

HISTORIC
SALEM INC

2 Sutton Avenue

Built for
Frances Tabour
Wife of
William Tabour
Cigar Manufacturer
c. 1880

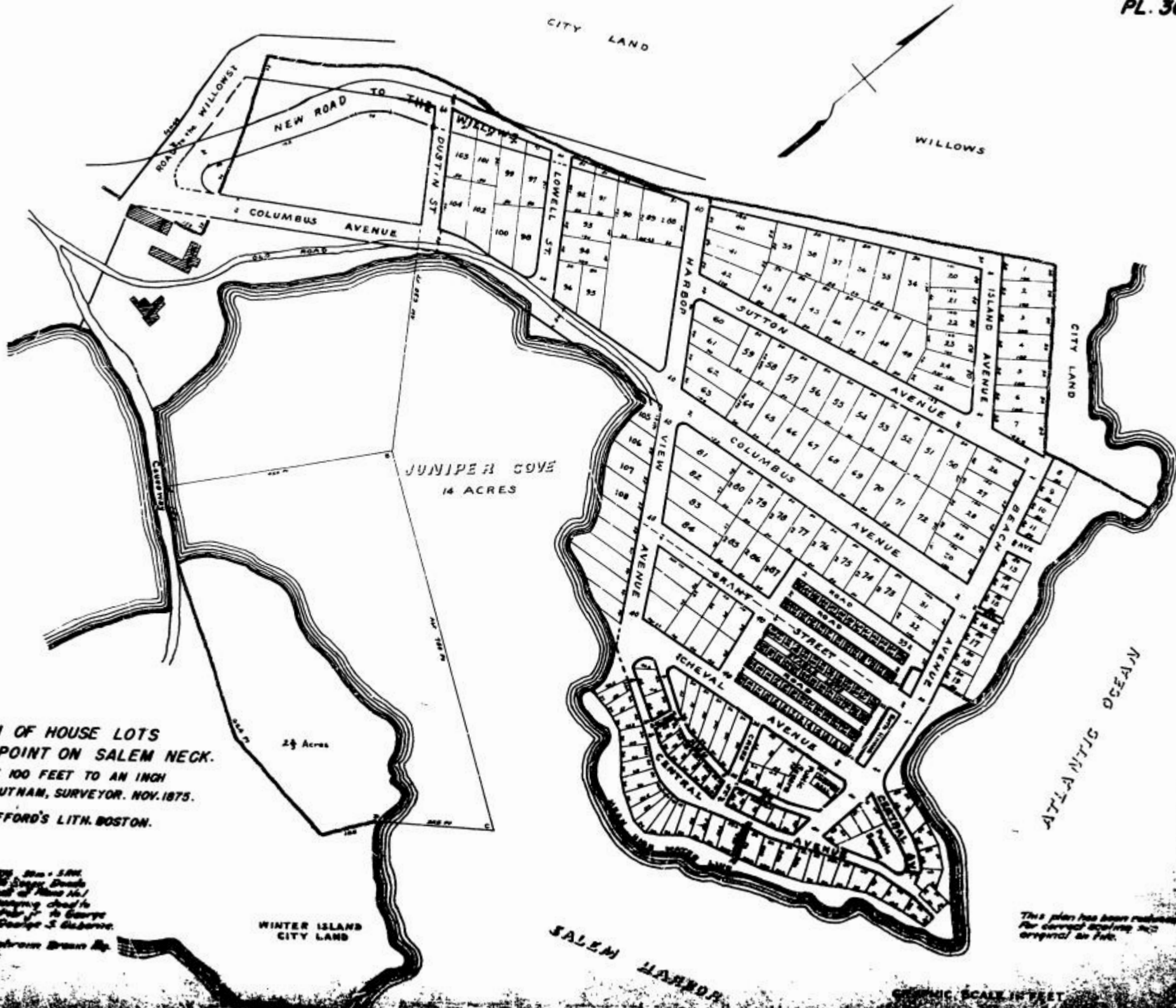
Research Provided by
Brian Hennessey & Alyssa G. A. Conary

March 2019

Historic Salem, Inc.
9 North Street, Salem, MA 01970
978.745.0799 | HistoricSalem.org
© 2019

