

HISTORIC SALEM INC

House History and Plaque Program

For Matt Formica & Susan Tuxbury Formica

13 Mall Street

Salem, Massachusetts 01970

Research and Writing Provided by

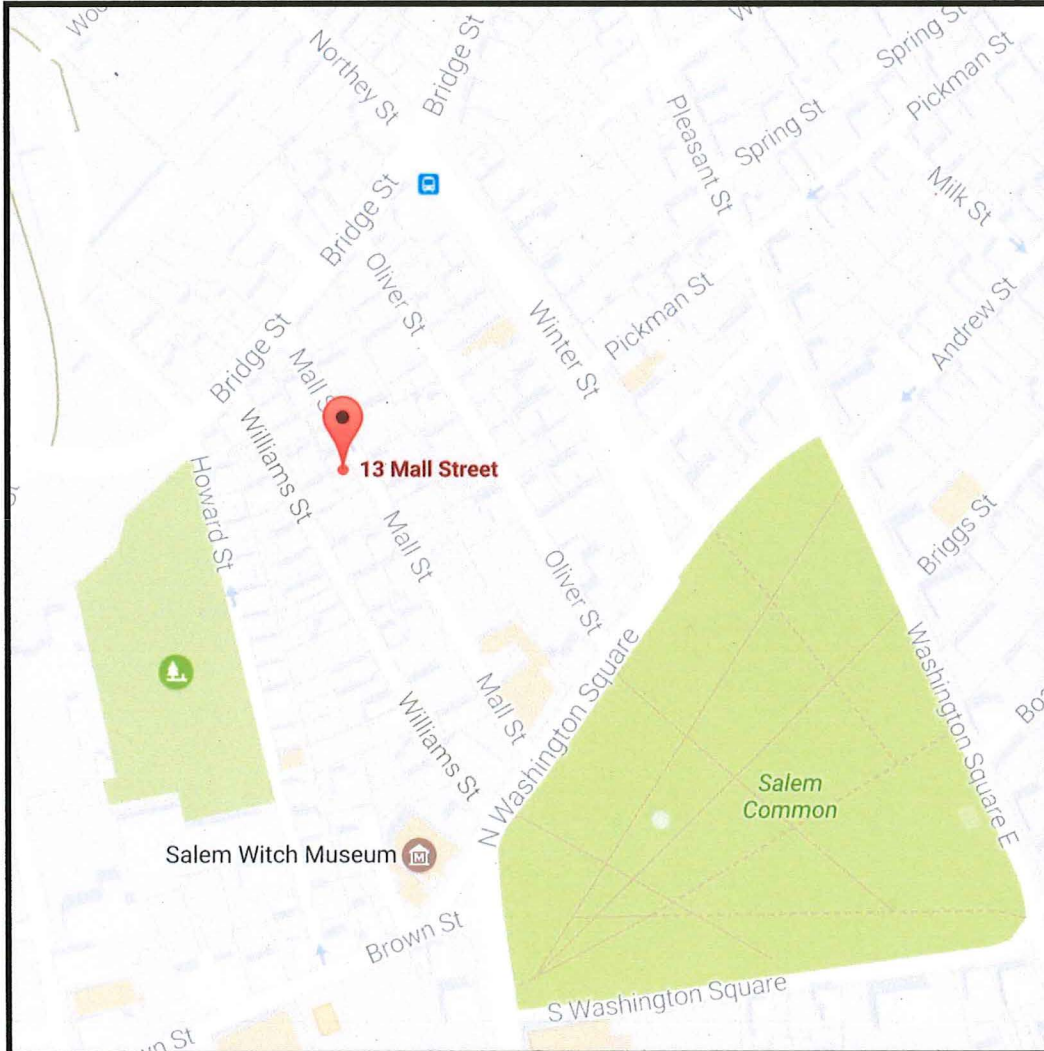
Kimberly Whitworth, J.D., M.A.

January 2017

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The House History of 13 Mall Street





The House History of 13 Mall Street, Salem, Massachusetts

Based on available records, including land descriptions and the architectural features of the house, it is likely that this house was built by Francis Boardman by 1835.

Francis Boardman (listed both as Francis H. and Francis G.) purchased the property in March 1822, the same day he sold another property on Mall Street to a Mr. Prince. Francis and his wife Lucy Eliza owned the property from 1822 to 1853. His occupation was “cordwainer”, or maker of new shoes, as listed in the 1837 Salem Directories.

The house at 13 Mall Street is built in the Greek Revival style which was prevalent throughout the United States between the years 1825 and 1860. It must be noted that there is also an entry in the 1836 Salem Directories that lists William A. Gray, a “merchant of fancy goods” as living at 13 Mall Street. A review of records at the Essex South County Registry of Deeds shows that a William Gray did own property that sat on Mall Street, but there is no indication that he owned the parcel of land where the house at 13 Mall Street sits during the year 1836. There is a possibility he may have lived as a boarder at the address in 1836. Some records list the name of the house as the William Gray house, but ownership was retained by the Boardmans until 1853 when they sold to a Mr. Benjamin Gray. Whether he was a relation to William is unknown. [Deed records indicate that Benjamin A. Gray acquired the land on which the current house at 13 Mall Street sits in three separate transactions between 1853 and 1867.](#)

According to the 1850 United States Census records, Benjamin A. Gray was born in Massachusetts. Benjamin was a 41 year old clerk and his wife Martha was 40. They had 6 kids with another on the way. John was 13, Martha, 11, George, 17, Benjamin, 8, Mary 6 and Caroline, 3, with Augusta soon to join the family. By 1860 Jane and Catherine brought the total in the family to eleven. In 1855 Benjamin was an insurance agent, in 1861-1878 he worked as a constable and janitor at the courthouse – likely one of those courthouses on Federal Street in Salem. In 1888 he is listed in the city directory as a justice of the peace.



Of the nine Gray children we know a bit about them from city directory and census information. In 1860 George, the oldest (age 24 at the time) was employed as a sash and blind-maker. John (20) was a printer and Benjamin Jr. (15) was a porter. In 1870 John (now 30) still lived in the house and was a clerk and daughter Augusta (who was born the year the Grays moved into the house and was now 18) was a receptionist. Jane (15) and Catherine (11) were in school.

By the 1880 census, most of the Gray children had moved from 13 Mall Street. Benjamin was 68 and working as a court officer and Martha continued to keep house. Augusta appears to have been unemployed and both Jane and Catherine worked as teachers.

Benjamin passed away in 1891 and the house at 13 Mall Street went to his heirs, who brought a petition to partition case in 1902-1903—this was likely because they could not agree on how to divide up the real property amongst themselves.

As a result of the partition proceeding, the property at 13 Mall Street was transferred to Augusta M. Gray and Jane M. Gray. Census records indicate that Augusta, Jane, and Catherine lived at the property and that Jane and Catherine continued to work as teachers. Around 1910 they added a southern side porch and addition. By the 1920 census, Augusta was 68, Jane was 65 and worked as a book keeper at a furniture store, and Catherine was 61 and still working as a teacher.

The 1930 census reveals the three sisters still living together at 13 Mall Street, but only Jane continued to work, as a book keeper. By the 1940 census, Augusta was 88 years old, Jane was 85 and Catherine was 81. It appears the three remained single and never married. In 1947, Jane was placed under a court ordered conservatorship and her interest in 13 Mall Street was conveyed to Charles A. Moore. Augusta, at the age of 95, also transferred her interest in the property to Charles A. Moore in 1947. Research did not uncover the relationship between Moore and the Gray family.



The 1950 Salem Directory states that Charles A. Moore lived at 13 Mall Street and was a “bleachery worker.” In 1957, the Salem Directory lists Charles A. Moore still living at the property and working as a machine operator. Records at the Essex South County Registry of Deeds indicate that the house remained in the Moore family until 1980.

Between 1980 and 2011, the property changed hand four more times. The current owners, Matthew Formica and Susan Tuxbury Formica, purchased the house in May 2011 and commissioned a house history for 13 Mall in late 2016.

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

With edits by Emily Udy

Historic Salem, Inc.

January 9, 2017

Bibliography and References

Essex County Registry of Deeds

Essex County Registry of Probate

City of Salem Assessor Records

Salem Directories, various dates

Hopkins, G.M, Atlas of Salem, Massachusetts. Philadelphia: 1874

United States Census, 1850-1940

Virginia & Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf, 2002.

Macris <http://mhc-macris.net/index.htm> Inv. No. SAL.3261 and SAL.3262 (Accessed November 23, 2016).

Deed Chain of Ownership for Property located at 13 Mall Street, Salem, Essex County, Massachusetts

Owners	Date of Conveyance	Reference at Essex South Registry of Deeds/Registry of Probate
Essex Bank to Francis H. Boardman (a/k/a Francis G. Boardman?)	May 14, 1819	Book 229, Page 160
Francs Gray Boardman and Lucy Eliza Boardman of Salem, MA to Benjamin A. Gray	April 1, 1853	Book 484, Page 205
Abraham Towle of Salem, MA and Walter Norris of Middleton, MA to Benjamin A. Gray	June 1, 1859	Book 591, Page 47
Heirs of Thomas Downing, late of Salem, MA to Benjamin A. Gray	May 8, 1867	Book 723, Page 29
Benjamin Gray	Death in 1891	Essex County Probate Index Docket No. 70472
Estate of Benjamin Gray/Heirs of Benjamin Gray	Petition to Partition Case Brought in 1902-1903	Essex County Probate Index Docket No. 89954, see also Book 3209, Page 64
Petition to Partition by Family of Benjamin Gray	January 26, 1940	Book 3209, Page 67
Caroline E. Robinson of Hamilton, MA to Augusta M. Gray and Jane M. Gray of Salem, MA	September 26, 1947	Book 3568, Page 431
Martha T. Robinson, Conservator of the property of Jane M. Gray to Charles A. Moore of Salem, MA	September 26, 1947	Book 3568, Page 432
Augusta M. Gray of Salem, MA to Charles A. Moore of Salem, MA	November 15, 1960	Book 4722, Page 347

Deed Chain of Ownership for Property located at 13 Mall Street, Salem, Essex County, Massachusetts

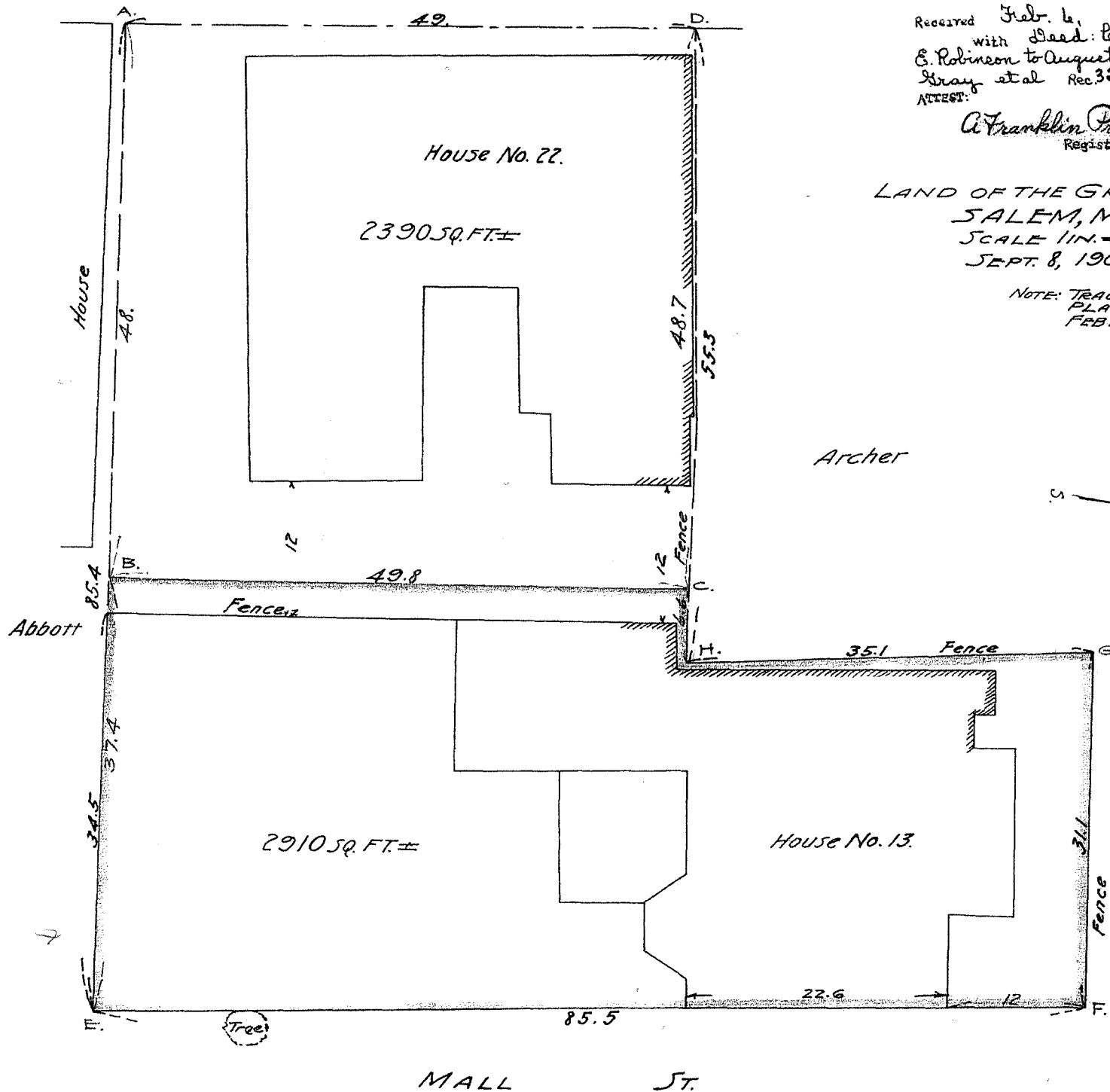
Owners	Date of Conveyance	Reference at Essex South Registry of Deeds/Registry of Probate
Charles A. Moore of Salem, MA to Margaret J. Moore and Mary A. Moore, of Salem, MA	April 24, 1980	Book 6696, Page 447
Estate tax release certificate—Margaret J. Moore	Year of death 1979	Essex County Probate Docket No. 347669
Estate of Charles M. Moore	Year of death 1979-1980	Essex County Probate Docket No. 347669
Estate of Mary A. Moore	April 22, 1980	Book 6696, Page 449
Peter H. Moore of Salem to Rose V. McCann of Salem, MA	March 5, 1987	Book 8830, Page 274
Peter H. Moore as executor of the Estate of Rose V. McCann to Geoffrey E. Almeida and Catherine P. Devitt	January 21, 1997	Book 13941, Page 24
Geoffrey E. Almeida and Catherine Devitt of Tiverton, RI to Kristin M. Hardy of Salem, MA	May 18, 2011	Book 30417, Page 153
Kristin M. Hardy of Salem, MA to Matthew T. Formica and Susan Tuxbury of Salem, MA		

Received Feb. 6, 1940
with Deed: Caroline
G. Robinson to Augusta M.
Gray et al Rec. 3209 p. 67
ATTEST:

A. Franklin Priest
Register of Deeds

LAND OF THE GRAY ESTATE
SALEM, MASS.
SCALE 1/4" = 8 FT.
SEPT. 8, 1902.

NOTE: TRACED FROM ORIGINAL
PLAT OF GUY W. PICKER,
FEB. 5, 1940. Thomas C. O'Connell



thence running easterly and northerly to said Adams land, thence from said Adams land
 northerly and westerly to the back road leading to Kittredges and Stevens Factory thence
 northerly and westerly on road aforesaid to corner of wall on said Jonathan's land thence
 from said corner southerly, westerly and southerly to the barn or first mentioned bounds
 containing by estimation seven teen acres to the same more or less reserving to said Jonathan
 the right of driving round the barn with cart and oxen at pleasure. The second
 lot or tract of land begins at the westerly corner of Doctor Joseph Kittredge land, thence
 easterly on the back road to land of Major John Adams thence northerly westerly and
 southerly by said Adams land and land of of Henry G. Bridges to the lane and brook
 as the fence now stands, thence westerly by said brook to said Kittredges land and the
 first mentioned bounds containing nine acres to the same more or less. To have and
 to hold the aforesaid premises to the said Isaac Stevens his heirs and assigns to
 his and their use and behoof forever. And I do warrant with the said Isaac Stevens
 his heirs and assigns, that I am lawfully seized in fee of the aforesaid premises,
 that they are free of all incumbrances, that I have good right to sell and convey
 the same to the said Isaac Stevens. And that I will warrant and defend the same
 premises to the said Isaac Stevens his heirs and assigns forever against the lawful claims and
 demands of all persons. IN WITNESS whereof I the said Jonathan Stevens have hereunto set my
 hand and seal this 24 day of February in the year of our Lord one thousand eight hundred and 22.

signed sealed and delivered
 in presence of
 Joseph Peters
 Nathaniel Stevens

Jonathan Stevens --- seal

Essex ss. February 5. 1822. Then the above named Jonathan Stevens appeared and acknowledged the above

instrument to be his free act and deed before me John Adams Just. of Peace
 Essex ss. Received March 16. 1822. recorded and examined by Amos Choate Reg

229 1160
 Essex Bank

Know all Men by these Presents That we the President Directors and Company of
 the Essex Bank, in consideration of two hundred and ninety dollars paid us by Francis B.
 Boardman of Salem in said County Boardman, the receipt whereof we do hereby acknow-
 ledge, do hereby give grant sell and convey unto the said Francis B. Boardman and his
 heirs and assigns forever a certain piece or lot of land with all the buildings thereon the same
 being bounded as follows viz, beginning at the Southwest corner of said lot by land of Peter
 Woodbury and on small street thence running westerly by said land thirty one feet six inches
 to land of Samuel Hodgdon thence running northerly by said land about twenty four feet
 to other land of the said bank thence running easterly by the north side of the house upon the
 premises about thirty feet to small street, thence on said small street about twenty four feet
 to the board first mentioned together with the privilege of the passage way and yard line
 of three feet wide lying between the house upon the premises and the house north of the premises
 this day conveyed to Joseph Fayes to be appurtenant to the said two houses and to the common
 use of the owners thereof forever, also the privilege of using the pump in the said yard in con-
 sion as aforesaid and of using the necessary house on the said Fayes lot and all other

to Francis B. Boardman

above granted premises, with all the privileges and appurtenances thereto belonging to the said Emerson Colby his heirs and assigns to their use and behoof forever. And we the said Eames & Stimson for ourselves and our heirs, executors and administrators, do covenant with the said Colby his heirs and assigns, that we are lawfully seized in fee simple of the above granted premises; that they are free from all incumbrances (excepting a mortgage dated Jan 1. 1853, given by said Colby to said Eames and Stimson for the sum of eight hundred dollars) That we have good right to sell and convey the same to the said Colby and 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 Emerson Colby his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof, we the said Ezra Eames and Anson Stimson and Miriam wife of said Eames, and Nancy wife of said Stimson hereby relinquishing their rights of dower in said premises in consideration as aforesaid have hereunto set our hands and seals this fourth day of January in the year of our Lord eighteen hundred and fifty three,

Signed, sealed and delivered	}	Ezra Eames	Seal
in presence of (one word being first interlined)		Miriam R. Eames	Seal
John Stimson		Anson Stimson	Seal
Mary Ann Thayer		Nancy J. Stimson	Seal

Commonwealth of Massachusetts. Essex Co Sept: 19. 1853. Then personally appeared the above named Ezra Eames and Anson Stimson and acknowledged the foregoing instrument to be their free act and deed;

before me, Geo: D. Hale Justice of the Peace.

Essex Co. Rec: Sept: 27. 1853. 11 O'clock P.M. Record & Gvd by Ephm. Brown Reg

I know all men by these presents, that we Francis Gray Boardman, and Lucy Eliza Boardman, both of Salem, in the County of Essex in consideration of One hundred Dollars to us paid by Benjamin A. Gray of Salem in the County of Essex, the receipt whereof is hereby acknowledged, do by these presents grant, remise, release, and forever Quit-claim unto the said Benjamin A. Gray his heirs and assigns, all our right, title

F. G. Boardman et al
to
B. A. Gray

489/205(2)

interest, and estate, in and to A certain piece or lot of land with the building thereon situate on Mall Street in Salem being bounded as follows viz; beginning at the Southeast corner of said lot by land of Thomas Damm and on Mall Street, thence running westerly by said land thirty one feet six inches to land formerly of Samuel Hodgson but now belonging to Henry Archer, thence running Northwesterly by said land about twenty four feet to other Land of the said Boardman, thence running Easterly by the north side of the House upon the premises about thirty feet to Mall Street, thence on said Mall Street about twenty four feet to the bound first mentioned together with the privilege of the passage way and yard twenty three feet wide lying between the house upon the premises and the house North of the premises now belonging to William G. Barton to be appurtenant to the said two houses and to the common use of the owners thereof forever also the privilege of using the pump in the said yard in common as aforesaid, and of using the necessary house on the said Barton (formerly Jaques Lot) and all other privileges to the premises belonging to have and to hold the above released premises to the said Guy his heirs and assigns to his and their use and behoof forever, so that neither they the said Francis S. and Lucy Eliza Boardman nor their heirs, or any other person or persons claiming by, from, or under them or either of them, or in the name, right, or stead of them or either of them, shall or will, by any way or means, have, claim, or demand, any right, or title to the above released premises, or to any part or parcel thereof forever. In witness whereof, we the said Francis S. and Lucy Eliza Boardman have hereunto set our hands and seals this first day of April in the year of our Lord one thousand eight hundred and fifty three.

Signed, sealed and delivered } Francis S. Boardman Seal
in presence of us, E. N. Walton } Lucy E. Boardman Seal
Mannah L. Davis } Essex Co. Salem April 1st 1853. Then the above
named Francis S. and Lucy E. Boardman acknowledged the above instrument to be their free act and deed, before me, E. N. Walton, Justice of the Peace.
Essex Co. Rec^d. Sept: 27. 1853. 1 m past 4 P.M. Rec^d. & Ex^d. by, Ephm. Brown Esq

of or by any other person or persons claiming from by or under him In Witness Whereof I the said George Steele Jr and I the said Lucy E. Steele in token of my release of all right of or claim to dower in the aforesaid granted premises, have hereunto set our hands and seals this twentieth day of July in the year of our Lord one thousand eight hundred and fifty nine,

The word "then" in the margin of this deed } George Steele Jr . . . Seal
was written there before signing } Lucy E. Steele . . . Seal

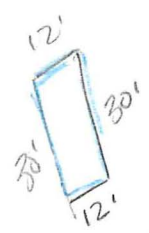
Executed and delivered in presence } Commonwealth of Massachusetts
of, Benj. H. Corliss } sets Essex ss. Gloucester July 20

1859. Then personally appeared the above-named George Steele Jr and Lucy E. Steele and acknowledged the above instrument to be their free act and deed, before me, Benj. H. Corliss, Justice of the Peace.

Essex ss. Dec. 23, 1859 27m. past 11 Am. rec'd. Nym'd by Ephm. Brown Reg.

Know all Men by these Presents, That We Abraham Towle of Salem in the County of Essex and State of Massachusetts and Walter Norris of Middleton in said County Carpenters In Consideration of One Dollar to us paid by Benjamin A. Gray of said Salem the receipt whereof is hereby acknowledged, do by these presents grant remise release, and forever Quit-Claim unto the said Benja A. Gray his heirs and assigns, all our right, title, interest, and estate, in and to A certain parcel of land situate in said Salem the same being the southerly half of a portion of Land held in common between the Estates of said Towle & Norris and B.A. Gray, and is bounded as follows viz Beginning at the central point between the Houses numbered thirteen and Fifteen on Mall street about twelve feet Northerly from underpinning of house numbered Thirteen, thence running Westerly about thirty feet on a line parallel with the first mentioned line to Mall street, thence running Northerly on said street about Twelve feet to point begun at, To have and to hold the above released premises, to the said Benja A. Gray his heirs and assigns, to his

Abraham Towle et al.
to
Benj A. Gray



12' 30' 12' 30'

For their use and behoof forever; so that neither they the said Towle & Norris nor our heirs, or any other person or persons claiming by from or under us or them, or in the name right, or stead of us or them shall or will, by any way or means have, claim or demand, any right or title to the above released premises, or to any part or parcel thereof forever In Witness Whereof, We the said Abraham Towle and Walter Norris Mary wife of the said Abraham & Margaret J. wife of the said Walter who herein join to release all right of homestead & dower in the same have hereunto set our hands and seals this first day of June in the year of our Lord one thousand eight hundred and fifty nine

Signed, sealed and delivered in presence of us, Esther C. Mansfield, to M.S. Geo. A. Parker to A.T. & W.N. Sarah A. Warren to M.J.N	}	Abraham Towle . . . Seal
		Mary Towle . . . Seal
		Walter Norris . . . Seal
		Margaret J. Norris . . . Seal

Essex, June 24th 1859. - Then the above named Abraham Towle & Walter Norris acknowledged the above instrument to be their free act and deed,

Before me, . . . Geo. A. Parker . . . Justice of the Peace.

Essex co. Mass July 23, 1859, 15 m before 1 P.M. recd. & signed by Ephm. Brown Cler.

Henry Moore
to
Eliza M. Rhodes

Know all Men by these Presents, That I Henry Moore of the City of Lynn in the County of Essex & State of Massachusetts In Consideration of Six Hundred Dollars paid by Eliza M. Rhodes of said, Lynn the receipt whereof is hereby acknowledged, do hereby give grant bargain sell and convey unto the said Eliza M. Rhodes a certain lot of land situated in said Lynn & bounded Northwesterly on Boston street about six rods; Northeastly on Congress street about twelve rods; Southeastly on land of Thelie Parker beyond the brook, about six rods and southwestly on land of S.B. Aubier about fourteen rods. To have and to hold the above-granted Premises, with the privileges and appurtenances thereto belonging to the said Eliza M. Rhodes her Heirs and As-

Mary have hereunto set our hands and seals this second day of May in the year of our
Lord eighteen hundred and sixty seven.

Witness, sealed and delivered in

presence of John S. Hammond

Thos. W. Downing

Witness Mary A. Smith Annie E. Kimman

Commonwealth of Massachusetts, Essex, ss.

May 8th 1867. I then personally appeared the

within named Thomas W. Downing and acknowledged the foregoing instrument
to be his free act and deed, before me, Geo. Foster Flint Justice of the Peace.

Essex ss. May 8. 1867. I am Just. G. F. Flint. Recd. Ex. 1/2
Ephim Brown Reg.

Thos. W. Downing seal

John S. Hammond seal

B. A. West seal

Nancy B. West seal

Josiah Dow seal

Katie W. Dow seal

Mary P. Downing seal

F. Proctor, dau. Know all men by these Presents, that we Francis Proctor and George C. Proctor
L. Woodbury of Gloucester in the County of Essex and Commonwealth of Massachusetts in con-

sideration of two thousand and five hundred dollars paid by Levi Woodbury of Man-
Chester in said County of Essex the receipt whereof is hereby acknowledged, do

Discharged hereby give, grant, bargain, sell and convey unto the said Levi Woodbury a certain

see piece of land together with the buildings thereon, situate on the corner of Front and
Bentley streets in said Gloucester and bounded as follows viz: Beginning at the

corner of said streets and running easterly by said Front street thirty one feet
and one half inch to land of heirs of William Babson, deceased; thence by said heirs

land northerly seventy six feet more or less, to the northeastern corner of the granted
premises; thence by said heirs land westerly thirty one feet four inches to said Bentley

street, thence by said Bentley street southerly seventy six feet to the point begun at

Containing more or less. To have and to hold the above granted premises, with

all the privileges, and appurtenances to the same belonging, to the said Levi Wood-

bury his heirs and assigns to his & their use and be: of forever. And we the said

grantors, for ourselves and our heirs, executors, and administrators, do covenant with

the said grantee, and his heirs and assigns, that we are lawfully seized in fee sim-

ple of the above granted premises; that they are free from all incumbrances, except a

mortgage to Wm. A. Tew for three thousand dollars recorded with Essex Deeds Book
681 L. 161. that we have good right to sell and convey the same to the said grantee, and

his heirs and assigns, forever as aforesaid; and that we, will and our heirs, executors,

3209 / 64

Horace C. Holden and acknowledged the foregoing instrument to be his free act and deed before me Harry Ruskin Notary Public

My commission expires Sept. 18, 1942.

Essex ss. Received Feb. 6, 1940. 58 m. past 12 P.M. Recorded and Examined.

Discharge
Salem Co-op. Bk.
On back M. Deed
Rec. B. 3068
P. 259

The Salem Co-operative Bank, the mortgagee within named hereby acknowledges satisfaction of this mortgage. IN WITNESS WHEREOF the said Salem Co-operative Bank has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Wilfrid W. Brouillette its Asst. Treasurer, this Third day of February A.D., 1940. Salem Co-operative Bank (Corporate seal)

COMMONWEALTH OF MASS-) By Wilfrid W. Brouillette Asst. Treasurer.

ACHUSETTS Essex, ss. Salem, Feb. 3 1940. Then personally appeared the above-named Wilfrid W. Brouillette, and acknowledged the foregoing instrument to be the free act and deed of the Salem Co-operative Bank,

before me, Daniel C. Fitz Notary Public

Approved N. U. Armour Director.

Essex ss. Received Feb. 6, 1940. 12 m. past 1 P.M. Recorded and Examined.

Notice of
Contract
Lovett
et al

NOTICE is hereby given that by virtue of a written contract dated Feb. 6, 1940 between Earl Lovett 5 Princeton Ave. Beverly builder, and Harold W. Obeare 9 1/2 Pierce Ave. Beverly contractor said contractor is to furnish labor and material for the erection, alteration, repair or removal of a building on a lot of land described as follows: 197 McKay St. Beverly Mass. 6 rooms & Bath Said contract to be completed on or before March 30, 1940. Harold W. Obeare contractor.

Essex ss. Received Feb. 6, 1940. 44 m. past 1 P.M. Recorded and Examined.

Probate Partition
Phillips
et al

No. 89954 COMMONWEALTH OF MASSACHUSETTS. Essex, ss. PROBATE COURT. To Andrew Fitz, Edwin H. Dodge, and Ezra L. Woodbury, all of Salem, in the County of Essex. YOU are appointed commissioners to make partition of the real estate hereinafter described among the tenants-in-common thereof whose names and shares are as follows, to wit: Annie Phillips, Eliza Robinson, Augusta Gray, Jane M. Gray, Katherine M. Gray, George C. Gray, John Gray one undivided seventh part each, Said real estate is situated in SALEM, in said County of Essex, and is bounded and described as follows, to wit: A certain parcel of land with the buildings thereon situate in said Salem, shown on plan by Guy W. Ricker, C.E., September 1902, said land being bounded and described as follows: Beginning at a point on Williams Street by land of Abbott, marked A on said plan, thence running northerly

on said Williams Street 49 feet more or less to land of Archer; thence running easterly by said Archer's land 48.7 feet to the point marked C on said plan and the next described lot of land; thence running southerly by said last mentioned land 49.8 feet to land of Abbott and point marked B; thence running westerly by said land of Abbott 48 feet to Williams Street and the bound begun at. Also another lot of land with the buildings thereon, situate in Salem, shown on said plan and bounded and described as follows: Beginning at the point marked E on said plan at land of Abbott on Mall Street, thence running northerly by said Mall Street 85.5 feet to land now or formerly of Pillsbury heirs marked F; thence running westerly by land of the Pillsbury heirs 31.1 feet to land of Archer and the point marked G; thence running southerly 31.1 feet by land of Archer to the point marked H; thence running westerly by land of Archer 6.6 feet to above described lot at the point marked C; thence running southerly by the above described lot 49.8 feet to land of Abbott at the point marked B; and thence turning and running easterly by land of said Abbott 37.4 feet more or less to Mall Street and the point of beginning. Said premises are all the real estate that Benjamin A. Gray, late of said Salem, owned at his decease. First, being sworn, you will give notice of the time and place appointed by you for making the partition, to all persons interested who are known and within the State, and to the agent of any absent person interested in the premises appointed by the Court, that they may be present. You will appraise all said real estate, and you will make partition thereof according to law. You will cause all parties who are satisfied with your doings to certify the same on your report, and those to whom you have awarded money, to acknowledge the receipt or security thereof, and make return of your doings, together with this warrant, as soon as may be to this Court. WITNESS, Rollin E. Harmon, Esquire, Judge of said Court, at Salem, this sixteenth day of March, in the year of our Lord one thousand nine hundred and three. J.T. Mahoney Register.

Essex, ss. May 23d. A.D. 1903. Then personally appeared, Andrew Fitz and Ezra L. Woodbury, two of the three commissioners above named, and made oath that they would faithfully and impartially, execute the duties assigned them by the foregoing warrant. Before me,

Jas. P. Hale Notary Public.

Essex ss. May 26, A.D. 1903. Then personally appeared Edwin H. Dodge, one of the commissioners above-named and made oath that he would faithfully execute the duty assigned him by the foregoing warrant,

before me, Guy C. Richards Justice of the Peace.

To The Honorable The Judge of The Probate Court in and for the County of

Essex: Pursuant to the foregoing warrant to us directed, dated March 16 A.D. 1903, we, the commissioners therein named, having been first sworn, and having given notice to all persons interested, as therein directed, have appraised all the real estate described in said warrant, and which was required to be included in the partition, as follows: the first described parcel at \$1650, the second described parcel at \$2150, the total being \$3800. The value of 1/7 interest is \$542.85 5/7. We are of the opinion that all of said real estate cannot be divided among all the owners without great inconvenience. Four of the petitioners, Eliza A. Robinson, Augusta Gray, Jane M. Gray and Katharine M. Gray are willing to take the second described parcel as part of their share and to hold the same in common and undivided. We are of the opinion, that the first described parcel cannot be divided among the three remaining owners without great inconvenience. Said Annie Phillips is willing to take said parcel at the aforesaid valuation to hold the same in severalty. We therefore set off and assign to said Eliza Robinson, Augusta Gray, Jane M. Gray and Katharine M. Gray the said second described parcel each to receive from said Annie Phillips the sum of \$5.35 5/7, to hold the same in common and undivided. We set off and assign to said Annie Phillips the first described parcel, she to pay to said George C. Gray the sum of \$542.85 5/7, to John Gray the sum of \$542.85 5/7, to Eliza Robinson Augusta Gray, Jane M. Gray and Katharine M. Gray each the sum of \$5.35 5/7. Our expenses and charges are as follows: \$75.

The undersigned, being all	Andrew Fitz	} Commissioners.
persons interested in the	Edwin H. Dodge	
foregoing report, hereby	Ezra L. Woodbury	
	Wilson Cottage, Jackson, N.H.	

assent thereto, and request that the same be confirmed without further notice; and we, to whom money is awarded or distributed, acknowledge the receipt thereof.

COMMONWEALTH OF MASSACHU-	Annie Phillips
SETTS Essex, ss. At a	Eliza Robinson
Probate Court holden at	Augusta Gray
Salem, in said County of	Jane M. Gray
	Katharine M. Gray

Essex, on the eighteenth day of July in the year of our Lord one thousand nine hundred and four. The foregoing report having been examined and considered, and all persons interested having been notified, and had an opportunity to be heard thereon before this Court or having assented thereto in writing, and it appearing that said commissioners were sworn according to law, and gave notice as ordered by Court; that said partition has been properly made, and that all the money therein awarded has

been paid or secured. IT IS DECREED that said report be accepted, and the partition confirmed and established, and that the premises be assigned as described, and set off to the several parties therein named, and the expenses and charges of the commissioners are allowed for the sum of seventy five dollars. Rollin E. Harmon Judge of Probate Court.

Essex, ss: PROBATE OFFICE. Jan. 18, 1940.

A true copy. ATTEST: Arthur D. Fowler Asst. Register (Court seal)

Essex ss. Received Feb. 6, 1940. 1 m. past 2 P.M. Recorded and Examined.

I, Caroline E. Robinson, widow, of Hamilton, Essex County, Massachusetts, for consideration paid, grant to Augusta M. Gray and Jane M. Gray of Salem in said County, with QUITCLAIM COVENANTS a certain parcel of land with the buildings thereon situate in said SALEM and shown on plan by Guy W. Ricker, C.E. dated September 1902, and bounded and described as follows: Beginning at the point marked E on said plan at land now or late of Abbott on Mall Street, thence running Northerly by said Mall Street eighty-five and 5/10 (85.5) feet to land now or formerly of Pillsbury heirs marked F; thence running Westerly by land of the Pillsbury heirs thirty-one and 1/10 (31.1) - to land now or late of Archer and the point marked G; thence running Southerly thirty-five and 1/10 (35.1) feet by land of Archer to the point marked H; thence running Westerly by land of Archer six and 6/10 (6.6) feet to land now or late of Gray at the point marked C; thence running Southerly by land now or late of Gray forty-nine and 8/10 (49.8) feet to land now or late of Abbott at the point marked B; and thence turning and running Easterly by land now or late of said Abbott thirty-seven and 4/10 (37.4) feet, more or less, to Mall Street and the point of beginning. Said premises having been assigned to said grantees and me, together with our sister Katherine M. Gray now deceased, by Andrew Fitz et als, Commissioners by decree of the Essex Probate Court dated July 18, 1904, a copy of which decree for partition is to be recorded herewith. See tracing of said plan to be recorded herewith. WITNESS my hand and seal this 26th day of January 1940. Caroline E. Robinson (seal)

Robinson
to
Gray
et al
& Plan

See Plan Bk. 71
Plan 47.

THE COMMONWEALTH OF MASSACHUSETTS Essex, ss. January 26th 1940. Then personally appeared the above named Caroline E. Robinson and acknowledged the foregoing instrument to be her free act and deed,

before me Douglas H. Knowlton Notary Public (Notarial seal)

My Commission Expires May 3, 1940.

Essex ss. Received Feb. 6, 1940. 1 m. past 2 P.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS that I, Martha T. Robinson
~~EXECUTOR of the WILL of - ADMINISTRATOR of the ESTATE of - TRUSTEE under~~
~~GUARDIAN of - CONSERVATOR of - RECEIVER of the ESTATE of - COMMISSIONER~~
of the Property of Jane M. Gray of Salem, Essex County, Commonwealth
of Massachusetts
by power conferred by Probate Court of Essex County on September 23, 1947
and every other power,
for Three thousand, five hundred (\$3,500.00) Dollars
paid, grant to Charles A. Moore of said Salem

the sum to an undivided half part of a certain parcel of land with the
buildings thereon situate in said Salem and shown on plan by Guy W.
Ricker, C.E. dated September 1902 and bounded and described as
follows:

Beginning at the point marked E on said plan at land now or late
of Abbott on Mall Street; thence running Northerly by said Mall Street
eighty five and 5/10 (85.5) feet to land now or formerly of Pillsbury
heirs marked F; thence running Westerly by land of the Pillsbury
heirs thirty one and 1/10 (31.1) feet to land now or late of Archer
and the point marked G; thence running Southerly thirty five and 1/10
(35.1) feet by land of Archer to the point marked H; thence running
Westerly by land of Archer six and 6/10 (6.6) feet to land now or
late of Gray at the point marked C; thence running Southerly by
land now or late of Gray forty nine and 8/10 (49.8) feet to land now
or late of Abbott at the point marked B; and thence turning and running
Easterly by land now or late of said Abbott thirty seven and 4/10
(37.4) feet, more or less, to Mall Street and the point of beginning.

For title see deed of Caroline E. Robinson to Jane M. Gray et al,
dated January 26, 1940; recorded in Essex South District Registry
of Deeds Book 3209, Page 67, and see estate of Katherine M. Gray
Essex Probate #193715.

This conveyance is made subject to real estate taxes assessed for
the year 1947



Witness my hand and seal this twenty-sixth day of September 1947

Martha T. Robinson
Conservator as aforesaid

The Commonwealth of Massachusetts

Essex ss. September 26 1947

Then personally appeared the above named Martha T. Robinson, Conservator as
aforesaid
and acknowledged the foregoing instrument to be her free act and deed, before me

Sumner Lee Raymond
Notary Public

My commission expires September 9 1954
SUMNER LEE RAYMOND
NOTARY PUBLIC
Commission Expires
Sept. 9, 1954

Essex ss. Received Sept. 26, 1947. 50 m. past 12 P.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS THAT I, Augusta M. Gray

of Salem Essex County, Massachusetts, being unmarried, for consideration paid, grant to Charles A. Moore

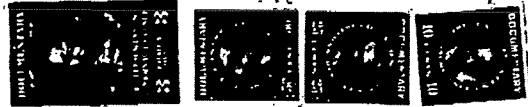
of said Salem with quitclaim covenants

the part of an undivided half part of a certain parcel of land with the buildings thereon situate in said Salem and shown on plan by Guy W. Ricker, C.E. dated September 1902 and bounded and described as follows:

Beginning at the point marked E on said plan at land now or late of Abbott on Mall Street, thence running Northerly by said Mall Street eighty five and 5/10 (85.5) feet to land now or formerly of Pillsbury heirs marked F; thence running Westerly by land of the Pillsbury heirs thirty one and 1/10 (31.1) feet to land now or late of Archer and the point marked G; thence running Southerly thirty five and 1/10 (35.1) feet by land of Archer to the point marked H; thence running Westerly by land of Archer six and 6/10 (6.6) feet to land now or late of Gray at the point marked C; thence running Southerly by land now or late of Gray forty nine and 8/10 (49.8) feet to land now or late of Abbott at the point marked B; and thence turning and running Easterly by land now or late of said Abbott thirty seven and 4/10 (37.4) feet, more or less, to Mall Street and the point of beginning.

For title see deed of Caroline E. Robinson to Jane M. Gray et al, dated January 26, 1940, recorded in Essex South District Registry of Deeds Book 3209, Page 7, and see estate of Katherine M. Gray Essex Probate #193716.

This conveyance is made subject to real estate taxes assessed for the year 1947.



husband of said grantor, wife

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

Witness my hand and seal this twenty-sixth day of September 1947

Augusta M. Gray

BY Elinor G. Whipple Attorney

The Commonwealth of Massachusetts

Essex ss. September 26 1947

Then personally appeared the above named Elinor G. Whipple, Attorney for Augusta M. Gray of Augusta M. Gray and acknowledged the foregoing instrument to be the free act and deed before me

Notary Public Sumner Low Raymond Commission Expires Sept. 9, 1954

Essex ss. Received Sept. 26, 1947. 50 m. past 12 P.M. Recorded and Examined.

From: Sue <suetuxbury@aol.com>

To: Matt Formica <matthew.formica@aecom.com>; suetuxbury <suetuxbury@aol.com>

Subject: Fwd: [Fwd: [Fwd: 13 mall]]

Date: Sat, Oct 1, 2016 10:59 pm

Attachments: Jack_Terrill.vcf (346)

Sent from my iPhone

Begin forwarded message:

From: "Susan.Tuxbury" <Susan.Tuxbury@noaa.gov>

Date: June 14, 2011 at 8:52:37 AM EDT

To: suetuxbury@aol.com

Subject: [Fwd: [Fwd: 13 mall]]

--

Sue Tuxbury
Fishery Biologist
Habitat Conservation Division
NOAA Fisheries
55 Great Republic Drive
Gloucester, MA 01930
978-281-9176 (phone)
978-281-9301 (fax)
susan.tuxbury@noaa.gov

Attached Message

From: Jack Terrill <Jack.Terrill@noaa.gov>
To: Susan Tuxbury <Susan.Tuxbury@noaa.gov>
Subject: [Fwd: 13 mall]
Date: Mon, 13 Jun 2011 16:38:39 -0400

Attached Message

From: catherine devitt <whoopies@hotmail.com>
To: Jack.Terrill@noaa.gov
Subject: 13 mall
Date: Mon, 13 Jun 2011 20:34:34 +0000

Hi Jack,

So glad that someone bought 13 mall that has an interest in its history. She's a beauty and we loved her dearly. The earliest I could date the house was 1836 thru documents at the library. It was built by the Gray family and the two portraits we had framed are of the original owners. I know this because we bought the house from the second family to own it, the Moore's. When we moved in i called Mr Moore to tell him he had left some treasures in an attic room drawer and he told me they were the Grays. I do not know the date of the addition of either the kitchen or the porch. The porch was a wonderful three season room when we owned it. The whole house was surrounded by old rich french lilacs....are they still there? The house is asbestos sided but I believe Geoff had it checked and there was cladboard underneath. We would have loved to have the shingles removed but it would have been too costly for us. The house was sound but in need of a lot of work when we owned it. Geoff worked hard to maintain its original integrity

Historic House Plaque Application

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

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

Name: Sue + Matt Formica

Name of Owner (if different from above):

Matthew Formica + Susan Tuxbury Formica

Contact Information:

Home Phone: 512-635-1273 (cell)

Work Phone: 978-281-9176

e-mail: suetuxbury@aol.com

Street Address: 13 Mall Street

Date Purchased & From Whom:

May 19, 2011, from Kristen Hardy (through a short sale)

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

Attached is an email from the owner prior to the one we purchased the house from. She had done some research on the house. We do have the portraits she refers to in the email, but besides this we do not have any other information on the house.

Unofficial Property Record Card - Salem, MA

General Property Data

Parcel ID 35-0133-0	Account Number
Prior Parcel ID 22 --	
Property Owner FORMICA MATTHEW T TUXBURY SUSAN	Property Location 13 MALL STREET
Mailing Address 13 MALL STREET	Property Use One Family
	Most Recent Sale Date 5/19/2011
City SALEM	Legal Reference 30417-153
Mailing State MA Zip 01970	Grantor HARDY KRISTIN M,
Parcel Zoning R2	Sale Price 295,000
	Land Area 0.067 acres

Current Property Assessment

Card 1 Value	Building Value 235,600	Xtra Features Value 0	Land Value 110,300	Total Value 345,900
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Building Description

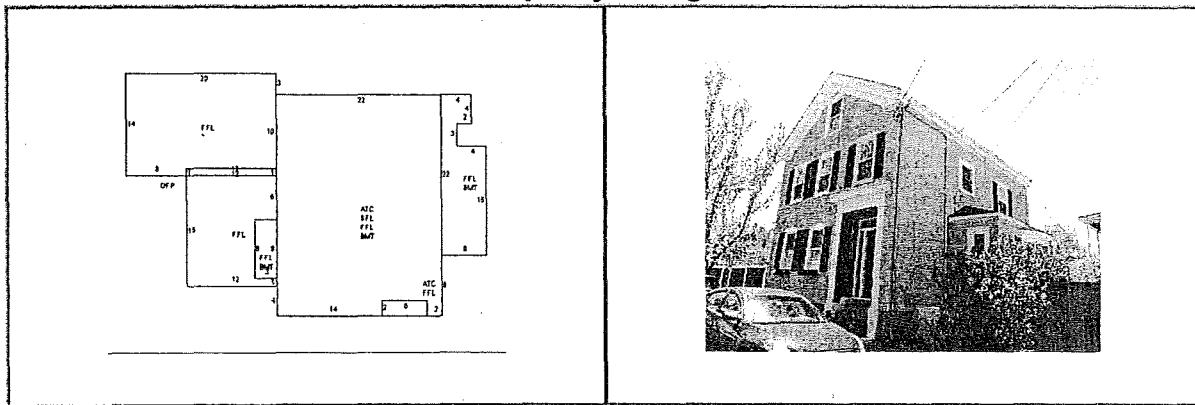
Building Style ANTIQUE	Foundation Type Brick/Stone	Flooring Type Hardwood
# of Living Units 1	Frame Type Wood	Basement Floor Concrete
Year Built 1850	Roof Structure Gable	Heating Type Forced H/Air
Building Grade Average (+)	Roof Cover Asphalt Shgl	Heating Fuel Gas
Building Condition Avg-Good	Siding Asbestos	Air Conditioning 0%
Finished Area (SF) 2099	Interior Walls Plaster	# of Bsmt Garages 0
Number Rooms 7	# of Bedrooms 3	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 1

Legal Description

Narrative Description of Property

This property contains 0.067 acres of land mainly classified as One Family with a(n) ANTIQUE style building, built about 1850 , having Asbestos exterior and Asphalt Shgl roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



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

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: SAL.2372
Historic Name: Gray, William A. House
Common Name: Moore, Charles House
Address: 13 Mall St

City/Town: Salem
Village/Neighborhood: Salem Common
Local No: 35-133
Year Constructed: c 1835
Architect(s):
Architectural Style(s): Greek Revival
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s): SAL.HW: Salem Common Historic District
Designation(s): Nat'l Register District (05/12/1976)
Building Materials(s): Roof: Asphalt Shingle
Wall: Asbestos Shingle; Wood
Foundation: Granite; Stone, Cut



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>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

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

This file was accessed on: Monday, December 12, 2016 at 3:49: PM

BUILDING FORM

SAL 2372

ARCHITECTURAL DESCRIPTION

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

13 Mall Street is a 2 1/2-story, 3 x 4-bay, gablefront residence which displays modest Greek Revival-style detailing. The house rests on a foundation which consists of two courses of granite blocks. The building is sheathed in a wide siding and the roof is covered in asphalt shingles. The recessed, sidehall entrance contains a four-panel door fitted with an exterior storm door. The door is flanked by full sidelights and a plain transom. Above the wooden steps, the reveal and soffit are paneled, the trabeated surround has a bold entablature lintel. Windows contain 6/6 sash with exterior storm windows and peaked lintels. Projecting from the north elevation is a single-story bay with a modern picture window and a 1/1 window. Historic maps indicate this section was original to the building. Two pedimented dormers and a stucco chimney punctuate the south slope. Projecting from the south elevation is a single-story, three-sided bay window with a bracketed cornice. The bay window is largely obscured by an early 20th century glassed porch with single-story addition to the west.

The house is set directly on the sidewalk. A modern capped board fence encloses the small yard to the south.

HISTORICAL NARRATIVE

Describe 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.

According to research prepared for the adjacent property (#15 Mall Street), this land was originally owned by John Fairfield, a merchant, who in 1800 purchased a lot of land which extended from what is now Washington Square North to Bridge Street. During the next ten years, Fairfield laid out Mall Street and built at least three houses - one on the east side for himself and at least two on the west side (possibly including #13). After Fairfield defaulted on a mortgage held by the Essex Bank, the Bank sold the three properties - now 13, 15 & 17 Mall Street (Nystedt 1993).

The earliest directory listing found for this property indicates that in 1836 William A. Gray, a merchant of fancy goods, was living here. The Gray family continued to own the property into the 1940s. In the mid to late 19th century the house was owned and occupied by Benjamin Gray, employed as an insurance agent, a constable and janitor at the Courthouse. Benjamin Gray is listed as the owner of the property on the 1874, 1897 and 1911 maps. By 1901 directories indicate that Mrs. Martha Gray was the resident. From c.1910 to c.1920 the occupants are listed as Miss Augusta Gray and Miss Katherine Gray, principal of the Prescott School. Augusta Gray was the last family member to live in the house. By 1950 Charles Moore, a bleaching worker, was living here.

BIBLIOGRAPHY and/or REFERENCES

- Hopkins, G.M. Atlas of Salem, Massachusetts. Philadelphia: 1874.
McIntyre, Henry C.E. Map of the City of Salem. Philadelphia: 1851.
Nystedt, Mark. "House Report for 15 Mall Street", Prepared for Historic Salem, Inc., 1993.
Richards, L.J. Atlas of the City of Salem, Massachusetts, 1897.
Salem City Directories, 1836-1970.
Sanborn Insurance Maps, 1890, 1906, 1950, 1957, 1965, 1970. [Massachusetts State Library].
Tolles, Bryant F., Jr. Architecture in Salem: an Illustrated Guide. Salem: Essex Institute, 1983.
Walker Lithograph and Publishing Company. Atlas of the City of Salem, Massachusetts. Boston: 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

NRDIS 1976

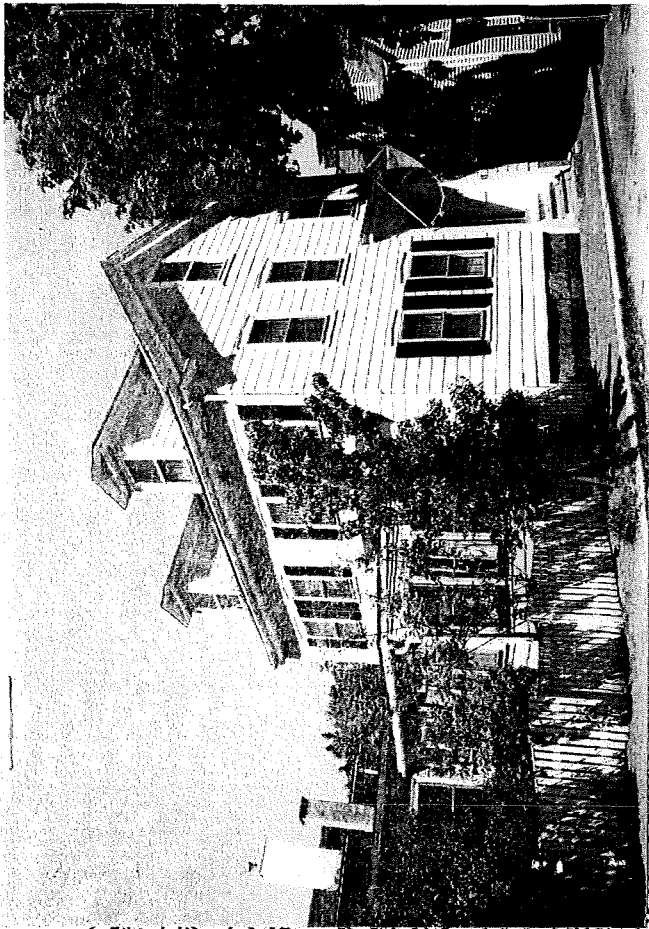
Assessor's number
35-133

USGS Quad
Salem

Area(s)
HW

Form Number
2372

SAL 2372



Town Salem
Place (neighborhood or village) Salem Common

Address 13 Mall Street
Historic Name William A. Gray House

Uses: Present Residential
Original Residential
Date of Construction early 19th century (by 1836)
Source Salem City directories
Style/Form Greek Revival
Architect/Builder unknown

Exterior Material:

Foundation Granite
Wall/Trim Asbestos Shingle
Roof Asphalt Shingle

Outbuildings/Secondary Structures
none

Major Alterations (with dates) c.1880 - bay window
on south side; c.1910 - side porch and addition;
c.1940 - siding

Condition good

Moved no yes Date

Acreage less than one acre

Setting set directly on sidewalk, residential street lined by
predominantly 19th century residences

Recorded by Lisa Mausolf
Organization Salem Planning Department

Date (month/year) June 1997

RECEIVED

AUG 05 1997 Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

I, Charles A. Moore

of Salem, Essex County, Massachusetts,
being unmarried, for consideration paid, grant to Margaret J. Moore and Mary A. Moore,
as joint tenants and not as tenants in common, both of said Salem,
Essex County, Massachusetts,

of with quitclaim covenants
the land in with the buildings thereon, situate in said Salem, and shown
on plan by Guy W. Ricker (Description and circumstances, if any) C.E. dated September 1902
and bounded and described as follows: Beginning at the point marked E
on said plan at land now or late of Abbott on Mall Street; thence running

- NORTHERLY by said Mall Street eighty-five and 5/10 (85.5) feet to land now or formerly of Pillsbury heirs marked F; thence running
- WESTERLY by land of the Pillsbury heirs thirty-one and 1/10 (31.1) feet to land now or late of Archer and the point marked G; thence running
- SOUTHERLY thirty-five and 1/10 (35.1) feet by land of Archer to the point marked H; thence running
- WESTERLY by land of Archer six and 6/10 (6.6) feet to land now or late of Gray at the point marked C; thence running
- SOUTHERLY by land now or late of Gray forty-nine and 5/10 (49.5) feet to land now or late of Abbott at the point marked B; and thence turning and running
- EASTERLY by land now or late of said Abbott thirty-seven and 4/10 (37.4) feet more or less to Mall Street and the point of beginning.

excepting therefrom and reserving to the grantor a life tenancy in the said demised premises during the natural life of said Charles A. Moore.

This conveyance is made for nominal consideration.

For title see deed of Martha T. Robinson, Cons. to me, dated September 26, 1947, recorded with Essex South District Registry of Deeds, Book 3568, page 431, and deed of Augusta M. Gray to me, dated September 26, 1947 and recorded with said Registry of Deeds, Book 3568, page 432.

husband of said grantor
-wife-

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

Witness my hand and seal this 15th day of November 1960.

Charles A. Moore

The Commonwealth of Massachusetts

Essex, ss.

November 15, 1960

Then personally appeared the above named Charles A. Moore

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

James F. Tobin
James F. Tobin, Notary Public - Justice of the Peace
My commission expires March 18, 1961

Essex ss. Recorded Nov. 17, 1960. 20 m. past 2 P.M. #107

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

See
B. 6696
P. 447
See
B. 6696
P. 448
See
B. 8830
P. 273

3
Form-L8

BK 6696 PG 447

NO. 663962

THE COMMONWEALTH OF MASSACHUSETTS
Department of Corporations and Taxation
Inheritance Tax Bureau, Room 707
100 Cambridge Street, Boston 02204

INHERITANCE TAX RELEASE OF LIEN

MUST BE FILED IN DUPLICATE WITH FORMS L16, L16A OR L-53
TOGETHER WITH CERTIFIED COPY OF DEED, IF ANY

Date ... January ... 1980

Probate Court

Docket No. (if any)

ESTATE OF Margaret J. Moore
Name of Decedent

LATE OF Salem
City or Town

This is to certify that:

An inheritance tax has been paid, or
 No inheritance tax is due on any interest that accrued to
Mary A. Moore
Name of Person(s) to whom interest passes

As Surviving Joint Owner(s) As Donee(s)
 As Beneficiary(ies) u/Trust As Devisee(s) or Legatee(s)
u/Will, or u/Administration

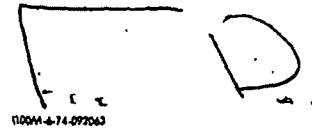
In Real Estate located in Salem
City or Town

As described by Deed dated November 17, 1960 and recorded in
Deeds
Essex So. District Registry of/ Book No. 4722 Page No. 347 or
Registry of Deeds
 As described by certificate of Title No. _____ recorded in

County Land Registration Office

COMMISSIONER OF CORPORATIONS
AND TAXATION

By [Signature]



ESSEX SS. RECORDED Apr 24, 1980 30 M. PAST 9 M. INST. # 39

THE COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF CORPORATIONS AND TAXATION
ESTATE TAX BUREAU, P.O. Box 7023, Boston, MA 02204

CERTIFICATE RELEASING MASSACHUSETTS ESTATE TAX LIEN
(FILE IN DUPLICATE WITH COPY OF RECORDED DEED.)

TO NAME OF APPLICANT ADDRESS (NO. STREET) CITY OR TOWN, STATE AND ZIP CODE	Rose V. McCann 13 Mall Street Salem, MA 01970	DECEDENT'S FIRST NAME Charles	MIDDLE INITIAL A.	LAST NAME Moore
		PROBATE CT. Essex County	DATE OF DEATH 9/27/79	
		DOCKET NO. 347669		
		RESIDENCE (DOMICILE) AT TIME OF DEATH 13 Mall Street Salem, MA 01970		

THIS CERTIFICATE RELEASES THE LIEN OF THE COMMONWEALTH OF MASSACHUSETTS IMPOSED BY CHAPTER OF THE GENERAL LAWS, ON THE PROPERTY DESCRIBED BELOW (FULL LEGAL DESCRIPTION):

The land with the buildings thereon, situated in Salem, and shown on plan by Guy W. Ricker, C.E., dated September, 1902 and bounded and described as follows:

Beginning at the point marked E on said plan at land now or late of Abbott on Mall Street; thence running

- NORTHERLY by said Mall Street, eighty-five and 5/10 (85.5) feet to land now or formerly of Pillsbury heirs marked F; thence running
- WESTERLY by land of the Pillsbury heirs thirty-one and 1/10 (31.1) feet to land now or late of Archer and the point marked G; thence running
- SOUTHERLY thirty-five and 1/10 (35.1) feet by land of Archer to the point marked H; thence running
- WESTERLY by land of Archer six and 6/10 (6.6) feet to land now or late of Gray at the point marked C; thence running
- SOUTHERLY by land now or late of Gray forty-nine and 5/10 (49.5) feet to land now or late of Abbott at the point marked B; and thence turning and running
- EASTERLY by land now or late of said Abbott, thirty-seven and 4/10 (37.4) feet more or less to Mall Street and the point of beginning.

Excepting therefrom and reserving to the grantor a life tenancy in the said demised premises during the natural life of said Charles A. Moore.

LOCATION OF PROPERTY 13 Mall Street Salem 01970
NUMBER STREET CITY OR TOWN ZIP CODE

AS DESCRIBED BY DEED DATED November 15, 1960 AND RECORDED
Essex South District Registry of Deeds Book No. 4722 PAGE No. 347
REGISTRY OF DEEDS

AS DESCRIBED BY CERTIFICATE OF TITLE No. _____ RECORDED
 REGISTERED LAND SECTION FOR _____ COUNTY

FOR DEPARTMENTAL USE ONLY

NUMBER A 30253

DATE 4-9-80

COMMISSIONER OF CORPORATIONS AND TAXATION

BY *[Signature]*

ESSEX SS. RECORDED Apr 24 1980 30M. PAST 9 CHIEF, ESTATE TAX BUREAU A. M. INST. # 40

FAHM 11/28/01 01861
L O BOX 100
33 CENTURY VALENT
PVA OFFICE
MASSACHUSETTS

I, Peter H. Moore

of Salem

Essex County, Massachusetts

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

grants to Rose V. McCann

of 13 Mall Street, Salem, Massachusetts

with quitclaim covenants

all my right, title and interest in and to

the land with the buildings thereon, situated in said Salem, and shown on plan by Guy W. Ricker, C.E. dated September 1902 and bounded and described as follows:

(Description and encumbrances, if any)

Beginning at the point marked E on said plan at land now or late of Abbott on Mall Street; thence running

NORTHERLY by said Mall Street, eighty-five and 5/10 (85.5) feet to land

now or formerly of Pillsbury heirs marked F; thence running

WESTERLY by land of the Pillsbury heirs thirty-one and 1/10 (31.1) feet

to land now or late of Archer and the point marked G; thence

running

SOUTHERLY thirty-five and 1/10 (35.1) feet by land of Archer to the point

marked H; thence running

WESTERLY by land of Archer six and 6/10 (6.6) feet to land now or late

of Gray at the point marked C; thence running

SOUTHERLY by land now or late of Gray forty-nine and 5/10 (49.5) feet to

land now or late of Abbott at the point marked B; and thence

turning and running

EASTERLY by land now or late of said Abbott, thirty-seven and 4/10

(37.4) feet more or less to Mall Street and the point of

beginning.

For title reference see deed dated November 15, 1960 recorded in Essex South District Registry of Deeds, Book 4722, Page 347. Also see Mary A. Moore Estate Essex County Probate Court Docket #347816 and Charles A. Moore Estate, Essex County Probate Court Docket #347669.

LOCUS: 13 Mall Street, Salem, MA

Witness my hand and seal this 22 day of April 19 80

Peter H. Moore
Peter H. Moore

The Commonwealth of Massachusetts

Essex ss.

April 22,

19 80

Then personally appeared the above named Peter H. Moore

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

Rosemarie Fallot

Notary Public — ~~XXXXXXXXXXXX~~

My commission expires April 14, 1982

(*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 Apr. 24, 1980 30 M. PAST 9 A. M. INST. #44

BOOK 8830P274

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 681

PROPERTY LOCATION: #13 Mall Street, Salem, Mass., 01970

I, PETER H. MOORE, Individually, and as Executor under the Will of Rose V. McCann, and as Trustee for the benefit of Arthur L. McCann under the Will of said Rose V. McCann of Salem, Essex County, Massachusetts

being ~~unmarried~~, for consideration paid, and in full consideration of \$142,000.00

grants to GEOFFREY E. ALMEIDA and CATHERINE P. DEVITT, Husband and wife as joint tenants with rights of survivorship. of 13 Mall Street, Salem, Massachusetts with quitclaim covenants

the land to with the buildings thereon, situated in Salem, and shown on plan by Guy W. Ricker, C.E. dated September 1902 and being known and [Description and encumbrances, if any]

numbered as 13 Mall Street, and bounded and described as follows: Beginning at the point marked E on said plan at land now or late of Abbott on Mall Street; thence running

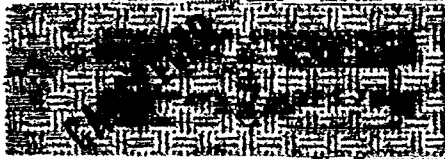
- NORTHERLY by said Mall Street, eighty-five and 5/10 (85.5) feet to land now or formerly of Pillsbury heirs marked F; thence running
- WESTERLY by land of the Pillsbury heirs, thirty-one and 1/10 (31.1) feet to land now or late of Archer and the point marked G; thence running
- SOUTHERLY thirty-five and 1/10 (35.1) feet by land of Archer to the point marked H; thence running
- WESTERLY by land of Archer, six and 6/10 (6.6) feet to land now or late of Gray at the point marked C; thence running
- SOUTHERLY by land now or late of Gray, forty-nine and 5/10 (49.5) feet to land now or late of Abbott at the point marked B; and thence turning and running
- EASTERLY by land now or late of said Abbott, thirty-seven and 4/10 (37.4) feet more or less to Mall Street and the point of beginning.

887 MAR -5 PM 1:32

For title reference see deed of Peter H. Moore to Rose V. McCann, dated April 22, 1980 and being recorded with Essex South District Registry of Deeds in Book 6696 Page 449. See also Estate of Rose V. McCann, Essex Probate No. 85P3159-E1.

000358

Said premises are conveyed subject to taxes assessed by the City of Salem for the period of July 1, 1986 to June 30, 1987 which taxes are assumed and agreed to be paid by the grantees herein and which have been apportioned as of the date hereof.

Witness my hand and seal this fifth day of March 19 87

Peter H. Moore - Individually
Peter H. Moore - Executor
Peter H. Moore - Trustee

Of the Commonwealth of Massachusetts

ESSEX ss. March 5, 1987

Then personally appeared the above named PETER H. MOORE, INDIVIDUALLY and as Executor and Trustee as aforesaid and acknowledged the foregoing instrument to be his free act and deed, before me

George H. Chansky Notary Public - ~~XXXXXXXXXX~~

My commission expires December 1, 19 89

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

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

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

25

DEED

We, GEOFFREY ALMEIDA and CATHERINE DEVITT, both of 17 Arrowhead Drive, Tiverton, Rhode Island, for consideration paid and in full consideration of One Hundred Sixty-Three Thousand, Four Hundred Dollars (\$163,400.00)

grant to KRISTIN M. HARDY, of 13 Mall Street, Salem, Essex County, Commonwealth of Massachusetts, with QUITCLAIM COVENANTS

the land with the buildings thereon, situated in Salem, and shown on plan by Guy W. Ricker, C.E., dated September 1902 and being known and numbered as 13 Mall Street, and bounded and described as follows:

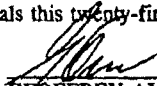
Property Address: 13 Mall Street, Salem, Massachusetts

Beginning at the point marked E on said plan at land now or late of Abbott on Mall Street; thence running

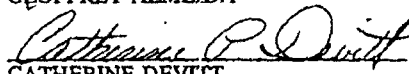
- NORTHERLY by said Mall Street, eighty-five and 5/10 (85.5) feet to land now or formerly of Pillsbury heirs marked F; thence running
- WESTERLY by land of the Pillsbury heirs, thirty-one and 1/10 (31.1) feet to land now or late of Archer and the point marked G; thence running
- SOUTHERLY thirty five-and 1/10 (35.1) feet by land of Archer to the point marked H; thence running
- WESTERLY by land of Archer, six and 6/10 (6.6) feet to land now or late of Gray at the point marked C; thence running
- SOUTHERLY by land now or late of Gray, forty-nine and 5/10 (49.5) feet to land now or late of Abbott at the point marked B; and thence turning and running
- EASTERLY by land now or late of said Abbott, thirty-seven and 4/10 (37.4) feet more or less to Mall Street and the point of beginning.

For our title, see deed of Peter H. Moore dated March 5, 1987, and recorded with Essex South District Registry of Deeds, Book 8830, Page 274.

WITNESS our hands and seals this twenty-first day of January, 1997.



 GEOFFREY ALMEIDA



 CATHERINE DEVITT

RECORDS
 ESSEX COUNTY
 01/21/97

TAX CASH 45.56
 45.56
 89184000 16:06
 EXCISE TAX

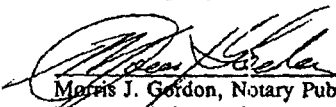
COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

January 21, 1997

Then personally appeared the above-named GEOFFREY ALMEIDA and CATHERINE DEVITT and acknowledged the foregoing to be their free act and deed before me:

McCarty & McCarty
 One Centre St., #205
 Woburn MA 01880



 Morris J. Gordon, Notary Public
 My commission expires: 11/23/97



01/21/1997 Doc: 0471

ent

PD-8

2011051900247 Bk:30417 Pg:153
05/19/2011 03:21 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 05/19/2011 03:21 PM
ID: 846347 Doc# 20110519002470
Fee: \$1,345.20 Cons: \$295,000.00

Quitclaim Deed

I, Kristin M. Hardy of 13 Mall Street, Salem, Essex County, Commonwealth of Massachusetts

For consideration paid and in full of Two-hundred ninety-five thousand dollars and 00/100 (\$295,000.00)

Grant to Matthew T. Formica, unmarried, and Susan Tuxbury, unmarried, of 13 Mall Street, Salem, Essex County, Commonwealth of Massachusetts as joint tenants

With **Quitclaim Covenants:**

The land with the buildings thereon, situated in Salem, and shown on plan by Guy W. Ricker, C.E., dated September 1902 and being known and numbered as 13 Mall Street, and bounded and described as follows:

13 Mall Street, Salem, MA

Beginning at the point marked E on said plan at land now or late of Abbott on Mall Street; thence running

NORTHERLY by said Mall Street, eighty-five and 5/10 (85.5) feet to land now or formerly of Pillsbury heirs marked F; thence running

WESTERLY by land of the Pillsbury heirs, thirty-one and 1/10 (31.1) feet to land now or late of Archer and the point marked G; thence running

SOUTHERLY thirty-five and 1/10 (35.1) feet by land of Archer to the point marked H; thence running

WESTERLY By land of Archer, six and 6/10 (6.6) feet to land now or late of Gray at point marked C; thence running

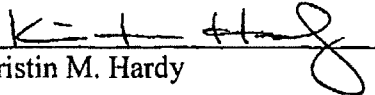
SOUTHERLY by land now or late of Gray, forty-nine and 5/10 (49.5) feet to land now or late of Abbott at the point marked B; and thence turning and running

EASTERLY

By land now or late of said Abbott, thirty-seven and 4/10 (37.4) feet more or less to Mall Street and the point of beginning.

For my title, see deed from Geoffrey Almeida and Catherine Devitt, dated January 21, 1997 and recorded with Essex South District Registry of Deeds, Book 13941, Page 24.

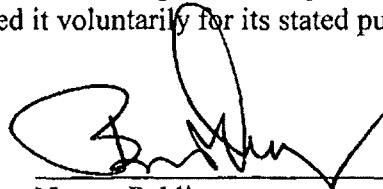
WITNESS MY HAND AND SEAL this 18 day of May, 2011.


Kristin M. Hardy

THE COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 18th day of May, 2011, before me, the undersigned notary public, personally appeared Kristin M. Hardy, proved to me through satisfactory evidence of identification, which was a Mass Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public:
My Commission Expires:

