

HISTORIC SALEM INC

House History and Plaque Program

For Leslie M. Adams

28 Broad Street

Salem, Massachusetts 01970

Research and Writing Provided by

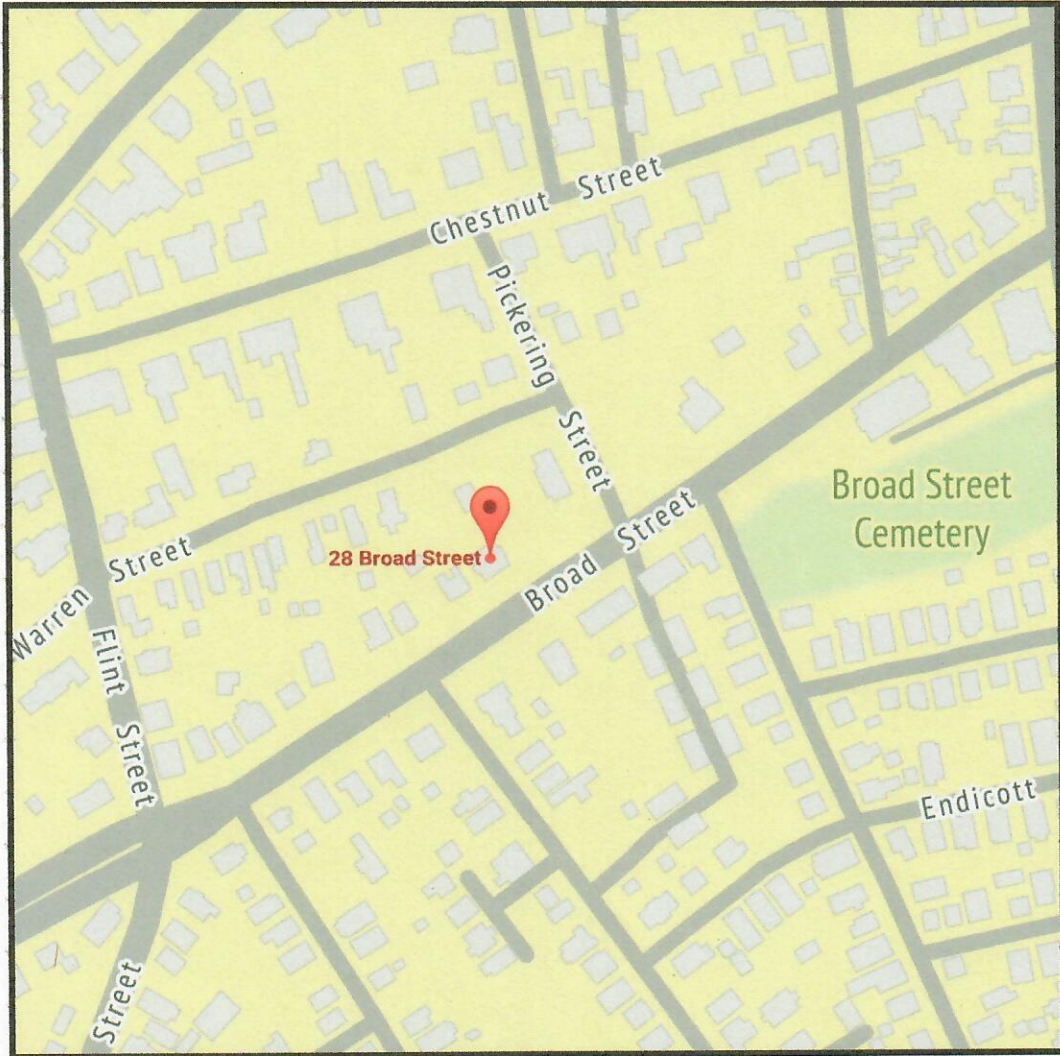
Kimberly Whitworth, J.D., M.A.

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The House History of 28 Broad Street





The House History of 28 Broad Street

According to available records, the house at 28–28 ½ Broad Street was likely built by Albert E. Newton around 1895. Information contained in deed records and the 1874 Salem Atlas indicates that Albert acquired the property with “the buildings standing thereon” from John Preston on July 15, 1868. At the time of the purchase, the land appears to have been conveyed with a house, “a bake house, barn and shed adjoining the land.”¹ The 1870 United States Census lists Albert as living at the house and identifies his occupation as baker.²

The house that currently sits on the property does not appear to be the same footprint shown on atlases prepared for the City of Salem in 1874. This fact, coupled with the current architectural style of the house, leads to the conclusion that Albert reconfigured and/or built the house that currently stands on the property around 1895.³

The house was built in the Queen Anne style, which was popular in the Victorian period between 1880 and 1910. The house features varied exterior surfaces that include clapboard, vertical boards and fish scale shingles. In addition, the front gable includes stick work and cornice returns, and the windows on the second floor have colored glass in the upper sash, characteristic of the period.⁴

Albert E. Newton retained ownership of the house until his death on January 24, 1904.⁵ According to the 1900 United States Census, Albert and his wife Amelia had

¹ Essex South County Registry of Deeds (hereinafter ESCRD) Book 754, page 52; Hopkins, G.M. *Atlas of Salem, Massachusetts*. Philadelphia, 1874.

² Year: 1870; Census Place: Salem Ward 3, Essex, Massachusetts; Roll: M593_613; Page: 562B; Image: 245; Family History Library Film: 552112.

³ Hopkins, G.M. *Atlas of Salem, Massachusetts*. Philadelphia, 1874; Richards, L.J., *Atlals of the City of Salem, Massachusetts, 1897*; Massachusetts Cultural Resource Information System (hereinafter MACRIS) <http://mhc-macris.net/Details.aspx?MhcId=SAL.777> (accessed July 30, 2015).

⁴ MACRIS, <http://mhc-macris.net/Details.aspx?MhcId=SAL.777> (accessed July 30, 2015); Virginia & Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf, 2002., esp. pgs. 263-269.

⁵ Find a Grave website: <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=103994738&ref=acom> (Accessed July 30, 2015).



moved from 28 Broad Street to a house located at 42 Bridge Street, Beverly. His occupation in 1900 was listed as grocer.⁶

Amelia Newton inherited the property upon the death of her husband⁷ She retained ownership of the house for four years. In the 1906 city directory the resident is listed as Henry O. Prescott, with William J. Craig living at 28 1/2. On September 21, 1908, Amelia sold the house to Daniel Low.⁸ According to federal census and probate records, the Daniel Low who owned 28 Broad Street was the same Daniel Low who owned the landmark Salem store known as Daniel Low & Company, located on Washington Street. The 1910 Federal Census lists his occupation as “jeweler and silversmiths.” Daniel Low does not appear to have lived at 28 Broad Street, which indicates he owned this property as an investment. Census records reveal he made his home at a residence once numbered 365 Broad Street.⁹

On February 3, 1911, Daniel Low died of a heart attack in his store.¹⁰ Daniel Low’s sons, Seth F. Low and Harry C. Low and his daughter, Florence L. Kelsey inherited the property from their father’s estate.¹¹ They held on to the house until April 30, 1923, when they sold it to Mary F. Murphy, wife of Frank Murphy.¹² Census records from 1930 reveal that Mary was 39 years old and living at 28 Broad Street with her five sons, ages 5 to 18 years. The 1930 census also shows that Mary emigrated from the Irish Free State, but that her children were all born in Massachusetts. Frank appears to have passed away; he was not living at 28 Broad Street at the time of the 1930 census.¹³

⁶ Year: 1900; Census Place: Beverly Ward 1, Essex, Massachusetts; Roll: 640; Page: 18B; Enumeration District: 0256; FHL microfilm: 1240640

⁷ Essex County Probate Court Docket No. 93739, Estate of Albert E. Newton

⁸ ESCRD Book 1934, Page 351.

⁹ Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

¹⁰ “Sudden death of Daniel Low in his store yesterday” Salem Evening News, February 5, 1911, p. 1.

¹¹ Essex Probate Court Docket No. _____, Estate of Daniel Low.

¹² ESCRD Book 2553, Page 503.

¹³ United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930.



Mary married John E. Carroll some time after the 1930 census was taken. According to Salem Directories, John E. Carroll was a teacher.¹⁴ Mary remained at 28 Broad Street until she sold the property on November 18, 1959 to Donald F. Sewall and Elizabeth F. Sewall. During Mary's ownership, she acquired a 270 square foot parcel of land in a land swap with her neighbor Joan C. Blake.¹⁵ This parcel was included when Mary conveyed the property to the Sewalls.¹⁶

According to Salem City Directories from 1960 to 1964, Donald Sewall was employed by New England Telephone and Telegraph as an equipment installer.¹⁷ Donald and Elizabeth retained ownership of the property for less than ten years, selling the house on September 13, 1965 to Richard Osborn and Ruth Osborn. Within two years, Richard and Ruth Osborn sold the property to William H. Zibell and Patricia A. Zibell on May 19, 1967.¹⁸

During the next three decades, the ownership of the house was transferred six times. The Zibells sold the property on June 4, 1969 to Frederick Keach.¹⁹ Frederick Keach retained ownership for ten years, selling to property on November 15, 1979 to Dennis P. Corbett.²⁰ Dennis held the property until 1983, when he then sold it to Sandra M. Ahman on January 29, 1983.²¹ Within two months, Sandra conveyed the house to David Lass and Janet M. Lass, Peter O'Brien and Sophia O'Brien, Joseph Kambe and Susan Kambe, and Stefan Hedio and Andrew McKenna.²² The buyers appear to have

¹⁴ Salem Directory, 1950.

¹⁵ ESCRD Book 4621, Page 125.

¹⁶ ESCRD Book 3410, Page 176-177.

¹⁷ Salem Directories, 1960, 1962, 1964.

¹⁸ ESCRD Book 5444, Page 288.

¹⁹ ESCRD Book 5612, Page 497.

