

**HISTORIC
SALEM INC**

**1 Emerton Street
Salem, Massachusetts 01970**

Built 1891

by Charles B. Balcomb, carpenter, and William E. Bates, mason

Researched and Written by David Moffat – December 2021

Date	Conveyed by	Conveyed to	Property	Amount	Doc	Book	Page
8 Oct 1891	James A. Gillis	Charles B. Balcomb and William E. Bates	“A certain parcel of land”	\$1,400	Deed	1323	470
4 Feb 1892	Charles B. Balcomb and William E. Bates	John P. Bates	“A certain parcel of land with new dwelling house thereon”	\$2,000	Deed	1334	105
6 Oct 1906	John P. Bates	Florence H. Lefavour	“A certain parcel of land with the buildings thereon”	Consider ation paid and \$1	Deed	1843	510
2 Aug 1919	Florence H. Lefavour, Widow of William J. Lefavour	Edward V. Tracy	“The land in said Salem, with the buildings thereon”	Consider ation paid	Deed	2419	593
21 Nov 1925	Edward V. Tracy	Veronica Grabowska	“The land in said Salem, with the buildings thereon”	Consider ation Paid	Deed	2664	38
29 Oct 1927	Veronica Grabowska	Harvey Gastonguay	“The land in said Salem, with the	Consider ation Paid	Deed	2744	187

			buildings thereon”				
5 Aug 1942	Harvey Gastonguay	Rosa Gastonguay	“The land in said Salem, with the buildings thereon”	Consider ation Paid	Deed	3308	25
3 Feb 1977	Harvey E. Gastonguay	Claire M. Gastonguay	“The land in said Salem” etc.	\$32,000	Deed	6322	348
20 May 2005	Claire M. Blanchette FKA Claire M. Castonguay	1 Emerton Realty Trust	“The premises known as 1 Emerton St.” etc.	\$10	Deed	25819	245
15 Sep 2020	Susan M. Quinn, Successor Trustee of the 1 Emerton Realty Trust	Susan M. Quinn	“The premises known as 1 Emerton St.” etc.	Consider ation Paid and \$10	Deed	39166	480

Other Notes:

-No MACRIS file.

Emerton Street named for James Emerton, apothecary, though it was Rebecca Emerton was was living at 6 East Street in 1850 and 1851.

In the 1884 directory, Emerton Street ran from 24 Forrester to Webb, and contained only 4 houses, all on the left side:

1. Wm. H. Hart
7. Columbus N. Rogers
- James S. Nelson
13. Henry B. Phillips
- William K. Tebbetts

In 1891 Directory, 1 Emerton is William H. Hart and Henry E. Gosselin.

In 1893, Frank Bates is listed at #1, and William H. Hart at #3.

William H. Hart, plumber at 8 Central, house 1 Emerton Street (1884, p. 182)

1874: Miss E.P. Richardson

1897: J.P. Bates

1890-1891 Directory: Charles B. Balcomb, carpenter, 281 Bridge, h. 18 Symonds

William E. Bates, of Bates & Touret (Benjamin A. Touret) 163 Derby Street, Masons. h. 13 Arbella.

902 SALEM ADVERTISING DEPARTMENT.

CHARLES B. BALCOMB,
CARPENTER AND BUILDER

Contracts Made and Faithfully Executed for all kinds of Private
and Public Buildings.

JOBBI~~N~~G of All Kinds will receive Personal and Prompt Attention.

Residence, 18 SYMONDS Street. Shop, 281 BRIDGE Street,
SALEM, MASS.

908 SALEM ADVERTISING DEPARTMENT.

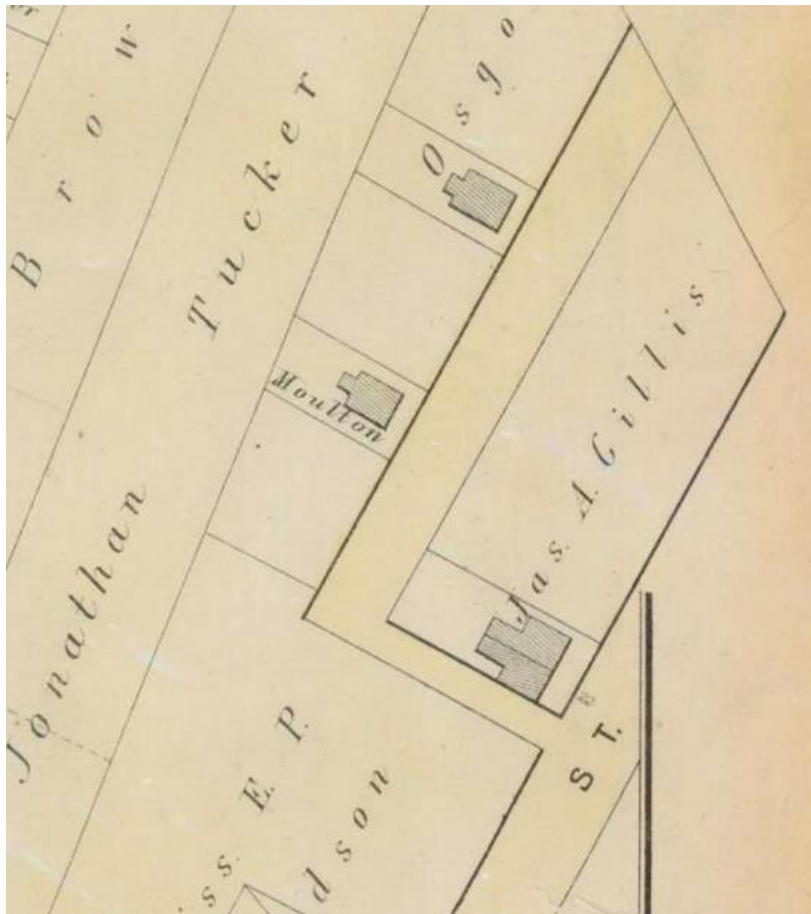
BATES & TOURET,
MASONS,
BRICKLAYING, PLASTERING
AND WHITEWASHING.



All kinds of Drain Pipe furnished and laid.

163 Derby St., (opp. Elm) Salem.

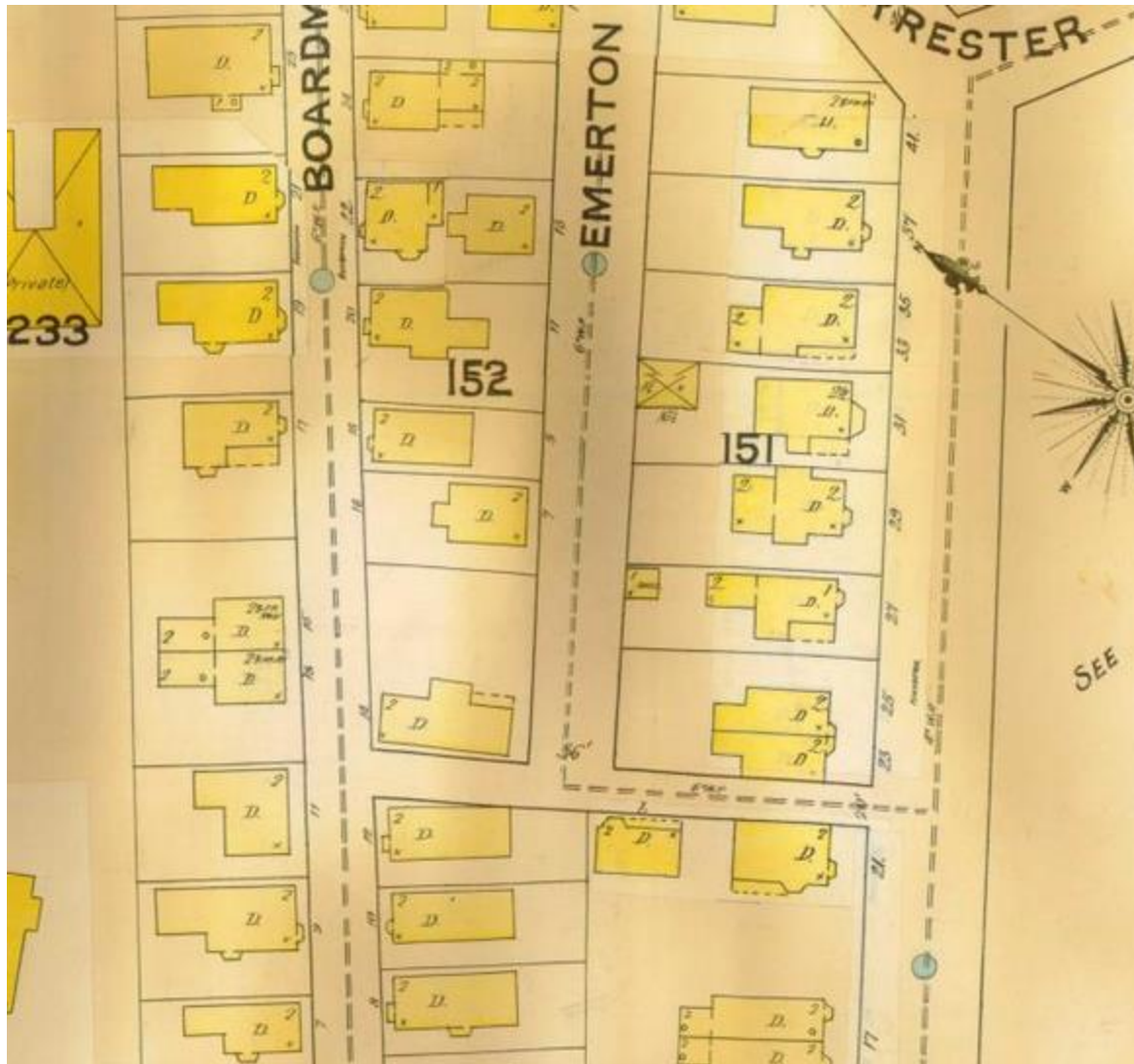
Residences: W. E. BATES, 13 Arbella Street; BENJ. A. TOURET, 7 Mall Street.



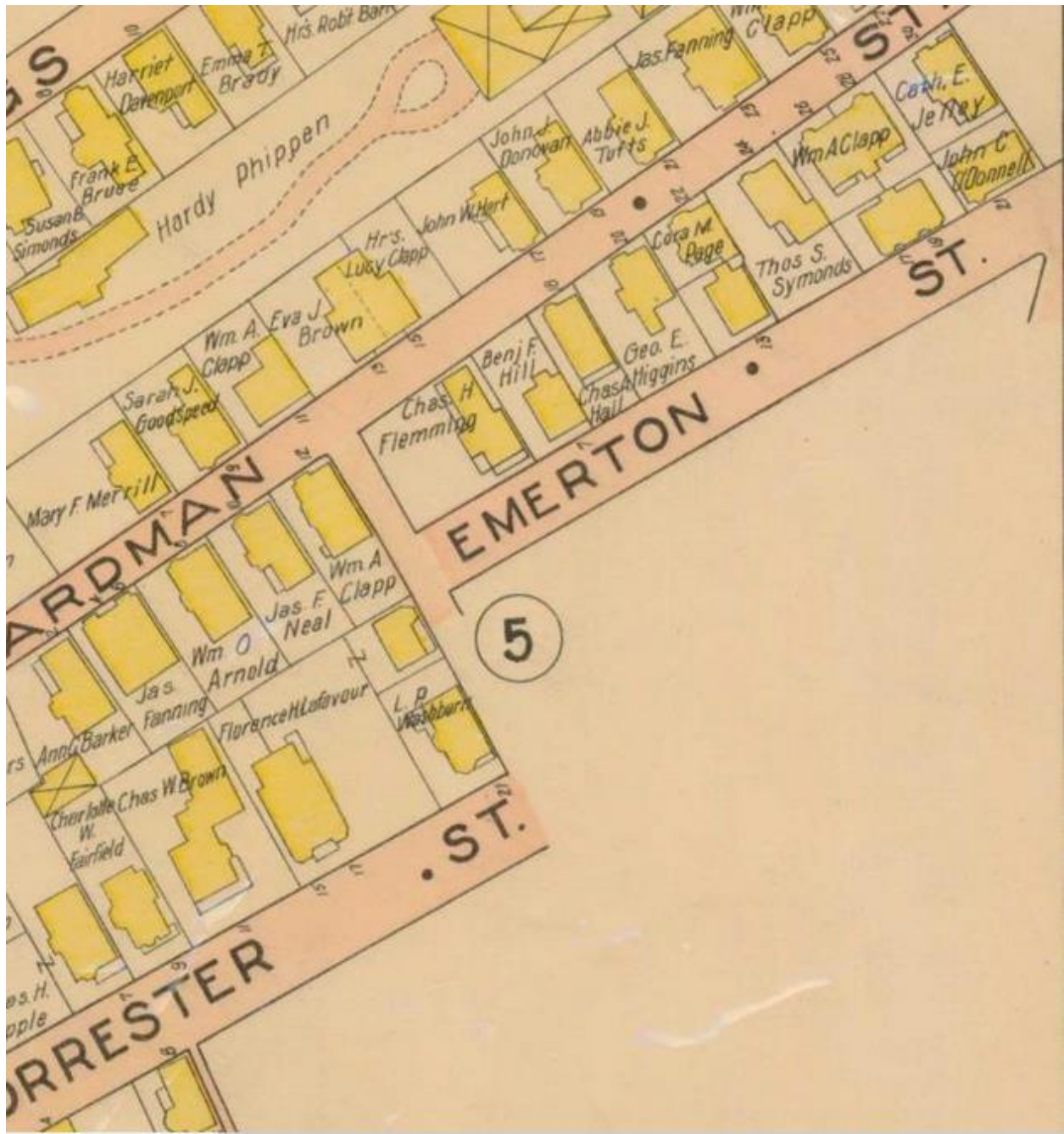
1 Emerton Street in 1874



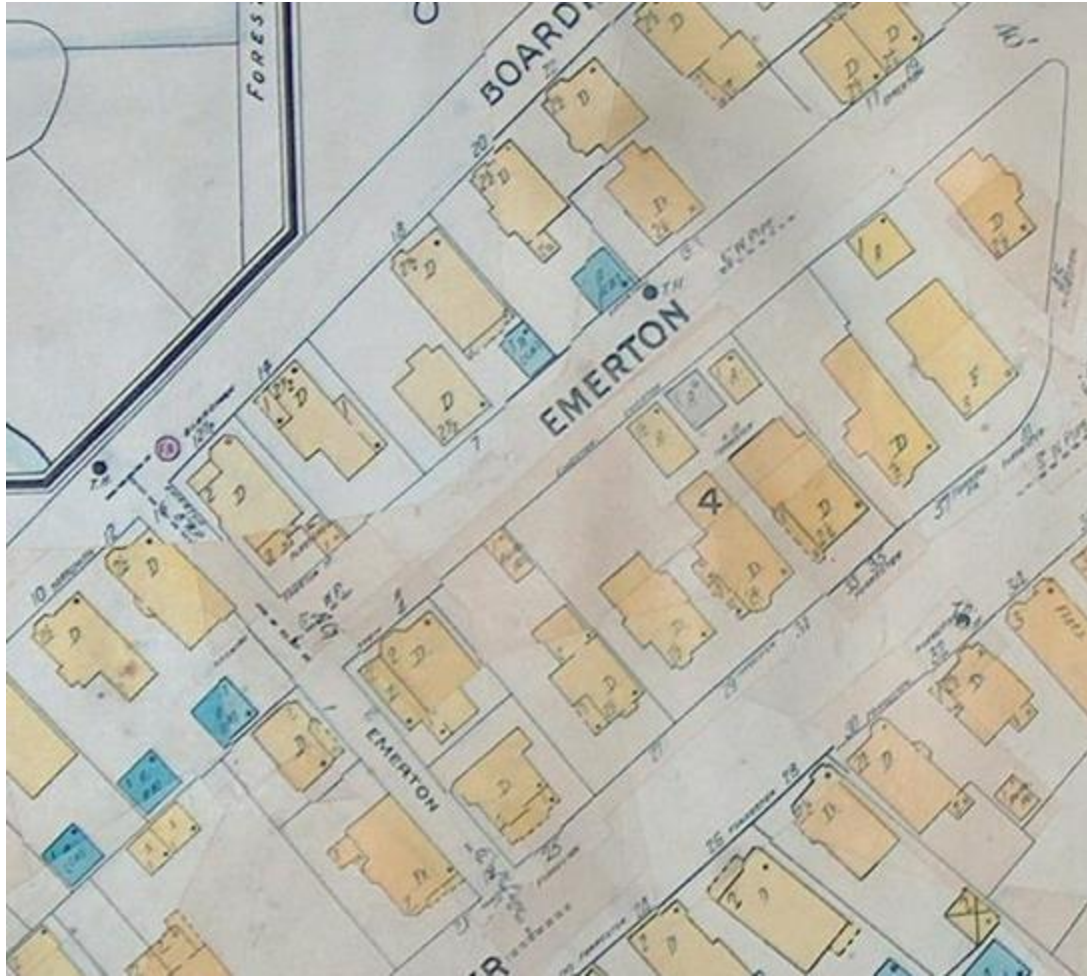
1 Emerton Street in 1897



1 Emerton in 1903



1 Emerton Street in 1911



1 Emerton Street in 1938

for myself and my heirs and 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 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 I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. In witness whereof I the said Mary J. Corbett, widow herewith set my hand and seal this fourteenth day of October in the year one thousand eight hundred and ninety one.

Mary J. Corbett Seal
 signed, sealed and delivered in presence of
 F. W. Atkins } Commonwealth of Massachusetts
 Essex ss. October 14th 1891. Then personally appeared the above-named

Mary J. Corbett and acknowledged the foregoing instrument to be her free act and deed,
 Before me,

Frank W. Atkins, Justice of the Peace.

Essex ss. Recd Oct. 15, 1891, 20 m. past 10 o. M. Rec. - 20. 14

Chas. D. Good. Ref.

J. A. Ellis
 vs. C. Balcomb

Know all men by these presents that I, James A. Ellis of Salem in the county of Essex and State of Massachusetts in consideration of fourteen hundred dollars to me paid by Charles B. Balcomb and William E. Bates both of said Salem the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Charles B. Balcomb and William E. Bates, a certain parcel of land situate in said Salem on the corner of Forrester + Emmerton streets and bounded + described as follows: beginning on the southwest corner of said parcel on Forrester street, then running easterly about forty six feet to Emmerton street, then turning and running northerly about one hundred + fourteen feet by said Emmerton street to land of Lefavour, then turning + running westerly about forty six feet to land of Lefavour, then turning and running southerly about one hundred + fourteen feet to the point begun at. To have and to hold the granted premises, with all the

privileges and appurtenances thereto belonging to the said Balcomb + Bates and their heirs and assigns to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantees and their 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 grantees and their heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said James A. Gillis (being unmarried) hereunto set my hand and seal this eighth day of October in the year one thousand eight hundred and ninety-one.

Signed, sealed, and delivered in presence of
 Chas. A. Merrill
 named James A. Gillis and acknowledged the foregoing instrument to be his free act and deed, before me,
 Chas. A. Merrill, Justice of the Peace.

James A. Gillis
 Seal
 Commonwealth of Massachusetts
 Worcester ss. October 9th 1891. Then personally appeared the above
 Charles D. Wood, Esq.

One word interlined in each line should be read as follows

Witness my hand Oct. 15, 1891, 40 m. past 10 a.m. Worcester, Mass.

Know all men by these presents that the Salem Five Cents Savings Bank of Salem, Essex County, Massachusetts, a corporation duly established under the laws of the Commonwealth of Massachusetts, in consideration of Fourteen Hundred Dollars to it paid by Enos Patten of Lynn in said County, the receipt whereof is hereby acknowledged, hereby remises, releases, and forever quitclaims unto the said Enos Patten and his heirs and assigns, a certain parcel of land situated in said Lynn with all buildings thereon bounded south-westerly by Franklin Street fifty six feet, north-westerly by Norwood Street so called eighty feet, North-easterly on land now or formerly of Albert J. Goodwin fifty-nine feet, south-easterly on land of Smiley, now or late, eighty five feet; being the fourth parcel of land described in a mortgage to said Bank from Thomas R. Bowden recorded in Essex Co. Dist. Registry of Deeds, Book 868 Leaf 285 said mortgage having been foreclosed by said Bank, subject to the taxes for the year 1891 which the grantee assumes and agrees to pay in addition to the above named consideration; To have and

Enos Patten

premises; that they are free from all incumbrances, except as aforesaid; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators, shall warrant and defend the same to the grantee and their heirs and assigns forever against the lawful claims and demands of all persons except those claiming or to claim under said mortgage and taxes. And for the consideration aforesaid I, Margaret McDonald wife of said grantor do hereby release unto the said grantee and their heirs and assigns all right of or to both dower and homestead in the granted premises. **I M WITNES**

Whereof we the said grantor and his aforesaid wife, hereunto set our hands and seals this twenty third day of January in the year one thousand eight hundred and ninety two.

John J. Mc Donald real
 signed and sealed in presence of N. N. Jones his mark } Margaret ^{her} _{mark} McDonald real
 of Margaret McDonald. }
 etc. Exec. ss. January 25th, 1892

When personally appeared the above named John J. McDonald and acknowledged the foregoing instrument to be free act and deed, before me:-

Nathaniel N. Jones Justice of the Peace
 Essex Co. Rec. Feb. 6, 1892 45 - Poor Barn. Rec. & Ex. by
 Chast. Wood. P. V.

Know all men by these presents that we, Charles B. Balcomb and William E. Bates, both of Salem, Essex County, Massachusetts, in consideration of Two Thousand Dollars to us paid by John C. Bates of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said John C. Bates and his heirs and assigns, a certain parcel of land with new dwelling house thereon, bounded Northerly by land of Clark about forty six (46) feet: Easterly by Emmerton Street about forty one (41) feet: Southerly by other land of the grantors about forty six (46) feet: Westerly by land of Lafavour about thirty nine (39) feet, four inches being a portion of the premises conveyed to us by deed of James A. Ellis dated Oct. 8, 1891 and recorded in Essex Co. Dist. Registry of Deeds, Book 1323 P. 470. Said land being situated in said Salem. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said John C. Bates and his heirs

B. B. Balcomb
 et al
 W
 J. E. Bates

and assigns, to their own use and behoof forever. And we
 hereby for ourselves and our heirs, executors and admin-
 istrators, covenant with the grantee and his heirs and as-
 signs 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 law-
 ful claims and demands of all persons. And for the consid-
 eration aforesaid we, Catherine D. Balcomb wife of Char-
 les B. Balcomb and Clara E. Bates wife of William
 E. Bates hereby release unto the 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
 Charles B. Balcomb and Catherine D. Balcomb and William
 E. Bates and Clara E. Bates hereunto set our hands and
 seals this fourth day of February in the year one thou-
 sand eight hundred and ninety two.

Signed, sealed and deliv- ered in presence of Andrew Fitz to CHARLES B. WILBROOK H. HAY ELLIOTT BALCOMB.	}	Charles B. Balcomb	seal
		William E. Bates	seal
		Catherine D. Balcomb	seal
		Clara E. Bates	seal

Commonwealth of Massachusetts, Essex Co. February 4, 1892.

When personally appeared the above named Charles B. Balcomb
 and William E. Bates and severally acknowledged the fore-
 going instrument to be their free act and deed,

Before me, Andrew Fitz Justice of the Peace.
 Essex Co. Feb. 6, 1892. 20 - Paid 9 a.m. Fee & Copy. Chas. Wood, Reg.

O. Putnam
 to
 S. P. Barnham
 (w. S. E. S.)
 Discharge
 B. 143 P. 260

Now all men by these presents that
 Olin Putnam of Woburn, in the County of Middlesex and
 Commonwealth of Massachusetts, in consideration of One
 Hundred and fifty dollars to me paid by Sarah P. Barn-
 ham of Peabody, in the County of Essex, in said Common-
 wealth, wife of Frank E. Barnham, the receipt whereof
 is hereby acknowledged, do hereby give, grant, bargain, sell
 and convey unto the said Sarah P. Barnham a certain par-
 cel of land with the buildings thereon situated on the north-
 ern side of Lynnfield Street in said Peabody and bounded
 as follows, viz: Southerly by said Lynnfield Street; Easterly
 by land of Lizzie Reed; Northerly by land of Augustus A. Stone;

performance or observance of the condition of this deed the grantor, and his heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. I'm witness whereof the said Isaac Schwartz, having no wife, have hereto set my hand and seal this ninth day of October in the year of our Lord nineteen hundred and six.

Signed sealed and delivered in presence of
Grace B. Glass,
E. J. Noera.

Isaac ^{his} _{mark} Schwartz, seal.
Commonwealth of Massachusetts. Essex co. October 9th. 1906. Then personally ap-

peared the above named Isaac Schwartz and acknowledged the foregoing instrument to be his free act and deed, Before me, Grace B. Glass, Special Commissioner.
Essex Recd Oct 10, 1906. 50m. Post 10 a.m. Recd by. Richard J. Bare Reg.

Discharge. Know all men by these presents that I, a. Wallace, Albie Wallace the mortgage named in certain mortgage given by John P. Bates to said Albie Wallace to J. P. Bates dated July 21st. A.D. 1904 and recorded with Essex South District Deeds Libr 1749 folio 27, do hereby acknowledge that I have received from said John P. Bates the mortgage named in said mortgage, full payment and satisfaction of the same, and in consideration thereof I do hereby cancel and discharge said mortgage and release and quit claim unto the said John P. Bates and his heirs and assigns forever, the premises thereby conveyed. I'm witness whereof I herunto set my hand and seal this sixth day of October A.D. 1906.

Signed and sealed in the presence of Arthur W. Sim

Albie Wallace, seal.
Commonwealth of Massachusetts.

Essex co. October 12, 1906. Then personally appeared the above named Albie Wallace and acknowledged the foregoing instrument to be her free act and deed, Before me,

Arthur W. Sim, Justice of the Peace.

Essex Recd Oct 12, 1906. 25m. Post 12 P.M. Recd by.

Richard J. Bare Reg.

J. P. Bates. Know all men by these presents that I to John P. Bates of Danvers in the County of Essex and Commonwealth of Massachusetts in consideration of one dollar and other valuable considerations paid by J. H. Sefarum (new & c.)

Florence B. Lefavour wife of William J. Lefavour of Salem in said County and Commonwealth, the receipt whereof is hereby acknowledged do hereby give, grant, bargain, sell and convey unto the said Florence B. Lefavour a certain parcel of land with the buildings thereon, situated on Emerton Street in said Salem, being the estate numbered one (1) on said Street, and bounded and described as follows: Northernly by land now or late of Clapp about forty six (46) feet; Easterly by said Emerton Street about forty one (41) feet; Southernly by land now or late of Balcom and Bates about forty six (46) feet and westerly by land of Lefavour about thirty nine (39) feet and four (4) inches. Being the same premises which were conveyed to me by Charles B. Balcomb and another by deed dated Feb. 4, 1892, and recorded with Essex South District Deeds. Book 1334 Page 105 to which deed reference may be had. To have and to hold the granted premises with all the privileges and appurtenances thereunto belonging, to the said Florence B. Lefavour and her 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 her 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 her heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said John P. Bates having no wife hereunto set my hand and seal this sixth day of October in the year one thousand nine hundred and six.

signed sealed and delivered in presence of Arthur W. Sim.

John P. ^{his} Bates seal
 mark
 Commonwealth of Massachusetts Essex Co. Oct
 ober 6th. 1906. I then per-

sonally appeared the above named John P. Bates and acknowledged the foregoing instrument to be his free act and deed, Before me,

Arthur W. Sim. Justice of the Peace.

Essex Co. Rec'd Oct 12, 1906. 25m. post 12 P.M. Rec'd & by Willard J. Hale, Reg.

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

Albert J. Healey, Justice of the Peace.

My Commission expires Oct. 27th 1922.

Essex ss. Received Aug. 6, 1919..07 m. past 12 P. M. Recorded and Examined.

I, Florence H. Lefavour, widow of William J. Lefavour of Salem, Essex County Massachusetts, for consideration paid, grant to Edward V. Tracy of Danvers in said County widow with warranty covenants the land in said SALEM with the buildings thereon situated on Emerton Street being the estate numbered one on said Street and bounded and described as follows: Northerly by land now or late of Clapp about forty six (46) feet; Easterly by said Emerton Street about forty one (41) feet; Southerly by land now or late of Balcomb and Bates about forty six (46) feet and Westerly by land of Lefavour about thirty nine feet and four inches; Being the same premises which were conveyed to me by John P. Bates said deed being dated October 6th 1906, and recorded with Essex South District Registry of Deeds Book 1843, Page 510. The said grantee to assume the taxes assessed by the City of Salem for the year 1919. WITNESS my hand and seal this second day of August 1919.

Wm. S. Nichols) Florence H. Lefavour (seal)

COMMONWEALTH OF MASSACHUSETTS Essex ss. August 2d 1919. Then personally appeared the above named Florence H. Lefavour and acknowledged the foregoing instrument to be her free act and deed, before me,

William S. Nichols, Notary Public. (Notarial seal)

Essex ss. Received Aug. 6, 1919. 40 m. past 12 P. M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS, that I, Edward V. Tracy, of Danvers in the County of Essex and Commonwealth of Massachusetts, for consideration paid, grant to the Salem Five Cents Savings Bank, a corporation duly established by law and located in Salem in the County of Essex and Commonwealth of Massachusetts, with mortgage covenants, to secure the payment of twelve hundred dollars in one year with five per cent interest per annum, payable quarterly as provided in a note of even date, the land in said SALEM with the buildings thereon, being a part of lot numbered five (V) on "Plan of the Richardson Estate, Salem" recorded with Essex So. Dist. Deeds Book 1176 Page 300, and bounded easterly by Emerton Street about forty one (41) feet, southerly by land now or late of Balcomb and Bates about forty six (46) feet, westerly by land now or late of Lefavour about thirty nine (39) feet four (4) inches, and northerly by land now or late of Clapp about forty six (46) feet; being the same premises conveyed to me by deed of Florence H. Lefavour to be recorded herewith. This mortgage is upon the Statutory Condition, and upon

Lefavour

to

Tracy

One \$2 One \$1 & One .50 R. Stamps Documentary Canceled.

Tracy

to

Salem F.C.S.BK.

Discharge

B. 2625 P. 308

Approved S. Herbert Wilkins Director.

Essex ss. Received Nov. 21, 1925: 1 m. past 12-P.M. Recorded and Examined.

Tracy
to
Graboska

One \$5. &
One \$1.
R.Stamps
Documentary
Canceled

I, Edward V. Tracy of Salem, Essex County, Massachusetts for consideration paid, grant to Veronica Graboska of said Salem, with WARRANTY COVENANTS the land in said SALEM with the buildings thereon situated on Emerton Street being the estate numbered one on said Street and bounded and described as follows: Northerly by land now or late of Clapp about Forty six (46) feet Easterly by said Emerton Street about Forty one (41) feet; Southerly by land now or late of Balcomb and Bates about Forty six (46) feet; and West-erly by land of or formerly of Lefavour about Thirty nine (39) feet and four (4) inches; Being the same premises which were conveyed to me by deed of Florence H. Lefavour, widow of William J. Lefavour, said deed being dated August 2, 1919, and recorded with Essex South District Registry of Deeds August 6, 1919, in Book 2419, Page 593. I, Elizabeth M. Tracy wife of said grantor release to said grantee all rights of dower and homestead and oth-er interests therein. WITNESS our hands and seals this twenty first day of November 1925
Edward V. Tracy (seal)
A. S. Bachorowski to both.) Elizabeth M. Tracy (seal)
COMMONWEALTH OF MASSACHUSETTS Essex ss. November 21, 1925. Then personally appeared the above named Edward V. Tracy and acknowledged the foregoing in-strument to be his free act and deed, before me

Alphonse S. Bachorowski Justice of the Peace

My commission expires Oct. 8 1926

Essex ss. Received Nov. 21, 1925. 1 m. past 12 P.M. Recorded and Examined.

Smidt
et ux
to
Goldberg
et al

We, Charles B. Smidt and Annie Smidt, husband and wife, in her own right, both of Peabody, Essex County, Massachusetts, for consideration paid, grant to Joseph Goldberg and Max Goldberg, both of Salem, in said Essex County, with MORTGAGE COVENANTS to secure the payment of Nine Thousand Dollars (\$9000), in five months, without interest, and thereafter with twelve per centum interest per annum, payable quarterly as provided in a note of even date the land in said SALEM which is bounded Westerly by Summit Avenue fifty (50) feet; Northerly by Willow Avenue ninety (90) feet; Easterly by land now or formerly of Mackintire fifty (50) feet; Southerly by land now or late of Curley ninety (90) feet. Being the same premises conveyed to said Annie Smidt by deed of Primo E. Fontana, dated September 12, 1925, and recorded with Essex South District Registry of Deeds, Book 2652, Page 85. Said premises are conveyed subject to the restrictions set forth in a deed of Charles S. Nichols dated December 22, 1891 to Robert E. Pollock, said deed

Assignment
B. 2665 P. 555
Discharge
B. 2677 P. 287

COMMONWEALTH OF MASSACHUSETTS) Gerda C. Rosen (seal)
 Essex ss. October 31, 1927 Then personally appeared the above-named Gerda
 C. Rosen and acknowledged the foregoing instrument to be her free act and
 deed, before me, Wm. D. Chapple Justice of the Peace
 My Commission expires June 3, 1932
 Essex ss. Received Oct. 31, 1927. 35 m. past 11 A.M. Recorded and Examined

I, Frederick H. Griswold, of Saugus, Essex County, Massachusetts for con-
 sideration paid, grant to John K. Scott, and his wife Mamie G. Scott, as
 tenants by the entirety, of 21 Wolcott St., Malden, Middlesex Co., Mass.
 with WARRANTY COVENANTS the land in MIDDLETON, Essex County, Massachusetts,
 being Lots numbered 399-401 as shown on Plan of Land entitled "Middleton
 Pines" owned by Frederick H. Griswold, Thomas A. Appleton C. E. Said parcel
 of land being bounded as follows: North-westerly by Acorn Street as shown
 on said plan Fifty (50.00) feet; North-easterly by lot numbered 403 as
 shown on said plan, One hundred (100.00) feet; South-easterly by lots num-
 bered 496 and 384 as shown on said plan, fifty (50.00) feet; South-westerly
 by lot numbered 397 as shown on said plan, One hundred (100.00) feet. Said
 parcel of land containing Five thousand (5,000) square feet according to
 said plan. For title see Deed George O. Putnam to Frederick H. Griswold,
 dated February 19, 1927, recorded with Essex County South District Registry
 of Deeds, Book #2718, Page #49. I, Isabella J. Griswold, wife of said
 grantor release to said grantee- all rights of dower and homestead and other
 interests therein. WITNESS our hands and seals this twenty-seventh day
 of September 1927. Frederick H. Griswold (seal)

Griswold
 to
 Scott
 et ux

COMMONWEALTH OF MASSACHUSETTS) Isabella J. Griswold (seal)
 Essex ss. September 29, 1927. Then personally appeared the above named
 Frederick H. Griswold, and acknowledge- the foregoing instrument to be his
 free act and deed, before me James S. Casey Notary Public
 My Commission Expires Oct. 13, 1933.

Essex ss. Received Oct. 31, 1927. 10 m. past 12 P.M. Recorded and Examined

I, Veronica Grabowska of Salem, Essex County, Massachusetts being unmarried,
 for consideration paid, grant to Harvey Gastonguay of said Salem, with
 WARRANTY COVENANTS the land in said SALEM, with the buildings thereon, bound-
 ed as follows: Northerly by land now or late of Clapp about forty-six(46)
 feet; Easterly by Emerton Street about forty-one (41) feet; Southerly by
 land now or late of Balcomb and Bates about forty-six (46) feet; Westerly
 by land now or late of Lefavour about thirty-nine (39) feet, four (4) in-
 ches. Being the same premises conveyed to me by Edward V. Tracy by deed

Grabowska
 to
 Gastonguay

dated November 21, 1925, and recorded with Essex South District Deeds, Book 2664, Page 38. Taxes assessed as of April 1, 1927, are to be paid by the grantee. WITNESS my hand and seal this twenty-ninth day of October 1927.

COMMONWEALTH OF MASSACHUSETTS) Veronica Grabowska (seal)

Essex ss. October 29, 1927. Then personally appeared the above-named Veronica Grabowska and acknowledged the foregoing instrument to be her free act and deed, before me Daniel C. Fitz Notary Public

My commission expires April 21, 1933.

Essex ss. Received Oct. 31, 1927. 23 m. past 12 P.M. Recorded and Examined

Gastonguay
to
Salem Co-op.
Bk.

is charge
B. 3207 P. 410

I, Harvey Gastonguay of Salem, Essex County, Massachusetts being unmarried, for consideration paid, grant to the Salem Co-operative Bank, situated in Salem, Essex County, Massachusetts, with MORTGAGE COVENANTS, to secure the payment of Forty-two Hundred Dollars, and interest and fines as provided in my note of even date, the land in said SALEM, with the buildings thereon, bounded as follows: Northerly by land now or late of Clapp about forty-six (46) feet; Easterly by Emerton Street about forty-one (41) feet; Southerly by land now or late of Balcomb and Bates about forty-six (46) feet; Westerly by land now or late of Lefavour about thirty-nine (39) feet; four (4) inches. Being the same premises conveyed to me by Veronica Grabowska by deed to be recorded herewith. Including all furnaces, heaters, ranges, mantels, gas and electric light fixtures, screens, screen doors, awnings and all other fixtures of whatever kind and nature at present contained in said buildings, and hereinafter placed therein prior to the full payment and discharge of this mortgage. In case of a foreclosure sale or assignment by this mortgagee, this grantee is hereby appointed the attorney irrevocably of the grantor to make an assignment of all the Insurance Policies on the buildings, on the land covered by this mortgage. I hereby transfer and pledge to the said mortgagee 21 shares in the 84th series of its capital stock as collateral security for the performance of the conditions of this mortgage, and my said note upon which shares said sum of Forty-two Hundred Dollars has been advanced to me by the mortgagee. The monthly payments under this mortgage are Forty-two Dollars. In the event of an assignment of this mortgage, interest upon the unpaid balance of the principal shall be at the rate of six per cent per annum. This mortgage is upon the Statutory Co-operative Bank Mortgage Condition, for any breach of which the mortgagee shall have the Statutory Co-operative Bank Power of Sale. WITNESS my hand and seal this twenty-ninth day of October 1927.

COMMONWEALTH OF MASSACHUSETTS) Harvey Gastonguay (seal)

Essex ss. October 29, 1927. Then personally appeared the above named Harvey

without affecting the liability of any person for payment of any indebtedness secured hereby, and without affecting the lien upon said property hereby created or the priority of said lien, save as to the property or rights so released or granted. 5. That upon payment of all indebtedness hereby secured and full performance hereunder by Mortgagor, Mortgagee shall execute and deliver to Mortgagor, within sixty (60) days after Mortgagee's receipt of written demand therefor by Mortgagor, a release or satisfaction of this mortgage, and Mortgagor hereby waives the benefits of all statutes or laws which require the earlier execution or delivery of such release or satisfaction by Mortgagee. 6. That wherever the context hereof permits or requires, the masculine gender shall include the feminine and neuter, the neuter gender shall include the masculine and feminine, and the singular number shall include the plural; that the terms "Mortgagor" or "Mortgagee", as used herein, shall include the respective heirs, executors, administrators, assigns and successors in interest of Mortgagor or Mortgagee herein named. 7. That in case of a foreclosure sale, Mortgagee shall be entitled to retain all the sum or sums due hereunder or allowed under the statutory power of sale, and in case proceedings to foreclose have been begun, Mortgagee shall be entitled to collect all costs, charges and expenses up to the time of payment. 8. That this mortgage is upon the Statutory Condition, for any breach of which, or for any breach of any of the aforementioned provisions or conditions, the holder hereof shall have the Statutory Power of Sale. And for said Consideration, I, - wife, husband of said -, hereby release unto Mortgagee all rights of dower, homestead, curtesy, and all other interests in the mortgaged premises. WITNESS our hands and seals this 5th day of August, 1942. Elisha Morse
Signed, sealed and delivered in the presence of Charles V. Hogan to both) Violet Morse
) COMMONWEALTH OF MASSACHUSETTS Essex, ss. August 5, 1942. Then personally appeared the above named Elisha Morse and Violet Morse and acknowledged the foregoing instrument to be their free act and deed. Before me,

Charles V. Hogan Notary Public

My commission expires December 10, 1948.

Essex ss. Received Aug. 5, 1942. 10 m. past 10 A.M. Recorded and Examined.

I, Harvey Gastonguay of Salem, Essex County, Massachusetts being unmarried, for consideration paid, grant to Rosa Gastonguay of said Salem with WARRANTY COVENANTS the land in said SALEM, with the buildings thereon, bounded as follows: Northerly by land now or late of Clapp about forty-six (46) feet; Easterly by Emerton Street about forty-one (41) feet; Southerly

Gastonguay
to
Gastonguay

See
B9288
P 354

by land now or late of Balcomb and Bates about forty-six (46) feet; West-
erly by land now or late of Lefavour about thirty-nine (39) feet, four (4)
inches. Being the same premises conveyed to me by deed of Veronica Grabowska
dated October 29, 1927, and recorded with Essex South District Deeds, Book
2744, Page 187. There is no consideration for this deed and no revenue
stamps are required. WITNESS my hand and seal this fifth day of August 1942
THE COMMONWEALTH OF MASSACHUSETTS) Harvey Gastonguay (seal)
Essex ss. August 5 1942 Then personally appeared the above named Harvey
Gastonguay and acknowledged the foregoing instrument to be his free act
and deed, before me J. Elmer Callahan Notary Public
My commission expires Sept. 20, 1946
Essex ss. Received Aug. 5, 1942. 10 m. past 10 A.M. Recorded and Examined.

Greene
et ux
to
Heigh
et ux

Three \$2. One .50
& One .10 R. Stamps
Documentary
Canceled.

We, William H. Greene and Sara E. Greene, his wife, in her own right, both
of Lynn, Essex County, Massachusetts for consideration paid, grant to Al-
bert S. Heigh and Anna F. Heigh, husband and wife, as tenants by the entire-
ty, of said Lynn with WARRANTY COVENANTS the land in said LYNN, with the
buildings thereon, bounded and described as follows: South by Richardson
Road, fifty (50) feet; West by Lot No. 41 as shown on plan hereinafter re-
ferred to, one hundred (100) feet; North by the remaining portion of Lot
No. 40 as shown on said plan, fifty (50) feet; East by Lot No. 39 as shown
on said plan, one hundred (100) feet; Being the greater portion of Lot No.
40 as shown on plan drawn by Shay & Leary, C.E's., dated November 4, 1924
and recorded with Essex South District Deeds, Plan Book 41, Plan 46. The
dwelling house on said premises is numbered 83 Richardson Road. Being the
same premises conveyed to the said Sara E. Greene by deed recorded with
said Deeds, Book 3148, Page 597. Said premises are conveyed subject to
taxes assessed January 1, 1942. WITNESS our hands and seals this fifth day
of August 1942.

Sara E. Greene
THE COMMONWEALTH OF MASSACHUSETTS) William H. Greene
Essex, ss. August 5, 1942. Then personally appeared the above named Sara
E. Greene and acknowledged the foregoing instrument to be her free act and
deed, before me Wilbert A. Bishop Notary Public
Essex ss. Received Aug. 5, 1942. 35 m. past 10 A.M. Recorded and Examined.

Heigh
et ux
to

Lincoln
Co-op. Bk.
Discharge
B 3784 P 528

KNOW ALL MEN BY THESE PRESENTS that we, Albert S. Heigh and Anna F. Heigh,
husband and wife, both of Lynn Essex County, Massachusetts, for considera-
tion paid, grant to the Lincoln Co-operative Bank, corporation, of Lynn,
Essex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment
of Five Thousand Dollars and interest and fines, as provided in our note

DK6322 PG348

I, Harvey E. Gastonguay, also known as Harvey Gastonguay,
of 22 Margaret Road
Hamilton, Essex County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of Thirty Two Thousand
(\$32,000.00) Dollars

grant to Claire M. Castonguay
Essex County,
of One Emerton Street, Salem, Massachusetts, with quitclaim returns

the land in said Salem, with the buildings thereon, bounded as follows:

(Description and encumbrances, if any)

- NORTHERLY By land now or late of Clapp about forty-six (46) feet;
- EASTERLY By Emerton Street about forty-one (41) feet;
- SOUTHERLY By land now or late of Balcomb and Bates about forty-six (46) feet;
- WESTERLY By land now or late of Lefavour about thirty-nine (39) feet, four (4) inches.

Being the same premises conveyed to Rosa Gastonguay by me by deed dated August 5, 1942 and recorded with Essex South District Registry of Deeds, Book 3308, Page 25 and subsequently declared a resulting trust for the benefit of said Harvey E. Gastonguay by Albert P. Pettoruto, Judge of Probate Court, County of Essex in Equity Complaint Number 1723, dated January 6, 1977.



Witness my hand and seal this 3RD day of February 1977

Harvey E. Gastonguay

The Commonwealth of Massachusetts

Essex, ss.

FEBRUARY 3, 1977

Then personally appeared the above named
and acknowledged the foregoing instrument to be

Harvey E. Gastonguay

his free act and deed, before me

[Signature]
Notary Public

My commission expires Dec 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 directed 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 Feb 4, 1977 48 M. PAST 3 P. M. INST. # 168

10
225



DECLARATION OF TRUST
ESTABLISHING
1 EMERTON STREET REALTY TRUST

CLAIRE M. BLANCHETTE of 1 Emerton Street, Salem, Essex County, Commonwealth of Massachusetts (hereinafter, "Trustee"), hereby declares that Ten (\$10.00) Dollars is held in trust hereunder and any and all additional property and interest in property, real and personal, that may be acquired hereunder (hereafter the "Trust Estate") shall be held in trust, for the sole benefit of the individuals or entities listed in the Schedule of Beneficiaries in the proportions stated in said Schedule, which Schedule has this day been executed by the Beneficiaries and filed with the Trustee with receipt and acknowledged by the Trustee (hereafter, as it may be amended, "Schedule of Beneficiaries").

1. Name and Purpose

This Trust shall be known as the 1 EMERTON STREET REALTY TRUST and is intended to be a nominee trust, so-called, for all purposes and to hold the record legal title to the Trust Estate and such functions as are necessarily incidental thereto as Agent for the Beneficiaries as tenants as provided in the Schedule of Beneficiaries, otherwise as tenants in common.

Prepared by and return to:
Cushing & Dolan, P.C.
1330 Boylston Street, Suite 100
Chestnut Hill, MA 02467

Prepared by and return to:
Cushing & Dolan, P.C.
1330 Boylston Street, Suite 100
Chestnut Hill, MA 02467



SO.ESSEX #528 Bk:39166 Pg:480
11/10/2020 02:59 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS QUITCLAIM DEED

Property Address: 1 Emerton Street, Salem, Massachusetts

I, **SUSAN M. QUINN**, Successor Trustee of the **1 EMERTON STREET REALTY TRUST** under Declaration of Trust dated May 20, 2005, recorded with Essex County Registry of Deeds in Book 25819, Page 235, said Trust having an address at 65 Atkins Avenue, Lynn, Essex County, Commonwealth of Massachusetts, see Trustee's Certificate recorded herewith, **FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF TEN (\$10.00) DOLLARS**, grant to **SUSAN M. QUINN**, individually, having an address at 65 Atkins Avenue, Lynn, Essex County, Commonwealth of Massachusetts, with **QUITCLAIM COVENANTS**, the premises known as **1 Emerton Street, Salem, Essex County, Massachusetts**, further bounded and described as follows:

The land in said Salem, with the buildings thereon, bounded as follows:

- NORTHERLY By land now or late of Clapp about forty-six (46) feet;
- EASTERLY By Emerton Street about forty-one (41) feet;
- SOUTHERLY By land now or late of Balcomb and Bates about forty-six (46) feet;
- WESTERLY By land now or late of Lefavour about thirty-nine (39) feet, four (4) inches.

No title exam was prepared.

For my title reference see deed dated May 20, 2005, recorded June 27, 2006, with the Essex County Southern District Registry of Deeds at Book 25819, Page 245.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