Chain of Title, 2 Sutton Avenue, Salem, Essex County, Massachusetts

Date Recorded	Grantor(s)	Grantee(s)	Consideration	Conveyance of	Source	Document	Book or Vol.	Page	Notes
May 31, 1877	Daniel B. Gardner of Salem	Frances Tabour, wife of William Tabour, of Salem	\$325	"The real estate in said Salem bounded and described as follows, viz: A lot of land, situated on Juniper Point so called, & lying in said Salem...Being the lot numbered seven on a plan of cottage lots on Juniper Point, Salem Neck, owned by Daniel B. Gardner recorded in Essex Registry of Deeds South District 1st Book of Plans Plan No. 30."	Essex County Registry of Deeds	Deed	977	85	
September 17, 1900	William Tabour of Lynn	Gertrude M. Graves, wife of Edgar C. Graves, of Waltham	"one dollar and other valuable considerations paid"	"a certain parcel of land with all buildings thereon in Salem in that part called Juniper Point being lot seven on a plan recorded with Essex South District Deeds, Book 1 number 30, bounded..."	Essex County Registry of Deeds	Deed	1620	521	"being the same conveyed by deed of Daniel B. Gardner to Frances Tabour, wife of the grantor, dated May 15, 1877, recorded B. 977 L. 85, and devised to the grantor by her will duly proved and allowed in Essex County, Probate Court, August 1, 1898, subject to the restrictions contained in said deed."
June 19, 1940	Gertrude M. Graves of Salem, widow	Herbert W. Levesque of Salem	"consideration paid"	"a certain parcel of land with the buildings thereon situated in that part of SALEM called Juniper Point, and being lot seven on a plan recorded with Essex, South District Registry of Deeds, Book 1 number 30, and bounded..."	Essex County Registry of Deeds	Deed	3221	463	
June 19, 1940	Herbert W. Levesque of Salem	Gertrude M. Graves of Dorchester	"consideration paid"	"a certain parcel of land with the buildings thereon in that part of SALEM, called Juniper Point, being lot seven on a Plan recorded with Essex, South District Registry of Deeds, Book 1, number 30, bounded..."	Essex County Registry of Deeds	Deed	3221	463	
November 12, 1947	Gertrude M. Graves of Salem & Clifton H. Graves of Dorchester	Joseph B. Harrington & Mary Louise Harrington, husband and wife of Salem	"consideration paid"	"A certain parcel of land buildings in that part of Salem called Juniper Point, being Lot #7 on a plan recorded in Essex South District Registry of Deeds, Book 1, Plan 30 and bounded..."	Essex County Registry of Deeds	Deed	3575	550	
February 21, 1955	Joseph B. Harrington & Mary L. Harrington, husband and wife of Salem	Rene P. LeBlanc & Myrtle S. LeBlanc, husband and wife of Salem	"consideration paid"	"a certain parcel of land buildings in that part of Salem called Juniper Point, being Lot #7 on a plan recorded in Essex South District Registry of Deeds, Book 1, Plan 30, and bounded..."	Essex County Registry of Deeds	Deed	4142	355	
December 21, 1959	Rene P. LeBlanc & Myrtle S. LeBlanc, husband and wife of Salem	Paul Nestor & Albina Nestor, husband and wife of Salem	"consideration paid"	"the land with the buildings thereon situated on Sutton Avenue in said Salem, being lot #7 on a plan recorded in Essex South District Registry of Deeds, Book of Plans 1, Plan 30, bounded and described as follows..."	Essex County Registry of Deeds	Deed	4630	404	
February 5, 1999	Albina C. Nestor of Salem	Paul Nestor of Salem	"consideration paid"	"The land with the buildings thereon situated on Sutton Avenue in said Salem, being Lot #7 on a plan recorded in Essex South District Registry of Deeds, Book of Plans 1, Plan 30, bounded and described as follows..."	Essex County Registry of Deeds	Deed	15455	446	
March 31, 2010	Suzanne C. Melin & Claudia M. Hennessey, Executrixes under the Will of the Estate of Paul Nestor, of Lynn & Marblehead	Brian P. Hennessey of Salem	\$347,000	"The land with the buildings thereon situated on Sutton Avenue in said Salem, being Lot #7 on a plan recorded in Essex South District Registry of Deeds, Book of Plans 1, Plan 30, bounded as follows..."	Essex County Registry of Deeds	Deed	29368	361	



PLAN OF HOUSE LOTS
 JUNIPER POINT ON SALEM NECK.
 SCALE 100 FEET TO AN INCH
 BY C. A. PUTNAM, SURVEYOR. NOV. 1875.
 BUFFORD'S LITH. BOSTON.

*John, May 20, 1875. 20m - 5 AM.
 The first map made by George, Double
 by Double? (Not of Mass No.)
 and an accompanying deed to
 George & George J. to George
 George and George J. Osborne.*

By Ephraim Brown Esq.

*This plan has been prepared
 for general copying and
 original on file.*

GRAPHIC SCALE IN FEET

D.

Page No. 44

Supervisor's Dist. No. 60

Enumeration Dist. No. 229

Note A.—The Census Year begins June 1, 1879, and ends May 31, 1880.

Note B.—All persons will be included in the Enumeration who were living on the 1st day of June, 1880. No others will. Children BORN SINCE June 1, 1880, will be OMITTED. Members of Families who have DIED SINCE June 1, 1880, will be INCLUDED.

Note C.—Questions Nos. 13, 14, 22 and 23 are not to be asked in respect to persons under 10 years of age.

SCHEDULE I.—Inhabitants in

Salem, in the County of Essex, State of Mass. enumerated by me on the 14th day of June, 1880.

John J. Coster, Enumerator.

