

HISTORIC
SALEM INC

37 Balcomb Street

Built by
James Fanning
Carpenter
c. 1890

Researched and Written by
Alyssa G. A. Conary

June 2021

Historic Salem, Inc.
9 North Street, Salem, MA 01970
978.745.0799 | HistoricSalem.org
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37 Balcomb Street in North Salem. Image: Zillow.com.

37 Balcomb Street is located on the western end of North Salem, only about seven hundred feet from the Peabody line. The house, built about 1890, is a two-story, Late Victorian Eclectic dwelling with three gables and a window bay that projects from the first story on its street-facing elevation. The main entrance is located on the house's south-east elevation, facing away from the street. The property was, at various times, owned by people with connections to Peabody and its leather industry.¹

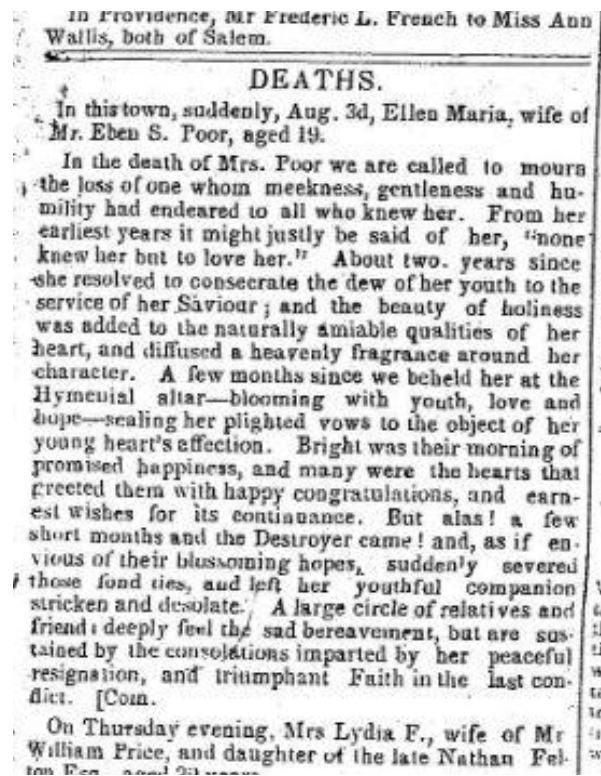
¹ *The Salem Handbook: A Renovation Guide for Homeowners* (Salem: Historic Salem, Inc., 1977), 24.



Top: Atlas of Salem, 1874. Illustration: Essex County Registry of Deeds. Bottom: Eben S. Poor. Image: Peabody Institute Library.

In 1874, the land belonged to a Peabody leather dealer named Eben S. Poor. Eben was born in Danvers on March 15, 1823, the son of Henry Poor and Mary Osborn Poor. In January of 1845, he married Ellen Maria Fornis of Salem. The marriage was brief, as Ellen Maria died of typhoid fever in August of the same year, only a few months short of her nineteenth birthday.

The following year, Eben married Mary Elizabeth Harris, born May 3, 1823 in Danvers. The couple had six children: twins Frank and Ellen Maria, born November 10, 1847, Mary, born March 8, 1852, Arthur, born April 22, 1855, Frederick, born February 11, 1857, and Charlotte, born March 10, 1863. Tragically, Arthur died of croup in November of 1855 at just seven-months-old.²



Death Notice of Ellen Maria Fornis Poor. Image: *Danvers Courier*, August 9, 1845, archive.org.

In 1855, Eben and Mary Poor were living in the part of Danvers that had, the same year, broken away and incorporated as the town of South Danvers. Eben was working in the leather industry, following in the footsteps of his father, grandfather, and great-grandfather. The family

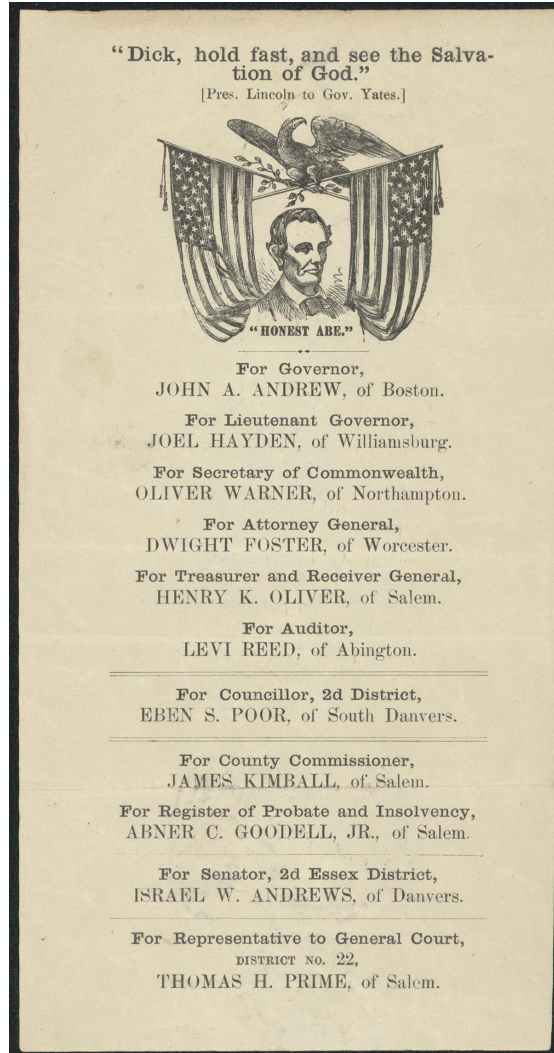
² Atlas of Salem, 1874, Essex County Registry of Deeds; *Vital Records of Danvers (VRD)* Vol. 1 (Salem: Essex Institute, 1909), 270, 271; *VRD* Vol. 2 (Salem: Essex Institute, 1910), 220, 428; South Danvers/Peabody Births, 1855-1879, archive.org; *Massachusetts Birth Records, 1840-1915* (database online), Provo, UT: Ancestry.com Operations, Inc., 2013; *Massachusetts Death Records, 1841-1915* (database online), Provo, UT: Ancestry.com Operations, Inc., 2013.

business, Henry Poor & Son, was based in Boston with tanneries in South Danvers, Salem, Maine, and New York. Eben was also a real estate investor with his name on a considerable number of transactions throughout the 1840s and 50s. In April of 1859, he purchased thirteen acres of land in North Salem referred to as “Barr’s pasture” from Francis and Ellen Cox and Sarah Holman. Eben made other real estate purchases in Salem, but it was this undeveloped piece of land that most likely included the lot that would one day be known as 37 Balcomb Street.³

Eben S. Poor was prominent in both business and public service. In the 1850s and 60s, he served as a Director of the Danvers Railroad and Salem Bank. In 1856, Poor was serving in the Massachusetts House of Representatives when he was elected to the Massachusetts State Senate. Following his two-year term as a state senator, he was elected again to the Massachusetts State House of Representatives. In the 1860s, he served as a Justice of the Peace for South Danvers and a trustee of the Peabody Institute. Perhaps most notably, he served on Governor John Albion Andrew’s Council for two years during the Civil War, during which time “his experience in financial matters” was “of great value in the discussion of National and State measures.” Interestingly, Eben was also a member of the Massachusetts Grand Lodge of Masons.⁴

³ Massachusetts State Census, 1855; Britannica, T, Editors of Encyclopaedia, "Peabody," *Encyclopedia Britannica*, October 22, 2013, <https://www.britannica.com/place/Peabody-Massachusetts>; “Our Business Pioneers,” *The Boston Globe*, April 21, 1916; Essex County Registry of Deeds (ECRD); ECRD Book 584, Page 286; see also James Barr Curwen, “Reminiscences of Capt. James Barr of Salem, Mass,” *Historical Collections of the Essex Institute* Vol. 27, No. 7 (July 1890): 124.

⁴ *Massachusetts Register*, 1855; *Salem Directory*, 1859; *Salem Directory*, 1861; *Salem Directory* 1864; *Massachusetts Register*, 1867; *Salem Directory*, 1869; *Massachusetts Register*, 1856; *Salem Directory*, 1857; *Massachusetts Register*, 1859; *Massachusetts Register*, 1862; “Obituary: Hon. Eben S. Poor,” *Boston Post*, December 8, 1874; *Massachusetts Grand Lodge of Masons Membership Cards, 1733-1990* (database online), AmericanAncestors.org, New England Historic Genealogical Society, 2010.



Massachusetts Republican Campaign Ticket, 1860s. Image: Library of Congress.

In 1867, the Poor family endured another loss when, in a cruel twist of fate, Eben and Mary's daughter Ellen Maria, named in honor of Eben's first wife, died of typhoid fever. She was nineteen-years-old, almost exactly the age that the first Ellen Maria was when she died of the same disease.⁵

⁵ *Massachusetts Vital Records, 1841-1910* (online database), AmericanAncestors.org, New England Historic Genealogical Society, 2004.




Gravestone of Ellen Maria “Nellie” Poor, Harmony Grove, Salem. Image: FindAGrave.com.

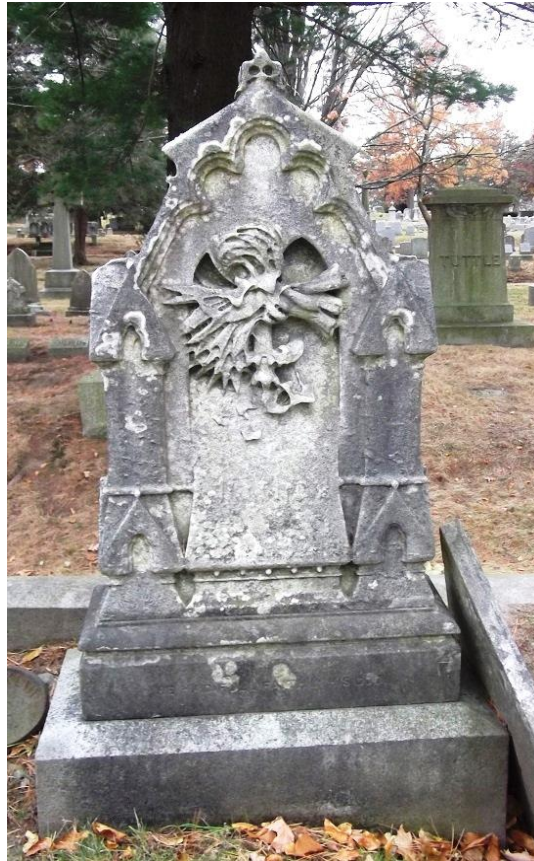
Eben S. Poor died of kidney disease on December 7, 1874 at his estate on Tremont Street in South Danvers, which was renamed Peabody in 1868. He was 51-years-old. Eben would be remembered “for his sagacious foresight, mercantile integrity, honorable dealings and public generosity,” and as someone whose “influence was beneficially exerted for the good of his country.” Not long after, on July 23, 1879, Eben’s wife Mary Harris Poor died of “apoplexy” at age fifty-six.⁶

⁶ “Obituary: Hon. Eben S. Poor,” *Boston Post*, December 8, 1874; “The Late Hon. Eben S. Poor,” *The Boston Globe*, December 10, 1874; *Massachusetts Death Records, 1841-1915* (database online), Provo, UT: Ancestry.com Operations, Inc., 2013.

his thirtieth day of September in the
and Seventy four

Eben S. Poor, 

lished and declared by the said Eben

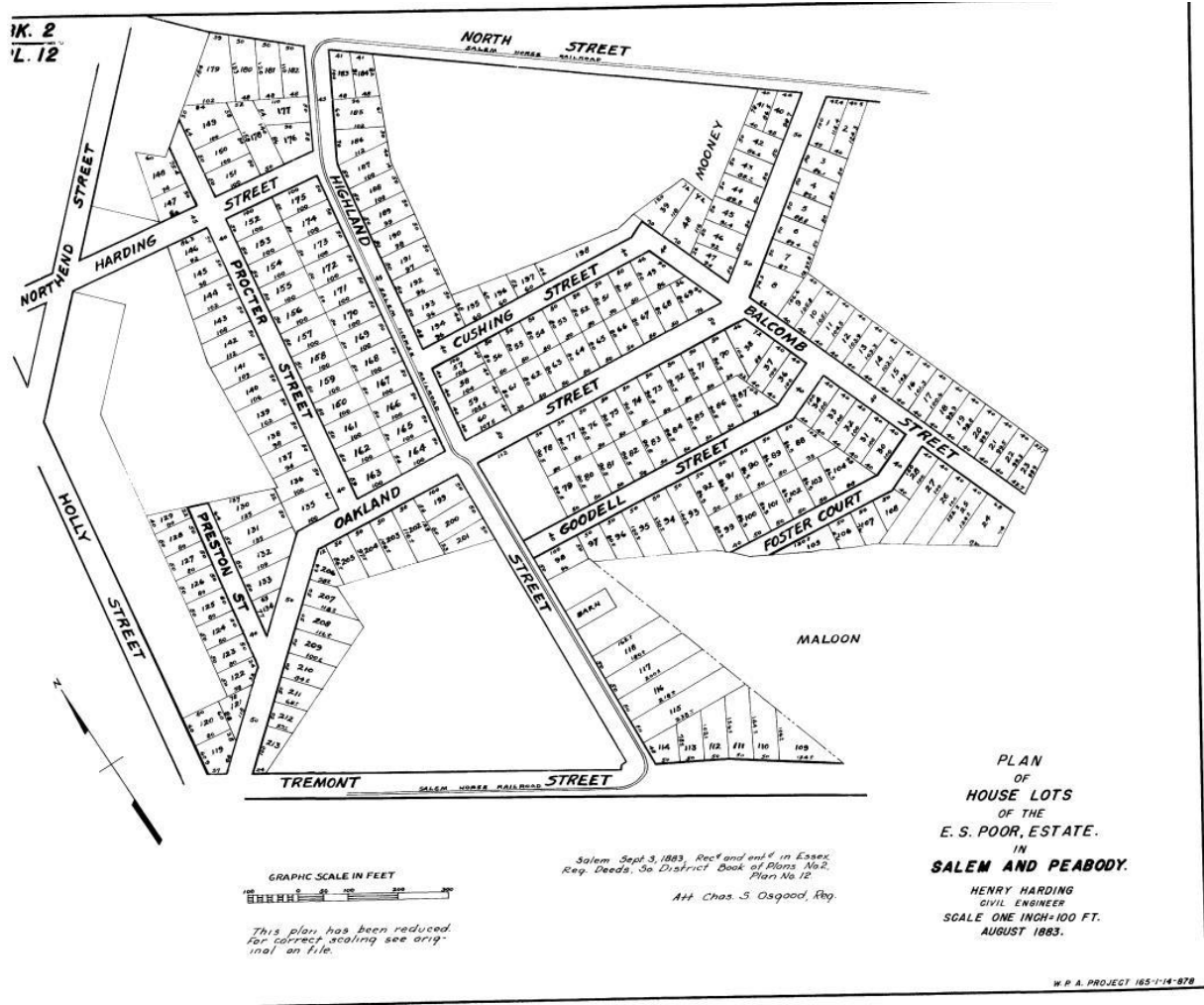


Top: Signature of Eben S. Poor on his will, September 30, 1874. Image: AmericanAncestors.org. Bottom: Gravestone of Eben S. Poor, Harmony Grove, Salem. Image: FindAGrave.com.

Following the deaths of Eben and Mary Poor, the family estate was divided between their four remaining children, as Eben's will had stipulated. On February 23, 1882, the executors of the will, Eben's brother John O. Poor of Boston and Stephen A. Stimpson of Everett, conveyed "in equal shares three undivided fourth parts" of "the homestead estate...on Tremont street...together with about forty two acres of land under and adjoining the same, situated partly

in Peabody and partly in Salem,” which included the future 37 Balcomb Street lot, to Eben and Mary’s sons Frank O. Poor and Frederick S. Poor and their daughter Mary Abby Poor Cushing. The fourth share had been placed in trust for their youngest daughter, Charlotte. On the same day, Frank sold his quarter share of the estate to his brother Frederick and Susan S. Northend, wife of William D. Northend, of Salem for three hundred dollars. The following year, Eben S. Poor’s executors conveyed Charlotte’s quarter share of the estate to Frederick for “one dollar and an agreement with us.” Now in possession of so much open land in Peabody and Salem, Frederick, Mary, and the Northends developed it for resale. A “Plan of House Lots of the E. S. Poor Estate in Salem and Peabody” was drawn up in the summer of 1883 by civil engineer Henry Harding (see below).⁷

⁷ *Essex County, MA: Probate File Papers, 1638-1881* (online database), AmericanAncestors.org, New England Historic Genealogical Society, 2014; ECRD Book 1076, Page 253; ECRD Book 969, Page 194; ECRD Book 1076, Page 255; ECRD Book 1112, Page 201; ECRD Plans Book 2, Page 12.



“Plan of House Lots of the E. S. Poor Estate in Salem and Peabody,” August 1883. Illustration: Essex County Registry of Deeds.

On July 23, 1883, Frederick, Mary, and the Northends sold lots 19, 32, and 33, the future location of 37 Balcomb Street, to a Salem butcher named Augustus P. McDuffie for \$252.50. Augustus lived nearby at 11 Symonds Street. He held onto lots 32 and 33 until 1888, when he sold them to James Fanning, a Salem carpenter, for \$400.00. Fanning would be the one to build the house at 37 Balcomb Street.⁸

⁸ ECRD Book 1115, Page 168; *Salem Directory*, 1882-83; *Salem Directory*, 1884; ECRD Book 1223, Page 264.

James Fanning was born in Canada in 1838 to Irish immigrants Michael Fanning and Ann Flynn Fanning. By 1860, the Fanning family was living in Salem and James was working carpentry. He married Ann Sutton on April 12, 1861. In 1870, James and Ann were living at 15 Becket Street with their children James, eight-years-old, Sarah, six-years-old, Thomas, four-years-old, and Albert, a year old. Sadly, Ann died on June 17, 1874 of heart disease at the age of thirty-five.⁹

On July 30, 1874, James married his second wife, Katie J. Lucey. James and Katie had three children: George, born about 1879, Arthur, born about 1886, and Annie, born about 1888. The Fannings lived at 15 Becket Street through the 1870s and 1880s, and James continued working as a carpenter, with a business address at Rear 9 Church Street in 1882.¹⁰

⁹ *Massachusetts Vital Records, 1916-1920* (online database), AmericanAncestors.org, New England Historic Genealogical Society, 2018; United States Census, 1860; *Massachusetts Vital Records, 1841-1910* (online database), AmericanAncestors.org, New England Historic Genealogical Society, 2004; United States Census 1870; *Salem Directory*, 1869; *Salem Directory*, 1872.

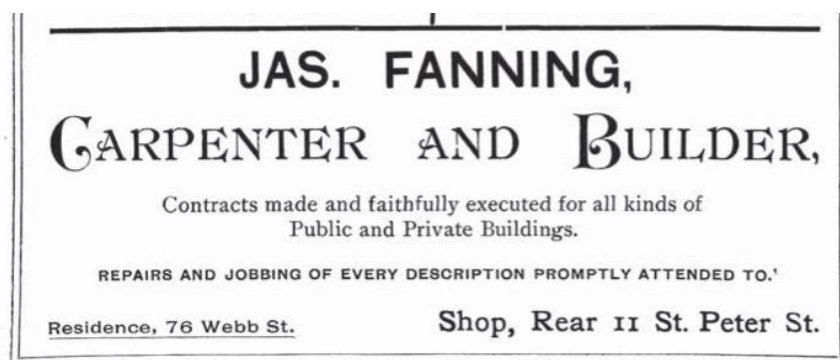
¹⁰ *Massachusetts Vital Records, 1841-1910* (online database), AmericanAncestors.org, New England Historic Genealogical Society, 2004; United States Census, 1910; United States Census, 1920; *Salem Directory*, 1872; *Salem Directory*, 1874; *Salem Directory*, 1876; *Salem Directory*, 1878; *Salem Directory*, 1881; *Salem Directory*, 1882-83; *Salem Directory*, 1884; *Salem Directory*, 1886; *Salem Directory*, 1890-91.

		*BALCOMB,		
		from 38 School to 11 Oakland.		
Left	Right			
5	John M. Klippel			39
	J. Lewis Kimball			41
7	Mrs. Eliza A. Pack			—
	William N. Pack			55
	Mrs. M. Littlefield			59
	Mrs. Cath. Buxton			
	— <i>Symonds st. ends.</i>			
9	Frank E. Sawyer			
10	George W. Balcomb			
11	Pharus W. Jackson			
13	Thomas Boyle			
15	Mrs. Eliza A. Hanson			
16	John G. Balcomb	Left		1
	Balcomb & Shaw, painters			
	— <i>Northend st. begins.</i>			
24	George E. Stanley, spring bed mfr.			5
26	Arthur L. Pratt			7
30	George W. Bruce			
	William J. Ready			
33	Mrs. Sarah V. Kelley			9
	Charles H. Phelan			
34	George C. Reed			11
	James Owler			
35	Alexander G. Cooper			13
36	Mrs. Mary E. Semons			13½
37	Edwin D. Cushing			15
39	Frank E. Dodge			17
	<i>Goodell st.</i>			
	William Proctor			
	Vacant			
44	Francis L. Conway			—



Top: Salem Directory, 1893-94. Bottom: Atlas of Salem, 1897. Image: Essex County Registry of Deeds.