²⁰ ESCRD Book 6655, Page 18

²¹ ESCRD Book 7052, Page 164

²² ESCRD Book 7076, Page 381.



been a group of investors, because on April 10, 1986, the house was transferred for one dollar to David A. Lass and Peter O'Brian as Trustees of the Poplar Court Realty Trust.²³

The Poplar Court Realty Trust retained ownership until June 24, 1999 when Veronica Morgan bought the property.²⁴ Four years later, Veronica converted the house into a three unit condominium.²⁵ Veronica transferred Unit B to Joann R. Ballou on October 1, 1999.²⁶ Joann retained ownership of the unit until March 1, 2010, when she sold the unit to current owner Leslie M. Adams.²⁷

Veronica transferred Unit A-2 to John J. O'Neill and Ashlyn L. O'Neill on July 23, 2001. Coincident with a move to California, John and Ashlyn transferred the unit to John's name alone on May 10, 2002.²⁸ On January 31, 2002, John sold the unit to current owners John A. Michael and Jennifer S. Kealey.²⁹

Veronica transferred Unit A-1 to Jennifer Ligenza on January 31, 2002. Jennifer retained ownership of the property for two years when she sold the unit to current owner, Donna J. Maurer, on September 10, 2004.³⁰

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

Historic Salem, Inc.

July 24, 2015

²³ ESCRD Book 8361, Page 316

²⁴ ESCRD Book 12635, Page 91

²⁵ ESCRD Book 15975, Page 142; Book 17452, Page 1.

²⁶ ESCRD Book 15975, Page 163.

²⁷ ESCRD Book 29309, Page 2

²⁸ ESCRD Book 18720, Page 403

²⁹ ESCRD Book 27229, Page 23.

³⁰ ESCRD Book 23372, Page 33

to the said Charles E. Smith his heirs and assigns forever,
 against the lawful claims and demands of all persons. In
 witness whereof I the said Joseph Ross and I Joann Ross
 wife of said Joseph Ross in token of my release of all right and
 title of or to both dower and homestead in the granted prem-
 ises have hereunto set our hands and seals this first day of
 June in the year of our Lord, eighteen hundred and sixty seven
 Signed, sealed and delivered in Joseph Ross seal
 the presence of Aaron Cogswell } Joann Ross seal
 Essex Co. June 1st 1867. Then personally appeared the above named
 Joseph Ross and acknowledged the above instrument to be his
 free act and deed, before me, Aaron Cogswell, Justice of the Peace
 Essex Co. Rec. Aug. 25. 1868. 14 m. past 8. A. M. Rec. & Ex. by Ephm. Brown Reg.

Know all men by these Presents, That I John Preston of J. Preston
 Salem Essex County and Commonwealth of Mass in consideration A. E. Newton
 of twenty five hundred dollars paid by Albert E. Newton of
 said Salem the receipt whereof is hereby acknowledged, do hereby
 by give, grant, bargain, sell and convey unto the said Albert
 E. Newton his heirs and assigns forever the parcel of land with
 the buildings standing thereon situated in Broad St. in said
 Salem and bounded and described as follows, viz bounded
 Southerly by Broad St. about seventy two feet. Westerly by land
 of Thompson about one hundred and eighty one feet. Northwesterly by
 Warren St. about twenty nine feet and six inches. Easterly by land
 of Silsbee about one hundred and sixty five feet and six inches, all
 such distances being more or less. Reserving to myself the Bake
 House, Barn and Shed adjoining with the land under the same
 to my use during my life time. And also reserving the right to
 pass and repass with carts and wagons over said land hereby
 conveyed to said portion so reserved to and from Broad St.
 and Warren St. meaning to convey a part of the same estate con-
 veyed to me by Augusta B. Thompson Adm. by Deed recd with

1904
 Through For. Exchge.
 One 50¢ Conveyance
 R. Stamps.
 Defaced.

Essex Deeds Book 608 Leaf 107 and at my decease said Albert E. Newton to come into possession of the whole of the estate as described in said deed. To have and to hold the above granted premises, with the privileges and appurtenances thereto belonging, to the said Albert E. Newton his heirs and assigns, to him, their 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, that I have a good right to sell and convey the same to the said grantee, and his heirs and assigns forever, as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof I the said John Preston and Mary E. wife of said John in token of her release of all right and title of or to both dower and homestead in the granted premises, have hereto set our hands and seals, this fifteenth day of July in the year of our Lord eighteen hundred and sixty eight.

Signed, sealed, and delivered } John Preston seal
 in presence of William Archer } Mary E. Preston seal

Commonwealth of Massachusetts Essex ss. August 22. 1868. Then personally appeared the above named John Preston and acknowledged the foregoing instrument to be his free act and deed.

Before me, William Archer, Justice of the Peace.

Essex ss. Rec. Aug. 25. 1868. 5am. before J. Arch. Rec. & Exch. Ephm. Bound Reg.

A. E. Newton
 to
 J. Preston
 Two \$1. For Exchge.
 One 50^c Conveyance
 R. Plamps
 Canceled.

Know all men by these Presents, That I, Albert E. Newton of Salem Essex County and Commonwealth of Massachusetts in consideration of Twenty one hundred dollars to me paid by John Preston of said Salem the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell and convey unto the said

No. 93739

Newton, Albert S. Roy, Adm.

PROBATE OF WILL.

[LETTERS OF ADMINISTRATION WITH THE WILL
ANNEXED.]

Petition—Citation—Decree.

Filed Feb 17 1904,

Returnable March 7 1904

Allowed March 10 1904.

No Fees.

Recorded Vol. 589 Page 516.

Sty. Exp. Dec.
etc. deced.

Colony Hill

For Petitioner:

*Wm. S. Robinson
Jesse Smith*

For Respondent:

Schedule of Real Estate in Detail.

*Real Estate situated on Farm No. 1 in Jackson Mead
This estate is subject to a mortgage of \$4,200.00*

DOLLS.

6,900

CTS.

Both remembered that I Albert
E. Newton of Salem in the County
of Essex and the State of Massachusetts

Being of sound mind and
memory, do make and publish
this my last will and testament,
hereby revoking, all former wills by
me heretofore; at any time made.

After all my necessary funeral
expenses and expenses of my last sick-
ness are paid.

Item.

I give, devise and bequeath all of
my property, wherever found, which
I intend to include, both my real &
personal estate, to my beloved wife
Amelia M. Newton in fee; to hold
to her and her heirs to their use and
behalf forever.

Item.

All other persons than as aforesaid
are intentionally omitted.

I hereby nomi-
nate William H. Kendall of said
Salem to be the executor

This my last will and testament
and request—that he be exempt from
filing surety or sureties on his official
bond.

In testimony whereof I have
hereunto set my hand and seal the
second day of August A. D. eight
teen hundred and ninety three.

Albert E. Newton.



Signed, sealed and published
as my last will and testament by the
said Albert E. Newton in the
presence of us who in his presence
and in the presence of each other
have hereunto subscribed our
names as witnesses.

— William J. Rodriguez
Ervin T. Thompson
Caroline M. Thompson

[Minors must be so designated, and the names of their guardians, if any, given. The heirs-at-law and next-of-kin may be determined by reference to Chapters 125 and 135 of the Public Statutes.]

TO THE HONORABLE THE JUDGE OF THE PROBATE COURT IN AND FOR THE COUNTY OF ESSEX:

RESPECTFULLY represents *Amelia M. Newton*
of *Beverly* in the County of *Essex*
that *Albert S. Newton* who last dwelt in
Beverly in said County of Essex, died on the *26th*
day of *January* in the year of our Lord one thousand nine hundred
and *four* possessed of goods and estate remaining to be administered, leaving
as widow ~~his~~ *husband*, *h* is only heirs-at-law and next of kin, the persons whose names,
residences and relationship to the deceased are as follows, viz:

NAME.	RESIDENCE.	RELATIONSHIP.
<i>Amelia M. Newton</i>	<i>Beverly, Mass.</i>	<i>wife</i>
<i>Albert S. Newton</i>	<i>Charlton City, n</i>	<i>uncle</i>

That said deceased left a WILL—and *codicil*—herewith presented, wherein
William B. Kendall was named executor
and has *deceased*

Wherefore your petitioner prays that said will—and codicil—may be proved and
allowed, and letters of administration with the will annexed, issued to *her*, or some other
suitable person, and certifies that the statements herein contained are true to the best of
h knowledge and belief. *and request that she give bond without sureties.*

Dated this *eight* day of *February* A.D. 190*4*.

ESSEX, ss. Subscribed and sworn to this *eight* day of
February A. D. 190*4*.

Before me,

Tom J. Rodrigues Justice of the Peace.

The undersigned, being all the persons interested, hereby assent to the foregoing petition.

Albert S. Newton

acknowledged the foregoing instrument to be his free act and deed.

Before me.

M. Daniel Woodbury, Justice of the Peace, Essex ss. Recd Sept. 21, 1908, 5 am past 9 A.M. Recorded & examined.

Know all MEN by these presents, that I, A. M. Newton, Amelia M. Newton of Beverly in the County of Essex and Commonwealth of Massachusetts in consideration of One dollar and other valuable considerations paid by Daniel Low of Salem, said County the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Daniel Low, a certain parcel of land together with the buildings thereon situated on Broad Street in said Salem bounded and described as follows: viz. Bounded southerly by Broad Street about seventy two (72 ft) feet; westerly by land now or formerly of Thompson about one hundred and eighty one (181 ft) feet; northerly by Warren Street about twenty nine (29.5) and one half feet, easterly by land now or formerly of Silsbee about one hundred and sixty five (165.5) and one half feet, all such distances being more or less. Being the same premises conveyed by John Preston to Albert E. Newton by deed dated July 15, 1868 and recorded in Essex South District Registry of Deeds, Book 754 Page 52. John Preston, the Grantor named in this deed is now deceased. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Daniel Low and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances, except the taxes assessed for the year 1908 which the Grantor hereby agrees to assume and pay. 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 his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid - do hereby release unto the said grantee and heirs and

A. M. Newton,
to
D. Low.

assigns all right of or to both dower and homestead in the granted premises, and all other rights and interests therein. In witness whereof the said Amelia M. Newton being a widow hereunto set my hand and seal this sixteenth day of September in the year one thousand nine hundred and eight.