Table with columns for Name of Street, House Number, Dwelling house numbered in order of visitation, Family numbered in order of visitation, Personal Description (Color, Sex, Age, If born within the Census year, give the month), Relationship of each person to the head of this family, Civil Condition (Single, Married, Widowed, Divorced), Occupation (Profession, Occupation or Trade of each person, male or female), Health (Is the person on the day of the Enumerator's visit sick or temporarily disabled, so as to be unable to attend to ordinary business or duties? If so, what is the sickness or disability?), Education (Blind, Deaf and Dumb, Idiots, Imbeciles, Maimed, Crippled, Paralyzed, or otherwise disabled, Attended school within the Census year, Cannot read, Cannot write), and Nativity (Place of Birth of this person, naming State or Territory of United States, or the Country, if of foreign birth).

In making entries in columns 9, 10, 11, 12, 16 to 23, an affirmative mark only will be used—thus /, except in the case of divorced persons, column 11, when the letter "D" is to be used. Question No. 12 will only be asked in cases where an affirmative answer has been given either to question 10 or to question 11. Question No. 14 will only be asked in cases when a gainful occupation has been reported in column 13. In column 7 an abbreviation in the name of the month may be used, as Jan., Apr., Dec.

Page No. 45

Supervisor's Dist. No. 60

Enumeration Dist. No. 229

SCHEDULE I.—Inhabitants in

Poor House

Table with columns for Name of Street, House Number, Dwelling house numbered in order of visitation, Family numbered in order of visitation, and Nativity (Place of Birth of this person, naming State or Territory of United States, or the Country, if of foreign birth).

Note D.—In making entries in columns 9, 10, 11, 12, 16 to 23, an affirmative mark only will be used—thus /, except in the case of divorced persons, column 11, when the letter "D" is to be used. Question No. 12 will only be asked in cases where an affirmative answer has been given either to question 10 or to question 11. Question No. 14 will only be asked in cases when a gainful occupation has been reported in column 13. In column 7 an abbreviation in the name of the month may be used, as Jan., Apr., Dec.

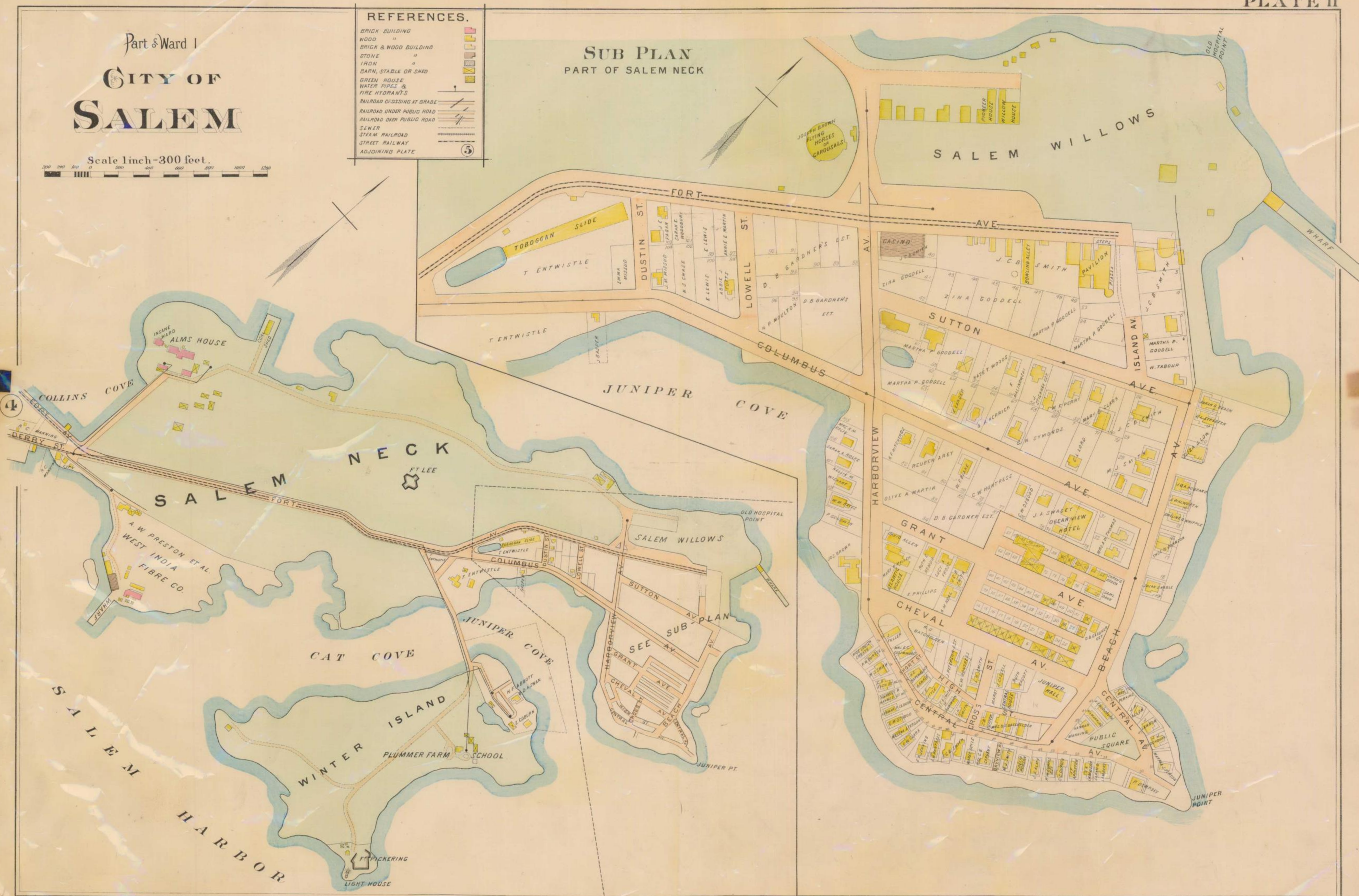
Part & Ward I
CITY OF SALEM

Scale 1 inch = 300 feet.