James Fanning built a house on lot 33 of the Poor Estate sometime between 1888, the year he purchased the land from Augustus McDuffie, and 1893, when the address 37 Balcomb Street appeared in the *Salem Directory*. The house was built to be an income property, and the Fannings never actually lived there. James did, however, have several tenants throughout his ownership, although none of them stayed long. In 1893, a thirty-four-year-old shoecutter named Edwin D. Cushing lived at 37 Balcomb Street with his thirty-five-year-old wife Emily and their nine-year-old daughter Lena. In 1895, Twenty-three-year-old carpenter Ezekiel S. Call lived there with his twenty-four-year-old wife Lilian and their two-year-old son Frank. Twenty-eight-year-old William A. McKinnon, a freight conductor for the Boston & Maine Railroad, lived there with his twenty-six-year-old wife Carrie and their newborn son Archie in 1897. Finally, in 1899, forty-six-year-old carpenter Charles Jeffs lived at 37 Balcomb Street with his forty-one-year-old wife Cynthia and their five-year-old daughter Ruth. Throughout most of the 1890s, the Fannings lived on Webb Street. James's carpentry business was located at Rear 11 St. Peter Street until 1897, when it moved to Webb Street as well.¹¹



¹¹ ECRD Book 1223, Page 264; *Salem Directory*, 1893-94; United States Census, 1900; *Salem Directory*, 1895-96; *Salem Directory*, 1897-98; *Salem Directory*, 1899-1900.

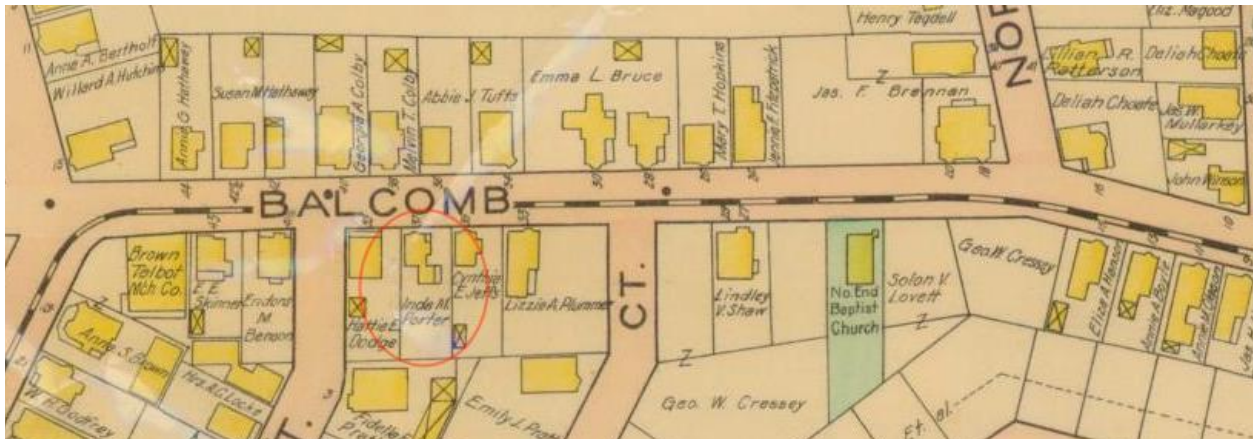
<p>JAS. FANNING, Carpenter and Builder.</p> <p>Contracts made and faithfully executed for all kinds of Public and Private Buildings.</p> <p><i>Repairs and Jobbing of Every Description Promptly Attended To.</i></p> <p>Shop, 26 Webb Street.</p> <p>Residence, 76 Webb St. SALEM.</p>	
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James Fanning carpentry business advertisements. Top Image: *Salem Directory*, 1895-96. Bottom Image: *Salem Directory*, 1897-98.

On April 16, 1903, James Fanning sold 37 Balcomb Street to Inda M. Porter, born Inda May Hemeon in Nova Scotia, Canada in 1879. Inda immigrated to the United States sometime before November 26, 1902, when she married fellow Nova Scotian Benjamin R. Porter in Salem. Inda purchased 37 Balcomb Street as a home for the newlyweds, and they lived in the house throughout their entire ownership. The couple had three children: Stella, born in 1908, Esther, born in 1910, and Elizabeth, born about 1912. In 1910, Benjamin was working as a shipping clerk for a candy manufacturer and Inda was home with the children. Later in the decade, Benjamin worked for a Peabody leather manufacturer.¹²

¹² ECRD Book 1701, Page 390; *Massachusetts Vital Records, 1841-1910* (online database), AmericanAncestors.org, New England Historic Genealogical Society, 2004; Porter gravestone image, FindAGrave.com; *Salem Directory*, 1904; *Salem Directory*, 1906; *Salem Directory*, 1910; *Salem Directory*, 1911, *Salem Directory*, 1914; *Salem Directory*, 1915; *Salem Directory*, 1917; United States Census, 1920; *Massachusetts Birth Records, 1840-1915* (database online), Provo, UT: Ancestry.com Operations, Inc., 2013; *U.S., World War I Draft Registration Cards, 1917-1918* (database online), Provo, UT: Ancestry.com Operations, Inc., 2005.

Street, avenue, road, etc.	LOCATION.			NAME of each person whose place of abode on April 15, 1910, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on April 15, 1910. Omit children born since April 15, 1910.	RELATION. Relationship of this person to the head of the family.	PERSONAL DESCRIPTION.						
	House number (in cities or towns).	Number of dwelling house in order of visitation.	Number of family or number of visitation.			Sex.	Color or race.	Age at last birthday.	Whether single, married, or divorced.	Number of years of present marriage.	Mother of how many children.	
	5	6	7	8	9	10	11					
Bulcomb Street	37	478	42	Dodge Frank E.	Head	M	W	30	2/11	27		
				Hattie E.	Wife	F	W	46	7/11	27	4	3
				Ray B. J.	Son	M	W	26	5			
				Abbie S.	Daughter	F	W	24	5			
				Francis E.	Daughter	F	W	16	5			
	37	479	35	Porter Benjamin R.	Head	M	W	32	7/11	7		
				Dorinda M.	Wife	F	W	51	7/11	7	1	1
				Hella M.	Daughter	F	W	2	5			
				Bain Jensen C.	Boarder	M	W	19	5			
	1	180	24	Houlton Stephen F.	Head	M	W	32	7/11	5		



Top: United States Census, 1910. Image: Ancestry.com. Bottom: Atlas of Salem, 1911. Image: Essex County Registry of Deeds.

REGISTRATION CARD

SERIAL NUMBER	3089	ORDER NUMBER	2121
1	Benjamin Ross Porter <small>(First name) (Middle name) (Last name)</small>		
2	PERMANENT HOME ADDRESS: 37 Balcomb St. Salem Essex Mass. <small>(No.) (Street or R. F. D. No.) (City or town) (County) (State)</small>		
3	Age in Years 40	Date of Birth 4 Dec 21 1877 <small>(Month) (Day) (Year)</small>	
RACE			
5	White <input checked="" type="checkbox"/>	6 Negro	7 Oriental
		8 Citizen	9 Non-citizen
U. S. CITIZEN			
10	Native Born	11 Naturalized	12 Citizen by Father's Naturalization B. fore Registrant's Majority
			13 ALIEN <input checked="" type="checkbox"/>
			14 Declarant Non-declarant <input checked="" type="checkbox"/>
15	If not a citizen of the U. S., of what nation are you a citizen or subject? Nova Scotia, Britain, Great Britain		
16 PRESENT OCCUPATION Leather worker		17 EMPLOYER'S NAME National Calfskin Co.	
18	PLACE OF EMPLOYMENT OR BUSINESS: Peabody Weston St. Essex Mass. <small>(No.) (Street or R. F. D. No.) (City or town) (County) (State)</small>		
NEAREST RELATIVE	Name	19 Inda May Porter	
Wife	Address	20 37 Balcomb St. Salem Essex Mass. <small>(No.) (Street or R. F. D. No.) (City or town) (County) (State)</small>	
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE			
P. M. G. O.		Benjamin R. Porter <small>(Registrant's signature or mark)</small>	
Form No. 1 (Red)		OVER	

Benjamin Porter's World War I draft registration card. Image: Ancestry.com/National Archives.

In 1914, during Inda and Benjamin's occupation of 37 Balcomb Street, World War I broke out in Europe. Benjamin registered for the draft on September 12, 1918 at the age of forty. Germany surrendered two months later, so he most likely never served.¹³

¹³ U.S., *World War I Draft Registration Cards, 1917-1918* (database online), Provo, UT: Ancestry.com Operations, Inc., 2005; *Draft Registration Cards - WWI*, Archives.gov/research/genealogy/wwi; *World War I Timeline*, Archives.gov/topics/wwi.

Inda and Benjamin Porter sold 37 Balcomb Street to Margaret M. Shepard on April 28, 1920. Margaret was born Margaret Mary Arnold in Peabody on July 28, 1891. On November 19, 1919, she married a leather worker twenty-three years her senior named John Albert Shepard. John had previously been married to Isabelle Averill, with whom he had a twenty-two-year-old son named Warren. Isabelle died of heart disease in 1917, while the family was living at 13 Balcomb Street. The house that Margaret purchased in 1920 as a home for the newlyweds was just down the street. John was the third owner of the property at 37 Balcomb Street to be associated with the Peabody leather industry.¹⁴

On November 25, 1929, the Shepards sold 37 Balcomb Street to thirty-three-year-old Arthur V. Murphy, born December 21, 1895. In 1930, Arthur was living there with his wife Elizabeth and their two sons, five-year-old Arthur Jr. and three-year-old James. He owned and worked in a hardware store at 133 Washington Street in Salem. Arthur was a navy veteran of World War I, enlisted between December of 1917 and October of 1919. He lived at 37 Balcomb Street until his death on September 18, 1967 at the age of seventy-two. On January 5, 1968, Arthur and Elizabeth's son Arthur Jr., the administrator of his father's estate, sold the house to Woodbury and Betty Tompkins of Salem. Arthur V. Murphy Sr. is buried in St. Mary's Cemetery on the Salem-Peabody line, very close to his home of over thirty years.¹⁵

¹⁴ ECRD Book 2449, Page 13; *Massachusetts Birth Records, 1840-1915* (database online), Provo, UT: Ancestry.com Operations, Inc., 2013; *Massachusetts Vital Records, 1916-1920* (database online), Americanancestors.org, New England Historic Genealogical Society, 2018; *Massachusetts Marriage Records, 1840-1915* (database online), Provo, UT: Ancestry.com Operations, Inc., 2013; United States Census, 1910.