Signed and sealed } Amelia M. Newton. seal.
in presence of } Commonwealth of Mass-
Roy C. Wells. } achusetts, Essex Co., Salem, Sept 16th

1908. Then personally appeared the above named Amelia M. Newton and acknowledged the foregoing instrument to be her free act and deed. Before me.

Roy Clifford Wells, Justice of the Peace.
Essex Co., Mass. Sept. 21, 1908. 5 o'clock past 9 A.M. Recorded & examined.

Partial Release
J. A. Haynes
to
A. F. Bailey

Know all men by these presents, that I Thomas A. Haynes, the assignee of a certain mortgage given by Fred Bailey to Charles W. Emerson dated August 17 A.D. 1900, and recorded with Essex South District Registry of Deeds, book 1618 page 156, for one dollar paid by Abbie F. Bailey the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Abbie F. Bailey all the right, title and interest which I acquired under the aforesaid mortgage in or to that portion of the premises therein conveyed which is described as follows, namely: A certain parcel of land situate in said Baverhill in the West Parish on the south side of the road leading from the house of J. E. Greenleaf to that of Capt. Jesse Smith containing four acres more or less and bounded and described as follows: Beginning at the northeast corner thereof by said street and land now or formerly of Jesse Smith, thence southerly by said Smith land sixty seven (67) rods to land formerly of Ebenezer Bailey thence westerly by said Ebenezer Bailey's land eight (8) rods to land of Fred Bailey thence northerly by said land of Fred Bailey forty five (45) rods to an angle, thence westerly one (1) rod to an angle by land of Fred Bailey and land of Annie Marsh thence northerly by said Marsh land twenty two (22) rods to said street thence easterly by said street eleven (11) rods to point of beginning. To have and to hold

[Minors must be so designated, and the names of their guardians, if any, given. The heirs-at-law and next of kin may be determined by reference to Chapters 125 and 130 of the Public Statutes.]

TO THE HONORABLE THE JUDGE OF THE PROBATE COURT IN AND FOR THE COUNTY OF ESSEX:

RESPECTFULLY represents ^{of Marblehead} Seth Fred Low and Robert M. Mahoney, ~~both~~ of Salem, ^{both} in the County of Essex, that Daniel Low who last dwelt in Salem, in said County of Essex, died on the third day of February, in the year of our Lord one thousand nine hundred and eleven, possessed of goods and estate remaining to be administered, leaving as widow—husband,— his only heirs-at-law and next of kin, the persons whose names, residences and relationship to the deceased are as follows, viz.:

NAME.	RESIDENCE.	RELATIONSHIP.
Eliza J. Low	Salem, Mass.	Widow
Harry C. Low	Boston, Mass.	Son
Florence Low Kelsey (Ux Harlan P. Kelsey)	Salem, "	Daughter
Seth Fred Low	Marblehead, Mass.	Son

That said deceased left a WILL—and ~~no~~ CODICIL —herewith presented, wherein your petitioner s are named execut ors and wherein the testator has requested that your petitioner s be exempt from giving a surety on their bonds.

Wherefore your petitioner s pray that said will—and codicil—may be proved and allowed and letters testamentary issued to them, without giving a surety on their official bond s, and certifying that the statements herein contained are true to the best of their knowledge and belief.

Dated this eighth day of February A. D. 1911 .

Seth Fred Low
Robert M. Mahoney

ESSEX, ss. Subscribed and sworn to this eighth day of February A. D. 1911 .

Before me, George B. Beard Justice of the Peace.

The undersigned, being all the persons interested in the estate who are of full age and legal capacity, other than creditors, and the guardians of persons interested therein, hereby consent that the above-named petitioner be exempt from giving any surety on h bond.

1910 United States Federal Census for Low

Massachusetts > Essex > Salem Ward 3 > District 0462

Related Content Tools Share Print

	Street	House No.	Visited No.	Family No.	Name	Relation
21						
22		337	93	102	Callahan, William J.	Head
23					Ethel M.	Wife
24					William L.	Son
25					McNamara, Mary	Servant
26		365	94	108	Low, Daniel	Head
27					Eli	Wife
28					Jordan, Mary	Servant
29					Callahan, Mary	Servant
30					Cowley, David A.	Servant
31					McNamara, William S.	Servant
32					Forsythe, Emily W.	Servant

Name: Mary Callahan

mortgage; secondly in paying the interest on this mortgage; and thirdly on reducing said second mortgage. WITNESS our hands and seals, this seventeenth day of May 1923.

Edward J. Mahan (seal)

Witness W. D. Martin) Jennie O. Mahan (seal)

COMMONWEALTH OF MASSACHUSETTS Essex ss. May 17, 1923. Then personally appeared the above named Edward J. Mahan; and acknowledged the foregoing instrument to be his free act and deed; before me,

Willard D. Martin Justice of the Peace.

My commission expires Nov: 28, 24.

Essex ss. Received May 17, 1923. 45 m. past 12 P.M: Recorded and Examined.

We, Seth F. Low of Danvers, Harlan P. Kelsey and Florence L. Kelsey his wife in her right, of Salem, all in the County of Essex, and Harry C. Low of Brookline, in the County of Norfolk, and all in the Commonwealth of Massachusetts, grant, with quitclaim covenants, to Mary F. Murphy, wife of Frank Murphy, of said Salem, the land in said SALEM bounded Southerly by Broad Street seventy two (72) feet, Westerly by land now or late of Thompson about one hundred and eighty one (181) feet, Northerly by Warren Street twenty nine and five tenths (29.5) feet, and Easterly by land formerly of Shreve now of Florence L. Kelsey one hundred and sixty five and five tenths (165.5) feet: being the same premises conveyed to Daniel Low, our father, by deed of Amelia M. Newton dated September 16, A. D. 1908, and recorded with the Essex South District Deeds Book 1934, Page 351. This conveyance is made subject to the restrictions that the above described premises will be used for two tenements only and that nothing more than a private garage will be built on the rear land fronting on Warren Street. These restrictions shall last for twenty (20) years from the date hereof and are imposed for the benefit of neighboring land now owned by Florence L. Kelsey. This conveyance is made subject also to the taxes on the premises for 1923, which the grantee assumes and agrees to pay. And we, Florence S. Low, wife of said Seth F. Low, and Mabel C. Low, wife of said Harry C. Low, release to said grantee all rights of dower and homestead and other interests therein. WITNESS our hands and common seal this thirtieth day of April A. D. 1923.

Low et al. to Murphy

Two \$5 R.Stamps Documentary Canceled

COMMONWEALTH OF) Seth F. Low
MASSACHUSETTS. Essex ss.) Harry C. Low
May 15 A. D. 1923. Then) Mabel C. Low
personally appeared the) Florence Low Kelsey
above named Florence Low) Harlan P. Kelsey

Kelsey and acknowledged the foregoing instrument to be her free act and

deed, before me, Robert M. Mahoney Justice of the Peace.
Essex ss. Received May 18, 1923. 14 m. past 11 A.M. Recorded and Examined.

Murphy
et ux.
to
Salem Tr.Co.

Discharge
B. 2610 P. 171

We, D. Frank Murphy and Mary F. Murphy; his wife in her own right, both of Salem, Essex County, Massachusetts, for consideration paid, grant to Salem Trust Company of Salem with mortgage covenants, to secure the payment of Seven Thousand No/100 dollars in one year with six per cent interest, per annum, payable quarterly as provided in a note of even date, the land in said SALEM bounded Southerly by Broad Street, seventy two feet (72'); Westerly by land now or late of Thompson about one hundred and eighty one feet (181'); Northerly by Warren Street twenty nine and five tenths feet (29.5'); and Easterly by land formerly of Shreve now of said Florence L. Kelsey one hundred and sixty five and five tenths feet; (165.5'). Meaning and intending to convey the same premises which were conveyed to me the said Mary F. Murphy by deed of Seth F. Low, et als, dated April 30, 1923 to be recorded herewith and subject to the restrictions therein contained. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. WITNESS our hands and seals this sixteenth day of May 1923.

Wm. H. McSweeney) David F. Murphy (seal)
COMMONWEALTH OF MASSACHUSETTS) Mary F. Murphy (seal)

Essex, ss. Salem, Mass., May 16th, 1923. Then personally appeared the above named Mary F. Murphy and acknowledged the foregoing instrument to be her free act and deed, before me,

Wm. H. McSweeney Justice of the Peace

My commission expires Oct. 21st 1929.

Essex ss. Received May 18, 1923. 14 m. past 11 A.M. Recorded and Examined.

MacKeown
et ux.
to
Blackler

I, Lizzie A. MacKeown of Lynn, Essex County, Massachusetts being married, for consideration paid, grant to Thomas W. Blackler of Lynn, Essex County, Massachusetts with warranty covenants A certain parcel of land in said LYNN, Mass., bounded and described as follows beginning at a point on Lot belonging to Roundy; Northwesterly by land of said Blackler eighty five (85) feet four (4) inches Southwesterly by land of MacKeown to the waters edge of Lily Pond about fifty (50) feet. Southeasterly along the waters edge of Lily Pond eighty five (85) feet and four (4) inches. Northeasterly by land of Roundy to point of beginning about forty (40) feet. Consisting of about 3500 square feet more or less, and being a portion of land conveyed to me by deed of George L. Shorey dated August 16th, 1912, Recorded with Essex South District Deeds, Book 2167, Page 27 also shown on a

I, Joan C. Blake
of Salem Essex County, Massachusetts,
~~for~~ for consideration paid, grant to Mary E. Carroll
of said Salem with quitclaim covenants
~~therein~~

[Description and encumbrances, if any]

A small triangular parcel of land situated near Broad Street in said Salem, beginning at a point 26.96 feet distant from said Broad Street as shown on a plan hereinafter mentioned, and running Northwesterly by remaining land of the grantor forty-seven and 04/100 (47.04) feet to a point; thence turning and running Easterly eleven and 29/100 (11.29) feet to other land of the grantee; thence turning and running Southerly forty-eight and 33/100 (48.33) feet to the point of beginning.

Containing 270 square feet of land and being shown on a plan entitled "Adjustment of Property Lines between land of Joan C. Blake-Mary F. Carroll, Salem, Mass. October, 1944, Thomas A. Appleton, C. E." recorded herewith.

No documentary stamps are required on the within conveyance.

I, Richard E. Blake husband of said grantor,
Joan C. Blake
release to said grantee all rights of tenancy by the curtesy and other interests therein.
~~now and hereafter~~

Witness our hands and seals this 29th day of June 1945

Joan C. Blake
Richard E. Blake

The Commonwealth of Massachusetts
Essex ss. June 29, 1945

Then personally appeared the above named Joan C. Blake
and acknowledged the foregoing instrument to be her free act and deed, before me

Albert R. Powell
Notary Public - Essex

My commission expires Jan 7 19 46

Essex ss. Received June 29, 1945. 50 m. past 3 P.M. Recorded and Examined.

I, Mary F. Carroll

of Salem, Essex County, Massachusetts,
~~being acknowledged~~ for consideration paid, grant to Donald F. Sewall and Elizabeth L. Sewall,
husband and wife, as tenants by the entirety

of Manchester, in said County of Essex with quitclaim covenants
the land in said Salem with the buildings thereon:

(Description and encumbrances, if any)

- PARCEL NO. I: Bounded SOUTHERLY by Broad Street seventy two (72) feet;
- WESTERLY by land now or late of Thompson about one hundred and eighty-one (181) feet;
- NORTHERLY by Warren Street twenty-nine and five tenths (29.5) feet;
- EASTERLY by land now or formerly of Florence L. Kelsey one hundred and sixty-five and five tenths (165.5) feet. Excluding therefrom the small triangular parcel of land conveyed to Joan C. Blake containing 89. square feet of land as shown in Deed recorded in Book 3410, Page 176 in said Registry of Deeds.

For my title see deed of Seth F. Low and others to me dated April 30, 1923 and recorded with Essex South District Deeds, Book 2553, Page 503.

PARCEL NO. II: A small triangular parcel of land situated near Broad Street in said Salem, beginning at a point 26.96 feet distant from said Broad Street as shown on a plan hereinafter mentioned, and running Northwesterly by land now or formerly of Blake forty-seven and 04/100 (47.04) feet to a point; thence turning and running Easterly eleven and 29/100 (11.29) feet to other land now or formerly of Carroll; thence turning and running Southerly forty-eight and 33/100 (48.33) feet to the point of beginning.

Containing 270 square feet of land and being shown on a plan entitled "Adjustment of Property Lines Between land of Joan C. Blake-Mary F. Carroll, Salem, Mass. October, 1944, Thomas A. Appleton, C.E." recorded with Essex South District Deeds, Book 3410, Page 177 with deed of Joan C. Blake to me, said Mary F. Carroll.

For my title see deed of Joan C. Blake to me, dated June 29, 1945 and recorded with said deeds, Book 3410, Page 177.

I, J. Edward Carroll

husband of said grantor,

release to said grantee all rights of tenancy by the curtesy and other interests therein.

Witness our hands and seals this 18th day of November 19 59

Philip J. Tushnet
J. Edward Carroll

Mary F. Carroll
J. Edward Carroll

The Commonwealth of Massachusetts

Essex, ss.

Salem, Mass. Nov. 18, 19 59

Then personally appeared the above named Mary F. Carroll

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

Mass. Excise Stamps \$ 23.55 affixed and cancelled on back of this instrument

Philip J. Tushnet
Notary Public - Justice of the Peace

U. S. Docum. Stamps \$ 2.10 affixed and cancelled on back of this instrument

My commission expires Jan 22, 19 60

(* Individual - Joint Tenants - Tenants in Common - Tenants by the Entirety.)

WE, DONALD F. SEWALL and ELIZABETH L. SEWALL, husband and wife, tenants by the entirety, both

of Salem, Essex County, Massachusetts, ~~hereinafter~~ for consideration paid, grant to RICHARD A. OSBORN and RUTH A. OSBORN, husband and wife, as tenants by the entirety, both of said Salem

with quitclaim covenants

the land in said Salem with the buildings thereon situated on 28 & 28-1/2 Broad Street, bounded and described as follows:

- SOUTHERLY by Broad Street, sixty-five and thirty-four hundredths (65.34) feet;
- WESTERLY by land formerly of Thompson, now or late of Baker, seventy-four (74) feet;
- NORTHERLY by land formerly of Thompson, now or late of Baker and by Lot A-1 as shown on a plan hereinafter referred to, on two courses, eleven and twenty-nine hundredths (11.29) feet and fifty-three and sixty-five hundredths (53.65) feet; and
- EASTERLY by land now or formerly of Kelsey now of land of Huntington, sixty-seven and sixty-two hundredths (67.62) feet.

Being Lot "A-2" as shown on a plan entitled, "Land of Donald F. & Elizabeth F. Sewall, Broad St., Salem, Mass., Scale: 1 in. = 20 ft., July 1962" recorded with Essex South District Registry of Deeds, Book 4945, Page 400 and containing 3,585 square feet according to said plan. See also plan recorded with said Registry, Book 3410, Page 176.

Being a portion of the premises conveyed to us by deed of Mary F. Carroll dated November 18, 1957 and recorded with said Registry, Book 4621, Page 125.

Said premises are conveyed subject to taxes assessed by the City of Salem for the year 1965 which have been apportioned as of the date hereof.

~~Witness our hands and seals this thirteenth day of September 1965~~

Mass. Excise Stamps \$ 33.45 affixed and cancelled on back of this instrument
U. S. Docum. Stamps \$ 33.00 affixed and cancelled on back of this instrument

Donald F. Sewall
Elizabeth L. Sewall

The Commonwealth of Massachusetts

Essex, ss. September 13, 19 65

Then personally appeared the above named Donald F. Sewall and Elizabeth L. Sewall and acknowledged the foregoing instrument to be their free act and deed, before me

Abraham Glovsky
Abraham Glovsky, Notary Public
My commission expires December 9, 1966.

Essex ss. Recorded Sept. 13, 1965. 15 m. past 2 P.M. #128

WE, RICHARD A. OSBORN and RUTH A. OSBORN, husband and wife, tenants by the entirety, both of Salem, Essex County, Massachusetts, hereinafter, for consideration paid, grant to WILLIAM H. ZIBELL and PATRICIA A. ZIBELL, husband and wife as tenants by the entirety, both of Beverly with quitclaim covenants

the land in said Salem, together with the buildings thereon situated at 28 & 28 1/2 Broad Street, bounded and described as follows:

- SOUTHERLY by Broad Street, sixty-five and thirty-four hundredths (65.34) feet;
- WESTERLY by land formerly of Thompson, now or late of Baker, seventy-four (74) feet;
- NORTHERLY by land formerly of Thompson, now or late of Baker and by Lot A-1 as shown on a plan hereinafter referred to, on two courses, eleven and twenty-nine hundredths (11.20) feet and fifty-three and sixty-five hundredths (53.65) feet; and
- EASTERLY by land now or formerly of Kelsey now of Huntington, sixty-seven and sixty-two hundredths (67.62) feet.

Being Lot "A-2" as shown on a plan entitled, "Land of Donald F. & Elizabeth F. Sewall, Broad Street, Salem, Mass., Scale: 1 in. - 20 ft., July 1962" recorded with Essex South District Registry of Deeds, Book 4945, Page 400 and containing 3,585 square feet according to said plan. See also plan recorded with said Registry, Book 3410, Page 176.

Being the same premises conveyed to us by deed of Donald F. Sewall, et ux, dated September 13, 1965, and recorded with Essex South District Registry of Deeds Book 5301 Page 184.

Said premises are conveyed subject to real estate taxes assessed by the City of Salem for the year 1967 which have been apportioned as of the date hereof.

Mass. Excise Stamps \$ 33.45 affixed and cancelled on back of this instrument

U. S. Docum. Stamps \$ 33.00 affixed and cancelled on back of this instrument

~~husband~~
~~wife~~

~~sole and separate~~ ~~property~~ ~~of~~ ~~each~~ ~~party~~ ~~herein~~ ~~and~~ ~~other~~ ~~interests~~ ~~therein~~

Witness our hand s. and seals this nineteenth day of May 19.67.

Richard A. Osborn
Ruth A. Osborn

The Commonwealth of Massachusetts

Essex ss.

19th May 19 67

Then personally appeared the above named Richard A. Osborn and Ruth A. Osborn and acknowledged the foregoing instrument to be their free act and deed, before me

Abraham Glowsky
Abraham Glowsky
Notary Public

My commission expires November 30, 1973

QUITCLAIM DEED (INDIVIDUAL)

We, William H. Zibell and Patricia A. Zibell, Husband and Wife, both of Salem, Essex County, Massachusetts, ~~being divorced~~, for consideration paid, grant to Frederick Keach

Frederick Keach, 393 Essex St., Salem.

of said Salem with quitclaim covenants

the land in said Salem, together with the buildings thereon situated at 28 & 28 1/2 Broad Street, bounded and described as follows:

- SOUTHERLY: by Broad Street, sixty-five and thirty-four hundredths (65.34) feet;
- WESTERLY: by land formerly of Thompson, now or late of Baker, seventy-four (74) feet;
- NORTHERLY: by land formerly of Thompson, now or late of Baker and by Lot A-1 as shown on a plan hereinafter referred to, on two courses, eleven and twenty-nine hundredths (11.29) feet and fifty-three and sixty-five hundredths (53.65) feet; and
- EASTERLY: by land now or formerly of Kelsey now of Huntington, sixty-seven and sixty-two hundredths (67.62) feet.