REFERENCES.

- BRICK BUILDING
- WOOD "
- BRICK & WOOD BUILDING
- STONE "
- IRON "
- BARN, STABLE OR SHED
- GREEN HOUSE
- WATER PIPES & FIRE HYDRANTS
- RAILROAD CROSSING AT GRADE
- RAILROAD UNDER PUBLIC ROAD
- RAILROAD OVER PUBLIC ROAD
- SEWER
- STEAM RAILROAD
- STREET RAILWAY
- ADJOINING PLATE

SUB PLAN
PART OF SALEM NECK



or occupants of the dwelling house formerly owned by Joseph Wadleigh to use the well of water on the above described lot in common with said True, by paying one half of the expenses of repairs. To have and to hold the above granted premises, with all the privileges and appurtenances to the same belonging, to the said Samuel True 3rd and his heirs and assigns, to their own use and behoof forever. And I the said grantor for myself and my heirs, executors, and administrators, do covenant with the said grantee and his heirs and assigns, that I am lawfully seized in fee simple of the aforegranted premises; that they are free from all incumbrances excepting as aforesaid; that I have good right to sell and convey the same to the said grantee and his heirs and assigns forever, excepting as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said George H. Morrill, and I Sarah E. Morrill, wife of said George H. Morrill in token of my release of all right and title of or to both dower and homestead in the granted premises, have hereunto set our hands and seals this fifth day of May in the year of our Lord one thousand eight hundred and seventy seven.

Signed, sealed and delivered, in presence } George H. Morrill seal
of James H. Davis } Mary E. Morrill } Sarah E. Morrill seal

Executed May 5. 1877. Then personally appeared the above named George H. Morrill and acknowledged the above instrument to be his free act and deed;

Before me, James H. Davis Justice of the Peace.

Executed, Recd. May 31. 1877. 10m. part 11 A. M. Rec. & Esby Ephem. Brown Ref.

D. B. Gardner
to
F. Tabour (wpl)

Know all men by these Presents, That I, Daniel B. Gardner, of Salem, in the County of Essex, and Commonwealth of Massachusetts, in consideration of Three hundred and twenty five dollars paid by Frances Tabour, wife of William Tabour, 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 Frances Tabour the real estate in said Salem bounded ^{and described} as follows, viz: A lot of land, situated on Juniper Point so called, & lying in said Salem, bounded Southwest thirty nine (39) feet on

The words "and described" are not in the original.

Island Avenue, Southeast one hundred and nine and nine-tenths (109.9) feet
 on Sutton Avenue, Northeast on land of city of Salem eighty four (84) feet, and
 Northwest one hundred feet on other lands now or late of said Gardner, be the
 said bounds and distances more or less. Being the lot numbered seven on a
 plan of cottage lots on Juniper Point, Salem Neck, owned by Daniel B. Gardner
 recorded in Essex Registry of Deeds, South District, 1st Book of Plans - Plan No. 30.
 This conveyance is with the express agreement that for the term of twenty five
 years from the 25th day of July, A. D. 1876, no building or any part thereof,
 except the steps, piazzas, porticoes, bay windows, coverings and cornices, shall be
 erected on the granted premises, within fifteen feet of said street, and that
 for said term no dwelling house shall be placed on the granted premises
 costing less than three hundred dollars. And that for said term, no build-
 ing nor any part thereof on said land shall be used as a hotel, boarding
 house, saloon, shop, livery or boarding stable, or for manufacturing pur-
 poses, or for any other purpose than for a private dwelling house, with the
 usual out buildings, including a private stable; no stable however to be
 erected within 50 feet of any street, and with the further agreement that no
 wire shall be kept on said land during the term. The said Grantor re-
 serves to himself, his heirs and assigns, the right to enter upon the premises
 and at the expense of the party in fault to remove or alter any building or
 part thereof which may be erected on the premises by the grantee, his heirs
 or assigns, in a manner contrary to the above stipulations. To have and
 to hold the above granted premises, with all the privileges and appurte-
 nances thereto belonging, to the said Frances Tabour her heirs and assigns,
 to her use and behoof forever. And I the said grantor, for myself, and my
 heirs, executors, and administrators, do covenant with the said grantee her
 heirs and assigns, that I am lawfully seized in fee simple of the aforegrant-
 ed premises; that they are free from all incumbrances, except said restrictions
 that I have good right to sell and convey the same to the said grantee, her heirs
 and assigns forever, ^{except} as aforesaid; and that I will, and my heirs, executors, and
 administrators shall warrant and defend the same to the said grantee,
 her heirs and assigns forever, against the lawful claims and demands of
 all persons, except as aforesaid. In witness whereof, we the said Daniel

B. Gardner, and N. Augusta Gardner, wife of said Daniel B., who hereby release all right and title of or to both dower and homestead in the granted premises, have hereunto set our hands and seals this fifteenth day of May in the year of our Lord eighteen hundred and seventy seven.

Signed, sealed, and delivered in presence of Jerome H. Fiske to D. B. G. } Daniel B. Gardner seal
Edward A. Smith 2nd } N. Augusta Gardner seal
Commonwealth of Massachusetts, Exec

es. May 15th. 1877. Then personally appeared the within named Daniel B. Gardner, and acknowledged the foregoing instrument to be his free act and deed, before me Jerome H. Fiske Justice of the Peace.

Exec es. Recd. May 31. 1877. 30 ms. part 11 A. M. Rec. & Ex. by Ephm. Brown Reg.

A. H. Pettingell
et ux, et al
to
C. F. Smith

Know all men by these Presents, That I Andrew H. Pettingell of Newburyport in the County of Essex and Commonwealth of Massachusetts in right of my wife and I Mary N. Pettingell wife of said Andrew H. Pettingell in my own right and we Caroline P. Johnson widow and Hannah O. Pettingell widow both of said Newburyport in consideration of Four hundred thirty five & ⁷⁵/₁₀₀ dollars to us paid by Charles F. Smith of said Newburyport the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Charles F. Smith and his heirs and assigns forever a certain piece or parcel of marsh land situated in Newbury in said County and bounded and described as follows viz. Beginning at the Northerly corner thereof on Plum Bush Creek by land of Richards Jaques, thence running South 47° East by land of said Jaques seven rods and thirteen links; thence South 29° 30' East by land of said Jaques thirty one rods and twenty one links to land of William Jaques; thence South 67° West by land of said William Jaques fifty one rods and twenty links to said creek and thence Northerly by said creek on various courses about fifty one rods and nineteen links and then Northeasterly on various courses by said creek thirty five rods and nine links to the place and corner begun at, containing ten acres and one hundred and forty three rods and being the third lot described in the deed of conveyance thereof of Ebenezer Noyes to Moses and Eleazer Pettingell bearing date March 31st 1817, and recorded in the Essex Registry of Deeds Book 225 Leaf 297. The said piece of marsh land

Know all men by these presents that William Tabour of Lynn, Essex County, Massachusetts, in consideration of one dollar and other valuable considerations paid by Gertrude M. Graves, wife of Edgar C. Graves, of Waltham, Middlesex County, Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Gertrude M. Graves and her heirs and assigns a certain parcel of land with all buildings thereon in Salem in that part called Juniper Point being lot seven on a plan recorded with Essex South District Deeds, Book 1, number 30, bounded southwesterly by Island Avenue thirty nine feet, south easterly by Sutton Avenue, one hundred and nine and nine tenths feet; northeasterly by land of the City of Salem eighty four feet; northwesterly by lot six one hundred feet; being the same conveyed by deed of Daniel B. Gardner to Frances Tabour, wife of the grantor, dated May 15, 1877, recorded B. 977 20.85 and devised to the grantor by her will duly proved and allowed in Essex County, Probate Court, August 1, 1898, subject to the restrictions contained in said deed. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Gertrude M. Graves 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 said restrictions, 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, except as aforesaid. In Witness whereof I the said William Tabour, having no wife, hereunto set my hand and seal this fifteenth day of September in the year one thousand nine hundred.

W. Tabour
to
G. M. Graves
(w/ E. C. G.)
Two 4. R. Stamps
Documentary
Cancelled

Signed, sealed and delivered } William Tabour seal
Commonwealth of

in presence of, Andrew Fitz } Massachusetts, Essex
s.s. Sept. 17, 1900. Then personally appeared the above
named William Tabour and acknowledged the fore-
going instrument to be his free act and deed.

Before me, Andrew Fitz Justice of the Peace.

Essex s.s. Recd. Sept. 17, 1900, 10m. past 11 a.m., Rec. & Ex. by Willard J. Hale Reg