¹⁵ ECRD Book 2830, Page 411; *U.S. Headstone Applications for Military Veterans, 1925-1970* (database online), Lehi, UT: Ancestry.com Operations, Inc., 2012; United States Census, 1930; *Salem Directory*, 1931; ECRD Book 5503, Page 396.

Hardware Dealers—Retail
Salem

DELANDE'S SUPPLY CO, 56 Lafayette, Tel 2608 (See right top lines)

GOODELL ZINA CORP, 86-92 Lafayette, Tel 780 (See page 40)

HILL B F CO, 78 Washington, Tel 827 (See page 39)

Lincoln Hardware Co 48 Congress

Murphy Hardware Stores 133 Wash

Salem Hardware Co 26 Front
Silver's Supply Co 44 Laf

WATERS & BROWN, 57-59 Washington, Tel 1007 (See page 39)

Winer Louis D 11 Front
Peabody

Economy Hardware Co 126 Main
Hygrade Hardware Co 106 Main
Murphy J S & Sons Inc 15-17 Central
Standard Hardware Co Inc 39 Main
Whidden A H & Son Inc 6 Main
Danvers

Bragdon Clifford E 53 Maple
Danvers Hardware Co 63 Maple
Morse Hardware Co 22 Maple

PUTNAM CALVIN LUMBER CO,
128 Liberty, Tel 56 (See page 46)
Marblehead

Cloon Wm F 86 Wash
Murphy Everett K 14 School

WW I		WW II		KOREA		ORIGINAL	
1. NAME OF DECEASED - LAST - FIRST - MIDDLE (Print or Type)				14. NAME AND LOCATION OF CEMETERY (City and State)			
Murphy, Arthur V.				St. Mary's, Salem, Mass.			
2. SERVICE NUMBER		3. PENSION OR VA CLAIM NUMBER		IMPORTANT - Item 18 on reverse side must be completed. See attached instructions and complete and submit both copies.			
142465				15. This application is submitted for a stone or marker for the unmarked grave of a deceased member or former member of the Armed Forces of the U. S., soldier of the Union or Confederate Armies of the Civil War or for an unmarked memorial plot for a non-recoverable deceased member. I hereby agree to accept responsibility for proper placement at the grave or memorial plot at no expense to the Government.			
4. ENLISTMENT DATE (Month, day, year)		5. DISCHARGE DATE (Month, day, year)		NAME OF APPLICANT (Print or Type) RELATIONSHIP			
3 Dec 17		10 Oct 19					
6. STATE		7. DECORATIONS		ADDRESS OF APPLICANT (Street address, City and State)			
Mass.							
8. GRADE OR RANK	9. BRANCH OF SERVICE, COMPANY, REGIMENT, DIVISION			SIGNATURE OF APPLICANT DATE			
F1C	Navy						
10. DATE OF BIRTH (Month, day, year)		11. DATE OF DEATH (Month, day, year)		16. FREIGHT STATION			
12-21-95		9-18-67					
12. RELIGIOUS EMBLEM (Check one)		13. CHECK TYPE REQUIRED		17. NAME OF CONSIGNEE WHO WILL TRANSPORT STONE OR MARKER			
<input checked="" type="checkbox"/> LATIN CROSS (Christian)		<input type="checkbox"/> UPRIGHT MARBLE HEADSTONE					
<input type="checkbox"/> STAR OF DAVID (Hebrew)		<input type="checkbox"/> FLAT MARBLE MARKER		ADDRESS OF CONSIGNEE (Street address, City and State)			
<input type="checkbox"/> NO EMBLEM		<input checked="" type="checkbox"/> FLAT GRANITE MARKER					
<input type="checkbox"/> NO EMBLEM		<input checked="" type="checkbox"/> FLAT BRONZE MARKER		St. Mary's Cemetery 01970			
DO NOT WRITE HERE				I HAVE AGREED TO TAKE THE STONE OR MARKER TO THE CEMETERY.			
FOR VERIFICATION		ORDERED					
24 SEP 1968		21 OCT 1968		SIGNATURE OF CONSIGNEE			
B/L		CONTRACTOR					
18844		Sheidow Bronze 378 Kingwood, West Virginia		Keltin J. Semelty Sr			
FI US NAVY WWI							

Top: Salem Directory, 1931. Bottom: Headstone application for Arthur V. Murphy. Image: Ancestry.com.

CHAIN OF TITLE, 37 BALCOMB STREET, SALEM, ESSEX COUNTY, MASSACHUSETTS

Date Recorded	Grantor(s)	Grantee(s)	Consideration	Conveyance of	Source	Book / Page	Notes
March 1, 1882	John O. Poor of Boston and Stephen A. Stimpson of Everett, executors of the will of Eben S. Poor, late of Peabody	Frank O. Poor of Boston, Frederick S. Poor of Salem, and Mary Abby Cushing of Salem, children of said Eben S. Poor	"in consideration of the premises and of one dollar"	"in equal shares three undivided fourth parts of the following described parcels of land situated partly in said Peabody and partly in said Salem, to wit: First. The homestead estate late of said Eben S. Poor...on Tremont street in said Peabody...together with about forty two acres of land under and adjoining the same, situated partly in Peabody and partly in Salem..."	Essex County Registry of Deeds	1076 / 253	4th share held in trust for Eben S. Poor's daughter Charlotte. See ECRD B969 P194.
March 1, 1882	Frank O. Poor of Boston	Frederick S. Poor of Salem and Susan S. Northend, wife of William D. Northend, of Salem	\$300.00	"one undivided fourth part of the following described parcels of land situated partly in Peabody...and partly in said Salem...to wit: First. The homestead estate late of...Eben S. Poor...on Tremont street in said Peabody...together with about forty two acres of land under and adjoining the same, situated partly in Peabody and partly in Salem..."	Essex County Registry of Deeds	1076 / 255	Frank conveyed his quarter share in his father's estate to Frederick and the Northends.
July 24, 1883	John O. Poor and Stephen A. Stimpson, executors of the will of Eben S. Poor, on behalf of Charlotte S. Poor, minor daughter of Eben S. Poor	Frederick S. Poor of Salem	"one dollar and an agreement with us"	"one undivided fourth part of the following parcels of land in Ward six in said Salem. Lots...as described on Plan of House Lots of the E.S. Poor estate dated July 5, 1883 and recorded in Essex Registry of Deeds South District at end of Book 1111..."	Essex County Registry of Deeds	1112 / 201	Eben S. Poor's executors convey Charlotte's quarter share to Frederick.
September 13, 1883	Frederick S. Poor, Mary A. Cushing, and William D. & Susan S. Northend, all of Salem	Augustus P. McDuffie of Salem	\$252.50	"certain lots of land in said Salem, being lots numbered 19, 32 and 33 on 'Plan of House Lots of the E. S. Poor estate in Salem and Peabody' dated July 5th 1883, and recorded at the end of Book 1111 in the Registry of Deeds for said County of Essex, South District..."	Essex County Registry of Deeds	1115 / 168	
May 15, 1888	Augustus P. McDuffie of Salem	James Fanning of Salem	\$400.00	"two lots of land on Balcomb street so called being lots numbered thirty two (32) and thirty three (33) on plan of House lots of the E. S. Poor estate, and bounded and described as follows viz. easterly by Balcomb street eighty feet, Southerly by land of Northend one hundred feet, Westerly by land of Fred S. Poor and others eighty feet, and Northerly by land of Fred S. Poor and others one hundred feet, said land being in said Salem..."	Essex County Registry of Deeds	1223 / 264	House built on Lot 33 by James Fanning sometime between 1888 and 1893, when 37 Balcomb Street and tenant Edwin Cushing are listed in the Salem Directory.
April 17, 1903	James Fanning of Salem	Inda M. Porter, wife of Benjamin R. Porter, of Salem	"one dollar and other valuable consideration paid"	"a certain parcel of land situate on Balcomb street in said Salem and being lot numbered thirty-three (33) on a plan of house lots of the E. S. Poor Estate and recorded in Essex So. District Registry of Deeds at end of Book 1111 said lot being bounded and described as follows viz: Easterly by said Balcomb street forty feet, southerly by land of Jeffs one hundred feet, westerly by land of Standly forty feet and northerly by land of Dodge one hundred feet."	Essex County Registry of Deeds	1701 / 390	
April 29, 1920	Benjamin R. & Inda M. Porter of Salem	Margaret M. Shepard, wife of John A. Shepard, of Salem	"consideration paid"	"the land in said SALEM, together with the buildings thereon...bounded..."	Essex County Registry of Deeds	2449 / 13	
November 25, 1929	John A. & Margaret M. Shepard of Salem	Arthur V. Murphy of Salem	"consideration paid"	"the land in said SALEM together with the buildings thereon...bounded..."	Essex County Registry of Deeds	2830 / 411	
January 5, 1968	Arthur V. Murphy Jr., administrator of the estate of Arthur V. Murphy	Woodbury I. & Betty A. Tompkins of Salem	\$15,000.00	"Certain real estate situated in said Salem in the County of Essex...bounded as follows..."	Essex County Registry of Deeds	5503 / 396	
November 14, 1996	Betty A. & Woodbury I. Tompkins of Salem	Joi Ann Tompkins of Salem	\$1.00 "and other valuable consideration"	"the land in said Salem, situated on Balcomb Street, bounded and described as follows..."	Essex County Registry of Deeds	13843 / 347	
August 17, 2017	Joi Ann Tompkins of Salem	Marisa Lindholm of Salem and Einer Lindholm of Corona, CA	\$270,000.00	"The land in Salem, together with the buildings and improvements thereon, situated on Balcomb Street, bounded and described as follows..."	Essex County Registry of Deeds	36108 / 560	

Hundred and fifty-eight.

John B. Lamson Deal

Signed sealed and delivered in presence of D. B. Kimball } personally appeared the above named John B. Lamson and acknowledged the foregoing instrument to be his free act and deed; before me, Charles Kimball Justice of the Peace
 Held April 5 1867. 25 in Court 5 B. M. Thos. T. R. G. by John Brown Reg.