Being Lot "A-2" as shown on a plan entitled, "Land of Donald F. & Elizabeth F. Sewall, Broad Street, Salem, Mass., Scale: 1 in. - 20 ft., July 1962" recorded with Essex South District Registry of Deeds, Book 4945, Page 400 and containing 3,585 square feet according to said plan. See also plan recorded with said Registry, Book 3410, Page 176.

Being the same premises conveyed to us by Richard A. Osborn et ux, by deed dated May 19, 1967 and recorded with said Registry in Book 5444, Page 288, however otherwise bounded, measured or described.

ESSEX SOUTH DISTRICT REGISTRY OF DEEDS
CANCELED
94.00

Witness our hands and seals this 4th day of June 1969

William H. Zibell
Patricia A. Zibell

The Commonwealth of Massachusetts

Essex, ss. June 4, 1969

Then personally appeared the above named William H. Zibell and Patricia A. Zibell and acknowledged the foregoing instrument to be their free act and deed, before me

Cedric L. Arnold
Notary Public - ~~JUSTICE OF THE PEACE~~
Cedric L. Arnold
My commission expires March 19, 1971

Essex ss. Recorded June 4, 1969. 45 m. past 1 P.M. #127

I, **FREDERICK KEACH** **BK6655 PG018**
of **Salem, Essex** County, Massachusetts
~~and~~ for consideration paid, and in full consideration of **\$96,000.00**
grants to **DENNIS P. CORBETT**
of **21 Paulette Drive, Danvers, MA** with quitclaim covenants

the land in **Salem, Essex County, Massachusetts**, together with the buildings thereon situated at **28&28 1/2 Broad Street**, bounded and described as follows:

(Description and encumbrances, if any)

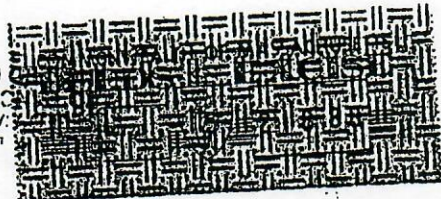
- SOUTHERLY:** by Broad Street, sixty-five and thirty-four hundredths(65.34) feet;
- WESTERLY:** by land formerly of Thompson, now or late of Baker, seventy-four(74) feet;
- NORTHERLY:** by land formerly of Thompson, now or late of Baker and by Lot A-1 as shown on a plan hereinafter referred to, on two courses, eleven and twenty-nine hundredths(11.29) feet and fifty-three and sixty-five hundredths(53.65) feet; and
- EASTERLY:** by land now or formerly of Kelsey now of Huntington, sixty-seven and sixty-two hundredths(67.62) feet.

Being Lot A-2, as shown on a plan entitled, Land of Donald F. & Elizabeth F. Sewall, Broad Street, Salem, Mass., Scale: 1 in.-20 ft., July 1962, recorded with Essex South District Registry of Deeds, Book 4945, Page 400 and containing 3,585 square feet according to said plan. See also plan recorded with said Registry, Book 3410, Page 176.

Subject to easements and restrictions of record so far as in force and applicable.

For title, see deed at Book 5612, Page 497, Essex South Registry of Deeds.

CANCELED CANCELLED CANCELED CANCELED CANCELED



Witness my hand and seal this 15th day of November, 1979.

Frederick Keach
Frederick Keach

The Commonwealth of Massachusetts

Essex ss.

November 15 1979

Then personally appeared the above named **FREDERICK KEACH**
and acknowledged the foregoing instrument to be his free act and deed, before me

Thomas J. Valkevich
Notary Public — ~~XXXXXX~~
My commission expires Nov 16 1984



(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

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.

ESSEX SS. RECORDED Nov 20 1979 5 P.M. PAST 3 P.M. INST. #230

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 18

I, DENNIS P. CORBETT

of Salem,

Essex County, Massachusetts

for consideration of --ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED and xx/100--- Dollars paid, grant to Sandra M. Ahman of 58 Federal Street in Salem

with QUITCLAIM COVENANTS

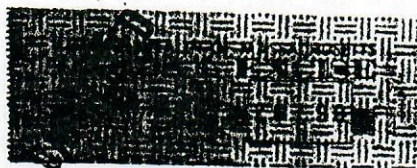
the land in Salem, Essex County, Massachusetts, together with the buildings thereon situated at 28 & 28 1/2 Broad Street, bounded and described as follows:

- SOUTHERLY by Broad Street, sixty-five and thirty-four hundredths (65.34) feet;
- WESTERLY by land formerly of Thompson, now or late of Baker, seventy-four (74) feet;
- NORTHERLY by land formerly of Thompson, now or late of Baker and by Lot A-1 as shown on a plan hereinafter referred to, on two courses, eleven and twenty-nine hundredths (11.29) feet and fifty-three and sixty-five hundredths (53.65) feet; and
- EASTERLY by land now or formerly of Kelsey now or late of Huntington, sixty-seven and sixty-two hundredths (67.62) feet.

Being Lot A-2, as shown on a plan entitled, Land of Donald F. & Elizabeth F. Sewall, Broad Street, Salem, Mass., Scale 1 in.-20 ft., July 1962, recorded with Essex South District Registry of Deeds, Book 4945, Page 400 and containing 3,585 square feet according to said plan. See also plan recorded with said Registry, Book 3410, Page 176.

Subject to easements and restrictions of record so far as in force and applicable.

For my title see deed to the grantor herein from Frederick Keach dated November 15, 1979 and recorded this Registry in Book 6655, page 18.



Witness my hand and seal this 29th day of January, 1983

DENNIS P. CORBETT

The Commonwealth of Massachusetts

Essex ss. January 29, 1983 19

Then personally appeared the above named Dennis P. Corbett

and acknowledged the foregoing instrument to be his

free act and deed before me

Joel Goldman - Notary Public

My commission expires March 1, 1985

I, SANDRA M. AHMAN,
of Salem Essex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One hundred fifty-eight thousand and 00/100 (\$158,000.00) Dollars
grants to the following as tenants in common: David A. Lass and Janet Lass, his wife, as joint tenants, of Nahant; Peter O'Brien and Sophia O'Brien, his wife, as joint tenants, of Salem; Joseph Kambe and Susan Kambe, his wife, as joint tenants, of Bristol, Rhode Island; Stefan Medio of Salem; and Andrew McKenna of Boston; c/o International Energy Systems, Inc., 8 Post Office Square, Lynnfield, Massachusetts, 01940, with QUITCLAIM COVENANTS, the land in Salem, Essex County, Massachusetts,

together with the buildings thereon, situated at 28 & 28 1/2 Broad Street, bounded and described as follows:

- SOUTHERLY by Broad Street, sixty-five and thirty-four hundredths (65.34) feet;
- WESTERLY by land formerly of Thompson, now or late of Baker, seventy-four (74) feet;
- NORTHERLY by land formerly of Thompson, now or late of Baker and by Lot A-1 as shown on a plan hereinafter referred to, on two courses, eleven and twenty-nine hundredths (11.29) feet and fifty-three and sixty-five hundredths (53.65) feet; and
- EASTERLY by land now or formerly of Kelsey now or late of Huntington, sixty-seven and sixty-two hundredths (67.62) feet.

Being Lot A-2, as shown on a plan entitled, Land of Donald F. & Elizabeth F. Sewall, Broad Street, Salem, Mass., Scale 1 in. = 20 ft., July 1962, recorded with Essex South District Registry of Deeds, Book 4945, Page 400 and containing 3,585 square feet according to said plan. See also plan recorded with said Registry, Book 3410, Page 176.

Subject to easements and restrictions of record so far as in force and applicable.

For my title, see deed to the grantor herein from Dennis P. Corbett dated January 29, 1983.

7052-164



Witness my hand and seal this 29th day of March 19 83

Sandra M. Ahman
Sandra M. Ahman

The Commonwealth of Massachusetts

Essex, ss.

March 29, 19 83

Then personally appeared the above named Sandra M. Ahman

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

Edward A. [Signature]
Notary Public - Justice of the Peace

My commission expires February 2, 1984

(*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 grantor 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 grantor 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.

Essex ss. RECORDED Mar 30, 1983 10 A.M. INST. # 62

8304 83610316

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

We, David A. Lass and Janet Lass, his wife, as joint tenants, of Nahant; Peter O'Brien and Sophia O'Brien, his wife, as joint tenants, of Salem; Joseph Kambe and Susan Kambe, his wife, as joint tenants, of Bristol, Rhode Island; Stefan Hedio of Salem; and Andrew McKenna of Boston, as tenants in common c/o International Energy Systems, Inc., 247 Andover Street, Peabody, Essex County, Massachusetts

for consideration paid, and in full consideration of One (1) Dollar

grant to David A. Lass and Peter O'Brien, Trustees of Poplar Court Realty Trust, under Declaration of Trust dated April 9, 1986 to be recorded herewith of Peabody, Essex County, Massachusetts with quitclaim covenants

the land in Salem, Essex County, Massachusetts

(Description and encumbrances, if any)

together with the buildings thereon, situated at 28 & 28 1/2 Broad Street, bounded and described as follows:

- SOUTHERLY by Broad Street, sixty-five and thirty-four hundredths (65.34) feet;
- WESTERLY by land formerly of Thompson, now or late of Baker, seventy-four (74) feet;
- NORTHERLY by land formerly of Thompson, now or late of Baker and by Lot A-1 as shown on a plan hereinafter referred to, on two courses, eleven and twenty-nine hundredths (11.29) feet and fifty-three and sixty-five hundredths (53.65) feet; and
- EASTERLY by land now or formerly of Kelsey now or late of Huntington, sixty-seven and sixty-two hundredths (67.62) feet.