E. C. Graves
et ux
to
L. M. Fowler
ux C. B. F.

Assignment
B. 1949 P. 367

Assignment
B. 1949 P. 368

Know all men by these presents that we,
Edgar C. Graves and Gertrude M. Graves, his wife,
in her right, of Waltham, Middlesex County, Massa-
chusetts, in consideration of one thousand dollars
paid by Lucy M. Fowler, wife of Charles B. Fowler,
of Salem, Essex County, Massachusetts, the receipt
whereof is hereby acknowledged, do hereby give, grant,
bargain, sell and convey unto the said Lucy M. Fow-
ler and her heirs and assigns, a certain parcel
of land with all buildings thereon in said Salem
in that part thereof called Juniper Point, being
lot seven on a plan recorded with Essex South
District Deeds, Book 1 number 30, bounded south-
westerly by Island Avenue thirty nine feet; south-
easterly by Sutton Avenue one hundred and nine
and nine tenths feet, northeasterly by land of the
City of Salem eighty four feet; northwesterly by lot
six one hundred feet, being the same conveyed to
said Gertrude M. Graves by deed of William Tabour
of even date and record herewith and subject to
the restrictions therein referred to. To have and
to hold the granted premises, with all the privileges
and appurtenances thereto belonging to the said
Lucy M. Fowler and her heirs and assigns, to their
own use and behoof forever. And we hereby for
ourselves and our heirs, executors and adminis-
trators, covenant with the grantee and her heirs
and assigns that said Gertrude M. is lawfully seized
in fee-simple of the granted premises, that they are
free from all incumbrances, except said restrictions,
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 her heirs and assigns
forever against the lawful claims and demands of

1 article of the mortgage of the above described land for the
debt secured by the first mortgage here recorded
and do therefore cancel and assign the same. as
assigned
Wm. M. Fowler
E. C. Graves et ux
Sept 17 1900

I, Gertrude M. Graves, of Salem, Essex County, Massachusetts, a widow, for consideration paid, grant to Herbert W. Levesque, of Salem, Essex County, Massachusetts, with QUITCLAIM COVENANTS, a certain parcel of land with the buildings thereon situated in that part of SALEM called Juniper Point, and being lot seven on a plan recorded with Essex, South District Registry of Deeds, Book 1 number 30, and bounded southwesterly by Island Avenue, thirty-nine feet; southeasterly by Sutton Avenue, one hundred and nine and nine-tenths feet; northeasterly by land of the City of Salem, eighty-four feet; northwesterly by lot six on said plan, one hundred feet; being the same premises conveyed by deed of William Tabour, dated September 15, 1900, recorded in said Registry of Deeds, Book 1620, page 521, to which reference is made. This conveyance is made subject to all incumbrances of record.

WITNESS my hand and seal this eighteenth day of June, 1940.

COMMONWEALTH OF MASSACHUSETTS. Essex,) Gertrude M. Graves (seal)
ss. June 18, 1940. Then personally appeared the above named Gertrude M. Graves and acknowledged the foregoing instrument to be her free act and deed, before me Melville Rowand Notary Public (Notarial seal)

Commission expires June 15, 1946.

Essex ss. Received June 19, 1940. 32 m. past 4 P.M. Recorded and Examined.

Graves
to
Levesque

I, Herbert W. Levesque, of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Gertrude M. Graves, of Salem, Essex County, Massachusetts and Clifton H. Graves, of Dorchester, Suffolk County, Massachusetts, as joint tenants and not as tenants in common, with QUITCLAIM COVENANTS, a certain parcel of land with the buildings thereon in that part of SALEM, called Juniper Point, being lot seven on a Plan recorded with Essex, South District Registry of Deeds, Book 1, number 30, bounded southwesterly by Island Avenue thirty-nine feet; southeasterly by Sutton Avenue, one hundred and nine and nine-tenths feet; northeasterly by land of the City of Salem, eighty-four feet; northwesterly by lot six, one hundred feet, being the same premises conveyed to me by Gertrude M. Graves to be recorded herewith. WITNESS my hand and seal this eighteenth day of June, 1940.

COMMONWEALTH OF MASSACHUSETTS. Essex,) Herbert W. Levesque (seal)
ss. June 18, 1940. Then personally appeared the above named Herbert W. Levesque and acknowledged the foregoing instrument to be his free act and deed, before me Melville Rowand Notary Public (Notarial seal)

Commission expires June 15, 1946.

Essex ss. Received June 19, 1940. 32 m. past 4 P.M. Recorded and Examined.

Levesque
to
Graves et al

We, Gertrude M. Graves, of Salem and Clifton H. Graves, of Dorchester, Suffolk County, Massachusetts

of _____ County, Massachusetts, being unmarried, for consideration paid, grant to Joseph B. Harrington and Mary Louise Harrington, husband and wife, as tenants by the entirety, both

of _____ said Salem _____ with quitclaim covenants

whereby A certain parcel of land buildings in that part of Salem called Juniper Point, being Lot #7, on a plan recorded in Essex South District Registry of Deeds, Book 1, Plan 30 and bounded:

SOUTHWESTERLY by Island Avenue, thirty-nine (39) feet; SOUTHEASTERLY by Sutton Avenue, one hundred nine and nine tenths (109.9) feet; NORTHEASTERLY by land of the City of Salem, eighty-four (84) feet; and NORTHWESTERLY by Lot #6, one hundred (100) feet.

Being the same premises conveyed to Gertrude M. Graves et al, by deed of Herbert W. Levesque, dated June 18, 1946, recorded with said Deeds, Book 3221, Page 463.



I, Josephine V. Graves, _____ husband of said grantor, wife

release to said grantee all rights of _____ tenancy by the entirety, dower and homestead and other interests therein.