Know all men by these presents, That we Francis Cox of Salem in the County of Essex and Ellen Augusta Cox, wife of said Francis, in her right, and Sarah Holman of said Salem, widow, in consideration of six thousand dollars to us paid by Ellen S. Poor of South Danvers, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Ellen, the lot of land in said Salem known as Poor's pasture and which is bounded as follows; beginning at the Corner on School street, by land of Newhall, thence running northerly about fourteen hundred and seventy nine feet, as the fence stands to the opposite Corner of said pasture, thence running westerly about five hundred and twenty feet, as the fence stands to a Corner, thence running southerly by land of said Poor about five hundred and ninety nine feet, as the fence stands to a Corner, thence running southeasterly by several Courses as the fences stand by lands of Malbon and Northen— about eleven hundred and one feet to a point about sixteen feet from the first described line, thence running southeasterly three hundred and forty seven feet to said street, thence on said street, about eighteen feet to the point begun at, containing about thirteen acres. Also the lot of land on North street in said Salem which is bounded as follows: beginning at the Corner by land of E. D. Kimball, late of, C. A. Smith thence running southeasterly by land of said Kimball, about three hundred sixty three feet and a half; thence running northwesterly by land of said Kimball about eighty two feet; thence running southwesterly by land of said Kimball, about one hundred and eighty five feet; thence running northwesterly by the first described lot one hundred and forty one feet; thence running northeasterly by land of Smith, now or for-

Sarah Holman
 et al to
 Ellen S. Poor

merly about four hundred twenty one feet and a half to said street; there
 on said street about two hundred fifty three feet and a half to the front
 begun at. The grantors to the estate as heirs of Mrs Polkey see Book
 150 L 232, & Book 267 L 100 in Registry of Deeds. All
 have and to hold the above granted premises, with all the privileges
 and appurtenances thereto belonging, to the said Eben his heirs and as-
 signs to his and their use and behoof forever. And we, the said Fran-
 cis Sarah & Ellen for ourselves and our heirs, executors and adminis-
 trators, do covenant with the said Eben, his heirs and assigns, that
 we are lawfully seized in fee of the aforegranted premises; that they
 are free from all incumbrances; that we have a good right to sell
 and convey the same to the said Eben, as aforesaid; and that we will
 and our heirs, executors and administrators shall warrant and defend
 the same to the said Eben his heirs and assigns forever, against the
 lawful claims and demands of all persons. In witness whereof
 we, the said Francis, Sarah and Ellen have hereunto set our hands and
 seals this sixth day of April in the year of our Lord eighteen hun-
 dred and fifty nine

Signed, sealed and delivered in presence of Geo. W. Peckham }	Francis Cox	Seal
	Ellen A. Cox	Seal
	Sarah Holman	Seal

Commonwealth of Massachusetts, Essex Co. April 6th
 1859. Then personally appeared the above named Francis Cox, Ellen
 A. Cox & Sarah Holman, and acknowledged the above instrument to be
 their free act and deed; before me, Geo. W. Peckham Justice of the Peace,
 Essex Co. on April 9 1859. 13m past 8 AM. Read by John Brown Esq.

Sam^l Johnson know all men by these presents, That I, Samuel Herbert Johnson of
 to
 Geo. C. Johnson Lynn in the County of Essex and Commonwealth of Massachusetts; in considera-
 tion of fifteen hundred dollars to me paid by George Otis Johnson of Savannah
 in the County of Chatham and State of Georgia, the receipt whereof is hereby
 acknowledged, do by these presents grant, remise, release and forever Quit
 Claim unto the said George Otis Johnson his heirs and assigns, all
 my right, title, interest and estate in and to all that mesuage situated in said

F. O. Poor
to
J. O. Poor et al.
S. S.

see
Bk. 1093 pg. 174
see
Bk. 1096 pg. 24
see
Bk. 1112 pg. 201
see
Bk. 1115 pg. 6
see
Bk. 1115 pg. 287
see
Bk. 1119 pg. 143
see
Bk. 1235 Page 536

see
Bk. 1270 page 148

Know all men by these Presents, that I, Frank O. Poor of Peabody in the county of Essex and Commonwealth of Massachusetts in consideration of two thousand and dollars to me paid by John O. Poor of Boston in the county of Suffolk and Stephen A. Stimpson of Brentt in the county of Middlesex as they are Trustees under the will of Eben S. Poor late of said Peabody of a certain fund given in said will for the benefit of Charlotte S. Poor a daughter of said Eben S. Poor, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said trustees, one undivided fourth part of certain parcels of land situated partly in said Peabody and partly in Salem in said County of Essex and being included in the inventory of the real estate of said Eben S. Poor on file with the records of the Probate Court in said County of Essex. First. The Homestead Estate of said Eben S. Poor, including the dwelling house and other buildings on Tremont Street in said Peabody, viz: Stable, shed and farm buildings, together with about forty two acres of land under and adjoining situated partly in Peabody and partly in Salem. Reference being had to a plan of said homestead mentioned in said will, made by Hazen Osborn and dated September 1873. Second. The John Osborn lot situated in said Peabody on the northerly side of Tremont street and containing about eight acres. Third. The lot of land in Salem at the corner of Tremont and Harrod street, containing about forty seven thousand one hundred and thirty nine square feet. Fourth. The lot No. 45 on the north side of Irving street in Salem as shown on Plan recorded in Essex South District Registry of Deeds in Book 476. Fifth. The lots No. 6 and No. 8 on the east side of Harrod street in Salem and the lots Nos. 15, 16, 17, 18, 19, 20, 21, 22 and 23 on the south west side of Irving street in Salem, all as shown on a Plan recorded at said Registry in Book 833. Subject to the power of sale of said lands given to the executors named in said will and their successors, for which event provision is made by an Indenture of even date with these presents between the mortgagor and mortgagees herein. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said John O. Poor and Stephen A. Stimpson as trustees aforesaid and their heirs successors and assigns, to their own use and behoof forever but in trust as aforesaid. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantees and their heirs successors and assigns, that I am lawfully seized in

fee simple of the granted premises; that they are free from all incumbrances except
 those above mentioned that I have good right to sell and convey the same as afore-
 said; and that I will and my heirs, executors, and administrators shall warrant
 and defend the same to the said grantees and their heirs successors and assigns
 forever against the lawful claims and demands of all persons, except as aforesaid.
 Provided nevertheless that if grantor, or his heirs, executors, administrators or
 assigns, shall pay unto the grantees or their successors or assigns, the sum of three thousand
 and dollar in seven years from this date, said sum being in full of said loan and
 the accumulations thereof for said time as contemplated by said Will as to said
 legacy, reckoned as though said loan and its accumulations bore interest at
 six per cent. per annum payable semi-annually and until such payment shall
 from and after the decease of Mary E. Poor widow of said Eben S. Poor pay all
 taxes and assessments on the granted premises and shall keep the buildings there-
 on insured against fire in a sum not less than _____ dollars, for the benefit of the grantees
 and their successors and assigns, at such Insurance Office as they shall approve
 and shall not commit or suffer any strip or waste of the granted premises, or any
 breach of any covenant herein contained, then this deed, or also a promissory note
 of even date herewith, signed by grantor whereby he promised to pay to the grantees or
 order the said sum and interest, at the times aforesaid, shall be void. But upon
 any default in the performance of the foregoing condition, the grantees, or their suc-
 cessors or assigns, may sell the granted premises, with all improvements that may
 be thereon, by public auction in said Peabody and Salem respectively first pub-
 lishing a notice of the time and place of sale once each week for three successive
 weeks in some one newspaper published in said County of Essex and convey the
 same by proper deed or deeds to the purchaser or purchasers absolutely and in
 fee simple; and such sale shall forever bar grantor and all persons claiming under him
 from all right and interest in the granted premises, whether at law or in equity.
 And out of the money arising from such sale the grantees or their legal representa-
 tives shall be entitled to retain all sums then received by this deed, whether then
 or hereafter payable, including all costs, charges and expenses incurred or sustained
 by reason of any failure or default on the part of grantor or of his representatives to
 perform and fulfil the condition of this deed, rendering the surplus, if any, to grantor
 or his heirs or assigns. And it is agreed that the grantees or their successors or

right, or any person or persons in their behalf, may purchase at any sale, made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance of the condition of this deed granted and his heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. In witness whereof, I the said Frank O. Poor being unmarried hereunto set my hand and seal this sixteenth day of December in the year one thousand eight hundred and seventy six.

Signed and sealed in presence } Frank O. Poor real
of Thos. M. Stimpson } Commonwealth of Massachusetts Essex.

January 3d 1877. Then personally appeared the above named Frank O. Poor and acknowledged the foregoing instrument to be his free act and deed.

Before me, Thos. M. Stimpson Justice of the Peace.

Essex ss. Recd Jan. 13, 1877. 17m. part 12m. Rec & Ex by *John Bourne Reg*

B. W. Patch
to
J. Gentlee
One 50¢ R. Stamp
Conveyance
bonoiled

Know all men by these Presents, That I Benjamin W. Patch of Hamilton in the county of Essex and Commonwealth of Massachusetts, in consideration of sixty five dollars to me paid by John Gentlee of Wenham in the county of Essex aforesaid and Commonwealth of Massachusetts aforesaid, the receipt whereof is hereby acknowledged, do hereby give, grant, sell and convey unto the said John Gentlee his heirs and assigns forever, the following described parcel of salt marsh, situated in Essex in said County of Essex, in the "Broad Marshes" so called, containing three acres, be the same more or less. Bounded beginning at the northeasterly corner by the brook, with a stake, thence southerly by marsh of heirs of Downing Gentlee, to a small brook, thence easterly as the creek runs by marsh of said heirs of Downing Gentlee to the large creek; thence by said large creek to bounds first named and begun at. To have and to hold, the aforesaid premises, to the said John Gentlee his heirs and assigns, to his and their use and behoof forever. And I do covenant with the said John Gentlee his heirs and assigns that I am lawfully seized in fee of the aforesaid premises, that they are free of all incumbrances, and that I have good right to sell and convey the same to the said John Gentlee his heirs or assigns in the manner aforesaid. And that I will and my heirs, executors and administrators shall warrant and defend the same premises to the said John

Essex, ss. February 27th 1882. Then personally appeared the above named Oliver B. Furbush and acknowledged the above instrument to be his free act and deed.

Before me, H. E. Newhall Justice of the Peace

Essex, ss. Recd. Feb. 28. 1882. 15m. part 5 P. M. Rec. & Co. by Charles Woods, Reg.