Being Lot A-2, as shown on a plan entitled, Land of Donald F. & Elizabeth F. Sewall, Broad Street, Salem, Mass., Scale 1 in = 20 ft., July 1962, recorded with Essex South District Registry of Deeds, Book 4945, Page 400 and containing 3,585 square feet according to said plan. See also plan recorded with said Registry, Book 3410, Page 176.

Subject to easements and restrictions of record so far as in force and applicable.

For title reference as made to deed to grantor herein from Andrea M. Altman dated March 29, 1983.

The consideration for this conveyance being nominal, no documentary stamps need be affixed hereto.

Witness our hands and seals this 10th day of April, 1986.

David A. Lass
Janet Lass
Peter O'Brien
Stefan Hedio

Sophia O'Brien
Joseph Kambe
Susan Kambe
Andrew McKenna

The Commonwealth of Massachusetts

Essex ss.

April 10, 1986

Then personally appeared the above named David A. Lass and Peter O'Brien and acknowledged the foregoing instrument to be their free act and deed, before me

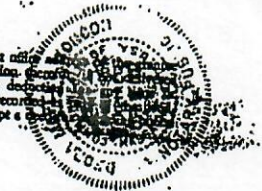
[Signature of Notary Public]

Notary Public - Justice of the Peace

My commission expires Sept 17 1987

(*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 grantor or grantors and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction of encumbrances assumed by the grantor or grantors thereon. All such encumbrances and recitals shall be recited in full. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed if it is in compliance with the requirements of this section.



Deed

Peter O'Brien and David A. Lass, Trustees of Poplar Court Realty Trust, under a Declaration of Trust dated April 9, 1986, and recorded with Essex South District Registry of Deeds at Book 8361, Page 312

of 28-28 1/2 Broad Street, Salem, Massachusetts 01970

In consideration of \$200,000.00

grant to Veronica Morgan

of 28-28 1/2 Broad Street, Salem, Massachusetts 01970 with quitclaim covenants

The land in Salem, together with the buildings thereon, situated at 28 & 28 1/2 Broad Street, bounded and described as follows:

- SOUTHERLY by Broad Street, sixty-five and thirty-four hundredths (65.34) feet;
- WESTERLY by land formerly of Thompson, now or late of Baker, seventy-four (74) feet;
- NORTHERLY by land formerly of Thompson, now or late of Baker, and by lot A-1 as shown on a plan hereinafter referred to, on two courses, eleven and twenty-nine hundredths (11.29) feet and fifty-three and sixty-five hundredths (53.65) feet; and
- EASTERLY by land now or formerly of Kelsey now or late of Huntington, sixty-seven and sixty-two hundredths (62.67) feet.

Being Lot A-2 as shown on a plan entitled, Land of Donald F. & Elizabeth F. Sewall, Broad Street, Salem, Mass., Scale 1 in = 20 ft., July 1962, recorded with Essex South District Registry of Deeds, Book 4945, Page 400 and containing 3,583 square feet according to said plan. See plan recorded with said Registry at Book 3410, Page 176.

Being the same premises conveyed to the Grantors by Deed dated April 10, 1986 and recorded with said Deeds at Book 8361, Page 316.

06/24/94 03:28 Inst 502
BK 12635 PG 91

DEEDS REG 10
ESSEX SOUTH
06/24/94

TAX 915.00
CASH 912.00
2954A000 15:20
EXCISE TAX

Executed as a sealed instrument this 24th day of June, 1994

Poplar Court Realty Trust,

by:

David A. Lass

David A. Lass, Trustee

Peter O'Brien

Peter O'Brien, Trustee

Commonwealth of Massachusetts

Essex, ss:

24th day of June, 1994

Then personally appeared the above-named David A. Lass and Peter O'Brien, Trustee, and acknowledged the foregoing to be their free act and deed.

Peter R. Merry

Peter R. Merry

My Commission Expires: September 26, 1997

(Seal)

Notary Public

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: SAL.777
Historic Name: Newton, Albert E. Double House and Bakery
Common Name:
Address: 28-28 1/2 Broad St
City/Town: Salem
Village/Neighborhood: Central Salem
Local No: 26-259
Year Constructed: c 1895
Architect(s):
Architectural Style(s): Queen Anne
Use(s): Bakery; Multiple Family Dwelling House
Significance: Architecture; Commerce
Area(s): SAL.HU: McIntire Historic District
Designation(s): Local Historic District (3/3/1981)
Building Materials(s): Roof: Slate
Wall: Wood Shingle; Wood; Wood Clapboard; Glass
Foundation: Brick



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

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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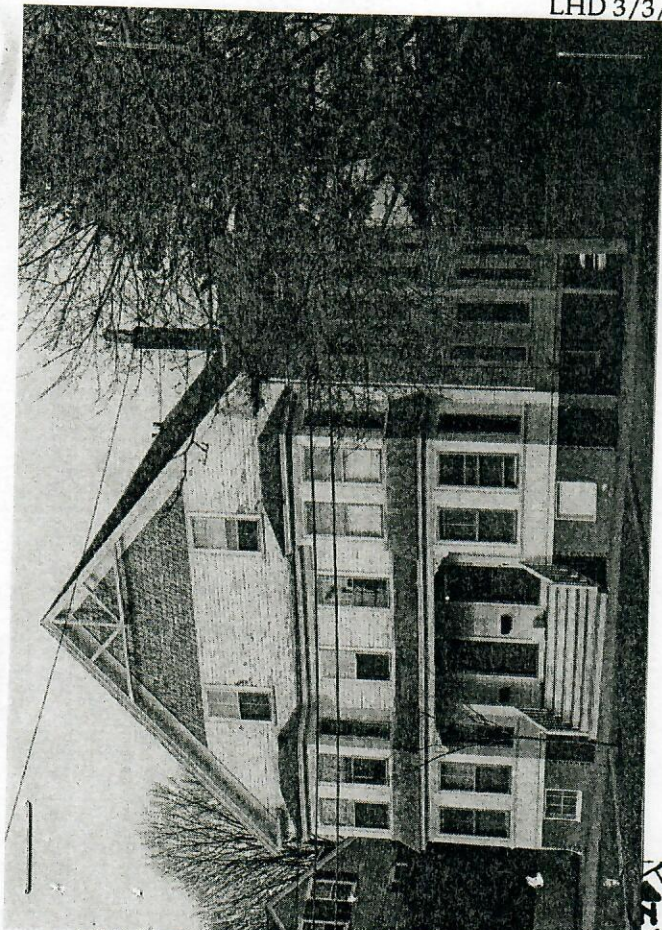
Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Tuesday, July 28, 2015 at 10:05 AM

SAL 777

LHD 3/3/81



DEC 1995

Assessors' Number	USGS Quad	Area(s)	Form Number
26-259	Salem	HU	777

Town Salem
 Place (neighborhood or village) Central Salem
 Address 28-28 1/2 Broad St.

Historic Name Albert Newton? House

Uses: Present Two-family dwelling
 Original Two-family dwelling & bakery

Date of Construction c. 1895

Style/Form Victorian Eclectic

Architect/Builder

Exterior Material:

Foundation brick
 Wall clapboard, wood shingles
 Roof slate

Outbuildings/Secondary Structures
 none

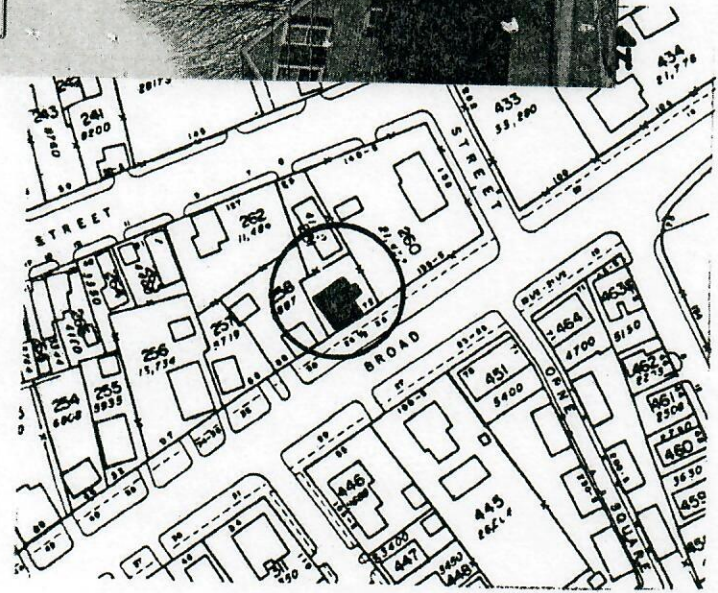
Major Alterations (with dates)

Condition fair

Moved x no yes Date

Acreage less than 1 acre

Setting Set directly on sidewalk in residential area, 18th-20th centuries.



Recorded by Kim Withers Brengle
 Organization Salem Planning Department
 Date Recorded 12/95

RECEIVED

JUL 08 1996

MASS. HIST. COMM.

BUILDING FORM

28-28 1/2 Broad St., Salem

ARCHITECTURAL DESCRIPTION see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Though typical of turn-of-the-century, multi-family housing found in other areas of Salem (South Salem in particular), this two and one half story, double house of the late-nineteenth century is one of relatively few found in the McIntire Historic District. It is a front-gable residence rising from a high brick foundation, and having two-story cross gables to the east and west. The roof is slate. The house is four bays wide with two entries at the center at the head of a wooden stoop. Doors are glazed and panelled, with transoms above. Flanking the entries are two-story bays, with a bracketed shed roof extending between them at the first story to shelter the entries.