Witness _____ hand and seal this 12th day of November, 1947

Joseph B. Harrington, Gertrude M. Graves, Clifton H. Graves, Josephine V. Graves

The Commonwealth of Massachusetts

Essex, ss. Salem, November 12, 1947

Then personally appeared the above named Gertrude M. Graves and Clifton H. Graves

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

Joseph B. Harrington, Notary Public

My commission expires _____ 1951.

Essex ss. Received Nov. 12, 1947. 10 m. past 2 P.M. Recorded & Examined.

We, Joseph B. Harrington and Mary L. Harrington, husband and wife,
both

of Salem, Essex County, Massachusetts,
~~being married~~ for consideration paid, grant to Rene P. LeBlanc and Myrtle S. LeBlanc,
husband and wife, as tenants by the entirety, and not as tenants in
common, both
of Salem, Essex County, Massachusetts, with quitclaim covenants

~~the same~~ a certain parcel of land buildings in that part of Salem
called Juniper Point, being Lot #7 on a plan recorded in Essex South
(Description and circumstances, if any)
District Registry of Deeds, Book 1, Plan 30, and bounded:-

SOUTHWESTERLY by Island Avenue, Thirty-nine (39) feet;
SOUTHEASTERLY by Sutton Avenue, One Hundred Nine and 9/10 (109.9) feet;
NORTHEASTERLY by land of the City of Salem, Eighty-four (84) feet; and
NORTHWESTERLY by Lot #6, One Hundred (100) feet.

Being the same premises conveyed to us by Deed of Gertrude M. Graves,
et al, dated November 12th, 1947, and recorded in said Deeds in
Book 3575, page 550.

Mass. Excise Stamps \$ 10.90 affixed
and cancelled on back of this instrument

U. S. Docum. Stamps \$ 10.45 affixed
and cancelled on back of this instrument

husband
wife of said grantor

~~solely to said grantor~~ all rights of ~~tenancy by the entirety~~ and other interests therein
~~known and honest~~

Witness our hands and seals this eighteenth day of February 1955.

Joseph B. Harrington

Joseph B. Harrington
Mary L. Harrington

The Commonwealth of Massachusetts

Essex, ss. Salem, February 16, 1955

Then personally appeared the above named Joseph B. Harrington and Mary L.
Harrington
and acknowledged the foregoing instrument to be their free act and deed, before me

Joseph B. Harrington
Joseph B. Harrington, Notary Public - ~~Notary Public~~

My commission expires February 21, 1958

Essex ss. Recorded Feb. 21, 1955. 41 m. past 11 A.M. #82

4630
404

See
B13980
P. 414

We, Rene P. LeBlanc and Myrtle S. LeBlanc, husband and wife as tenants by the entirety

of Salem, Essex County, Massachusetts, ~~being unmarried~~, for consideration paid, grant to Paul Nestor and Albina Nestor, husband and wife as tenants by the entirety

of said Salem with quitclaim covenants the land in with the buildings thereon situated on Sutton Avenue in said Salem, being lot #7 on a plan recorded in Essex South District Registry of Deeds, Book of Plans 1, Plan 30, bounded and described as follows:

Southwesterly by Island Avenue, thirty-nine (39) feet;
Southeasterly by Sutton Avenue, one hundred nine and 9/10 (109.9) feet;
Northeasterly by land of the City of Salem, eighty-four (84) feet; and
Northwesterly by Lot #6 on said plan, one hundred (100) feet.

Being the same premises conveyed to us by deed of Joseph B. Harrington, et ux, dated February 18, 1955 and recorded with said Registry, Book 4142, Page 355.



CA
D
AN
D

~~husband/wife of said grantor,~~

~~release to said grantee all rights of tenancy by the entirety /dower and homestead and other interests therein~~

Witness our hands and seals this 21st day of December 19 59.

Barry W. Plunkett _____
Rene P. LeBlanc _____
Myrtle S. LeBlanc _____

The Commonwealth of Massachusetts

Essex ss. December 21, 19 59.

Then personally appeared the above named Rene P. LeBlanc and Myrtle S. LeBlanc

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

Barry W. Plunkett
Notary Public
Justice of the Peace
BARRY W. PLUNKETT
NOTARY PUBLIC

Essex ss. Recorded Dec. 21, 1959. 20 m. past 3 P.M. #238
My Commission expires November 12, 1965

KNOW ALL MEN BY THESE PRESENTS THAT I, ALBINA C. NESTOR

of Salem

02/05/99 11:13 inst. 343
Essex 10/17/98 [unclear]

~~being married~~, for consideration paid, ~~and in full consideration of~~

grant to PAUL NESTOR

BK 15455 PG 446

of said Salem

with quitclaim covenants

~~the land~~

[Description and encumbrances, if any]

The land with the buildings thereon situated on Sutton Avenue in said Salem, being Lot #7 on a plan recorded in Essex South District Registry of Deeds, Book of Plans 1, Plan 30, bounded and described as follows:

- SOUTHWESTERLY by Island Avenue, thirty-nine (39) feet;
- SOUTHEASTERLY by Sutton Avenue, one hundred nine and 9/10 (109.9) feet;
- NORTHEASTERLY by land of the City of Salem, eighty-four (84) feet; and
- NORTHWESTERLY by Lot #6 on said plan, one hundred (100) feet.

For title see deed of Rene P. LeBlanc and Myrtle S. LeBlanc dated December 21, 1959 and recorded in Essex South District Registry of Deeds in Book 4630 Page 404.

Consideration for the within conveyance is such that no documentary stamps are required to be affixed hereto by law.

Witness my hand and seal this 2nd day of February, 1999

William L. Mahoney, Jr.
Witness

Albina C. Nestor
By: *Suzanne Melin*
Suzanne Melin, Attorney-in-fact for
Albina C. Nestor under a Durable Power
of Attorney dated January 9, 1998 and
recorded herewith.

The Commonwealth of Massachusetts

Essex, ss.

February 2, 1999

Then personally appeared the above named Suzanne Melin, Attorney-in-fact for Albina C. Nestor and acknowledged the foregoing instrument to be her free act and deed before me

William L. Mahoney, Jr.
William L. Mahoney, Jr., Notary Public — ~~Notary Public~~

My commission expires March 29, 2002

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Grantee Property Address: 2 Sutton Ave., Salem, MA 01970

25

MS
12/5

PS


2010033100524 Bk:29368 Pg:361
03/31/2010 03:25 DEED Pg 1/2

Southern Essex District ROD
Date: 03/31/2010 03:25 PM
ID: 784290 Doc# 20100331005240
Fee: \$1,582.32 Cons: \$347,000.00

QUITCLAIM DEED

We, SUZANNE C. MELIN and CLAUDIA M. HENNESSEY, Executrixes under the Will of the Estate of Paul Nestor, filed with the Essex County Probate & Family Court Docket No. 01-PO743EP1, and Individually, both of Lynn & Marblehead, Essex County, Massachusetts,

for consideration paid and in full consideration of THREE HUNDRED FORTY-SEVEN THOUSAND & 00/100 DOLLARS (\$347,000.00)

grant to BRIAN P. HENNESSEY, Individually, of 2 Sutton Avenue, Salem, Essex County, Massachusetts 01970,

with *Quitclaim Covenants*


The land with the buildings thereon situated on Sutton Avenue in said Salem, being Lot #7 on a plan recorded in Essex South District Registry of Deeds, Book of Plans 1, Plan 30, bounded as follows:

- SOUTHWESTERLY: by Island Avenue, thirty-nine (39) feet;
- SOUTHEASTERLY: by Sutton Avenue, one hundred nine and 9/10 (109.9) feet;
- NORTHEASTERLY: by land of the City of Salem, eighty-four (84) feet; and
- NORTHWESTERLY: by Lot #6 on said plan, one hundred (100) feet.

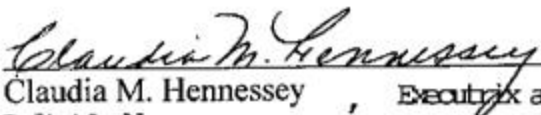
Re: 2 Sutton Avenue, Salem, MA

Being the same premises conveyed to Paul Nestor by deed of Albina C. Nestor, dated February 2, 1999, and recorded with the Essex South District Registry of Deeds in Book 15455, Page 446. Said Paul Nestor died on May 15, 2000.

WITNESS our hands and seals this 31st day of MARCH, 2010.



Suzanne C. Melin, Executrix and
Individually




Claudia M. Hennessey, Executrix and
Individually

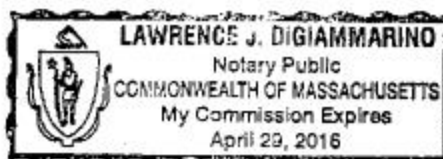
COMMONWEALTH OF MASSACHUSETTS

Essex County, ss.

On this 31st day of March, 2010, before me, the undersigned Notary Public, personally appeared Suzanne C. Melin and Claudia M. Hennessey, proved to me through satisfactory evidence of identification, which were Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public





H-5 JUNIPER POINT COTTAGES

1870s, etc.

Beach and Columbus avenues, Juniper Point on Salem Neck

Adjacent to the Willows, Salem's historic seaside park and amusement area, is the oldest residential section of Salem Neck, known as Juniper Point. Early in the city's history this rocky promontory contained fortifications, but it was later developed for farming by the Allen, Dustin, and other families. In the 1850s and 1860s the point served as a recreational "tenting ground." In 1870 the owner Daniel B. Gardner subdivided the area (approximately thirty acres) into house lots, and the point quickly developed into a desirable summer resort. For many years a large wooden hotel, the "Ocean House" (1879), was maintained here looking out onto Massachusetts Bay and its many islands.

The majority of the cottages on Juniper Point were built between 1870 and 1910, and although they were planned with an eye to economy, many are architecturally noteworthy. Of wood-frame construction and one-and-one-half or two stories tall, the best of these combine features usually associated with the Queen Anne, Stick, and Shingle styles. Today Juniper Point is almost exclusively a year-round residential community, and virtually all of the cottages have been winterized.

H-
Beach
N

Ap
Ham
sum
isla
ser
of C
nom
of
the
for
stru
eve
two
192
vive
a U
kee
don
isla