E. S. Poor's Exors
to
F. O. Poor et al

Know all men by these Presents that whereas Eben S. Poor late of Peabody in the County of Essex and Commonwealth of Massachusetts in and by his will admitted to Probate by the Probate Court for said County of Essex on the fourth day of January A.D. 1875 did empower his executors to make all sales of real estate that might be needful or convenient and appropriate to carry out the purposes contemplated in said will and to execute and deliver deeds therefor. And whereas one of the purposes stated in said will was to effect a final division of so much of the testator's real estate as had not been previously sold by said executors, among his four children in equal shares, in the manner set forth in the Ninth Item of said will, said Frederick Sumner Poor being now of full age. Now, therefore, we John O. Poor of Boston in the County of Suffolk and Stephen A. Stimpson of Everett in the County of Middlesex, executors of said will, by virtue of the aforesaid provisions of said will and of every other power us hereunto enabling, for the purpose of effecting said division, in consideration of the premises and of one dollar to us paid by Frank O. Poor of Boston in the County of Suffolk Frederick S. Poor of Salem in the County of Essex and Mary Abby Cushing of Salem in the County of Essex, widow, all in said Commonwealth, children of said Eben S. Poor, do hereby remise, release and forever quit claims unto said Frank O. Poor, Frederick S. Poor and Mary Abby Cushing in equal shares three undivided fourth parts of the following described parcels of land situated partly in said Peabody and partly in said Salem, to wit: First. The homestead estate late of said Eben S. Poor including dwelling house and other buildings on Fremont street in said Peabody, viz. stables sheds and farm buildings, together with about forty two acres of land under and adjoining the same, situated partly in

Peabody and partly in Salem, reference being had to a plan of said homestead mentioned in said will, made by Hazen Osborn and dated September 1873. Second. The John Osborn lot situated in said Peabody on the northerly side of Tremont street and containing about eight acres. Third. The lot of land in Salem at the corner of Tremont and Harrod streets containing about forty seven thousand one hundred and thirty nine square feet. Fourth. The lot No. 45 on the north side of Irving street in Salem, as shown on Plan recorded in Essex South District Registry of Deeds in Book 476. Fifth. The lots No. 6 and No. 8 on the East side of Harrod street in Salem, and the lots Nos. 15, 16, 17, 18, 19, 20, 21, 22, and 23 on the Southwest side of Irving street in Salem, all as shown on a plan recorded at said Registry in Book 833. Also three undivided fourth parts of all other lands of which said Eben S. Poor died seized and possessed, or to which he was in any way entitled at the time of his decease, situated either in said Peabody or Salem, although not included in the foregoing descriptions. Excepting such portions of said lands as said executors have under the Powers in said will contained heretofore sold, to wit, The parcels of land situated in Peabody viz. the Emerson field containing twenty six acres and the Smith lot adjoining containing six acres that they sold to Elijah W. Upton and others by their deed recorded at said Registry, and a lot of land in Salem called the gravel pit that they sold to the City of Salem by their deed recorded at said Registry. Provided, however, that nothing contained in this deed is to impair or affect the title which said John O. Poor and Stephen A. Stimpson in their capacity as trustees under said will, of certain funds for the benefit of Charlotte S. Poor minor daughter of said Eben S. Poor hold of the share of said Frank O. Poor in said lands under and by virtue of a mortgage deed given by said Frank O. Poor to them as trustees aforesaid dated December 16th 1876 and recorded at said Registry in Book 969 leaf 194, to secure the payment of Three thousand dollars as therein set forth, and according to the provisions of an indenture therein referred to, but said Frank O. Poor is to hold his said share subject to said mortgage. To have and to hold the granted premises with all

the privileges and appurtenances thereto belonging, to the said Frank
O. Poor, Frederick S. Poor and Mary Abby Cushing and their heirs and
assigns to their own use and behoof forever. In witness whereof we
the said John O. Poor and Stephen A. Stimpson, as executors aforesaid
herunto set our hands and seals this twenty third day of February
in the year eighteen hundred and eighty two

Commonwealth of Massachusetts } John O. Poor seal
Excep. Feb. 23, 1882. Then } Stephen A. Stimpson seal
personally appear John O. Poor above named and acknowledged the
foregoing instrument to be his free act and deed.

before me, William D. Northend, Justice of the Peace.

Excep. 23. Recd. Mar. 1, 1882 45m. part 4 P.M. Rec. & 6 by ~~Chas. S. Woods, Reg.~~

E. S. Poor's will
to
F. S. Poor

Attached to foregoing

And whereas it was provided in said will, that said John O. Poor
and Stephen A. Stimpson should hold one fourth of the real and
residue of the real estate of said Eben S. Poor in trust for the benefit of
said Frederick S. Poor during his minority. Now we, the said John O.
Poor and Stephen A. Stimpson, in our capacity as trustees under said
will for said Frederick S. Poor, in order the more completely to effect
the purpose and object therein set forth, to wit, that said Frederick S.
Poor should upon attaining his majority, become invested with the
legal title to said fourth part of said real estate discharged of all trusts,
do hereby release and quit claims unto said Frederick S. Poor one undi-
vided fourth part of all the real and residue of the real estate of said
Eben S. Poor, as aforesaid, being the same which is particularly described
in our foregoing deed to said Frederick S. Poor and others, in our cap-
acity as executors of said will, to which description reference is to be
had. To have and to hold the same to the said Frederick S. Poor and
his heirs and assigns, to their own use and behoof forever. In wit-
ness whereof we the said John O. Poor and Stephen A. Stimpson, as
trustees aforesaid, herunto set our hands and seals this twenty third
day of February, in the year eighteen hundred and eighty two.

Executed in presence of W. D. Northend } John O. Poor seal

Commonwealth of Massachusetts. } Stephen A. Stimpson seal
Essex co. February 23, 1882. Then personally appeared John O. Poor above
named and acknowledged the foregoing instrument to be his free
act and deed, before me, William D. Northend Justice of the Peace.

Essex, ss. Recd. Mar. 1, 1882. 45m. part 4 P.M. Rec. & Ex. by Charles Woods, Reg.

And we the said, Frank O. Poor, Frederick S. Poor and Mary A. Cushing,
do hereby accept the foregoing releases from said John O. Poor and Stephen
A. Stimpson in their aforesaid capacities as a full substantial compli-
ance with the provisions of said will either authorizing or requiring
them as executors or trustees under the same to sell said real estate
late of said Eben S. Poor or any part of the same and particularly with
the provisions for sale contained in the fifteenth item of said will so
far as relates to real estate not heretofore sold by them. And we do hereby
release and discharge said John O. Poor and Stephen A. Stimpson from any
other or more literal compliance with said provisions, or from any fur-
ther or other accounting to us or either of us for the value or the pro-
ceeds of the sale of the lands described in and included in the
foregoing releases. In witness whereof we the said Frank O. Poor, Fred-
erick S. Poor and Mary A. Cushing hereunto set our hands and seals this
twenty third day of February in the year eighteen hundred and eighty two.

Executed in presence of W.D. Northend } Frank O. Poor seal
of W.D. Northend } Frederick S. Poor seal
Commonwealth of Massachusetts. } Mary A. Cushing seal

Essex co. February 23, 1882. Then personally appeared Frank O. Poor and
Frederick S. Poor above named and acknowledged the foregoing instru-
ment to be their free act and deed, before me, William D. Northend Justice of the Peace

Essex, ss. Recd. Mar. 1, 1882. 45m. part 4 P.M. Rec. & Ex. by Charles Woods, Reg.

Know all men by these Presents, that I, Frank O. Poor of Boston
in the County of Suffolk and Commonwealth of Massachusetts, in
consideration of Three hundred dollars to me paid by Frederick S.

F. O. Poor, et al
to
F. O. Poor, et al.
Jrs.
On back foregoing.

F. O. Poor
to
F. S. Poor et al

Poor and Susan S. Northend wife of William S. Northend all of Salem in the County of Essex and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby, remise, release and forever quitclaim unto the said Frederick S. Poor and Susan S. Northend one undivided fourth part of the following described parcels of land situated partly in Peabody in said County of Essex and partly in said Salem, my title to which accrued under the will of my father Eben S. Poor late of said Peabody, admitted to Probate by the Probate Court for said County of Essex on the fourth day of January A.D. 1875, and a deed of release from John O. Poor and Stephen A. Stimpson, executors of said will, to me and others bearing even date with these presents, to wit: First. The homestead estate late of said Eben S. Poor including dwelling house and other buildings on Tremont street in said Peabody, viz: stables, sheds, and farm buildings, together with about forty two acres of lands under and adjoining the same, situated partly in Peabody and partly in Salem, reference being had to a plan of said homestead mentioned in said will, made by Hazen Osborn and dated September, 1873. Second. The John Osborn lot situated in said Peabody on the North-erly side of Tremont street, and containing about eight acres. Third. The lot of land in Salem at the corner of Tremont and Harrod streets containing about forty seven thousand one hundred and thirty nine square feet. Fourth. The lot No. 45 on the North side of Irving street in Salem, as shown on Plan recorded in Essex South District Registry of Deeds in Book 476. Fifth. The lots No. 6 and No. 8 on the East side of Harrod street in Salem, and the lots No. 15, 16, 17, 18, 19, 20, 21, 22, and 23, on the Southwest side of Irving street in Salem, all as shown on a Plan recorded at said Registry in Book 833. Also one undivided fourth part of all other lands of which said Eben S. Poor died seized and possessed, or to which he was in any way entitled at the time of his decease, situated either in said Peabody or Salem, although not included in the foregoing descriptions, excepting such portions of said lands as said executors have, under the Powers in said will contained, heretofore sold, for a particular mention of which see their said deed to me and others. Subject to a mortgage

from me to said John O. Poor and Stephen A. Himpson, in their capacity as trustees under said will of certain funds for the benefit of Charlotte S. Poor, minor daughter of said Eben S. Poor, dated December 16th 1876 and recorded at said Registry in Book 969 leaf 194 to secure the payment of Three thousand dollars as therein set forth and according - the provisions of an indenture therein referred to; subject also to a mortgage from me to Henry B. Rice dated September 28, 1881, for Thirteen hundred dollars, both of which mortgages said Frederick S. Poor and Susan S. Northend are to assume and pay and to save the said Frank O. Poor harmless therefrom. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Frederick S. Poor and Susan S. Northend and their heirs and assigns to their own use and behoof forever. In witness whereof I the said Frank O. Poor, being unmarried, hereunto set my hand and seal this twenty-third day of February in the year eighteen hundred and eighty two.

Frank O. Poor real

Susan S. Northend as grantee being
 first inserted
 Signed sealed & delivered in
 presence of John O. Poor
 the foregoing instrument to be his free act and deed.

Commonwealth of Massachusetts
 Suffolk - February 23, 1882. Then
 personally appeared Frank O. Poor
 above named and acknowledged

before me, John O. Poor Justice of the Peace.

Excep. re. Recd. Mar. 1. 1882. 45m. part 4 P.M. Rec'd by Charles Good Reg.