Features characteristic of the Victorian period include the varied surfaces, clapboard, vertical boards (at the bays) and fish-scale shingles (S gable end); the stick work in the south gable end, cornice returns. Windows are set in molded sash. Most windows contain 2/1 sash; those at the center of the second story have multi-paned colored glass at the upper sash. A chimney exists near the east elevation. Driveways exist at the east and west ends of the building, which occupies most of its small lot, and has picket fences along the side lot lines.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

28-28 1/2 Broad Street was probably constructed c. 1895 by Albert E. Newton, a baker who had operated his business on the property since as early as 1874. The origin of the building is somewhat unclear due to contradictory building footprints on atlases. The building footprints shown on 1874 and 1897 atlases are quite different from each other. While the 1897 footprint resembles the main block of the current house, it had a very large rear ell, and attached outbuildings extending through to Warren Street. Perhaps the front portion of the building was replaced c. 1895 by the current building, leaving the rear ells and outbuildings (which probably housed Newton's bakery) until removal at a later date. Directories support this theory. The house had always been listed as a single-family residence until the 1895-96 directory listed Newton occupying (and still working) at 28, and J. Murray Friend, a grocer at 391 Essex Street residing at 28 1/2. Newton moved to Beverly c. 1897. The rear portion of the lot was sold at some time after 1958. The building has remained a two-family residence through the 20th century.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

- Hopkins, G. M. Atlas of Salem, Massachusetts. Philadelphia, 1874.
- McIntyre, Henry C. E. Map of the City of Salem. Philadelphia, 1851.
- Richards, L. J. Atlas of the City of Salem, Massachusetts... 1897.
- Salem City Directories, 1836-1970.
- Walker Lithograph and Publishing Co. Atlas of the City of Salem, Massachusetts. Boston, MA, 1911.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

FORM B - BUILDING

SALEM 777 CS

In Area no. Block	Form no. Lot
26	259

SAM



APRIL 1979

City SALEM
 Address 28-28 1/2 Broad St
 Name _____
 Present use residence
 Present owner _____
 Description: _____
 Date ca 1880
 Source observation

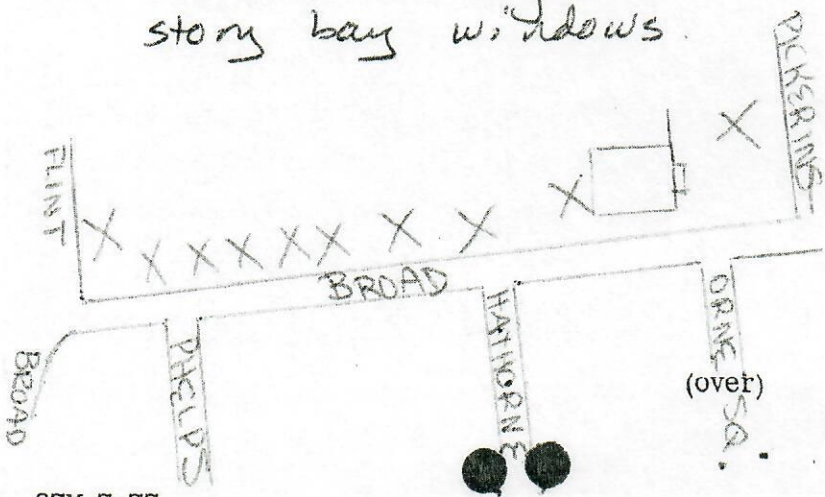
4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.

- 4 x 3 Bay - 3 plate with gable to street. Boxed + molded cornice. Decorative shingle + stick work in gable.
- Doors 2nd + 3rd bay front with transom lights.
- Windows - triangular 2 story bay windows.

Style Stick
 Architect _____
 Exterior wall fabric shingle
 Outbuildings (describe) _____
 Other features _____
 Altered _____ Date _____
 Moved _____ Date _____

5. Lot size: 3585'
 One acre or less Over one acre _____
 Approximate frontage 72'
 Approximate distance of building from street adjacent

6. Recorded by Paula Bailey
 Organization H.S.I.
 Date 3/22/78



7. Original owner (if known) _____

Original use residence)

Subsequent uses (if any) and dates _____)

8. Themes (check as many as applicable)

- | | | | | | |
|-----------------------|-------------------------------------|--------------|-------|----------------|-------|
| Aboriginal | _____ | Conservation | _____ | Recreation | _____ |
| Agricultural | _____ | Education | _____ | Religion | _____ |
| Architectural | _____ | Exploration/ | _____ | Science/ | _____ |
| The Arts | <input checked="" type="checkbox"/> | settlement | _____ | invention | _____ |
| Commerce | _____ | Industry | _____ | Social/ | _____ |
| Communication | _____ | Military | _____ | humanitarian | _____ |
| Community development | _____ | Political | _____ | Transportation | _____ |

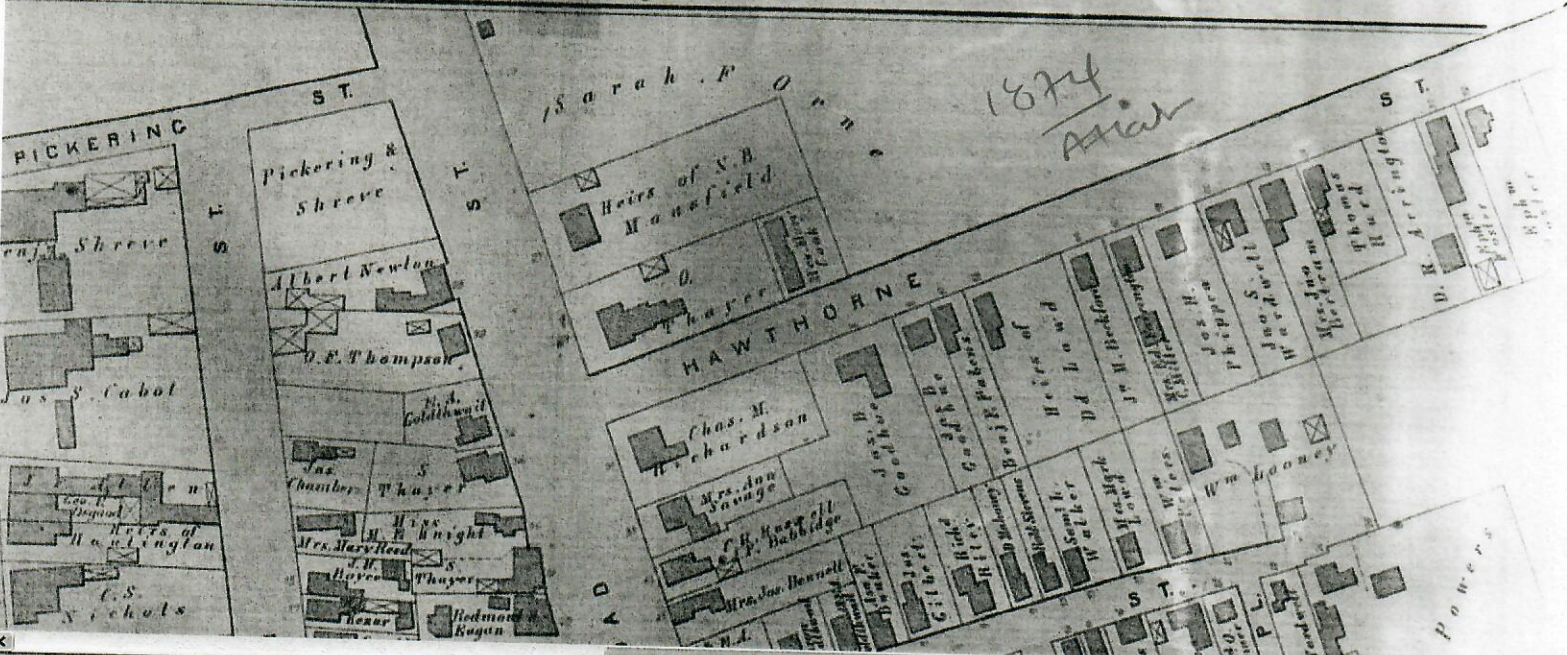
9. Historical significance (include explanation of themes checked above)

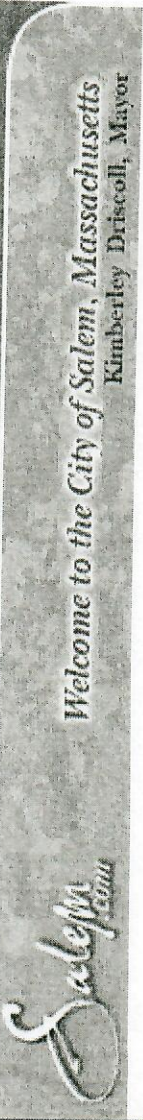
this is a fine example of the stick style.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- Salem Atlases - 1897.

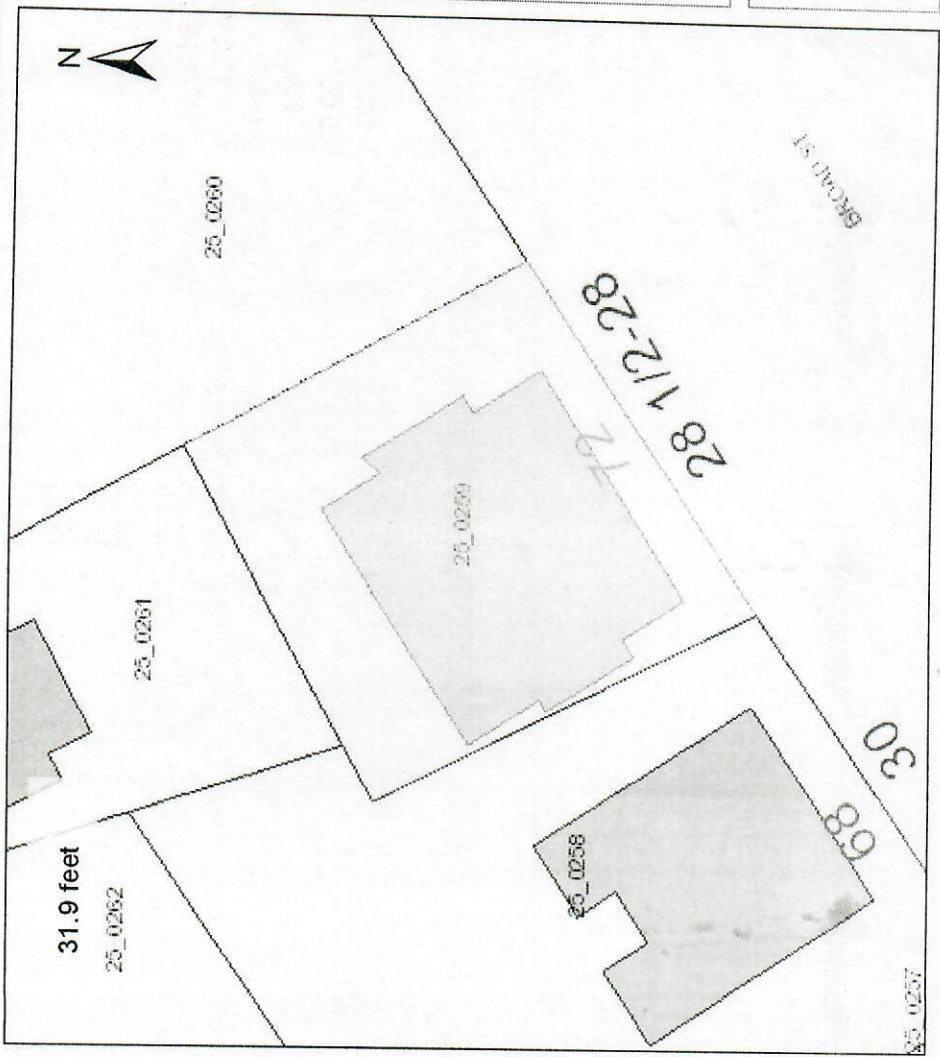
PLATE G.





Property Viewer

New Property Search Property Record Card **?**



Property ID	25_0259_801
Address	28 BROAD STREET UA-2
Land Use	102
Book and Page	27229-23
Lot Size (Acres)	0.00
Assessed Value	\$328,400.00

Choose a printable map from the dropdown list.

(Select Printable Map)

Show Aerial
 Scale 1" = ft

Salem City Hall 93 Washington Street, Salem, MA 01970
Phone: 978-745-9595

City Hall Hours of Operation: Monday, Tuesday & Wednesday 8AM - 4PM Thursday 8AM - 7PM Friday 8AM - 12PM

176
1945

ADJUSTMENT OF PROPERTY LINES
BETWEEN LAND OF
JOAN C. BLAKE - MARY F. CARROLL
SALEM, MASS.

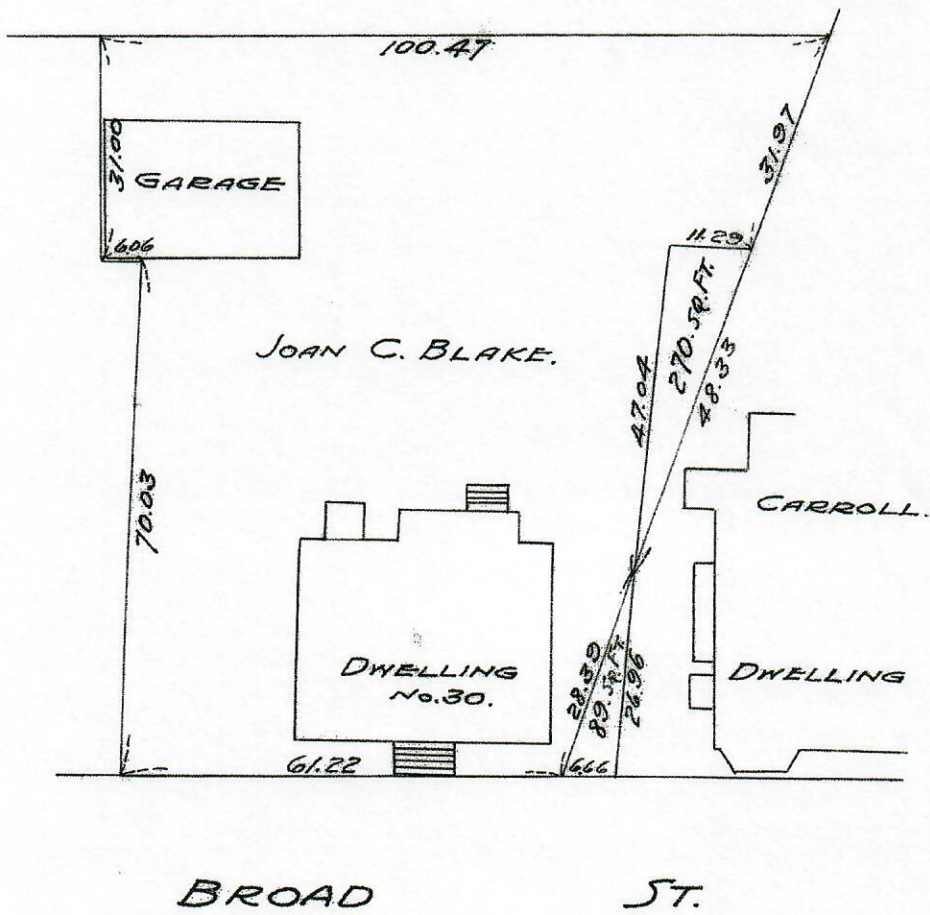
SCALE 1 IN = 20 FT.
OCTOBER, 1944.

Thomas D. Appleton C.E.



ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.
Received June 29, 1945, With Deed: John
E. Carroll et ux to Joan C. Blake
Res. B-3410P-176. Filed as No. 176 1945
Attest:

A. Franklin Priest
Register of Deeds



430
1962

Land of
Donald F. & Elizabeth F. Sewall
Broad St. Salem Mass.
Scale in. = 20 ft. July 1962
Edwin T. Brudzynski
Registered Surveyor

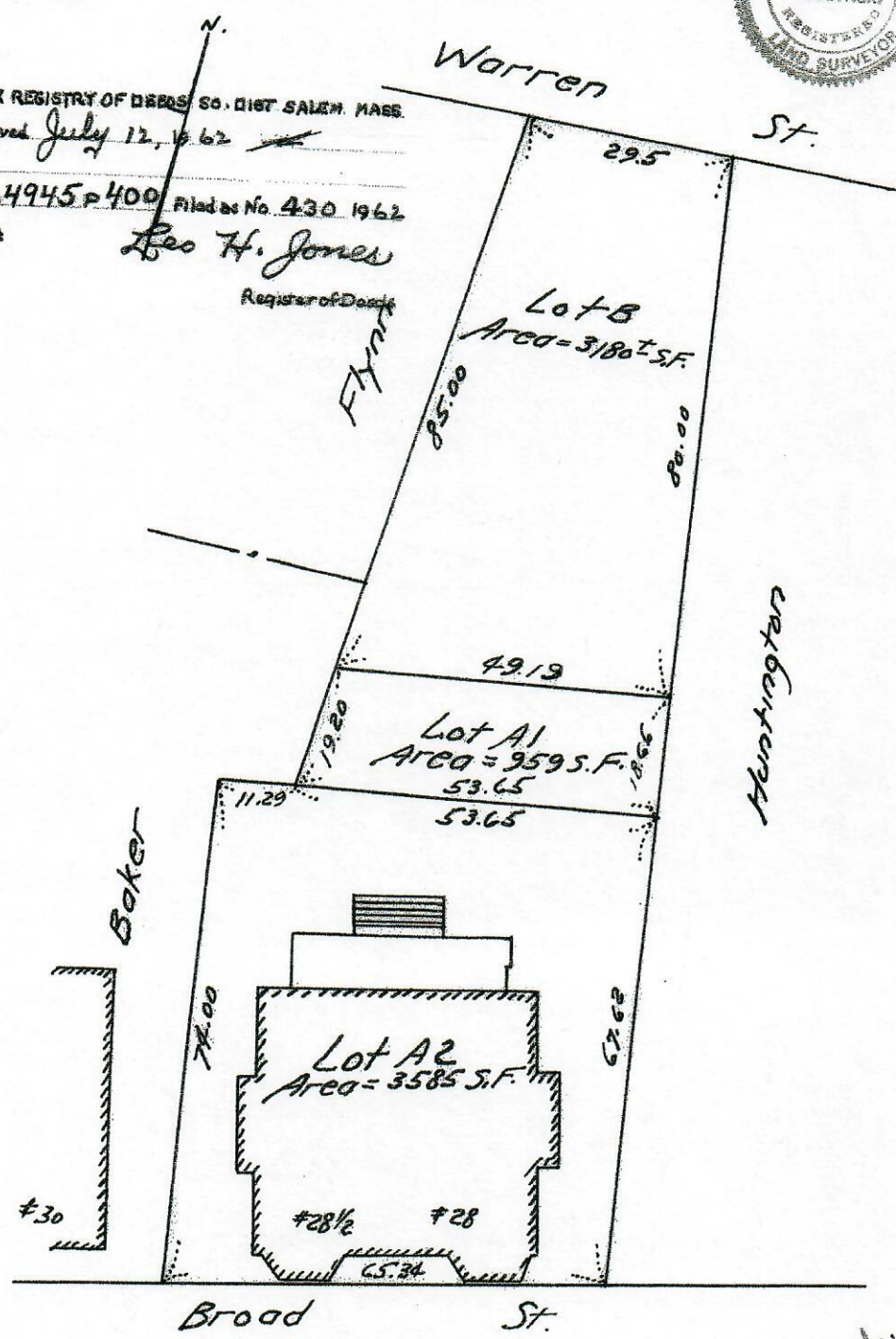


ESSEX REGISTRY OF DEEDS SO. DIST. SALEM MASS.

Received July 12, 1962

Rec. B 4945 P 400 Filed as No. 430 1962

Attest:
Leo H. Jones
Registrar of Deeds



Page 1