

HISTORIC  
SALEM INC

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## **22 Lathrop Street**

Built for  
Perry Collier  
Real Estate Broker  
1886

Research by  
Alyssa G. A. Conary

December 2021

Historic Salem, Inc.  
9 North Street, Salem, MA 01970  
978.745.0799 | [HistoricSalem.org](http://HistoricSalem.org)  
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**CHAIN OF TITLE, 22 LATHROP STREET, SALEM, ESSEX COUNTY, MASSACHUSETTS**

Date of Transaction	Date Recorded	Grantor(s)	Grantee(s)	Consideration	Conveyance of	Source	Book / Page	Notes
September 3, 1870	March 27, 1871	George D. Phippen of Salem	David B. Newcomb and John Newcomb of Salem	\$350.00	"a certain lot of land and flats situate in said Salem, and bounded as follows. Commencing at a point twenty five feet southeasterly from the southeasterly corner on Lathrop street of land today conveyed to Walter S Moses and David Hodgkins, and bounded northeasterly on said Lathrop street eighty feet, southeasterly on other flats of grantor about one hundred and sixty eight feet on a straight line to Watson street, southwesterly on said Watson street eighty feet, northwesterly on other land and flats of grantor about one hundred and sixty eight feet in a straight line to the point begun at on Lathrop street which line for seventy nine feet of the way is parallel with the south eastern bound of said moses and Hodgkins land and twenty five feet distant therefrom."	Essex County Registry of Deeds (ECRD)	819 / 39	
September 30, 1886	October 1, 1886	David B. Newcomb and John Newcomb of Salem	Perry Collier of Beverly	"one dollar and other valuable consideration"	"a certain lot of land situate in said Salem, bounded northeasterly on Lathrop street eighty feet, southeasterly on land now or late of George D. Phippen eighty six feet; northwesterly by land of Perry Collier and J. J. Perkins eighty six feet, and southwesterly by land of said grantors eighty feet."	ECRD	1182 / 237	This is a portion of the lot of land conveyed above.
November 13, 1886	November 13, 1886	Perry Collier of Beverly	James Finegan of Salem	\$700.00	"a certain parcel of land situate in said Salem with the buildings thereon standing bounded Northeasterly by Lathrop Street thirty feet Southeasterly on land now or late of George D. Phippen eighty six feet, Southwesterly by land of David B. Newcomb et al thirty feet, and Northwesterly by other land of said Collier eighty six feet . . ."	ECRD	1186 / 32	This is a portion of the lot conveyed above, but buildings are mentioned.
May 5, 1910	May 5, 1910	Margaret H. Finegan of Salem	Catherine Madigan of Salem	"one dollar and other valuable considerations"	"a certain parcel of land with the buildings thereon situate in said Salem bounded and described as follows . . ."	ECRD	2018 / 187	"Being the same premises conveyed to my late husband James Finegan by deed of Perry Collier dated November 13, 1886 . . ."
July 11, 1910	July 11, 1910	Catherine Madigan of Salem	William D. Chapple of Salem	\$300.00	"a certain parcel of land with the buildings thereon situate in said Salem, bounded and described as follows . . ."	ECRD	2028 / 231	Deed of Mortgage
August 7, 1922	August 23, 1922	William D. Chapple of Salem	Mary J. Gillam of Salem	\$500.00	"A certain parcel of land with the buildings thereon situate in said SALEM, bounded and described as follows . . ."	ECRD	2525 / 143	William Chapple sold the property at auction after Catherine Madigan defaulted on the mortgage.
July 28, 1941	August 15, 1941	John T. Gillam of Salem	Blanche O'Keefe of Salem	"consideration paid"	"A certain parcel of land with the buildings thereon situate in said SALEM, bounded and described as follows . . ."	ECRD	3266 / 265	"For my title see Essex Probate No. 157890."
March 19, 1962	April 26, 1962	Henry J. O'Donnell Jr. of Salem, administrator of the estate of Blanche (O'Keefe) Redding, late of Salem	Joseph W. Morpew of Ipswich	\$1,500.00	"the land in Salem, Massachusetts, being a certain parcel of land with buildings thereon more particularly bounded and described as follows . . ."	ECRD	4908 / 307	
June 25, 1992	July 7, 1992	Joseph W. Morpew of Englewood, Florida	Dorothy R. Morpew and Joseph W. Morpew, Trustees of Morpew Revocable Trust	"nominal consideration paid"	"the land in Salem, Massachusetts being a certain parcel of land with buildings thereon more particularly bounded and described as follows . . ."	ECRD	11375 / 538	
October 6, 1999	October 6, 1999	Dorothy R. Morpew and Joseph W. Morpew, Trustees of Morpew Revocable Trust	Amy M. Meimeteas, Trustee of Lathrop Street Realty Trust	\$25,000.00	"the land in Salem, Massachusetts being a certain parcel of land with the buildings thereon more particularly bounded and described as follows . . ."	ECRD	15981 / 197	
August 7, 2000	August 18, 2000	Amy M. Meimeteas, Trustee of Lathrop Street Realty Trust	Kathryn R. & Brian F. Levesque of Salem	\$178,000.00	"The land in Salem, Massachusetts, being a certain parcel of land with the buildings thereon more particularly bounded and described as follows . . ."	ECRD	16514 / 162	
July 20, 2005	July 28, 2005	Brian F. & Kathryn R. Levesque of Salem	Rosa M. Ventura of Salem	\$266,000.00	"The land in Salem, Massachusetts, being a certain parcel of land with the buildings thereon more particularly bounded and described as follows . . ."	ECRD	25929 / 544	

(whether then or thereafter payable), together with interest, and all costs and expenses, including all sums paid by said grantee, or her assigns for insurance of the premises; Paying the surplus, if any, to the said grantor, or his assigns, and such sale shall forever bar the said grantor, and all persons claiming under him, from all right and interest in the premises at law or in equity. It being mutually agreed that the said grantee, or her assigns may purchase at said sale, and that no other purchaser shall be answerable for the application of the purchase money. And provided also, that until default of the payment of the said sum or interest, or other default as herein provided, the grantee, or her heirs and assigns, shall have no right to enter and take possession of the premises. In witness whereof, I the said Moses H. Merrill with Mary J. Merrill, wife of said Moses, H. in token of her 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 second day of March in the year of our Lord eighteen hundred and seventy one.

M. H. Merrill seal;

Signed, sealed, and delivered in presence of us. Fitch Poole }  
Susan P. Preston } } Commonwealth of Massachusetts  
Essex ss. March 27, 1871. Then personally appeared the above named Moses H. Merrill and acknowledged the foregoing instrument to be his free act and deed

M. J. Merrill seal.

Before me, Fitch Poole Justice of the Peace.

Essex ss. Read March 27, 1871. 20m before M. Merrill by John Downes

Know all men by these Presents, That I Geo. D. Phippen of Salem in the County of Essex and State of Massachusetts In consideration of three hundred and fifty dollars paid by David B. Newcomb and John Newcomb, both of said Salem, the receipt whereof is hereby acknowledged, do hereby sell remise, release, and forever quit claim, unto the said David B. Newcomb and John Newcomb their heirs and assigns a certain lot of land and flats situate in said Salem, and bounded as follows. Commencing at a point twenty five feet southeasterly from

Geo. D. Phippen  
to  
D. B. Newcomb  
and  
John Newcomb  
one 50¢ of Bonds  
Re Stamp  
canceled.

the southeasterly corner, on Bathrop street, of land to day conveyed to Walter S Moses and David Hodgkins, and bounded northeasterly on said Bathrop street, eighty feet; southeasterly on other flats of grantor about one hundred and sixty eight feet on a straight line to Watson street; southwesterly on said Watson street eighty feet, northwesterly on other land and flats of grantor about one hundred and sixty eight feet in a straight line to the point begun at on Bathrop street, which line for seventy nine feet of the way is parallel with the south eastern bound of said Moses and Hodgkins land and twenty five feet distant therefrom. Said bounds include a narrow strip of upland and stone wall on Bathrop street. To have and to hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said David B. Newcomb and John Newcomb their heirs and assigns, to them and their use and behoof forever. And I the said Geo D Phippen for myself and my heirs, executors and administrators, do covenant with the said David B. and John their heirs and assigns that the premises are free from all incumbrances made or suffered by me, and that I will and my heirs, executors and administrators, shall warrant and defend the same to the said David B. and John, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me but against none other. In witness whereof, the said Geo D Phippen and Margaret B. Phippen wife of said George in token of her 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 third day of September in the year of our Lord one thousand eight hundred and seventy

Signed sealed and delivered, in presence of Geo D. Phippen seal.  
 ence of John W Porter Chas E Phippen } M. B Phippen seal.  
 Essex ss. Sept 7 1870 I then personally appeared the above named Geo D. Phippen and acknowledged the above instrument to be his free act and deed.

before me, John W Porter Justice of the Peace.

Essex ss. Record March 27 1871 4 p.m. by J. P. M. Rec'd by

John W. Porter

feet, and contains 5370 square feet. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said John D. Eastland Jr. and his heirs and assigns, to their own use and behoof forever. And the said Town of Marblehead, for itself and its successors, hereby covenants with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made or suffered by it, and that it will warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under it but against none other. In witness whereof the said Town of Marblehead has caused these presents to be signed, sealed, and acknowledged by William F. Nutting, John S. Martin, Rowett V. Martin, William B. Brown, and John F. Harris, Delegetives of said town, hereunto duly authorized by a vote of said town passed August 6, 1886, this twenty fourth day of September in the year one thousand eight hundred and eighty-six.

Signed, sealed, and delivered in presence of  
 William Hilley.  
 Commonwealth of Massachusetts. Essex ss. Sept. 24. 1886.

} } } }	Wm. F. Nutting	} Seal.
	John S. Martin	
	Rowett V. Martin	
	William B. Brown	
	John F. Harris	

Then personally appeared the above named W. F. Nutting, J. S. Martin, R. V. Martin, W. B. Brown, and J. F. Harris and acknowledged the foregoing instrument to be the free act and deed of the Town of Marblehead, before me.

William Hilley. Justice of the Peace.

Essex ss. Recd. Oct. 1. 1886. 30w. part of d. m. Recd. by *Chas. Osgood, Reg.*

Know all Men by these Presents that we David B. Newcomb and John Newcomb, Coles of Salem, in the County of Essex and Commonwealth of Massachusetts in consideration of one dollar and other valuable consideration to us paid by Perry Collier of Beverly in the County and Commonwealth aforesaid the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Perry Collier and his heirs and assigns forever, a certain lot of land situate in said Salem, bounded north easterly on Bath-rop street eighty feet, south easterly on land now or late of George D. Rippen eighty six feet; north westerly by land of Perry Collier and J. J. Perkins eighty six feet, and south west-

D. B. Newcomb  
 to Seal.  
 J. B. Newcomb

erly by land of said grantor eighty feet. Being a part of the said premises conveyed to said David B. Newcomb and John Newcomb by deed of George D. Blippen dated Sept. 3, 1870, and recorded in Essex (South District) Registry of Deeds, Book 819 leaf 89 to which reference may be had. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Perry Collier and his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors, and administrators, covenant with the grantee and his heirs and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid we Caroline E. Newcomb wife of said David B. Newcomb and Dora C. Newcomb wife of the said John Newcomb 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 David B. Newcomb, John Newcomb, Caroline E. Newcomb and Dora C. Newcomb hereunto set our hands and seals this thirtieth day of September in the year one thousand eight hundred and eighty-six.

Signed, sealed, and delivered in presence of  
 (Witnesses made before signing.)  
 Wm. F. M. Collins.

David B. Newcomb	seal
John Newcomb	seal
C. E. Newcomb	seal
D. C. Newcomb	seal

Commonwealth of Massachusetts.

Essex ss. September 30. 1886. Then personally appeared the above named David B. Newcomb and John Newcomb and acknowledged the foregoing instrument to be their free act and deed, before me - Wm. F. M. Collins. Justice of the Peace.

Essex ss. Sept. 1st. 1886. 3 1/2 m. past 10 a.m. Received by Chas. D. Good, Reg.

P. Collier  
 to  
 D. B. Newcomb  
 et al.

Discharge  
 Bk. 1138 ff. 181

Know all men by these Presents that D. Perry Collier of Beverly, in the County of Essex and Commonwealth of Massachusetts, in consideration of the sum of two hundred and fifty dollars paid by David B. Newcomb and John Newcomb both of Salem, in said County and Commonwealth the receipt whereof is hereby acknowledged, do hereby give, grant,

John U. Page, Justice of the Peace.

Essex. Recd. Nov. 13, 1886, 20 min. past 8 P. M. Rec. + ca. by

Chas. O'Good, P. J.

P. Collier  
to  
J. Finegan

Knows all men by these Presents that I, Perry Collier of Beverly, in the County of Essex State of Massachusetts in consideration of the sum of Seven hundred Dollars paid by James Finegan of Salem, in said County of Essex the receipt whereof is hereby acknowledged, do hereby give, grant bargain, sell and convey unto the said James Finegan and his heirs and assigns a certain parcel of land situate in said Salem with the buildings thereon siting bounded North easterly by Gathrop Street thirty feet South easterly on land now or late of George D. Whipplem eighty six feet North westerly by land of David B. Newcomb et al. thirty feet, and North westerly by other land of said Collier eighty six feet, being a part of the same estate conveyed to said Perry Collier by deed from David B. Newcomb et al dated Sept. 30, A. D. 1886, and recorded in Essex South District Registry of Deeds Book 1182 Leaf 287 to which deed reference may be had. Do have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said James Finegan 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, Emma F. Collier wife of the said Perry Collier do hereby release unto the said grantee and his heirs and assigns all right of or to both down and homestead in the granted premises. In witness whereof we the said Perry Collier and I Emma F. Collier hereunto set our hands and seals this thirteenth day of November in the year one thousand eight hundred and eighty six signed, sealed, and delivered Perry Collier Seal  
Emma F. Collier Seal  
Wm. F. M. Collier  
Commonwealth of Massachusetts  
Essex. November 13, 1886. Then personally appeared the above named Perry Collier and acknowledged the foregoing

instrument to be his free act and deed, Before me,

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

Essex ss. Recd Nov. 13, 1886, 95 m. Post 2 P. M. Rec. ten. by

*Chas. O'Keefe* ref.

Two words inter-  
lined in 25th line.  
*Chas. O'Keefe*  
"ref."

Know all men by these Presents, that I, William O'Keefe of Haverhill in the Commonwealth of Massachusetts in consideration of Two Hundred Dollars to me paid by Henry P. Tyler of said Haverhill the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Henry P. Tyler a certain parcel of land with the buildings thereon situate in said Haverhill upon the easterly side of Hilldale Ave. and bounded as follows, viz. Beginning at the south-westerly corner thereof on said Avenue and by land of Burns, thence running easterly by said land of Burns and land of John Dias about two hundred and twenty five (225) feet to Stevens Mill Pond; thence northerly by said pond about sixty two (62) feet to land of Samuel D. Maynard; thence westerly by said land of Maynard two hundred and twenty five (225) feet to said Avenue; and thence southerly by said Avenue sixty two (62) feet to the point begun at. Reserving for the use of occupants of premises immediately north of said parcel of land the use of water in the well upon the same provided they bear one half of the expense of keeping the well in repair; And being the same premises conveyed to me by said Maynard by a deed recorded in the Essex Registry Book 938 Leaf 21. So have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Henry P. Tyler and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, except prior mortgage to said grantee 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. Provided nevertheless that if I, or my heirs, executors, administrators, or assigns, shall pay unto the grantee, or his executors, administrators, or assigns, the sum of Two Hundred Dollars on demand from this date, with interest semi-annually

W. O'Keefe  
to  
H. P. Tyler.

Deed  
8,1354 8/231



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

Sylvester J. Whalen Justice of the Peace.

Essex Co. Mass. May 5, 1910. 2:00 p.m. Recorded & Examined

Know all men by these presents that I, Margaret M. Jinegam  
M. Jinegam of Salem, in the County of Essex and Common-  
wealth of Massachusetts in consideration of one dollar & Madigan.  
and other valuable considerations paid by Catherine Mad-  
igan of said Salem, the receipt whereof is hereby acknow-  
ledged, do hereby give, grant, bargain, sell and convey  
unto the said Catherine Madigan, a certain parcel of  
land with the buildings thereon situate in said Salem,  
bounded and described as follows: Northeastly by Rath-  
rop Street thirty feet, Southeastly on land now or late  
of George W. Phipps eighty six feet, Southwesterly by  
land now or late of David B. Newcomb et al thirty feet  
and Northwesterly by land now or late of Collier eighty  
six feet. Being the same premises conveyed to my late  
husband James Jinegam by deed of Perry Collier dated  
November 13, 1886 and recorded in the Essex, South District  
Registry of Deeds, Book 1186, Page 32. Do have and to  
hold the granted premises, with all the privileges and ap-  
purtenances thereto belonging, to the said Catherine Mad-  
igan and her heirs and assigns, to their own use and be-  
nefit forever. And I hereby for myself and my heirs, exec-  
utors, and administrators, covenant with the grantee and  
her heirs and assigns that I am lawfully seized in fee  
simple of the granted premises; that they are free from  
all incumbrances, except the taxes assessed for the year  
1910, which the grantee is to assume and pay, that I  
have good right to sell and convey the same as aforesaid,  
and that I will and my heirs, executors and administrators  
shall warrant and defend the same to the grantee and  
her heirs and assigns forever against the lawful claims  
and demands of all persons, except as above. In witness  
whereof I the said Margaret M. Jinegam, widow, hereunto  
set my hand and seal this fifth day of May in the year  
one thousand nine hundred and ten.

Signed and sealed

in presence of

Wm. W. B. Hapfale

Margaret M. Jinegam

for  
made

seal

Commonwealth of Massa-

chusetts. Essex Co. May 5, 1910. J. W. H.

personally appeared the above-named Margaret H. Finigan and acknowledged the foregoing instrument to be her free act and deed, before me,

Wm. D. Chaffee Justice of the Peace.

Essex ss. May 5, 1910. 5 am past 4 P. m. Recorded & Examined

Discharge

A. R. Curwen  
in the day

to

J. W. Newhall

I know all men by these presents, that, whereas William A. Perkins, Ada F. Curwen, wife of Charles F. Curwen, Walter B. Perkins, all of Salem, in the County of Essex and Commonwealth of Massachusetts and William O. Perkins of Medford in the County of Middlesex in said Commonwealth did on the twenty eighth day of December, A. D. 1891, sign a declaration of trust, of which the following is a true copy, We William A. Perkins, Ada F. Curwen wife of Charles F. Curwen, Walter B. Perkins all of Salem in the County of Essex and State of Massachusetts, William O. Perkins of Medford, County of Middlesex in said State, do hereby transfer and assign to said Charles F. Curwen the personal property coming to us from the estate of Hannah F. Perkins, wife of said William A. Perkins and now lately deceased, to hold in trust however, the income to be paid over to the said William A. Perkins during his life and after his death, said personal property to be equally divided between the children of said Hannah F. Perkins who are signers of this deed of transfer, or their legal representatives. WITNESSED our hands and seals this twenty eighth day of December 1891

Charles W. Richardson to W. A. P.	}	William A. Perkins	real
Charles F. Curwen to		William O. Perkins	real
W. O. P. and A. F. C.		Ada F. Curwen	real
Mary A. Perkins to W. B. P.		Walter B. Perkins	real

And WHEREAS the said Charles F. Curwen accepted said trust and in the performance of the duties of said trust invested a part of the funds in a mortgage running from Joseph W. Newhall to Charles F. Curwen, Trustee for William A. Perkins and others, dated October 16, 1900, and recorded in Essex South District Registry of Deeds Book 1623, Page 103; And WHEREAS, the said Charles F. Curwen is now deceased and Ada F. Curwen has been appointed executrix of his will, and the said William A. Perkins is now deceased and Walter B. Perkins has been appointed administrator of his estate and the said William O. Perkins is

Signed, sealed and delivered in presence of Joseph L. Barry to both Josephine <sup>the</sup> <sub>maile</sub> Cassetta. seal. Commonwealth of Massachusetts. Essex ss. July 9<sup>th</sup>. 1910. Then personally appeared the above named William Cassetta and Josephine Cassetta and severally acknowledged the foregoing instrument to be their free act and deed. before me.

Joseph L. Barry. Notary Public,  
Essex ss. Recd July 11, 1910. b.m. past 9 A.M. Recorded & examined.

Know all men by these presents, that Catherine Madigan of Salem, in the County of Essex and Commonwealth of Massachusetts in consideration of three hundred dollars paid by William D. Chapple of said Salem the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell, and convey unto the said William D. Chapple, a certain parcel of land with the buildings thereon situate in said Salem, bounded and described as follows: Northeastly by Bathrop Street thirty feet, southeastly by land now or late of George D. Chippen eighty six feet, southwestly by land now or late of David B. Newcomb et al thirty feet and northwesterly by land now or late of Collier eighty six feet. See deed to me from Margaret H. Finnegan dated May 5, 1910 and recorded in the Essex, South District, Registry of Deeds, Book 2018 Page 187. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said William D. Chapple 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. Provided nevertheless that if I, or my heirs, executors, administrators, or assigns shall pay unto the grantee, or his executors, administrators or assigns, the sum of three hundred dollars in one year from this date, with interest semi-annually at

J. Madigan  
by G. H. et ux.  
do  
W. D. Chapple  
Possession  
2. 2. 2. 2.  
B. 2. 5. 2. 5. Pgs. 1+2-3+4.

the rate of six per cent. per annum, and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises or on any interest therein or on the debt secured hereby; shall keep the buildings on said premises insured against fire, in a sum not less than three hundred dollars for the benefit of the grantee and his executors, administrators, and assigns, in such form and at such insurance offices as they shall approve, and, at least two days before the expiration of any policy on said premises, shall deliver to me or them, a new and sufficient policy to take the place of the one so expiring; 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, as also a note of even date hereunto, signed by me, whereby I promise to pay to the grantee or order the said principal sum and instalments of interest at the times aforesaid shall be void. But upon any default in the performance or observance of the foregoing condition the grantee, or his executors, administrators, or assigns, may sell the granted premises or such portion thereof as may remain subject to this mortgage in case of any partial release hereof together with all improvements that may be thereon by public auction in said Salem first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said Salem and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar me and all persons claiming under me from all right and interest in the granted premises, whether at law or in equity. And out of money arising from such sale the grantee or his representatives shall be entitled to retain all sums then secured 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 me or my heirs or assigns; and I hereby for myself and my heirs or as-

assigns, covenant with the grantee and his heirs, executors, administrators, and assigns, that, in case a sale shall be made under the foregoing power & or they will, upon request, execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale, and that the benefit of any entry shall enure to any purchaser at said sale who shall be held to claim thereunder in case of any defect in said sale, and said grantee and his assigns are hereby appointed and constituted the attorney or attorneys irrevocable of the said grantor and her successors in the title to the granted premises to execute and deliver to the said purchaser a full transfer of all policies of insurance on the buildings upon the land covered by this mortgage at the time of such sale, and acceptance of a deed of the granted premises by any successors in title to the grantor while this mortgage shall be outstanding shall be a sufficient ratification of this appointment. And it is agreed that the grantee, 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 or observance of the condition of this deed, & and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid & James Madigan husband of said Catherine Madigan do hereby release unto the said grantee and his heirs and assigns all right of or to both courtesy and homestead in the granted premises and all rights by statute and all other rights and interests therein. In witness whereof we the said James Madigan by his guardian Catherine Madigan hereunto duly authorized and Catherine Madigan hereunto set our hands and seals this eleventh day of July in the year one thousand nine hundred and ten.

James Madigan. seal.

by his Guardian

Catherine Madigan.

Catherine Madigan. seal

Signed and sealed

in presence of

Madaline M. Briggs,

Commonwealth of Massachusetts, Essex ss.

July 11, 1910. Then personally appeared the above named Catherine Madigan and acknowledged the foregoing instrument to be her free act and deed, before me.

Gas. J. Tierney. Justice of the Peace.

Essex ss. Rec'd July 11, 1910. 5. m past 11 A.M. Recorded & examined.

Discharges  
S. J. Hollis  
to  
J. Olsen

Know all men by these presents, that S. Samuel J. Hollis, the mortgagee named in two certain mortgages given by Joseph Olsen to me both dated July 23, A.D. 1906 and recorded with Essex South District Deeds, book 1835 pages 123 & 126 do hereby acknowledge that I have received from the present owner of the premises full payment and satisfaction of the same; and in consideration thereof I do hereby cancel and discharge said mortgages and release and quitclaim unto the said — and heirs and assigns forever the premises thereby conveyed. In witness whereof I hereunto set my hand and seal this sixth day of July A.D. 1910.

Signed and sealed } Samuel J. Hollis. seal.

in the presence of } Commonwealth of Massachusetts, Essex ss. July 7, 1910. Then personally appeared the above named Samuel J. Hollis and acknowledged the foregoing instrument to be his free act and deed, before me, Samuel J. Hollis. Justice of the Peace.

Essex ss. Rec'd July 11, 1910. 15. m past 11 A.M. Recorded & examined.

Discharge  
J. Olsen  
to  
S. Bromberg  
et al  
On back M.D. 1883. P. 72.

The within mortgage, having been paid in full by Joseph Olsen within named do hereby cancel and discharge said mortgage and do hereby release and quitclaim unto the within named mortgagors and their heirs and assigns forever the premises within described. In witness whereof I hereunto set my hand and seal this first day of July A.D. 1910. Joseph Olsen. seal.

Witness of, J. Hannan } Commonwealth of Massachusetts, Essex ss. Lynn July 1<sup>st</sup> 1910. Then personally appeared the above named Joseph Olsen and acknowledged the foregoing instrument to be his free act and deed, before me. Joseph F. Hannan. Justice of the Peace.

Essex ss. Rec'd July 11, 1910. 15. m past 11 A.M. Recorded & examined.

J. E. Mack  
to  
J. H. Flynn

Know all men by these presents, that I John E. Mack of North Reading in the County of Middlesex and

thereof, to wit: Peter P. Griffin

COMMONWEALTH OF MASSACHUSETTS. ) David Frye

Essex, ss. August 4th, 1922. Then personally appeared the above named Peter P. Griffin and David Frye and made oath that the above certificate by them subscribed is true, before me

Edward A. Coffey

Justice of the Peace.

Essex ss. Received Aug. 23, 1922, 29 m. past 10 A.M. Recorded and Examined.

WHEREAS Catherine Madigan, did by mortgage deed, dated July 11th, 1910 and recorded in Essex South District Registry of Deeds, Book 2028, page 231, convey the premises hereinafter described to William D. Chapple of Salem, in the County of Essex and Commonwealth of Massachusetts, and whereas in and by said mortgage deed the grantee therein named, his executors, administrators or assigns, were authorized and empowered, upon any default in the performance or observance of the condition of said mortgage, to sell the said premises, with all improvements that might be thereon, at public auction in said Salem first publishing a notice as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and whereas there has been such default and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto to be subjoined. NOW THEREFORE KNOW ALL MEN that I the said William D. Chapple by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power me hereto enabling, and in consideration of the sum of five hundred dollars to me paid by Mary J. Gillam, of said Salem, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said Mary J. Gillam all and singular the premises conveyed by the aforesaid mortgage deed, namely; A certain parcel of land with the buildings thereon situate in said SALEM, bounded and described as follows: Northeasterly by Lathrop Street thirty feet; southeasterly by land now or late of George D. Phippen, eighty six feet; southwesterly by land now or late of David B. Newcomb et al thirty feet and northwesterly by land now or late of Collier eighty six feet. TO HAVE AND TO HOLD the same to the said Mary J. Gillam and her heirs and assigns to their own use and behoof forever. IN WITNESS WHEREOF I the said William D. Chapple hereunto set my hand and seal this seventh day of August in the year one thousand nine hundred and twenty two.

Signed and sealed in presence of- ) Wm. D. Chapple

(seal)

COMMONWEALTH OF MASSACHUSETTS. Essex, ss. August 7, 1922. Then personally appeared the above named William D. Chapple and acknowledged the foregoing instrument to be his free act and deed, before me

Chapple Atty &c

to

Gillam

One.50 R.Stamp  
Documentary  
Canceled.

See Following.

Harry E. Jackson

Justice of the Peace.

My com. expires Sept. 13, 1922.

Essex ss. Received Aug. 23, 1922, 29m. past 10 A. M. Recorded and Examined.

Affidavit as to  
Sale of est. of  
Madigan  
On back foregoing

I, William D. Chapple, the mortgagee named in the foregoing deed, on oath depose and say that default has been made in the payment of the principal and interest mentioned in the condition of the mortgage deed above referred to, the said principal & interest not having been at the time when it became payable, or any time, paid or tendered to any person authorized to receive the same; and that, pursuant to the provisions of said mortgage deed and to the requirements of the statutes of the Commonwealth of Massachusetts published on the 12th day of July, 1922, the 18th day of July, 1922, and on the 24th day of July, 1922, in the Salem Evening News a newspaper published in Salem aforesaid, a notice of which the following is a true copy:

Mortgagee's Sale. By virtue of the power of sale contained in a certain mortgage deed given by Catherine Madigan to William D. Chapple dated July 11, 1910, and recorded in the Essex South District Registry of Deeds, Book 2028; page 231, for breach of the conditions of said mortgage and for the purpose of foreclosing the same, will be sold at public auction upon the premises on Friday, August 4, 1922, at 2.30 o'clock P. M., all and singular the premises conveyed by said mortgage deed, being a certain parcel of land with the buildings thereon situate in SALEM, in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows: Northeasterly by Lathrop Street thirty feet, southeasterly by land now or late of George D. Phippen, eighty six feet, southwesterly by land now or late of David B. Newcomb et al., thirty feet and northwesterly by land now or late of Collier eighty six feet. Said premises are to be sold subject to any and all unpaid taxes or other assessments; \$100 will be required to be paid by the purchaser at the time of the sale and any other terms will be announced at said sale. William D. Chapple, Mortgagee. And I further depose and say that, pursuant to said notice and at the time and place therein appointed, the said default still continuing, I sold the premises conveyed by said mortgage deed at public auction by David Frye a duly licensed auctioneer, to Mary J. Gillam above named for the sum of five hundred dollars which amount was bid by the said Mary J. Gillam and was the highest bid made therefor at said auction. WITNESS my hand this seventh day of August, A. D., 1922.

COMMONWEALTH OF MASSACHUSETTS. ) William D. Chapple

Essex, ss. August 7th, 1922. Then personally appeared the above named William D. Chapple and made oath that the foregoing statement by him subscribed is true, before me                      Harry E. Jackson                      Justice of the Peace.



of way, eighty-three and fifty-one hundredths (83.51) feet. Being the same premises conveyed to us by said William I. Marlbor by deed dated June 26, 1941 and recorded herewith. This conveyance is made subject to any and all existing rights of way. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale  
WITNESS our hands and seals this twenty-sixth day of June, 1941.

THE COMMONWEALTH OF MASSACHUSETTS ) Thomas A. Michaud  
Essex, ss. June 26 1941 Then per- ) Gertrude P. Michaud  
sonally appeared the above named Thomas A. Michaud and Gertrude-Michaud and acknowledged the foregoing instrument to be their free act and deed, before me, Lawrence E. Duane Notary Public

My Commission expires June 2 1944

Essex ss. Received Aug. 15, 1941. 25 m. past 1 P.M. Recorded and Examined

I, John T. Gillam of Salem, Essex County, Massachusetts being unmarried, for consideration paid, grant to Blanche O'Keefe of said Salem, Essex County, Massachusetts with WARRANTY COVENANTS a certain parcel of land with the buildings thereon situate in said SALEM, bounded and described as follows: Northeasterly by Lathrop Street thirty (30) feet; Southeasterly by land now or late of George D. Phippen, eighty-six (86) feet; Southwesterly by land now or late of David B. Newcomb et al, thirty (30) feet and Northwesterly by land now or late of Collier eighty-six (86) feet. Being the same premises conveyed to Mary J. Gillam by deed of William D. Chapple, dated August 7, 1922, and recorded with Essex South District Registry of Deeds, Book 2525, page 143. For my title see Essex Probate No. 157890 Reserving to myself, however, the use of the said premises for the period of my lifetime; a life estate herein. WITNESS my hand and seal this twenty-eighth day of July 1941.

Gillam  
to  
O'Keefe

Two .20, Two .04,  
One .05 & One .02  
R. Stamps  
Documentary  
Canceled

Witnesses to mark: ) THE COMMONWEALTH OF MASSACHUSETTS Essex, ss. July 28, 1941. Then personally appeared the above named John T. Gillam and acknowledged the foregoing instrument to be his free act and deed, before me Joseph B. Harrington Notary Public

My commission expires Mar. 10 1944

Essex ss. Received Aug. 15, 1941. 33 m. past 1 P.M. Recorded and Examined

I, William G. Griffin the holder of a mortgage by Gerald E. Caufield to me dated February, 28, 1940 recorded with Essex South District Deeds, Book 3210 Page 331 for consideration paid, release to Gerald E. Caufield all interest acquired under said mortgage in the following described portions

Partial Release  
Griffin  
to  
Caufield

KNOW ALL MEN BY THESE PRESENTS THAT I, Henry J. O'Donnell, Jr., of Salem, Essex County, Massachusetts,

~~EXECUTOR UNDER THE WILL OF~~ ADMINISTRATOR of the ESTATE of ~~TRUSTEE & GUARDIAN~~  
~~OF & CONSERVATOR & RECEIVER OF THE ESTATE OF~~ ~~XXX (JUDICIAL) (BY) (XX) COMMISSIONER~~  
Blanche (O'Keefe) Redding, late of Salem, in said County,

by power conferred by license of the Probate Court of and for said County of Essex (See Probate Docket #271060)

and every other power,  
for One thousand five hundred and 00/100 Dollars  
paid, grant to Joseph W. Morphew, of Ipswich, within said County,

the land in Salem, Massachusetts, being a certain parcel of land with buildings thereon more particularly bounded and described as follows:

Northeasterly by Lathrop Street thirty (30) feet; Southeasterly by land now or late of George D. Phippen, eighty-six (86) feet; Southwesterly by land now or late of David B. Newcomb et al, thirty (30) feet and Northwesterly by land now or late of Collier eighty-six (86) feet.

This conveyance is made subject to the provisions of the zoning by-laws and ordinances of the City of Salem, Massachusetts, as amended and subject to all sewer, sidewalk and betterment assessments, if any, as well as taxes for the year 1962, all of which the grantee agrees to pay and hold the grantor harmless therefrom.

For title of Blanche (O'Keefe) Redding, see deed of John T. Gillam to Blanche O'Keefe, dated July 28, 1941 and recorded with Essex South district Registry of Deeds, Book 3266, Page 265.



Witness my hand and seal this nineteenth day of March 19 62

*Richard O. Johnson* *Henry J. O'Donnell Jr.*

The Commonwealth of Massachusetts

Essex, ss. March 19 19 62

Then personally appeared the above named Henry J. O'Donnell, Jr.

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



*Richard O. Johnson*  
Notary Public - ~~XXXXXX~~  
My commission expires October 25 19 63

Location: 22 Lathrop Street, Salem, MA. 01970  
Trust Address: 557 Palomiro Trail, Englewood, Fla. 34223

I, Joseph W. Morpew of Englewood, Florida, for nominal consideration paid, grant to Dorothy R. Morpew and Joseph W. Morpew, Trustees of Morpew Revocable Trust dated March 21, 1992 u/d/t recorded herewith, with quitclaim covenants the land in Salem, Massachusetts being a certain parcel of land with buildings thereon more particularly bounded and described as follows:

NORTHEASTERLY: by Lathrop Street, thirty (30) feet;

SOUTHEASTERLY: by land now or late of George D. Phippen, eighty-six (86) feet;

SOUTHWESTERLY: by land now or late of Daniel B. Newcomb, et al., thirty (30) feet; and

NORTHWESTERLY: by land now or late of Collier eighty-six (86) feet.

For title see Book 4988, Page 367.

WITNESS my hand and seal this 25<sup>th</sup> day of June, 1992.

  
Joseph W. Morpew

STATE OF FLORIDA

Date: June 25, 1992

Then personally appeared the above-named Joseph W. Morpew and acknowledged the foregoing instrument to be his free act and deed before me.



Notary Public  
My commission expires: Notary Public, State of Florida  
My Commission Expires July 1, 1992

25. John P. Morpheus  
7 FRANKLIN ST.  
LYNN, MA.

10/06/99 2:50 inst. 419  
BK 15981 PG 197

D E E D

We, Dorothy R. Morpheus and Joseph W. Morpheus, Trustees of Morpheus Revocable Trust under declaration of trust dated March 21, 1992 and recorded in Essex South District Registry of Deeds, Book 11375, Page 534,

for consideration paid and in full consideration of Twenty Five Thousand and 00/100 Dollars (\$25,000.00)

grant to Amy M. Meimeteas, Trustee of Lathrop Street Realty Trust under declaration of trust dated October \_\_, 1999 and recorded herewith,

with quitclaim covenants

the land in Salem, Massachusetts being a certain parcel of land with the buildings thereon more particularly bounded and described as follows:

- NORTHEASTERLY by Lathrop Street, thirty (30) feet;
- SOUTHEASTERLY by land now or late of George D. Phippen, eighty-six (86) feet;
- SOUTHWESTERLY: by land now or late of Daniel B. Newcomb, et al., thirty (30) feet; and
- NORTHWESTERLY: by land now or late of Collier eighty-six (86) feet.

For Grantors' title see deed dated June 25, 1992 and recorded in Essex South District Registry of Deeds Book 11375, Page 538.

WITNESS our hands and seals this 6th day of October, 1999.

2-2 Lathrop St.  
Salem, MASS

SALEM  
DEEDS REG 10  
ESSEX SOUTH  
FILED

10/06/99 12:47 PM  
000000 #777

FEE \$114.00  
CASH \$114.00

Dorothy R. Morpheus  
Dorothy R. Morpheus, Trustee of  
Morpheus Revocable Trust

Joseph W. Morpheus  
Joseph W. Morpheus, Trustee of  
Morpheus Revocable Trust

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

October 6, 1999

Then personally appeared the above-named Dorothy R. Morpheus and Joseph W. Morpheus, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, as Trustees,

John M. Grover  
John M. Grover, Notary Public  
My commission expires: April 14, 2000



F  
125

QUITCLAIM DEED

WE, BRIAN F. LEVESQUE and KATHRYN R. LEVESQUE, husband and wife, both of Salem, Massachusetts, for consideration paid of \$ 266,000.00 (TWO HUNDRED SIXTY SIX THOUSAND DOLLARS), hereby grant to ROSA M. VENTURA, of 22 Lathrop Street, Salem, Massachusetts,

WITH QUITCLAIM COVENANTS

The land in Salem, Massachusetts, being a certain parcel of land with the buildings thereon more particularly bounded and described as follows:

- NORTHEASTERLY by Lathrop Street, thirty (30) feet,
- SOUTHEASTERLY by land now or late of George D. Phippen, eighty-six (86) feet;
- SOUTHWESTERLY by land now or late of Daniel B. Newcomb, et al., thirty (30) feet; and
- NORTHWESTERLY by land now or late of Collier eighty-six (86) feet.

For our title see Deed dated August 7, 2000 and recorded with the Essex South District Registry of Deeds in Book 16514, Page 162.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 20<sup>th</sup> day of July, 2005.

*Brian F. Levesque*  
 Brian F. Levesque

*Kathryn R. Levesque*  
 Kathryn R. Levesque

Commonwealth of Massachusetts

Essex County, ss.

On this 20<sup>th</sup> day of July, 2006, before me, the undersigned Notary Public, personally appeared Brian F. Levesque and Kathryn R. Levesque, as aforesaid, personally known to me to be the persons whose names are signed on the preceding document, in my presence, and who acknowledged the foregoing to be their free act and deed.

*John J. O'Keefe*  
 John J. O'Keefe, Notary Public  
 My Commission expires: 2/08/13

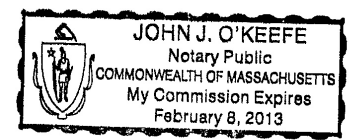
22 Lathrop Street, Salem, MA

SALEM, MASSACHUSETTS  
 DEEDS REG. 10  
 ESSEX SOUTH DISTRICT

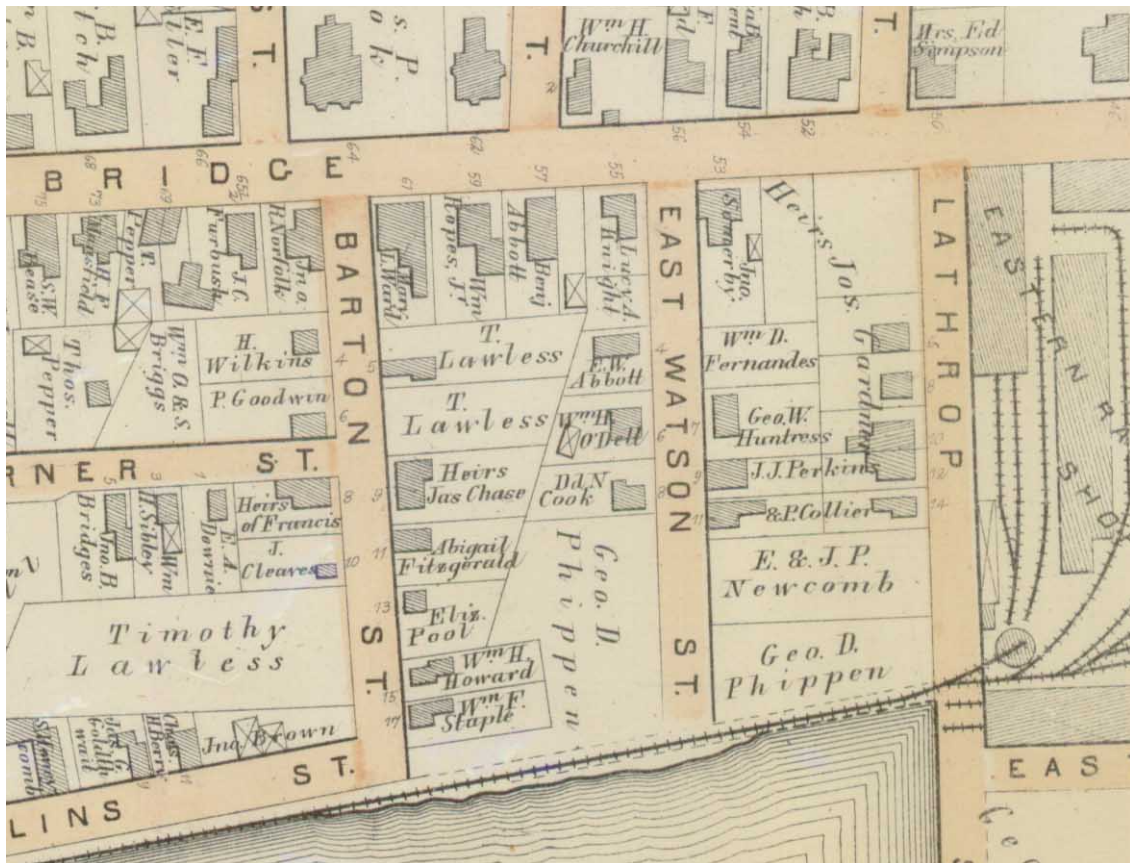
07/28/06 1:14PM  
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FEE \$1212.96  
 CASH \$1212.96

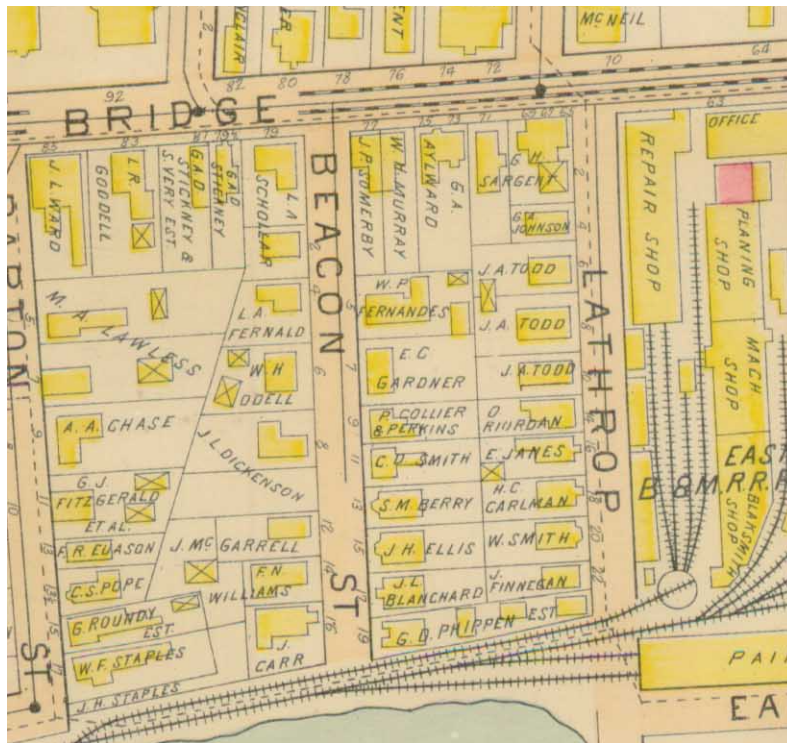
Ventura  
 Lathrop Street  
 MA 01970



# Salem Atlas 1874

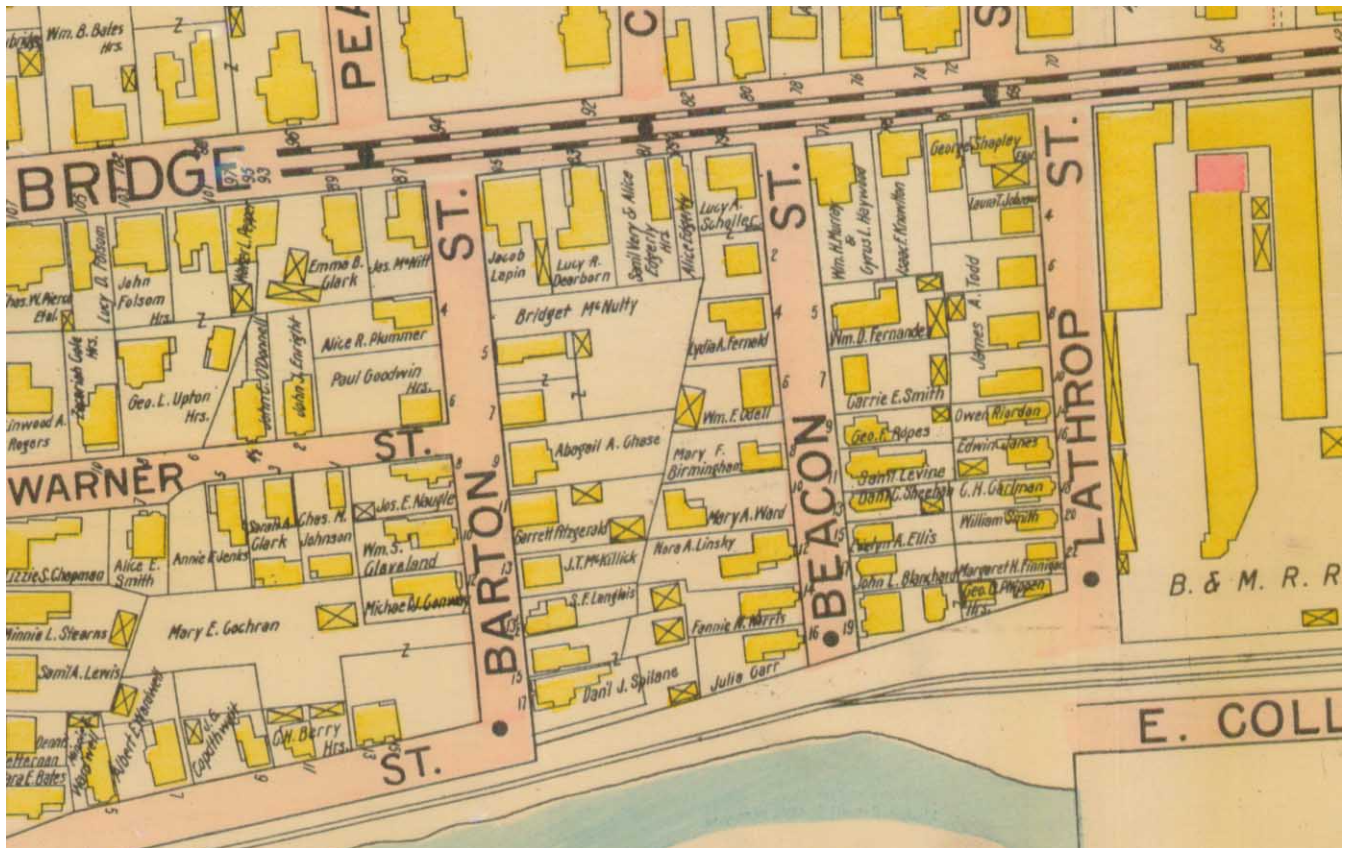


# Salem Atlas 1897

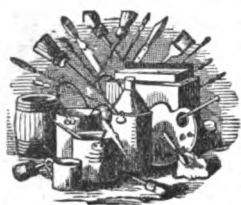




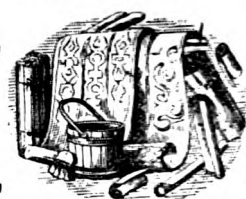
# Salem Atlas 1911



**STEPHEN F. NICHOLS,**



**Painter, Glazier,  
WHITENER,**



—AND—  
**PAPER HANCER,**

DEALER IN PAINTS, OILS, AND GLASS,

**24 Boston Street, - - - Salem, Mass.**

**CHAS. C. REDMOND,  
SIGN**

—AND—

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**PORTRAIT AND LANDSCAPE PAINTING  
SCROLL WORK**

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—AND—

**PAPER HANGER, Etc.**

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