Know all men by these Presents, That the Lynn Five Cents Savings Bank, the mortgages within named, in consideration of the full sum due upon the within mortgage, to it paid by Frederick W. Nichols the mortgagor within named the receipt whereof is hereby acknowledged, does hereby fully release, discharge and cancel the said mortgage and release and quit claim unto the said Frederick W. Nichols and his heirs and assigns forever, the premises therein described. In witness whereof the said Lynn Five Cents Savings Bank has caused its corporate seal to be hereto affixed, and these presents to be

Lynn F. C. S. Bk.
 to
 F. W. Nichols
 on back m. deed
 Rec. B. 1046 2 1899

Know all men by these Presents that whereas Eben S. Poor late of Peabody in the County of Essex and Commonwealth of Massachusetts in and by his will admitted to Probate by the Probate Court for said County of Essex on the fourth day of January A.D. 1875 did empower John O. Poor and Stephen A. Stimpson his executors therein named to make sales of his real estate and to execute and deliver deeds of the same to the purchasers thereof, and whereas said Poor and Stimpson in and by said will were appointed trustees, by virtue of which they hold in trust for the benefit of Charlotte S. Poor, minor daughter of said testator, one undivided fourth part of the land hereinafter described, with power to sell the same. Now therefore we the said John O. Poor of Boston in the County of Suffolk and Stephen A. Stimpson of Everett in the county of Middlesex, both in the Commonwealth aforesaid. In consideration of one dollar and an agreement with us by Frederick S. Poor of Salem in the County of Essex paid and made of even date, the receipt whereof is hereby acknowledged, do by virtue of powers conferred on us both as executors and trustees aforesaid, and of every other power us hereto enabling, remise, release and forever quitclaim unto the said Frederick S. Poor one undivided fourth part of the following parcels of land in Ward six in said Salem. Lots one (1) two (2) three (3) four (4) five (5) six (6) seven (7) eight (8) eleven (11) twelve (12) thirteen (13) fourteen (14) fifteen (15) sixteen (16) seventeen (17) eighteen (18) nineteen (19) twenty (20) twenty one (21) twenty two (22) twenty three (23) twenty four (24) twenty five (25) twenty six (26) twenty seven (27) twenty eight (28) thirty (30) thirty one (31) thirty two (32) thirty three (33) forty three (43) forty (40) forty one (41) as described on Plan of House Lots of the E. S. Poor estate dated July 5. 1883 and recorded in Essex Registry of Deeds South District at end of Book 1111 and as staked out. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Frederick S. Poor his heirs and assigns to their own use and behoof forever. In witness whereof we, the said John O. Poor and Stephen A. Stimpson in our capacities as aforesaid hereunto set our hands and seals this twenty first day of July A.D. 1883.

J. O. Poor et al
Exrs. &c
E. S. Poor
of said intestate
in 16th line.
Char. S. Poor
Ref.

Commonwealth of Massachusetts Suf. } John O. Poor seal
folk ss. July 21st 1883. Then personally } Stephen A. Stimpson seal
appeared the above named John O. Poor and acknowledged the above instrument by him subscribed to be his free act and.

before me
Executed in presence of } Joseph Southwick
Clarence H. Poor } Justice of the Peace
Essex ss. Rec'd. July 24 1883. Book 1111 P. M. Rec. & Ex. by

Char. S. Poor, Ref.

Know all men by these Presents that we John O. Poor and Stephen A.

Release
J. O. Poor et al
to
E. S. Poor et al
On back foregoing.

convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar the grantor and all persons claiming under him from all right and interest in the granted premises, whether at law or in equity. And out of money arising from such sale the grantor or his representatives shall be entitled to retain all sums then received by this deed, whether then or thereafter payable, including all costs, charges, and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition, rendering the surplus, if any, to the grantor or his heirs or assigns; and I hereby, for myself and my heirs and assigns, covenant with the grantor and his heirs, executors, administrators, and assigns that, in case a sale shall be made under the foregoing power, I or they will upon request execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is agreed that the grantor, or his executors, administrators, or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance of the condition of this deed, the grantor and his heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid, I, Emily A. Perley wife of said grantor do hereby release unto the said grantor and his heirs and assigns all right of or to both dower and homestead in the granted premises. *Witness Whereof* we the said Charles Perley and Emily A. Perley hereunto set our hands and seal this 15th day of August in the year one thousand eight hundred and eighty-three. Charles Perley seal
Signed and sealed in presence of } Emily A. Perley seal
} Commonwealth of Massachusetts. Essex
} ss. August 15th 1883. Then personally ap-
peared the above-named Charles Perley and acknowledged the foregoing instrument to be his free act and deed, before me
No. S. Jenkens. Justice of the Peace.

Essex Co. Recd Dept. 12. 1883. 30m. part 4 B m. Rec. reply

Charles Woods, Reg.

F. S. Poor, or
A. P. Mc Duffie

Know all men by these Presents that we Frederick S. Poor, Mary A. Leushing and William D. Northend and Susan S. Northend and his wife, in her right, all of Salem in the County of Essex and Commonwealth of Massachusetts in consideration of Two hundred and fifty-two ⁵⁰/₁₀₀ dollars, paid by Augustus P. McDuffie of said Salem the

receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Mc Duffie certain lots of land in said Salem, being lots numbered 19, 32 and 33 on "Plan of House Lots of the E. S. Poor estate in Salem and Peabody" dated July 5th 1883, and recorded at the end of Book 1111 in the Registry of Deeds for said County of Essex, South District, the same being bounded by stakes. This deed is made upon the agreement that for ten years from date, no building but a dwelling house costing not less than eight hundred dollars with a private stable and ordinary outbuildings be erected on each of said lots without the consent of a majority in number of the grantors, and that no building be ever placed within five feet of the street. To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Mc Duffie his heirs and assigns, to their use and behoof forever. And we the said grantors for ourselves and our heirs, executors and administrators, do covenant with the said Mc Duffie his heirs and assigns, that we are lawfully seized in fee-simple of the above-granted premises; that they are free from all incumbrances, that we have good right to sell and convey the same to the said Mc Duffie his heirs and assigns forever as aforesaid; and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Mc Duffie his heirs and assigns forever, against the lawful claims and demands of all persons. In Witness whereof, we the said Frederick S. Poor, Mary A. Lushing, William D. Northend and Susan S. Northend and Mary E. Poor, wife of said Frederick S. Poor 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 twenty third day of July in the year of our Lord eighteen hundred and eighty-three signed, sealed, and delivered in presence of

E. A. Benjamin. Essex Co. July 24th 1883. Then personally appeared	}	Frederick S. Poor	seal
		Mary A. Lushing	seal
		William D. Northend	seal
		Susan S. Northend	seal
		Mary E. Poor.	seal

the above-named Frederick S. Poor and acknowledged the above instrument to be his free act and deed, before me-

Charles A. Benjamin. Justice of the Peace.

Essex Co. Recd Sept. 13. 1883. 2 o'clock P.M. Recd by Charles A. Benjamin J.P.

Know all men by these Presents that we William D. Northend and Susan S. Northend his wife, in her right both of Salem in the State of Massachusetts do hereby give, grant, bargain, sell and convey unto the said A. P. Mc Duffie

a. P. Mc'Duffie
15
J. Fanning

"May" written over
signature in 36th line
Chas. Wood
ref.

Know all men by these presents, that I, Augustus P. Mc'Duffie of Salem in the County of Essex and Commonwealth of Massachusetts, in consideration of four hundred dollars paid by James Fanning of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Fanning two lots of land on Balcomb Street so called being lots numbered thirty two (32) and thirty three (33) on plan of House lots of the E. S. Poor estate, and bounded and described as follows viz. easterly by Balcomb Street eighty feet, southerly by land of Northend one hundred feet, westerly by land of Fred S. Poor and others eighty feet, and northerly by land of Fred S. Poor and others one hundred feet, said land being in said Salem, subject to agreement and conditions in deed of the same to me from Fred S. Poor and others. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Fanning 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, 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 I Batharine Mc'Duffie wife of said Augustus P. Mc'Duffie do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises. In Witness Whereof We the said Augustus P. Mc'Duffie and Batharine Mc'Duffie hereunto set our hands and seals this ninth day of May in the year one thousand eight hundred and eighty eight.

Signed sealed and delivered
in presence of W. D. Northend
Mary J. Bennett

Augustus P. Mc'Duffie seal
Batharine Mc'Duffie seal
Commonwealth of Massachusetts
Essex Co. May 9, 1888. Then

personally appeared the above named Augustus P. Mc'Duffie and acknowledged the foregoing instrument to be his free act and deed before me, William D. Northend

Justice of the Peace.
Essex Co. Ver. May 15, 1888. 9.25 a.m. Ver. Kexby Chas. Wood ref.

J. Fanning
to
Snda M. Porter
(ms B. R. P.)

Know all men by these presents
that I James Fanning of Salem in the County of Essex and Common-
wealth of Massachusetts in consideration of one dollar and other
valuable consideration paid by Snda M. Porter wife of Benjamin
R. Porter of said Salem the receipt whereof is hereby acknowledged, do
hereby give, grant, bargain, sell and convey unto the said Snda M.
Porter a certain parcel of land situate on Balcomb street in said
Salem and being lot numbered thirty three (33) on a plan of house
lots of the C. S. Poor Estate and recorded in Essex So. District Registry
of Deeds at end of Book 1111 said lot being bounded and described as
follows viz: Easterly by said Balcomb street forty feet, southerly by
land of Jeffs one hundred feet westerly by land of Standly forty
feet and northerly by land of Dodge one hundred feet. Meaning here-
by to convey unto the said Snda M. Porter a portion of the estate
conveyed to me by deed of Augustus P. M^r: Duffie dated May 9th
1888. and recorded in Essex So. District Registry of Deeds Book 1223
page 264 and subject to the condition therein contained. **I O**
Have and to hold the granted premises, with all the
privileges and appurtenances thereto belonging to the said Snda M.
Porter and her heirs and assigns, to their own use and behoof forever
and I do hereby for myself and my heirs, executors and administra-
tors 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 as aforesaid 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.
and for the consideration aforesaid I State J. Fanning wife of the
said James Fanning hereby release unto the grantee and her heirs
and assigns, all right of or to both dower and homestead in the granted
premises. **In Witness Whereof** me the said James
Fanning and State J. Fanning hereunto set our hands and seals
this sixteenth day of April in the year one thousand nine hundred and
three.

Signed, sealed and delivered
in presence of Edw^d B. Battis to J. F.

James Fanning seal
Mrs. State J. Fanning seal
Commonwealth of Massachusetts

Essex ss. April 17th 1903. Then personally appeared the above-named James
Fanning and acknowledged the foregoing instrument to be his free act and deed
before me

Edw^d B. Battis

Justice of the Peace

Essex ss. Dec. 17, 1903 55m. part 102. m. 624 625
Willard J. Hale. Reg -

Henry J. Ziolkowski Notary Public

Essex ss. Received Apr. 29 1920. 30 m. past 8 A.M. Recorded and Examined.

