORD, Essex County, Massachusetts, bounded and described as follows: Southerly by the Road leading from the residence formerly of John K. Cole to the First Church and Westerly Northerly and Easterly by land of the estate of the late Anna H. Morse, containing one and one half acres more or less. Being the same premises conveyed to Christopher McGrane by deed of Hiram N. Towne, dated May 7, 1915, and recorded with Essex South District Registry of Deeds, Book 2295, Page 276. Ninth: A certain parcel of land with buildings thereon situated in BOXFORD, Essex County, Massachusetts, bounded and described as follows: A triangular piece of land beginning at a stake and stones by the Highway leading from Boxford Village to Fry's Corner; thence Southwesterly by the Highway about two hundred and sixty nine (269) feet to a corner in the wall at the land now or formerly of Louis K. Morse; thence Southeasterly as the wall now stands by the land of said Morse about four hundred and eighteen (418) feet to a corner in the wall at land now or formerly of Russell; then turning at an acute angle and running northerly by land now or formerly of Walter French about four hundred and fifty (450) feet to the point of beginning. Being the same premises conveyed to Christopher McGrane by Deed of Andy F. Jackman dated October 11, 1915, and recorded with Essex South District Registry of Deeds, Book 2309, Page 399. Meaning and intending to convey all the land devised to me as Trustee under the aforesaid will of Christopher McGrane, who died January 31, 1922 however the same may be bounded and described. The

See Plan in Volume 100

aforesaid premises are conveyed subject to the taxes for 1923, and any and all other incumbrances thereon all of which the grantees assume and agree to pay. WITNESS my hand and seal this 17th day of April 1923.

COMMONWEALTH OF MASSA-) James J. Ronan (seal)
CHUSETTS Essex ss.) Trustee under the Will of Christopher McGrane
Salem, April 17, 1923. Then personally appeared James J. Ronan as Trustee aforesaid and acknowledged the foregoing instrument by him subscribed to be his free act and deed, before me

Edward J. O'Leary Justice of the Peace

My Com expires November 1st 1929

Essex ss. Received Apr. 17, 1923, 30 m. past 11 A.M. Recorded and Examined.

Tracy et al. to Hannon & Plan One \$1.R. Stamp Documentary Canceled

We, Catherine F. Tracy, being unmarried of Salem in the County - Essex and Commonwealth of Massachusetts, John J. Egan of Gloucester in said County and Mary J. Egan wife of said John J. Egan, in her own right, of said Gloucester, for consideration paid grants to Katherine J. Hannon of said Salem for and during the term of her natural life, the following described parcel of land situated in said SALEM and bounded and described as follows: Beginning at a point on Dearborn Street by land now or formerly of McLean and running southeasterly by said land now or formerly of McLean one hundred feet to other land of the grantors: thence turning and running southwesterly by said land of the grantors forty four feet to other land of the grantors: thence turning and running northwesterly along other land of grantors one hundred and two feet to Dearborn Street: thence turning and running northeasterly along Dearborn Street forty four feet to the point begun - :being lot #1 on a plan entitled Plan of Land of McGrane Estate, said plan to be recorded herewith. The aforesaid grant is subject to the taxes for 1923 which the grantee assumes and agrees to pay. IN WITNESS WHEREOF we hereunto set our hands and seals this 17th day of April 1923.

Mary Josephine Egan (seal)
COMMONWEALTH OF MASSACHUSETTS) John J. Egan (seal)
Essex ss. Salem, April 17,) Catherine F. Tracy (seal)

1923. Then personally appeared Catherine F. Tracy and Mary J. Egan and acknowledged the foregoing instrument by them subscribed to be their free act and deed, before me

Edward J. O'Leary Justice of the Peace

My Com. expires November 1st 1929

Essex ss. Received Apr. 17, 1923, 30 m. past 11 A.M. Recorded and Examined.

insurance to be made payable in case of loss to said Bank or its successors or assigns, and shall pay to said Bank or its successors or assigns all such sums with interest as it or they may pay or incur for such taxes, assessments or insurance, or on account of any foreclosure proceedings hereunder, whether completed or not; for any breach of which the mortgagee shall have the Statutory Power of Sale. And said Bank and its successors and assigns shall have the further right to cancel and surrender any insurance policies and collect the proceeds therefrom in case of any sale made hereunder, and to retain out of the proceeds of any such sale one per cent of the purchase money for its or their services in making such sale; any purchaser at such sale shall be held to claim hereunder in case of any defect in said sale; and any entry made for the purpose of foreclosing this mortgage shall enure to and for the benefit of the purchaser at such sale. WITNESS my hand and seal this twenty-seventh day of February in the year nineteen hundred and thirty-one.

In presence of -) Catherine F. Tracy (seal)

COMMONWEALTH OF MASSACHUSETTS Essex, ss. On this day of February 27, 1931, before me personally appeared Catherine F. Tracy to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Wm. D. Chapple Justice of the Peace.

Essex ss. Received Feb. 28, 1931. 20 m. past 9 A.M. Recorded and Examined.

Tracy
to
Egan

I, Catherine F. Tracy, widow of Salem, Essex County, Massachusetts, for consideration paid, grant to Mary J. Egan of of Gloucester in said County with QUITCLAIM COVENANTS all my right, title and interest in and to the following described parcels of land, together with the buildings thereon, being one undivided half interest therein: 1. A certain parcel of land situated on North Street in said SALEM, bounded and described as follows: Northerly by land now or formerly of Bennett about one hundred seventy-five (175) feet; easterly by said North Street seventy-five (75) feet; southerly on land formerly of Carlton and later of McGrane about one hundred sixty (160) feet; westerly by Water Street so-called seventy-one (71) feet. Being same premises conveyed to Christopher McGrane by deed of Ernest A. Symonds et al. May 7, 1897 and recorded with Essex South District Deeds, Book 1520 Page 466. 2. A certain parcel of land situated in said SALEM and bounded and described as follows: Northeasterly by North Street forty-four and eleven hundredths (44.11) feet; southeasterly by land formerly of N. C. Millett, et al about one hundred fifty (150) feet. Southwesterly by Waters

Street forty-five and one half (45½) feet and northwesterly by land formerly of Symonds about one hundred sixty (160) feet. Being same premises conveyed Christopher McGrane by deed of Laura M. Carlton et al October 28, 1903 and recorded Essex South District Deeds, Book 1724, Page 236. Meaning and intending to convey all my right, title and interest in and to my premises located on North Street, Salem, however the same may be otherwise bounded and described. For my title, see deed from James J. Ronan, Trustee to me, dated April 17, 1923 and recorded in said Registry, Book 2551, Page 3. WITNESS my hand and seal this 22nd day of January 1931

THE COMMONWEALTH OF MASSACHUSETTS) Catherine F. Tracy (seal)
 Essex, ss. Salem, January 22, 1931. Then personally appeared the above-named Catherine F. Tracy and acknowledged the foregoing instrument to be her free act and deed, before me

Leo H. Tracy Notary Public

My commission expires February 13, 1936.

Essex ss. Received Feb. 28, 1931. 20 m. past 9 A.M. Recorded and Examined.

I, Ernest L. Blanchard, of Beverly, Essex County, Massachusetts, for consideration paid, grant to Arthur L. Averill of Salem, in said County, with QUITCLAIM COVENANTS all that certain parcel of land with the buildings thereon, situated on a private way called Crescent Avenue, in said BEVERLY, and described as follows: Bounded Northerly on Crescent Avenue, fifty (50) feet; Easterly by land now or late of Harriet E. Porter, about ninety-four and one tenth (94.10) feet to high water mark; Southerly on high water mark to land now or late of Edward H. Sargent; and Westerly on land now or late of Edward H. Sargent, about ninety-four and three tenths (94.3) feet, to Crescent Avenue, together with the right of way in Crescent Avenue, being lot numbered 8, on a plan of land at Salters Point in said BEVERLY, dated September 19, 1892, being made by J. W. Blackmer, 2nd. Being the same premises conveyed to me by deed of Armina Blanchard, dated October 23, 1915, and recorded in Essex South District, Registry of Deeds, Book 2312, page 183. Subject to any incumbrances, if there are any. I, Hazel I. Blanchard wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein. WITNESS our hands and seals this 28th day of February 1931 Ernest L. Blanchard (seal)
 THE COMMONWEALTH OF MASSACHUSETTS) Hazel I. Blanchard (seal)
 Essex, ss. Salem, Mass. February 28th 1931. Then personally appeared the above-named Ernest L. Blanchard and acknowledged the foregoing instrument to be his free act and deed, before me

Blanchard
 to
 Averill

Alexander D. Sutherland Justice of the Peace

3129 | 486

One \$5., One \$2.,
One .40 & One .10
R. Stamps
Documentary
Canceled.

See
B. 6316
P. 338

the land in said BEVERLY, with buildings thereon, bounded as follows: Beginning at a point on the Westerly side of Princeton Avenue one hundred (100) feet northerly from the corner of County Way and said Princeton Avenue; thence running northwesterly by Princeton Avenue sixty (60) feet; thence running southwesterly one hundred (100) feet by land of James and Helen M. Slattery; thence running southeasterly sixty (60) feet by land now or formerly of Solon Lovett; thence running northeasterly one hundred (100) feet by land of Karl W. and Elinor N. Patten and Helen T. Patten to point of beginning. Subject to restrictions contained in deed dated October 15, 1928 from Solon and Mary L. Lovett to Charles Hooper and recorded Essex South District Registry of Deeds, Book 2783, Page 491. I, Earle B. Lovett Husband of said grantor release to said grantee- all rights of dower and homestead and other interests therein. WITNESS our hands and seals this third day of November 1937. Mary G. Lovett
COMMONWEALTH OF MASSACHUSETTS) Earle B. Lovett

Essex ss. November 3, 1937. Then personally appeared the above-named Mary G. Lovett 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 Nov. 3, 1937. 29 m. past 11 A.M. Recorded and Examined.

Egan
to
Egan
et al

That I, John J. Egan, husband of Mary J. Egan, deceased of Gloucester, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Robert G. Egan of Salem, in said County, John J. Egan, Jr. of said Gloucester, J. Madeleine Mullane of Boston, Suffolk County said Massachusetts, (formerly J. Madeleine Egan) and Christopher E. Egan of Belmont, Middlesex County in said Massachusetts, with QUITCLAIM COVENANTS the land in said SALEM with the buildings thereon Numbered 87-89-91 North Street bounded and described as follows, viz: Northerly by land now or formerly of Bennett about one hundred and seventy-five (175) feet; Easterly by said North Street seventy-five (75) feet; Southerly on land formerly of Carlton and later of McGrane about one hundred and sixty (160) feet; Westerly by Water Street so-called seventy-one (71) feet. Also a certain parcel of land with the buildings thereon situated on said North Street, and bounded and described as follows, viz: Northeasterly by said North Street forty-four and eleven hundredths (44.11) feet; Southeasterly by land formerly of N. C. Millett, et al about one hundred and fifty (150) feet; Southwesterly by said Water Street forty-five and one-half (45½) feet; and Northwesterly by land formerly of Symonds about one hundred and sixty (160) feet. For title of Mary J. Egan to the above described parcels see

deed of Katherine J. Hannan et al to Catherine F. Tracy and Mary J. Egan dated April 17, 1923 and recorded with Essex South District Registry of Deeds Book 2551 Page 1, and deed from James J. Ronan, Trustee, to said Catherine F. Tracy and Mary J. Egan dated April 17, 1923 and recorded with said Registry Book 2551 Page 3. See also deed of Catherine F. Tracy to said Mary J. Egan dated January 22, 1931 and recorded with said Registry Book 2874 Page 424. Meaning hereby to convey the one undivided third part of said described land which I derived from my wife, the said Mary J. Egan, deceased. See Essex Probate Docket No. 185772. (No Documentary Stamps required-gift.) WITNESS my hand and seal this first day of November 1937.

COMMONWEALTH OF MASSACHUSETTS) John J. Egan (seal)

Essex ss. November 1, 1937 Then personally appeared the above-named John J. Egan and acknowledged the foregoing instrument to be his free act and deed, before me M. Francis Buckley Justice of the Peace.

My commission expires May 10, 1940.

Essex ss. Received Nov. 4, 1937. 20 m. past 3 P.M. Recorded and Examined.

KNOW ALL MEN, that the Haverhill Co-operative Bank, the mortgagee within named, having received full payment and satisfaction of the debt secured by the within mortgage, does hereby cancel and discharge the same. IN WITNESS WHEREOF the said Haverhill Co-operative Bank has caused its corporate seal to be hereto affixed, and these presents to be signed, executed, acknowledged and delivered by Edna E. Gage its Asst. Treasurer hereunto duly authorized this 28th day of August A.D. 1937.

In presence of Mary E. Davis } Haverhill Co-operative Bank (Corporate seal)
COMMONWEALTH OF MASSACHUSETTS } by Edna E. Gage Asst. Treas.

Essex ss. August 28, 1937 Then personally appeared the above named Edna E. Gage, Asst. Treasurer and acknowledged the foregoing instrument, by her subscribed, to be the free act and deed of the Haverhill Co-operative Bank, before me, Carolyn B. Roberts Notary Public

My commission expires July 29, 1943.

Essex ss. Received Nov. 4, 1937. 50 m. past 3 P.M. Recorded and Examined.

KNOW ALL MEN, that the Haverhill Co-operative Bank, the mortgagee within named, having received full payment and satisfaction of the debt secured by the within mortgage, does hereby cancel and discharge the same. IN WITNESS WHEREOF the said Haverhill Co-operative Bank has caused its corporate seal to be hereto affixed, and these presents to be signed, executed, acknowledged and delivered by James G. Page its Treasurer hereunto duly authorized this 2nd day of November A.D. 1937.

Discharge

Haverhill
Co-op. Bk.

On back M. Deed
Rec. B. 2665
P. 373

Discharge

Haverhill
Co-op. Bk.

On back M. Deed
Rec. B. 2850
P. 82

& Plan

We, ROBERT G. EGAN of Salem and John J. Egan of
Salem, in) of Gloucester, both in the county of Essex;
Madeleine E. Mullane (formerly J. Madeleine Egan) of Boston,
County of Suffolk; and Christopher E. Egan of Belmont, County
of Middlesex, and all in the Commonwealth of ~~Commonwealth~~ Massachusetts,
~~have~~ for consideration paid, grant to Queens Trading Company, Inc.,
a corporation duly organized under the laws of said Commonwealth
of Massachusetts and having its usual place of business in said
at Boston, with quitclaim covenants

the land in said Salem, together with all buildings thereon, being
 bounded and described as follows:

(Description and encumbrances, if any)

Northeasterly by North Street, One hundred One and 10/100 (101.10)
 feet;

Southeasterly by land of John F. Cabeen, One Hundred Seventy-seven
 and 49/100 (177.49) feet;

Southwesterly by Water Street, One Hundred Two and 24/100 (102.24)
 feet; and

Northwesterly by land of Harry Goodman, One Hundred Seventy-eight
 and 52/100 (178.32) feet.



The above-described parcel contains 18,168 square feet and is
 composed of two lots according to a plan by Thomas A. Appleton, C.E.,
 dated August 1945, to be recorded herewith.



The northeasterly corner of the above-described parcel is
 157.78 feet southeasterly from the corner of said North Street
 and Mason Street, according to said plan.

~~This conveyance is made subject to the taxes assessed thereon~~
~~as of January 1, 1945.~~

For our title see deed to us from John J. Egan, our late
 father, dated November 1, 1937 and recorded with Essex South
 District Deeds, Book 3129 Page 486; see also Essex Probate
 Records, Case No. 185,772; see also deed recorded with said
 Deeds, Book 2874 Page 424.

The above premises are now numbered 87 - 89 - 91 North Street.



We, Frances B. Egan, wife of John J. Egan; Mary C. Egan,
wife of Christopher E. Egan; and Helen L. Egan, wife of Robert G.
Egan, release to said grantee all rights of dower and homestead
and other rights therein; and

I, D. Joseph Mullane, husband of ~~wife and homestead~~
Madeleine E. Mullane,
 release to said grantee all rights of ^{curtesy} ~~homestead~~ and homestead and other interests therein.

Witness our hands and seals ^{of said} 12th. day of July, 1945.

Madeleine E. Mullane Robert G. Egan
D. Joseph Mullane Helen L. Egan
Christopher E. Egan John J. Egan
Mary C. Egan Attorney



Commonwealth of Massachusetts

Essex ss. September 6, 1945.

Then personally appeared the above named Robert G. Egan

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

Allen N. Davis,
 Notary Public. Fuller of the Peace.

My commission expires Dec. 15, 1950.

Essex ss. Received Oct. 30, 1945. 1 m. past 1 P.M. Recorded and Examined.

L E A S E

Amendment.
B. 3485. P. 574
Amendment
B. 3593 P. 291
Assignment

B. 3703 P. 112
 ... See
B. 4665 P. 464

THIS INSTRUMENT OF LEASE entered into on the 7th day of July, 1945 by and between QUEENS TRADING COMPANY, INC., a Massachusetts corporation, hereinafter called Lessor, and THE ATLANTIC REFINING COMPANY, a corporation of the Commonwealth of Pennsylvania, hereinafter called Lessee.

W I T N E S S E T H :

That the said Lessor does hereby demise and lease unto the said Lessee ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon SITUATE in the City of Salem, County of Essex, State of Massachusetts, bounded and described as follows:

A certain parcel of land, together with all buildings thereon, situated at 87-89-91 North Street in Salem, County of Essex, and Commonwealth of Massachusetts, and being bounded and described as follows:

NORTHEASTERLY - by North Street, One Hundred One and 10/100 (101.10) feet;

SOUTHEASTERLY - by land of John F. Cabean, One Hundred Five (105) feet;

SOUTHWESTERLY - by other land of Queens Trading Co., Inc., One Hundred Two and 8/100 (102.08) feet; and

NORTHWESTERLY - by land of Harry Goodman, One Hundred Five (105) feet.

The above-described parcel contains 10,733 square feet, according to a plan dated August 1945, Thomas A. Appleton, C. E., to be recorded herewith.

The northeasterly corner of the above-described parcel is 157.78 feet southeasterly from the corner of said North Street and Mason Street.

TO HAVE AND TO HOLD the same with the appurtenances unto said Lessee, its successors and assigns, for and during the term of fifteen (15) years from the date of the day when the service station to be erected on the within demised premises has been completed as hereinafter provided.

Within six months after all prohibitions and restrictions upon the use of building materials for the purpose of erecting and constructing a service station upon the within demised premises have been released by the government of the United States of America and by any and all governmental or administrative bureaus and agencies having jurisdiction thereof, Lessor agrees to erect at Lessor's own cost and expense a service station and improvements upon the demised premises in accordance with plans and specifications dated

July 25, 1945, signed by Lessor and Lessee, a copy of which will be located at the office of Lessee at 430 Hospital Trust Building, Providence, Rhode Island.

Lessor agrees to obtain, pay for and submit to Lessee within the six months' period after the release of the prohibitions and restrictions upon the use of building materials as aforesaid permits for the keeping, storage and sale of 7,000 gallons of petroleum products on the demised premises and for the erection, maintenance and operation of the above mentioned service station on said premises.

If the aforesaid permits have not been obtained, paid for and submitted by Lessor to Lessee within the six months' period hereinbefore specified, Lessee may at its option forthwith terminate this lease and the obligations of the parties hereunder shall cease and terminate or at its option Lessee may within one year following the end of the six months' period aforesaid apply for, obtain and pay for in the name of Lessor the aforesaid permits and for this purpose Lessor does hereby make, constitute and appoint Lessee Lessor's attorney irrevocable in Lessor's name to apply for, obtain and pay for any or all of the aforesaid permits; and the sums to be loaned hereunder shall be applied by Lessee to the cost to Lessee of obtaining said permits and shall be

repaid by Lessor as herein specified together with all other sums loaned hereunder.

If said service station to be built or improved by Lessor has not been completed or improved in accordance with said plans and specifications within the six months' period hereinbefore provided, Lessee may at its option terminate this lease and thereupon Lessor shall forthwith pay Lessee all sums loaned hereunder by Lessee to Lessor, and all other obligations of the parties hereunder shall thereupon cease and determine, or Lessee may forthwith enter the demised premises and erect or complete the said service station and improvements in accordance with said plans and specifications and the sums to be loaned hereunder shall be applied by Lessee to the cost to Lessee of the erection or completion of said service station and improvements as aforesaid and shall be repaid by Lessor as herein specified together with all other sums loaned hereunder. If Lessee elects to erect or complete said service station and improvements it shall proceed with all reasonable speed to complete the same, but if said service station and improvements are not completed by Lessee as aforesaid within eighteen months after all prohibitions and restrictions upon the use of building materials have been released as aforesaid, this lease may at option of Lessee terminate and the obligations of the parties hereunder shall cease and determine excepting, however, that Lessor immediately shall repay Lessee for all sums expended for or on account of any permits, cost of erection or completion of the said service station building or improvements.

As part consideration for the demise of said premises, Lessee agrees to lend Lessor such sum of money not in excess of Nine Thousand Five Hundred Fifty Dollars (\$9,550.), as shall equal the cost of erecting and constructing said service station building and improvements, at the following times and in the following manner:

One-third of such sum shall be paid by Lessee to Lessor upon the receipt by Lessee from the architect supervising the construction of the service station building and improvements to be erected on the demised premises by Lessor in accordance with the aforesaid plans and specifications of a certificate that said service station building and improvements have been one-third completed.

One-third of such sum shall be paid by Lessee to Lessor upon the receipt by Lessee from said architect of a certificate that said service station building and improvements have been two-thirds completed as aforesaid.

One-third of such sum shall be paid by Lessee to Lessor upon the receipt by Lessee from said architect of a certificate that said service station building and improvements have been completed as aforesaid.

Lessor shall repay said sum in the manner hereinafter stated.

Lessee shall pay to Lessor a monthly rental for said premises in the sum of One Hundred Fifty-five Dollars (\$155.) provided that said monthly rental shall be increased by One Dollar (\$1.00) for every One Hundred Dollars (\$100.) loaned by Lessee to Lessor as aforesaid in excess of the sum of Eight Thousand Five Hundred Fifty Dollars (\$8,550.) and decreased by One Dollar (\$1.00) for every One Hundred Dollars (\$100.) loaned by Lessee to Lessor as aforesaid less than the sum of Eight Thousand Five Hundred Fifty Dollars (\$8,550.). Said monthly rental shall be paid in the following manner: Lessee shall divide the total amount loaned by Lessee to Lessor as aforesaid by the total number of months included within the term of this lease and on the first day of each month shall credit Lessor with a sum equal to the quotient thereof in repayment in part of said sum loaned by Lessee to Lessor and shall pay in cash to Lessor on the first day of each month a sum equal to the difference between the total monthly rental and the sum credited to Lessor as aforesaid. To secure the repayment of the aforesaid sum loaned by Lessee to Lessor, Lessor hereby assigns to Lessee all Lessor's right, title and interest in and claim to that part of each monthly instalment of rent due or to become due under the terms of this lease in excess of the monthly cash payment of rent due from Lessee to Lessor hereunder.

Lessee shall not be obligated to make any of the above mentioned payments to Lessor unless Lessor shall produce for Lessee's approval (a) a policy of fire insurance insuring the service station above mentioned to its full insurable value, issued by a company satisfactory to Lessee insuring Lessor

and Lessee as their interests may appear, with an extended coverage endorsement which shall cover loss by windstorm, cyclone, tornado and hail, explosion, riot, riot attending a strike, aircraft, smoke and vehicles as well as loss by fire; (b) all permits hereinbefore mentioned; (c) evidence acceptable to Lessee which shows Lessor's title in the demised premises as hereinprovided, such evidence to be furnished at the expense of Lessor (d) a mechanic's lien release in form approved by Lessee, executed by all persons furnishing labor or materials in connection with the construction, erection or reparation of said service station and improvements covering labor performed and materials furnished prior to the date when any of said payments are due hereunder.

If through no fault of Lessee it is prevented from establishing or continuing the business of distributing petroleum products from and the operation of an automobile super service station upon the demised premises by reason of (a) refusal of any governmental authority to issue or renew any permit or license required for those purposes; (b) any defect in Lessor's title; (c) the passage of any statute, rule or regulation of any governmental authority, or (d) a permanent injunction obtained by a third person or persons, Lessee may terminate this lease by the delivery to Lessor of a written notice of its intention to terminate this lease at the expiration of thirty days thereafter, and this lease shall terminate at the expiration of said thirty-day period.

In the event this lease is terminated for any reason prior to the expiration of the term of this lease, the unpaid portion of the loan from Lessee to Lessor together with any sums advanced by Lessee for the account of Lessor, shall become immediately repayable to Lessee and thereafter shall bear interest at the rate of four percent (4%) per annum until paid.

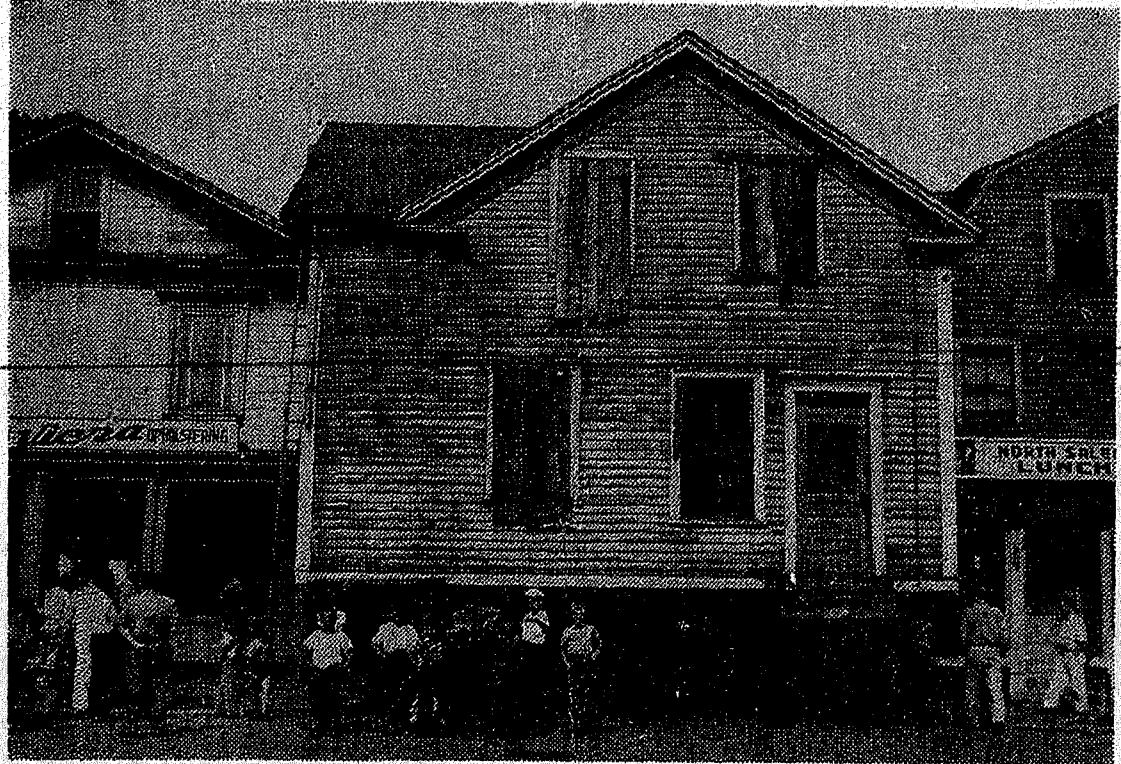
Lessor agrees to pay any and all taxes assessed upon the demised premises or upon premises of which the demised premises are a part, and, at Lessor's own cost and expense to carry fire insurance with extended coverage as aforesaid to the full insurable value of the structures on the demised

premises. Should Lessor fail to pay the taxes assessed upon the demised premises or upon premises of which the demised premises are a part, and/or any municipal claims which are due and owing by Lessor and which constitute a lien on the demised premises as and when such taxes and municipal claims become due and payable, or in the event that the said Lessor shall fail to pay promptly insurance premiums and/or the interest or any instalment of principal as and when it shall accrue, on any mortgage or mortgages that are a lien on the premises, then and in such event the said Lessee shall have the right and privilege of paying such taxes, or municipal claims or insurance premiums or mortgage interest and instalments for the account of Lessor and may at its option apply such payment or payments in liquidation of the rent due Lessor hereunder and such payment or payments shall be thereupon at the option of Lessee in full discharge of so much of the rent due hereunder by Lessee to Lessor as will cover such payment or payments: Provided, however, that such payment or payments by Lessee shall be without prejudice to other rights or claims of Lessee under this lease or otherwise with respect to the failure of Lessor to make such payment or payments.

Lessee agrees that it will pay said rent at the times and in the manner aforesaid, and that in case of its failure to pay the same within fifteen days after the receipt by Lessee at its office, 430 Hospital Trust Building, Providence, Rhode Island of a written demand from Lessor for said rent, or in case of the failure to perform all the covenants and agreements contained in this lease on the part of Lessee to be kept and performed, the said Lessor shall be at liberty to enter upon said premises and declare this lease at an end and to take immediate possession of said premises.

Except as otherwise provided in this paragraph, in the event that during the term of this lease or any extension or renewal thereof all or a part of the demised premises shall be taken or condemned for a public or quasi-public use, this lease shall terminate on the date when possession shall be taken by the condemnor, and the unpaid balance of all sums loaned by Lessee to Lessor

Former North Street House Is Moved to Franklin Street



COTTAGE IN TIGHT SQUEEZE ON ENTERING FRANKLIN STREET

Several Small Sections of Coving Had To Be Removed From One Side of the Dwelling Shown Being Moved to a New Site On the Corner of Foster Street. The Picture, Taken From North Street, Shows There Was No Excess Room When the Building Started Down Franklin Street. A Store Sign Was Slightly Damaged in the Cautious Travelling of the Structure On the Narrow Highway. Inching Its Way Along, the House Finally Arrived At Its New "Home" Early Last Evening and Was Placed On the Foundation Today

Purchased six months ago by William D. Sabourin, 23 Franklin street, to be remodeled into living quarters for the family of his son, Aaron, a cottage, believed to be about 30 years old, was moved yesterday from its site at 89 North street to new location at the corner of Franklin and Foster streets. Mr. Sabourin said that he purchased the dwelling from the Queens Building Co., Jan. 12 of this year. The cottage has been moved to new

surroundings, where a foundation was built to accommodate it. The interior will be completely remodeled and redecorated and made into an attractive home. Modern improvements also will be added. It is understood that the space from which the cottage has been moved may soon be used as the site of a gasoline station. A. J. Tremblay, Lawrence mover, in charge of moving the structure, which was shifted from its old location to a flatbed trailer truck, hauled it slowly over North

street and Franklin street toward its destination. Motorcycle Officer Edward Whalley was on duty at the scene, for the front of the trailer truck extended into the line of traffic and made it necessary to halt Salem-bound traffic while Danvers-bound vehicles proceeded and vice versa: Telephone company crews were on the job as the house-moving project was carried on, for it was necessary for them to remove a number of poles and wires to permit passage of the dwelling.

PHOTO BY ...

Historic House Plaque Application

If interested in commissioning a written history of your Salem house and having a plaque to identify its construction date and early owner(s), please fill in the blanks below.

The fee for a professionally prepared house history and plaque is \$400.00. Please send a check for that amount, made out to Historic Salem, Inc., with this application, to the above address.

Name: PHYLLIS SABOURIN
my address is 2381 Avenida Helechos Carlstrad, Ca. 92009

Name of Owner (if different from above):

currently owned by a bank.

Contact Information:

Home Phone: (760) 845-5969

Work Phone: _____

e-mail: phyllis.sabourin@gmail.com

Street Address: 27 Franklin St. Salem, Ma.

Date Purchased & From Whom:

my father Aaron R. Sabourin, owned the house from about 1945-1965.

Helpful Information about the Building (append copies if necessary):

This home was originally located at 89 North St. It was purchased by my family in about 1945 and the house was moved to 27 Franklin St. In 1965 my family sold the house to a small church congregation. A neighbor recently told me that the pastor died and the bank has taken over the house. I want the house history only; not the plaque.