We, Benjamin R. Porter and Inda M. Porter, his wife, in her right, of Salem, Essex County, Massachusetts for consideration paid, grant to Margaret M. Shepard, wife of John A. Shepard, of said Salem, with warranty covenants the land in in said SALEM, together with the buildings thereon, being Lot numbered Thirty three (33) on a Plan ofouselots at the estate of E. S. Poor, Salem, recorded with Essex, South District, Deeds, at the end of Book 1111, and bounded easterly by Balcomb Street forty feet, southerly by land of Jeffs one hundred feet, westerly by land of Standley forty feet, and northerly by land of Dodge one hundred feet. Being the same premises conveyed to the said Inda M. Porter by James Fanning by deed dated April 18, 1903, and recorded with Essex, South District, Deeds, Book 1701, Page 390. Subject to taxes of the year 1920. WITNESS our hands and seals this Twenty eighth day of April 1920. Benjamin R. Porter (seal)

COMMONWEALTH OF) Inda M. Porter (seal)

MASSACHUSETTS Essex ss. April 28 1920. Then personally appeared the above named Inda M. Porter and acknowledged the foregoing instrument to be her free act and deed, before me,

Robert B. Buckham Justice of the Peace

My commission expires Sept. 15 1921.

Essex ss. Received Apr. 29 1920. 30 m. past 8 A.M. Recorded and Examined.

We, John A. Shepard and Margaret M. Shepard, his wife, in her right, of Salem, Essex County, Massachusetts for consideration paid, grant to the Roger Conant Co-operative Bank, situated in Salem, Essex County, Massachusetts, with mortgage covenants to secure the payment of Twenty three Hundred Dollars and interest and fines as provided in a note of even date, the land in said SALEM, together with the buildings thereon, being lot numbered Thirty three (33) on a Plan ofouselots at the estate of E. S. Poor, Salem, recorded with Essex, South District, Deeds, at the end of Book 1111, and bounded easterly by Balcomb Street forty feet, southerly by land of Jeffs one hundred feet, westerly by land of Standley forty feet, and northerly by land of Dodge one hundred feet. Being the same premises conveyed to the said Margaret M. Shepard by Inda M. Porter by deed to be recorded herewith. Including all furnaces, heaters, ranges, mantels, gas and electric light fixtures, screens, screen doors, awnings and all other fixtures of whatever kind and nature at present contained in said buildings, and hereinafter placed therein prior to the full payment and discharge of

Porter et ux.

to

Shepard

Three \$1 R.Stamps
Documentary
Canceled

Shepard et ux

to

Roger Conant

Co-op Bk.

Discharge
B. 2817 P. 318

2839

quired under said mortgage in the following described portions of the mortgaged premises the land in said SALEM, with the buildings thereon, being Lot #33 on a plan recorded with Essex South District Deeds, at the end of Book 1111, and bounded as follows: Easterly by Balcomb Street, forty (40) feet; Southerly by land of Jeffs, one hundred (100) feet; Westerly by land of Standley, forty (40) feet; Northerly by land of Dodge one hundred (100) feet. WITNESS my hand and seal this twenty fifth day of November 1929.

COMMONWEALTH OF MASSACHUSETTS) Arthur S. Ford (seal)

Essex ss. Nov. 25, 1929. Then personally appeared the above named Arthur S. Ford and acknowledged the foregoing instrument to be his free act and deed, before me John E. Murphy Notary Public

My commission expires June 22 1934

Essex ss. Received Nov. 25, 1929. 50 m. past 3 P.M. Recorded and Examined.

We, John A. Shepard and Margaret M. Shepard, his wife in her right, both of Salem, Essex County, Massachusetts for consideration paid, grant to Arthur V. Murphy of said Salem with WARRANTY COVENANTS the land in said SALEM together with the buildings thereon, being lot numbered thirty-three (33) on a Plan of houselots at the estate of E. S. Poor, Salem, recorded with Essex South District Deeds, at the end of Book 1111, and bounded: Easterly by Balcomb Street forty (40) feet; Southerly by land of Jeffs one hundred (100) feet; Westerly by land of Standley forty (40) feet and Northerly by land of Dodge one hundred (100) feet. Being the same premises conveyed to the said Margaret M. Shepard by Inda M. Porter by deed dated April 28, 1920 and recorded with said Deeds, Book 2449, Page 13. Subject to taxes assessed for the year 1929 which the grantee agrees to assume and pay. I, John A. Shepard 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 twenty-fifth day of November 1929.

THE COMMONWEALTH OF MASSACHUSETTS) John A. Shepard (seal)

Essex, ss. Salem, November 25,) Margaret M. Shepard (seal)

1929. Then personally appeared the above named Margaret M. Shepard and acknowledged the foregoing instrument to be her free act and deed,

before me William F. Hayes Notary Public

My commission expires Sept. 2, 1932

Essex ss. Received Nov. 25, 1929. 50 m. past 3 P.M. Recorded and Examined.

I, Arthur V. Murphy of Salem, Essex County, Massachusetts, for consideration paid, grant to the Roger Conant Co-operative Bank, situated in Salem, Essex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment Roger Conant Co-op. (over) Bk.

Shepard
et ux
to
Murphy

Murphy
to

Arthur V. Murphy, Junior

~~EXECUTOR under the Will of - ADMINISTRATOR of the ESTATE of - TRUSTEE of - GUARDIAN of - CONSERVATOR of - RECEIVER of the ESTATE of - FIDUCIARY of - COMMISSIONER~~

Arthur V. Murphy

by power conferred by license of the Probate Court, Essex County Docket #294092
dated December 5, 1967 and every other power,
Dollars

for Thirteen Thousand (13,000)
paid, grant to Woodbury I. Tompkins and Betty A. Tompkins, husband and wife as
tenants by the entirety, both of 10 Symonds St., Salem, Essex County,
Massachusetts

Certain real estate situated in said Salem in the County of Essex
being Lot numbered 33 on a Plan of the Estate of E. S. Poor, Salem,
recorded in Essex South District Registry of Deeds at the end of Book 1111
and bounded as follows:-

- EASTERLY by Balcomb Street, 40 feet;
- SOUTHERLY by land of Jeffs, 100 feet;
- WESTERLY by land of Standley, 40 feet; and
- NORTHERLY by land of Dodge, 100 feet.

Being the same premises conveyed to Arthur V. Murphy by deed of
John A. Shepard, et ux recorded in Essex South District Registry of
Deeds, Book 3830 Page 411.

Witness my hand and seal this 5th day of January 1968

Mass. Excise Stamp \$ 30.00 affixed
and cancelled on back of this instrument

Arthur V. Murphy, Jr.
Arthur V. Murphy, Junior, Administrator

The Commonwealth of Massachusetts

Essex, January 5, 1968.

Then personally appeared the above named Arthur V. Murphy, Junior, Administrator
and acknowledged the foregoing instrument to be his free act and deed, before me

Abraham Glinsky
Notary Public - Justice of the Peace

My commission expires Nov. 30 1973.

Essex ss. Recorded Jan. 5, 1968. 11 m. past 4 P.M. #109

25

QUITCLAIM DEED

We, BETTY A. TOMPKINS and WOODBURY I. TOMPKINS, OF 37 Balcomb Street, Salem, Essex County, Massachusetts, in consideration of *One Dollar (\$1.00) and other valuable consideration* grant to Joi Ann Tompkins all of 37 Balcomb Street, Salem, Massachusetts with *quitclaim covenants* the land in said Salem, situated on Balcomb Street, bounded and described as follows:

- EASTERLY by Balcomb Street, forty (40) feet;
- SOUTHERLY by land of Jeffs one hundred (100) feet;
- WESTERLY by land of Standley, forty (40) feet; and
- NORTHERLY by land of Dodge, one hundred (100) feet.

Said premises sre known as Lot numbered 33 on a Plan of the Estate of E. S. Poor, Salem, recorded in Essex South District Registry of Deeds at the end of Book 1111.

Being the same premises conveyed to us by Deed dated December 5, 1967 and recorded with the Essex South District Registry of Deeds in Book 5503, page 396.

The consideration for this conveyance is such that no tax stamps are required. The Grantees have not requested a title examination.

Executed as a sealed instrument this 18th day of October, 1996.

Betty A. Tompkins

Woodbury I. Tompkins

*Betty A. Tompkins
37 Balcomb Street
Salem, MA 01970*



QUITCLAIM DEED

I, **JOI ANN TOMPKINS**, unmarried of Salem, Massachusetts, for consideration paid and in full consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) grant to **MARISA LINDHOLM**, being unmarried of 123 Federal Street, Salem and **EINER LINDHOLM**, being unmarried, of 1467 Circle City Drive, Corona, CA as joint tenants, with rights of survivorship

with **QUITCLAIM COVENANTS**

the land in Salem, together with the buildings and improvements thereon, situated on Balcomb Street, bounded and described as follows:

- EASTERLY by Balcomb Street, forty (40) feet;
- SOUTHERLY by land of Jeffs one hundred (100) feet;
- WESTERLY by land of Standley, forty (40) feet; and
- NORTHERLY by land of Dodge, one hundred (100) feet.

Said premises are known as Lot numbered 33 on Plan of the Estate of E.S. Poor, Salem, recorded in Essex South District Registry of Deeds at the end of Book 1111.

I, the Grantor named herein, do hereby voluntarily release all of my rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and certify under the pains and penalties of perjury that there is no other person or persons, either individually or as trustee, entitled to any homestead rights other than those executing this Deed.

Being the same premises conveyed to the Grantor by deed of Betty A. Tompkins and Woodbury I. Tompkins dated October 18, 1996 and recorded on October 14, 1996 with the Essex South Registry of Deeds in Book 13843, Page 347.

Property Address: 37 Balcomb Street, Salem, MA 01970

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/17/2017 02:22 PM
ID: 1198248 Doc# 20170817003310
Fee: \$1,231.20 Cons: \$270,000.00

Executed as a sealed instrument this 17th day of August, 2017.

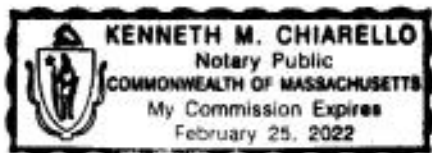


Joi Ann Tompkins

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 17th day of August, 2017, before me, the undersigned notary public, personally appeared **Joi Ann Tompkins**, the above-named, and proved to me through satisfactory evidence of identification, specifically a Massachusetts driver's licenses, to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose, and who swore and affirmed that the certification contained therein is truthful and accurate.





Notary Public.
My Commission Expires: