

HISTORIC  
SALEM INC

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**165 Federal Street, Unit 1**

Samuel Buffum  
Glazier  
And His Wife Lucretia Buffum  
Built c.1766

Researched and written by Connie Barlow  
April 2023

Historic Salem Inc.  
The Bowditch House  
9 North Street  
(978) 745-0799 / [HistoricSalem.org](http://HistoricSalem.org)  
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**CHAIN OF TITLE, 165 FEDERAL STREET, ESSEX COUNTY, SALEM, MASSACHUSETTS**

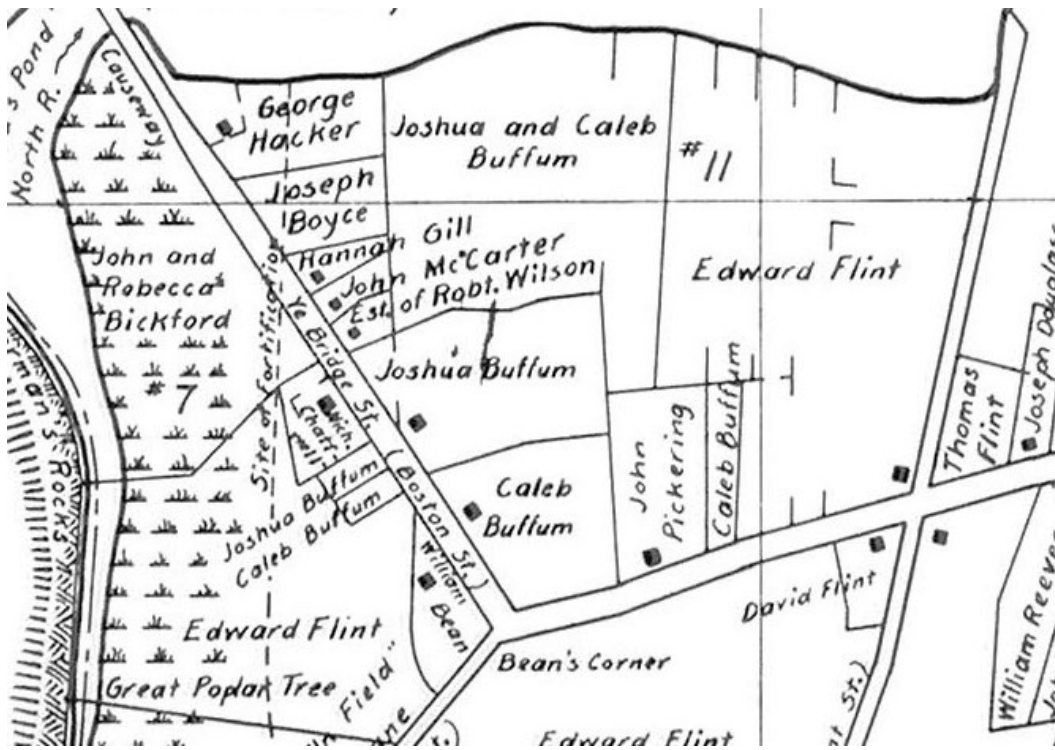
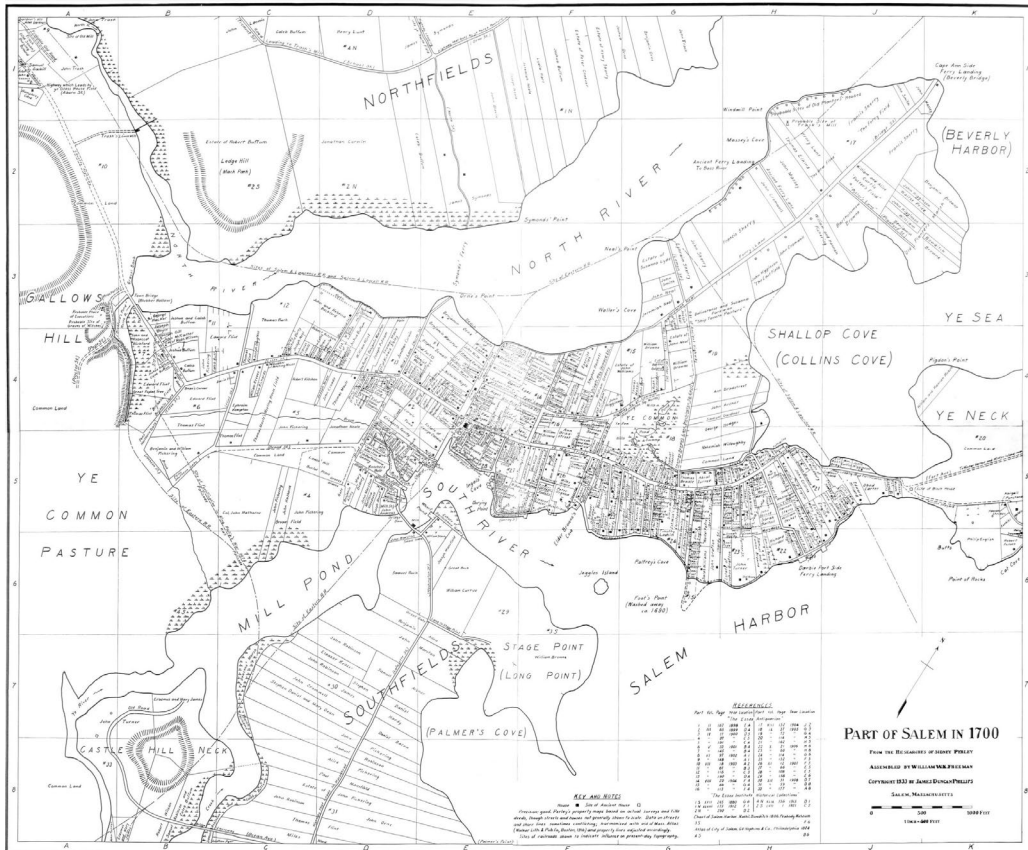
<b>Date Recorded</b>	<b>Grantor(s)</b>	<b>Grantee(s)</b>	<b>Consideration</b>	<b>Conveyance of</b>	<b>Source</b>	<b>Document</b>	<b>Book:Page</b>	<b>Notes</b>
[1700		Edward Flint			Map of Salem from the Researches of Sidney Perley	Map		Land along North River belonging to Edward Flint]
September 13,1766	Thomas Blaney, shoreman of Salem	Samuel Buffum, Glazier of Salem	34 pounds.2 shillings,8 pence	"a piece of land in Salem on a town way lately laid out commonly called the New Street..."	Essex Co. Registry of Deeds	Deed	117:170	
May 12,1767	Samuel Buffum of Salem	John Rowe, Esq. of Boston	228 pounds, 4 shillings, 10 pence	"a piece of land...being the same land sold to Blaney...with the dwelling house now thereon..."	Essex Co. Registry of Deeds	Deed	121:39	
April 3,1782	John Rowe, Merchant of Boston	Ephraim Emerton of Salem	330 pounds	"a piece of land in ...Salem...with dwelling house thereon	Essex Co. Registry of Deeds	Deed	139:96	
February 11, 1825	James E. Tuttle, chairmaker & Abigail his wife; Daniel Bancroft, housewright & Sarah his wife; and Ephraim Cloutman, tailor all of Salem	Mary Tuttle, widow, of Salem	\$1,000	"a dwelling and land under and adjoining, the same lately owned and occupied by Ephraim Emerton deceased...on Federal Street..."	Essex Co. Registry of Deeds	Deed	236:232	
October 6, 1835	Mary Tuttle, widow, of Salem	Henry C. Tuttle, physician, of Salem	\$800	"dwelling house and land under and adjoining the situate by Federal street so called in Salem...being the estate formerly of Ephraim Emmerton and described in deed...from John Rowe on land formerly of S. Buffum . . ."	Essex Co. Registry of Deeds	Deed	285-67	
January 3, 1877	Harry A. Tuttle of Salem	Samuel A. MacIntire of Salem	\$900	Total of 4 mortgages held	Essex Co. Registry of Deeds	Deed	968:170	
May 8, 1878	Harry A Tuttle of Salem	Ezra Woodbury of Salem	\$40.98	"land situate in said Salem with buildings thereon...on Federal Street"	Essex Co. Registry of Deeds	Deed	996:184	
May 9, 1878	Samuel A. MacIntire, attorney of Salem	Ezra Woodbury	\$300.13	"in execution of the power contained in said mortgage deed...sold the premises ...by public auction"	Essex Co. Registry of Deeds	Deed	996:185	

CHAIN OF TITLE, 165 FEDERAL STREET, ESSEX COUNTY, SALEM, MASSACHUSETTS

May 16,1925	Lillie Woodbury widow of Salem	Orville A. L'Heureux	\$2,000.00 and taxes for 1925	"granted to me by Probate court May 12, 1925"	Essex Co, Registry of Deeds	Deed	2641:145	Estate of Harrison O. Woodbury
January 6,1926	Orville A, L'Heureux , unmarried, of Salem	Thomas F. Little of Salem	"consideration paid "	"with Warranty Covenants...referred to a plan recorded herewith"	Essex Co. Registry of Deeds	Deed	2663:163	Plan BK.45:PL.29-A Easement over right -of-way
January 14, 1926	Thomas F. Little of Salem	John P. Shallow of Salem	"consideration paid"	"with Warranty Covenants...shown as lot "B" on plan 45:29	Essex Co. Registry of Deeds	Deed	2665:319	"Land has benefit of easement over Right-of-Way in common with ...lots A and C shown on plan"
December 11, 1933	Mary Shallow and John Shallow, both of Salem	Joseph F. Shallow and Edward J. Shallow both of Salem	"consideration paid"	"with Warranty Covenants...shown as lot "B" on plan 45:29	Essex Co. Registry of Deeds	Deed	2973:567	"Land has benefit of easement over Right-of-Way in common with ...lots A and C shown on plan"
June 30, 1944	Joseph F. Shallow and Edward J. Shallow both of Salem, being unmarried	Theophile Belleau of Salem	"consideration paid" "conveyed subject to taxes for year 1944"	"with Warranty Covenants...shown as lot "B" on plan 45:29	Essex Co. Registry of Deeds	Deed	3394:413	"Land has benefit of easement over Right-of-Way in common with ...lots A and C shown on plan"
November 10, 1945	Theophile Belleau of Salem	Anna E. Seward of Salem	"Quitclaim covenants"	"land with buildings...being shown as Lot "B" on plan from 1925"	Essex Co. Registry of Deeds	Deed	3430:336	"Land has benefit of easement over Right-of-Way in common with ...lots A and C shown on plan"
May 11 1954	John J. Seward administrator of Estate of Anna Elvira Seward	Paul C. Malawka and Jeanette M. Malawka, husband and wife, of Salem	\$4,750.00	"land in Salem with building thereon...shown as Lot "B"on plan dated December 1925"	Essex Co. Registry of Deeds	Deed	4066:598	"Land has benefit of easement over Right-of-Way in common with ...lots A and C shown on plan"
March 1, 2000	Jeanette M. Malawka of Salem	Hilario M. Cunha and Adelaide B. Quaresma	\$111,500.00	Land identified as 165 Federal Street, Salem	Essex Co. Registry of Deeds	Deed	16224:14	
March 31, 2005	Hilario M. Cunha and Adelaide B. Cunha f/k/a Adelaide B. Quaresma	Patricia A Berking	\$426,000.00	"land in Salem with buildings thereon being shown as Lot B on plan dated December 1925	Essex Co. Registry of Deeds	Deed	24128:488	

CHAIN OF TITLE, 165 FEDERAL STREET, ESSEX COUNTY, SALEM, MASSACHUSETTS

July 6, 2005	Patricia A Berking			MASTER DEED FOR 165 FEDERAL STREET CONDOMINIUM	Essex Co. Registry of Deeds	Master Deed	24523:478	
<b>Date Recorded</b>	<b>Grantor(s)</b>	<b>Grantee(s)</b>	<b>Consideration</b>	<b>Conveyance of</b>	<b>Source</b>	<b>Document</b>	<b>Book:Page</b>	<b>Notes</b>
August 3,2005	Patricia A. Berking	David W. O'Connell	\$222,200.00	165 Federal Street, Unit 1, Salem	Essex Co. Registry of Deeds	Deed	24655:310	Common area interest appurtenant ro unit: 42%
January 20, 2011	David W. O'Connell of Salem	Harry A. Pratt and Kathleen M. Pratt, husband and wife	\$198,500.00	Unit 1 of The 165 Federal Street Condominium	Essex Co. Registry of Deeds	Deed	29495:348	Undivided percentage interest of the unit...42%
February 24, 2011	Harry A. Pratt and Kathleen M. Pratt, husband and wife	Kathleen M. Pratt, individually	A nominal amount of less than One (\$1.00) Dollar	165 Federal Street, Unit #1, Salem with quitclaim covenants	Essex Co. Registry of Deeds	Deed	30256:462	
April 28, 2017	Kathleen M. Pratt, a widowed woman, of Salem	Erin Stewart, individually	\$245,000.00	165 Federal Street, Unit 1, Salem With quitclaim covenants	Essex Co. Registry of Deeds	Deed	35829:118	Undivided percentage interest of the unit...42%
February 28, 2020	Erin Stewart, an unmarried woman, of Salem	Linda Y. Goldstein, individually, now of Salem	\$310,500.00	Unit No. 1 of the 165 Federal Street Condominium; conveyed herewith is the exclusive right to use the parking space designated...on the site plan...in the Master Deed	Essex Co. Registry of Deeds	Deed	38299:257	Undivided percentage interest of the unit...42%



Detail of **Perley Map of Salem 1700**, above, showing land owned by Edward Flint along North River where 165 Federal Street is today.

John Joseph Rowlett July 26 1765  
The Court of Sessions for the County of Essex  
Essex Jan 7. 26<sup>th</sup> 1767

Wm. J. Higginson Register

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Know all Men by these Presents That I Primley Peabody of Middletown in the County of Essex and Province of the Massachusetts Bay in New England Yeoman with the consent of Ruth my wife in consideration of the Just Sum of Eighteen Pounds Thirteen Shillings and four pence Lawful Money paid to me by Abigail Porter of Topsfield in the County of Essex widow the Receipt whereof I do hereby acknowledge do hereby give grant and convey to the said Abigail Porter and her Heirs forever a Certain piece of Land Situate and being in the Township of Topsfield containing about three Acres be the same more or less bounded as followeth beginning at a Stake and Stone by Nicholls Brook so called from thence down the Brook as as it now runs to the Land of Thomas Robinson from thence Northwardly to a Stake and Stone by land belonging to the Heirs of Nathaniel Porter Dec<sup>d</sup> from thence by said Heirs Land as the Fence now stand Easterly till it come to a Stake and Stone from thence by Land of the Heirs of John Nichols Dec<sup>d</sup> Southwily to the Bounds first mentioned To have and to hold the same to the said Abigail Porter and to her Heirs And I do Covenant with the said Abigail Porter her Heirs and Assigns that I am Lawfully Seized in Fee of the Premises that they are free of all Incumbrances that I have good right to sell and convey of same to the said Abigail Porter to hold as aforesaid and that I will warrant and Defend the same to the said Abigail Porter her Heirs and Assigns forever against the Lawful claims and demand of all person In Witness whereof we have hereunto set our Hands and Seals this thirteenth Day of May in the fifth Year of His Majestys Reign Anno Domini 1765 Signed Sealed & Del<sup>d</sup> in presence of Primley Peabody & a Sial John Jacobs Hannah Masters } Ruth<sup>ur</sup> Peabody & a Sial

Essex s<sup>c</sup> Salem October 19<sup>th</sup> 31<sup>st</sup> 1765 Personally appeared Primley Peabody and acknowledged the within Instrument to be his free and Voluntary Act

before S. Curwen J. Peace  
Essex s<sup>c</sup> Rec<sup>d</sup> on Record October 31<sup>st</sup> 1765 Entered Exam<sup>d</sup>  
by John Higginson Reg<sup>r</sup>

Know all Men by these Presents that I Thomas Blany of Salem in the County of Essex Yeoman with the Consent of Anne Blany my wife in consideration of Thirty four Pounds two Shillings and eight pence Lawful money paid me by Samuel Buffum of said Salem Glazier the Receipt whereof I do hereby acknowledge do hereby give grant sell and convey to the said

Samuel

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Samuel Buffum and to his heirs A piece of Land in said Salem containing thirty two poles bounded Northwesterly on a Town Way lately laid out commonly called the New Street and there Measures four poles Southwesterly on land of Jonathan Buffum eight poles Southeasterly on my other Land by a Strait line four poles and Northeastly by my other Land by a Strait line eight poles with the Appurtenants To have and to hold the same to the said Samuel Buffum and to his Heirs to his and their Use & behoof forever And I do covenant with the said Samuel Buffum and his Heirs and assigns that I am Lawfully Seized in Fee of the Premises that they are free of all Incumbrances that I have good right to Sell and convey the same to the said Samuel Buffum and his Heirs to hold as aforesaid and that I will warrant & defend the same to the said Samuel Buffum and to his Heirs and assigns forever against the Lawful claims and Demands of all persons And Alice Blaney my said wife for y<sup>e</sup> consideration aforesaid and for five Shillings paid to her doth consent hereto & grant and Sell her Dower and right in the same Premises to the said Samuel Buffum and to his Heirs to hold to him and them In Witness whereof I and my said wife do hereto put our Hands and Seals the Ninth Day of Sept<sup>r</sup> A.D. 1766.

Signed Sealed & Del<sup>d</sup>

in Presence of us  
the Deed being first Read to s<sup>t</sup>

Thomas whose right is bad.

Edmund Needham

Robert Blaney

Tho<sup>s</sup> Blaney of a Seal

Alice Blaney of a Seal

Espec<sup>s</sup> for September 13<sup>th</sup> 1766 Then the within named Thomas Blaney and Alice his wife personally appeared and he being almost blind (as he said) had the within written Instrument Read to him by me and they severally acknowledged it to be their free Deed.

before Joseph Bowditch Jas. s<sup>r</sup> Peace

Espec<sup>s</sup> is Rec<sup>d</sup> on Record September 15<sup>th</sup> 1766 & entered & exam<sup>d</sup>  
by Wm. Lupton Sec<sup>y</sup>

Henry Ingalls jun<sup>r</sup>

Joseph Ingalls

To all People to whom these Presents shall come greeting Knoweth That I Henry Ingalls jun<sup>r</sup> of Andover in the County of Essex in the Province of the Massachusetts Bay in New England Cardvanner for and in consideration of the Sum of One Hundred and Ninety Pounds Old Teneer Current money of the Province aforesaid to me in hand paid before the Enfealing hereof by Joseph Ingalls of Andover aforesaid the Receipt whereof I do hereby acknowledge and am fully Satisfied contented and paid have given granted bargained sold aliened released conveyed and confirmed and by these Presents do freely clearly and Absolutely give grant bargain Sell alien release convey and confirm unto him the said Joseph Ingalls his Heirs and assigns

Persons In Witness whereof we have set our hands and Seals this  
Sixth Day of September in the Sixth Year of King George the  
Thirds Reign Annoque Domini 1766

Signed Sealed & Del.  
in presence of  
John Norton jun<sup>r</sup> Esq<sup>r</sup> & Sept<sup>r</sup> 6<sup>th</sup> 1766 John Norton Acknow-  
John Brown ledge<sup>d</sup> the above Instrument by him subscrib-  
ed to be his free Deed.

before John Brown Just<sup>s</sup> Pacis  
Esq<sup>r</sup> & Rec<sup>d</sup> on Record Jan 4<sup>th</sup> 1767 & entered & exam<sup>d</sup>  
by JOHN HIGGINSON Sec<sup>y</sup>

Know all Men by these Presents that I Samuel Buffum of Salem  
in the County of Essex Glazier with the Consent of Lucretia my wife In  
Consideration of Two Hundred & Twenty eight Pounds four Shillings  
and Ten pence Lawful Money paid me by John Rowe of Boston in the  
County of Suffolk Esquire the Receipt whereof I do hereby Acknowledge  
do hereby give grant sell and convey unto the said John Rowe & to his  
Heirs & pieces of Land in said Salem containing Thirty two Poles bounded  
Northwesterly by on a Town way four poles Southwesterly on Land now or  
late of Jonathan Buffum eight Poles Southwesterly on Land late of Thomas  
Blany now deceased by a straight Line four poles & Northwesterly by Land  
late of said Blany by a straight Line eight poles it being the same piece  
of Land which said Blany on the Ninth Day of Sep<sup>r</sup> A.D. 1766 granted  
and sold to me as appears by his Deed of that Date on Record with the  
dwelling House now thereon and the Priviledges & appurtenances  
thereof & also another piece of Land in the North Field so called in said  
Salem late part of the Real Estate of James Symonds being the North  
Westerly part of the said James late Homestead with the House & barn  
thereon bounded & described as follows Viz<sup>t</sup> begining at the Northerly corner  
thereof near the way or street thence running Southwesterly upon said way  
or street four poles to a stake in the ground thence Southwesterly or West-  
erly across Land late of said James Symonds to a stake in or by the fence  
at two Poles Distance Southerly from the Westerly or Westernmost Corner  
of the same Land & from the same Stake Northwesterly to the same corner  
& thence Northwesterly as the fence runs upon the Northwesterly side  
of the Premises (which was said James Land) to the Corner first mentio-  
ned which last mentioned Land with the House and Barn thereon  
were set off to me on the Eighteenth Day of Sep<sup>r</sup> last to satisfy an execution  
in my favour against the said James so that I hereby reserve & save  
to the said James Symonds his Heirs Exec<sup>rs</sup> Adm<sup>rs</sup> & assigns Equity by  
redemption of the same as by Law is Prescribed To Have and to  
hold the same to the said John Rowe saving as aforesaid & so to  
his Heirs to his and their use and behoof forever and I do Covenant  
with the said John Rowe & his Heirs and assigns that I am Lawfully  
bound in Fee of the Premises that they are free of all Incumbrances that

Sam<sup>l</sup> Buffum  
to  
John Rowe Esq<sup>r</sup>  
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I have good right to sell and convey the same to the said John Rowe & to his Heirs to hold as aforesaid saving as aforesaid as that I will Warrant and defend the same to the said John Rowe and to his Heirs and assigns forever against the lawful Claim and Demands of all Persons saving only as aforesaid and Lucee my said wife for the Consideration aforesaid and for a Shilling on paid to her doth Consent here to & grant & Release her Dower & Rig in the Premises aforesaid to the said John Rowe and to his Heirs to the same to him and them In Witness whereof I and my said wife do hereto put our Hands & Seals the twelfth Day of May A. D. 1767

Signed sealed and Del. by Samuel  
in presence of us  
John Higginson  
Mehetabel Higginson

Samuel Buffum & ad.  
Lucretia Buffum & o. s.

Signed sealed and Del. by Lucretia  
in presence of us  
Sam. Derby  
Andrew Brimmer

Essex May 12. 1767 Then  
within named Samuel Buff.  
Personally appeared & Acknow  
ledged the within written

Instrument to be his free Deed before Joseph Rowditch. Jus. of Pa  
& Essex Rec. on Record May 12. 1767 and entered and Examined  
by John Higginson, Secy.

Isaac Martin  
to  
Francis Choate

To all People to whom these Presents shall come greeting An  
yea that I Isaac Martin of Ipswich in the County of Essex in  
New England Maines for and in Consideration of the full sum  
four Hundred pound old Tenn. in good Bills of Publick Credit. to  
in hand before the signing and Delivery of these Presents well an  
tully paid by Francis Choate of the Town and County aforesaid Gen  
man the Receipt whereof I do hereby Acknowledge & my self therea  
fully satisfied and thereof and from every part thereof acquit & full  
discharge him the said Francis Choate & his Heirs & Executors an  
Administrators forever by these Presents do fully freely clearly  
absolutely give grant bargain sell set over convey & confirm  
unto him the said Francis Choate & unto his Heirs & assigns fore  
a certain Tract or parcel of Land containing Two Acres of Land  
the same more or less situate lying and being in Ipswich afo  
and is bounded as followeth. begining at the Southwesterly Corner  
Francis Cogswells Land near the Country Road thence Running  
Southerly on on the said Road till it comes to the Norwesterly Co  
of the Widow Susanna Woods whomsted thence Easterly to y<sup>e</sup> Co  
of said whomsted thence Southerly on said whomsted to the High  
the Easterly on the Landing place to the mouth of the creek the  
Running Northerly to Francis Cogswells Land thence Running West  
Bounding on said Cogswells Land to the Corner by the Highway  
the bounds just mentioned also the Dwelling House and 15  
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we of 1792  
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Know all Men by these presents that I John Rowe Esq<sup>r</sup> of Boston in the County of  
Suffolk & Commonwealth of Massachusetts merchant in consideration of three  
hundred & thirty pounds lawful money paid me by Ephraim Emerson of  
Salem in the County of Essex & Commonwealth aforesaid merchant, the receipt  
whereof I do hereby acknowledge do hereby give grant sell & convey unto  
the said Ephraim Emerson his heirs & assigns a piece of land in said Salem con-  
taining thirty two poles bounded north westerly on a town way four poles south  
westerly on land now or late of Jonathan Buffum eight poles south easterly on  
land late of Tho<sup>s</sup> Blaney now deceased by a straight line four poles & north  
easterly by land of said Blaney by a straight line eight poles with the dwell-  
ing house thereon & the privileges & appurtenances thereto belonging  
To have & to hold the same to the said Ephraim Emerson & to his heirs to  
him & their use & behoof forever, and I do covenant with the said Ep-  
hraim Emerson & his heirs & assigns that I am lawfully seized in fee  
of the premises that they are free of all incumbrances that I have good  
right to sell & convey the same to the said Ephraim Emerson & to his heirs  
& assigns, and that I will warrant & defend the same to the said Ephraim  
Emerson & to his heirs & assigns forever against the lawful claims & demands  
of any persons In witness whereof I have put my hand & seal  
the third Day of April A.D. 1782.

John Rowe & a seal  
Signed sealed & delivered  
in presence of us  
Edw<sup>d</sup> Britton  
Adam Bullard

Suffolk Co April 12<sup>th</sup> 1782 personally appear  
& the abovesaid John Rowe & owned this  
Instrument to be his free Act & Deed  
before me Tho<sup>s</sup> Cruise Just Peace

Essex Co Dec<sup>r</sup> April 26 1782 & recorded & exam<sup>d</sup> by John Pickering  
Notary

Mark Ashell  
to Dutch  
wife

Know all Men by these presents that I Mark Ashell of Ipswich in the County of  
Essex yeoman in consideration of forty pounds lawful money paid me by  
Nathaniel Dutch of Ipswich aforesaid joiner & Sarah his wife, and also in  
consideration of natural love & affection I have to my said daughter Sarah  
Dutch the receipt whereof I do hereby acknowledge do hereby give grant  
sell & convey to the said Nathaniel Dutch & Sarah Dutch & to their heirs ex-  
ecutors Administrators & assigns forever, an undivided moiety of my inter-  
est in a certain tract of pasture land situate in said Ipswich the whole  
contains about thirty acres more or less & is bounded as inclosed within  
fence southerly on the Country road westerly on James Lords land in part  
& partly on muddy river, northerly on land of Daniel Safford, easterly on  
a road that leads to muddy river in part & partly on land of William Dodge  
& other to the road the bounds first mentioned, said land lay in common with  
lands of Mark Ashell just also the one third part of my Pew in the said parish  
meeting house in Ipswich Number twenty seven. To have & to hold the same  
to the said Nathaniel Dutch & Sarah Dutch & to their heirs to them & their  
use & behoof forever, and I do covenant with the said Nathaniel & Sarah  
& with their heirs & assigns that I am lawfully seized in fee of the premises  
that they are free of all incumbrances that I have good right to sell  
& convey the same to the said Nathaniel & Sarah & to their heirs & assigns  
to hold as aforesaid

bearing even date with these presents given by the said John Hovey to the said Thomas... or order to pay the same sum and interest at the time aforesaid, shall both be void; otherwise shall remain in full force. *In witness* whereof I the said John Hovey and I Elisabeth wife of said John in consideration of one dollar paid me by said Thomas (the receipt of which I acknowledge) do hereby release to him and his heirs and assigns all my right of dower in the premises on condition aforesaid and have hereunto set our hands and seals this first day of January in the year of our Lord one thousand eight hundred and twenty five...

John Hovey... seal  
Elisabeth Hovey... seal

signed, sealed and delivered }  
in presence of us } Essex ss. February 10. 1825. Then the abovesaid John Hovey ac.  
Francis Hovey jun: } acknowledged the above instrument to be his free act and deed.  
before me Nathl Lord jr. Just. of Peace

Essex ss. Received February 11. 1825. 9 o'clock A.M. precisely  
recorded and examined by Amos Choate Reg

+ with?  
Ja. C. Tuttle & wife

Know all Men by these Presents, That we James C. Tuttle chair maker, and Abigail his wife in her right, Daniel Bancroft, housewright, and Sarah his wife in her right, and Ephraim Cloutman, tailor, all of Salem in the County of Essex, in consideration of one thousand dollars to us paid by Mary Tuttle of said Salem, widow, the receipt whereof we do hereby acknowledge, have remised, released and forever quit claimed; and do for ourselves and our heirs by these presents remise, release and forever quit claim unto the said Mary Tuttle her heirs and assigns all that messuage, consisting of the dwelling house and the land under and adjoining the same, lately owned and occupied by Ephraim Emerton deceased, and devised by him to his wife Remembrance Emerton now dec'd. situate on Federal street, however the same may be bounded. *To have and to hold* the aforementioned premises with all the privileges and appurtenances therunto belonging to her the said Mary Tuttle her heirs and assigns forever, so that neither we the said James, Abigail, Daniel, Sarah and Ephraim nor our heirs, or any other person or persons claiming 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 aforesaid premises, or their appurtenances, or to any part or parcel thereof forever. *In witness* whereof we the said James, Abigail, Daniel, Sarah and Ephraim and Lydia his wife who hereby releases all claim of dower in the premises have hereunto set our hands and seals this tenth day of February in the year of our Lord one thousand eight hundred and twenty five.

signed, sealed and delivered in presence of }  
Benj. Merrill } George Tuttle }  
Essex ss. February 11. 1825. Then the abovesaid }  
James C. Tuttle, Abigail his wife, Daniel Bancroft }  
Sarah his wife, and Ephraim Cloutman acknowl- }  
edged the above instrument to be their free }  
act and deed. } before me Benj. Merrill Just. of Peace

James C. Tuttle... seal  
Abigail Tuttle... seal  
Dand Bancroft... seal  
Sarah Bancroft... seal  
Ephraim Cloutman... seal  
Lydia Cloutman... seal

Essex ss. Received February 11. 1825. recorded and examined by Amos Choate Reg

William Pearson

Know all Men by these Presents, That I William Pearson of Salem in the County of Essex to  
Essex Co. Cogswell

eight hundred and thirty four.      Nicha broff --- Seal.  
 Signed sealed and delivered      Mary broff --- Seal.  
 in presence of  
 George Titcomb ---  
 Percob & Spalding } Exer. J. May 27<sup>th</sup> 1834. Then the afore-  
 -nally acknowledged the aforewritten instrument by them sealed, to  
 be their deed, before me.      George Titcomb - Justice of the Peace.  
 Exer. J. Rec<sup>d</sup> October 6<sup>th</sup> 1835. Recorded & examined, by N. H. French Esq.

Mary Tuttle  
 to  
 Henry Tuttle.

Know all men by these Presents,

That I Mary Tuttle of Salem, County of Essex, Widow, in consid-  
 -eration of the sum of Eight Hundred Dollars to me paid by  
 Henry L. Tuttle of said Salem, Physician, the receipt whereof  
 I do hereby acknowledge, do hereby give, grant, sell and convey  
 unto the said Henry L. Tuttle and his heirs and assigns, all  
 that messuage and dwelling house and the land under and  
 adjoining the same situate by Federal Street, so called, in said  
 Salem, and being the same that was conveyed to me, James  
 L. Tuttle, Daniel Bancroft and Ephraim Cloutman by Deed  
 dated Feby 10<sup>th</sup> 1825, recorded in the Registry of said County  
 Book 236 Leaf 232 and being the estate formerly of Ephraim  
 Emerton and described in his deed thereof from John  
 Rowe, recorded in said Registry Book 139 Leaf 96, as follows,  
 "A piece of land containing thirty poles bounded Northwest-  
 -ly on a Town way four poles, Southwestly on land formerly of  
 S. Buffum, eight poles, Southeastly on land John<sup>s</sup> Blaney  
 by a straight line four pole & Northeastly by land of said  
 Blaney by a straight line eight poles, with a dwelling house  
 &c thereon. To have and to hold the afore-granted  
 premises to the said Henry L. Tuttle, his heirs and assigns, to his  
 and their use and behoof forever. And I do covenant with the  
 said Henry L. Tuttle, his heirs and assigns, that I am lawfully  
 seized in fee of the afore granted premises, that they are free  
 of all incumbrances, that I have good right to sell and convey  
 the same to the said Henry L. Tuttle and that I will warrant  
 and defend the same premises to the said Henry L. and to his  
 heirs and assigns, forever, against the lawful claims and de-  
 -mands of all persons. In witness whereof, I the said

eight hundred and thirty four.      Nicha broff --- Seal.  
 Signed sealed and delivered      Mary broff --- Seal.  
 in presence of  
 George Titcomb ---  
 Percob & Spalding } Exer. J. May 27<sup>th</sup> 1834. Then the afore-  
 -nally acknowledged the aforewritten instrument by them sealed, to  
 be their deed, before me.      George Titcomb - Justice of the Peace.  
 Exer. J. Rec<sup>d</sup> October 6<sup>th</sup> 1835. Recorded & examined, by N. H. French Esq.

Mary Tuttle  
 to  
 Henry Tuttle.

Know all men by these Presents,

That I Mary Tuttle of Salem, County of Essex, Widow, in consid-  
 -eration of the sum of Eight Hundred Dollars to me paid by  
 Henry L. Tuttle of said Salem, Physician, the receipt whereof  
 I do hereby acknowledge, do hereby give, grant, sell and convey  
 unto the said Henry L. Tuttle and his heirs and assigns, all  
 that messuage and dwelling house and the land under and  
 adjoining the same situate by Federal Street, so called, in said  
 Salem, and being the same that was conveyed to me, James  
 L. Tuttle, Daniel Bancroft and Ephraim Cloutman by Deed  
 dated Feby 10<sup>th</sup> 1825, recorded in the Registry of said County  
 Book 236 Leaf 232 and being the estate formerly of Ephraim  
 Emerton and described in his deed thereof from John  
 Rowe, recorded in said Registry Book 139 Leaf 96, as follows,  
 "A piece of land containing thirty poles bounded Northwest-  
 -ly on a Town way four poles, Southwestly on land formerly of  
 S. Buffum, eight poles, Southeastly on land John<sup>s</sup> Blaney  
 by a straight line four pole & Northeastly by land of said  
 Blaney by a straight line eight poles, with a dwelling house  
 &c thereon. To have and to hold the afore-granted  
 premises to the said Henry L. Tuttle, his heirs and assigns, to his  
 and their use and behoof forever. And I do covenant with the  
 said Henry L. Tuttle, his heirs and assigns, that I am lawfully  
 seized in fee of the afore granted premises, that they are free  
 of all incumbrances, that I have good right to sell and convey  
 the same to the said Henry L. Tuttle and that I will warrant  
 and defend the same premises to the said Henry L. and to his  
 heirs and assigns, forever, against the lawful claims and de-  
 -mands of all persons. In witness whereof, I the said

Mary Tuttle have hereunto set my hand and seal this sixth day of October in the year of our Lord one thousand eight hundred and thirty five.

Mary Tuttle ——— Seal.

Signed sealed and delivered

in presence of  
 Jonathan S. Saunders }  
 Ann Thomdike ——— }  
 Epes. p. October 6<sup>th</sup> 1835. Then the  
 above named Mary Tuttle personal-  
 ly appeared and acknowledged  
 the above instrument to be her free act and deed, before me  
 Jonathan S. Saunders, Justice of the Peace.

Epes. p. Oct<sup>r</sup> October 6<sup>th</sup> 1835. Recorded and examined, by R. H. French Reg.

In Goodhue p.

Know all men by these Presents, That

I John Goodhue, Junior, of Epes in the County of Epes and Dan<sup>l</sup> Norton Jr.  
 Commonwealth of Massachusetts, Shipwright, in consideration  
 of the sum of Four hundred dollars to me paid by Daniel Norton  
 Junior, of said town of Epes hereinafter the receipt whereof  
 I do hereby acknowledge, do hereby give, grant, sell and convey un-  
 to the said Daniel Norton Junior, his heirs and assigns forever,  
 a certain piece of land with an unfinished dwelling house  
 thereon situated in said town of Epes, containing thirty square  
 rods more or less bounded as follows (viz) beginning at the  
 Northeastly corner by the County road by land of Charles  
 Story, thence Southeastly by land of said Charles and land  
 of Jonathan Story third six rods and fourteen links to a sta-  
 ke, thence Southwestly by land of said Goodhue five rods  
 and five links to a stake, thence Northwestly by said Good-  
 hue's land four rods and twenty links to a stake by the road,  
 thence Northeastly by said road six rods and seven links to  
 the corner first mentioned. The said Daniel Norton Junior  
 his heirs and assigns to make and maintain a good and  
 sufficient fence the whole length of the line on the South-  
 easterly side of the premises, and one half of the fence on the  
 line on the Southwestly side of said premises. To have  
 and to hold the afore granted premises to the said Dan-  
 iel Norton Junior his heirs and assigns, to his & their use  
 and behoof forever. And I do covenant with the said Dan-  
 iel Norton Junior his heirs and assigns, that I am lawfully  
 seized in fee of the afore granted premises, that they are free of

covenant with the said grantee and her 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 said grantee and her heirs and assigns forever against the lawful claims and demands of all persons, and for the consideration of said S. Mchitable Swett wife of D. W. Swett and Abby Swett wife of Jas M. Swett and Mary Swett wife of Wm W. Swett and Sarah Swett wife of James W. Swett do hereby release unto the grantee and her heirs and assigns all right of a to both Dower and Homestead in the granted premises. In witness whereof we the said David W. Swett, Mchitable Swett, James M. Swett, Abby Swett, Wm W. Swett, Mary Swett, James W. Swett and Sarah Swett hereunto set our hands and seals, this Seventh day of December in the year one thousand eight hundred and seventy six.

Signed, and sealed in presence of	David W. Swett	Seal
Edw. B. Nealley.	Mchitable S. Swett	Seal
H. So. Follansbee to D. W. S.	James M. Swett	Seal
Mary E. Hopkins to M. S. S.	Abbie Swett	Seal
State of Maine, Benbowcot County	W. W. Swett	Seal
Personally appeared before me James H. Swett, Abby Swett, William W. Swett	Mary Swett	Seal
	James W. Swett	Seal
	Sarah Swett	Seal

Mary Swett, James W. Swett, Sarah Swett & acknowledged the within instrument to be their free act and deed this ninth day of December A. D. 1876.

Edw B. Nealley Justice of the Peace

Commonwealth of Massachusetts, Essex Decem 14. 1876. Then personally appeared the above named David W. Swett and acknowledged the foregoing instrument to be his free act and deed. Before me H. So. Follansbee Justice of the Peace

Resepas Reid, Jan 3. 1877. 15 m. part 3 P. M. Recd & by John Brown Recd

H. O. Suttle  
S. A. Macintire

In our all men by these Presents that I Henry O. Suttle of Salem, in the County of Essex and Commonwealth of Massachusetts, in consideration of Two hundred dollars to me paid by Samuel A. Macintire of said Salem the receipt whereof is hereby acknowledged, do

herely give, grant, bargain, sell, and convey unto the said Samuel W. Macintire and his heirs and assigns forever, all that lot of land in said Salem, with the buildings thereon which is thus bounded and described, viz: Northwesterly on Federal Street, eighty six feet North-  
 easterly by lands of Allen, one hundred and thirty two feet. Southeastery on a way  
 eighty six feet. and Southwesterly on land of Braden, one hundred and thirty two feet.  
 being the same estate conveyed by Ubay Suttle to my father Henry B. Suttle by deed  
 dated Oct 6, A.D. 1835, and recorded with Essex Deeds - 285. leaf 67 and the same estate con-  
 veyed in mortgage by said grantor to said grantee by mortgage Deed dated Feb 7, 1870.  
 for \$200, and Dec 7, 1872, for \$300, and Feb 8, 1875, for \$200, and Aug 19, 1875 for \$200.  
 To have and to hold the granted premises, with all the privileges and appur-  
 tenances thereto belonging, to the said Samuel W. Macintire 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, save 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 his heirs and assigns  
 forever against the lawful claims and demands of all persons save as above. Pro-  
 vided 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 in one year from this date, with interest semiannually at the rate of Ten  
 per cent, per annum, and until such payment shall pay all taxes and assessments  
 on the granted premises; shall keep the buildings thereon insured against  
 fire in a sum not less than One Thousand dollars, for the benefit of the grantee,  
 and his executors, administrators, and assigns, at such Insurance Office as they  
 shall approve, and shall not commit or suffer any strip or waste of the granted  
 premises, or any breach of any covenant herein contained, then this deed, as also a  
 note of even date herewith, signed by me, whereby I promise to pay to the grantee  
 or order the said sum and interest at the times aforesaid, shall be void. But upon  
 any default in the performance or observance of the foregoing conditions, the grantee  
 or his executors, administrators, or assigns, may sell the granted premises, or such por-  
 tion thereof as may remain subject to this mortgage in case of any partial release  
 hereof, together with all improvements that may be thereon, at public auction in

Possession  
 see  
 A. 994, So, 239.  
 2 Insts.  
 see  
 A. 996, So, 184.



said Salem first publishing a notice of the time and place of sale once each week for three successive weeks in one or more newspapers 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 the money arising from such sale the grantee or his representatives shall be entitled to retain all sums then received by this deed, whether then or thereafter payable, including all costs, charges, and expenses incurred or sustained by reason of any failure or default on the part of me or of my representatives to perform and fulfil the conditions of this deed, rendering the surplus, if any, to me or my heirs or assigns. 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 of the conditions of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof; and for the considerations aforesaid I Adeline W. Tuttle wife of said Henry W. Tuttle 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 Henry W. Tuttle and Adeline W. Tuttle hereunto set our hands and seals this Third day of January in the year one thousand eight hundred and seventy seven.

Signed, sealed, and delivered, } Henry W. Tuttle seal  
in presence of B. H. Symonds. } Adeline W. Tuttle seal  
Alice B. Perry . . . . . } Commonwealth of Massachusetts, Essex

ss January 3<sup>rd</sup> 1877. Then personally appeared the above named Henry W. Tuttle and acknowledged the foregoing instrument to be his free act and deed.

Before me James W. Gillis Justice of the Peace  
Essex Co. Recd. Jan'y 3, 1877. 10 m. before 4 P. M. Recorded & Examined

by John B. Round Reg.

signs to their own use and behoof forever, subject nevertheless to the conditions therein contained and to redemption according to law In witness whereof

I hereto set my hand and seal this third day of May A. D. 1878.

Signed and sealed in the } S. A. Macintire seal  
presence of F. L. Evans } Commonwealth of Massachusetts Essex ss.  
May 9<sup>th</sup> 1878. Then personally appeared the above named Samuel A. MacIntire  
and acknowledged the foregoing instrument to be his free act and deed.

before me, J. A. Gillis Justice of the Peace.

Essex ss. Rec<sup>d</sup> May 9, 1878. 10 m. past 11 A.M. Rec<sup>d</sup> by Eph<sup>m</sup> Brown Reg<sup>r</sup>

H. A. Tuttle  
to  
E. Woodbury

Know all men by these presents that I Henry A. Tuttle of Salem  
in the County of Essex and Commonwealth of Massachusetts in consideration  
of forty  $\frac{9}{100}$  — paid by Ezra Woodbury of said Salem the receipt whereof is  
hereby acknowledged, do hereby remise, release, and forever quitclaim unto the  
said Woodbury, all that certain lot of land situate in said Salem with the  
buildings thereon which is bounded and described as follows: Northwesterly  
on Federal Street sixty six feet, Northeasterly by land of Allen one hundred  
and thirty two feet Southeastly on a way sixty six feet, and Southwesterly on  
land of Braden one hundred and thirty two feet. To have and to hold  
the granted premises, with all the privileges and appurtenances thereto  
belonging to the said grantee and his heirs and assigns, to their own use  
and behoof forever...do hereby release unto the said grantee and his heirs and  
assigns all right of or to both dower and homestead in the granted prem-  
ises. In witness whereof I the said Henry A. Tuttle herewith set our  
hands and seals this eighth day of May in the year one thousand eight  
hundred and seventy eight.

Henry A. Tuttle seal

Signed, sealed and delivered }  
in presence of J. A. Gillis } Commonwealth of Massachusetts Essex ss.  
May 13<sup>th</sup> 1878. Then personally appeared the above named Henry A. Tuttle and  
acknowledged the foregoing instrument to be his free act and deed.

before me, J. A. Gillis Justice of the Peace.

Essex ss. Rec<sup>d</sup> May 9, 1878. 10 m. past 11 A.M. Rec<sup>d</sup> by Eph<sup>m</sup> Brown Reg<sup>r</sup>

with the buildings thereon which is bounded and described as follows: North-  
westerly on Federal street sixty six feet; Northeasterly by land of Allen, one  
hundred and thirty two feet; Southeasterly on way sixty six feet; and Southwe-  
sterly on land of Braden one hundred and thirty two feet. These premises being  
subject to four prior mortgages made by Henry A. Tuttle to Samuel A. MacIntire.  
To have and to hold the same to the said grantee and his heirs and  
assigns, to their own use and behoof forever. In witness whereof, I the said  
Samuel A. Mac Intire hereunto set my hand and seal this third day of May  
in the year one thousand eight hundred and seventy eight.

Signed and sealed } Saml A. Macintire seal  
in presence of F. L. Brant } Commonwealth of Massachusetts Essex ss. May  
9, 1878. Then personally appeared the above named Samuel A. Mac Intire and  
acknowledged the foregoing instrument to be his free act and deed.

before me, J. A. Gillis Justice of the Peace.

Essex ss. Recd. May 9, 1878. 10 m. past 11 A. M. Recd. by *John Brown Esq.*

Affidavit as to sales  
of estate of  
Henry A. Tuttle

On back foregoing

I Samuel A. Mac Intire the mortgagee named in the foregoing deed, on  
oath depose and say that default has been made in the payment of the prin-  
cipal sum mentioned in the condition of the mortgage deed above referred to,  
the said sum when it became payable, not having been at that time, or at  
any other time, paid or tendered to any person authorized to receive the same;  
and that, pursuant to the provisions under said mortgage, contained in  
said mortgage deed, I published once a week for three successive weeks, to wit:  
on the 15<sup>th</sup>, 22<sup>nd</sup> and 29<sup>th</sup> of April A. D. 1878 in the Salem Register a newspaper  
published in Salem aforesaid, a notice of which the following is a true copy: By  
Perry Collier, Auctioneer, 24 3/2 Essex Street. Mortgagee's Sale. By virtue of the power  
of sale contained in a certain mortgage deed given by Henry A. Tuttle to Samuel  
A. Macintire, dated on the third day of January, A. D. 1877, and recorded with Es-  
sex Deeds, So. District, book 968, leaf 170, and for breach of condition of said mort-  
gage deed, will be sold at public auction on the premises hereinafter described, on  
Thursday, the 2d. day of May, A. D. 1878, at 10 o'clock in the forenoon: All that certain  
lot of land situate in Salem, in the County of Essex, and Commonwealth of Mas-  
sachusetts, with the building thereon, which is bounded and described as follows:

Northwesterly on Federal street, sixty six feet; northeasterly by land of Allen, one hundred and thirty two feet; southeasterly on a way, sixty six feet; and southwesterly on land of Braden, one hundred and thirty two feet. The above premises are subject to four prior mortgages, amounting to \$900. S. A. Macintire Mortgages Apr 3 1872

And I further depose and say that pursuant to said notice, and at the time and place thereon appointed, on the premises, while the said default continued, I sold the premises conveyed by said mortgage deed at public auction, by Perry Collier a duly licensed auctioneer to Ezra Woodbury named in the foregoing deed for the sum of three hundred  $\frac{3}{100}$  dollars, which amount was bid by the said Woodbury over and above prior mortgages and was the highest bid made thereat said auction, and I have this day delivered to said Woodbury the foregoing deed of said mortgaged premises. Witness my hand this day of May A. D. 1878. Saml A. Macintire

Commonwealth of Massachusetts. Essex ss. May 9<sup>th</sup> 1878. Then personally appeared the above named Samuel A. Mac Intire and made oath that the foregoing statement by him subscribed is true; before me, J. A. Billie Justice of the Peace. Essex ss. Rec<sup>d</sup> May 9, 1878. 10m. past 11 A.M. Rec<sup>d</sup> by Ephm. Brown Reg.

Assignment

Know all men by these presents that I Samuel A. Mac Intire of Salem in the County of Essex, and Commonwealth of Massachusetts, the mortgagee named in a certain mortgage given by Henry A. Tuttle to Samuel A. Mac Intire dated February 8<sup>th</sup> A. D. 1875 and recorded with Essex Deeds B. 921 §. 194; also the mortgage named in a certain mortgage given by Henry A. Tuttle to Samuel A. Mac Intire dated December 7<sup>th</sup> A. D. 1872 and recorded with Essex Deeds B. 869 §. 292; also the mortgage named in a certain mortgage given by Henry A. Tuttle to Samuel A. Mac Intire dated February 7<sup>th</sup> A. D. 1870 and recorded with Essex Deeds B. 790 §. 179; also the mortgage named in a certain mortgage given by Henry A. Tuttle to Samuel A. Mac Intire dated August 13<sup>th</sup> A. D. 1875 and recorded with Essex Deeds B. 34 §. 267; in consideration of nine hundred ninety nine and  $\frac{3}{100}$  dollars paid by Ezra Woodbury of said Salem the receipt whereof is hereby acknowledged, do hereby assign transfer and set over unto the said Ezra Woodbury the said mortgage deeds, the real estate thereby conveyed and the notes and claims thereby secured. To have and to hold the same, to the said Ezra Woodbury and his heirs and a-

S. A. Macintire  
to  
E. Woodbury



The Salem Five Cents Savings Bank, the holder of the within mortgage, here-  
 by acknowledges satisfaction of and discharges the same. IN WITNESS WHERE-  
 OF, the said Salem Five Cents Savings Bank has caused its seal to be here-  
 to affixed and these presents to be signed in its name and behalf by Or-  
 lando S. Leighton its Assistant Treasurer, hereunto duly authorized, this  
 sixth day of January in the year nineteen hundred and twenty six  
 COMMONWEALTH OF MASSACHUSETTS) Salem Five Cents Savings Bank (seal)  
 Essex, ss. On this 6 day of ) By Orlando S. Leighton, Asst. Treasurer.  
 January 1926, before me appeared Orlando S. Leighton, to me personally  
 known, who, being by me duly sworn, did say that he is the Assistant Treas-  
 urer of said Salem Five Cents Savings Bank, that said instrument was signed  
 and sealed in behalf of said corporation by authority of its Board of In-  
 vestment, and that said Corporation has no corporate seal; and said Treas-  
 urer acknowledged said instrument to be the free act and deed of said Cor-  
 poration. William P. Hubon Justice of the Peace.  
 Essex ss. Received Jan. 6, 1926. 2 m. past 1 P.M. Recorded and Examined.

Discharge  
 Salem F.C.S.Bk.  
 On Back M. Deed  
 Rec. B. 2641  
 P. 146

I, Orille A. L'Heureux of Salem, Essex County, Massachusetts being unmar-  
 ried, for consideration paid, grant to Thomas F. Little of Salem with WAR-  
 RANTY COVENANTS the land in said SALEM bounded and described as follows:  
 viz: Northwesterly by Federal Street sixty seven (67) feet more or less;  
 northeasterly by land formerly of Gray one hundred thirty two and eighty  
 one hundredths (132.80) feet more or less; southeasterly by land now or  
 formerly of Sheridan sixty six and fourteen one hundredths (66.14) feet;  
 more or less; southwestery by land formerly of Braden now Saunders one hun-  
 dred thirty three and seventy five one hundredths (133.75) feet more or  
 less to the point of beginning being the same premises conveyed to me by  
 Ezra L. Woodbury et al. of Salem by deeds recorded in Essex South District  
 Registry of Deeds, Book 2641, Page 145, Book 2641, Page 146, and also re-  
 ferred to a plan to be recorded herewith. WITNESS my hand and seal this  
 6th day of January 1926. Orille A. L'Heureux (seal)  
 COMMONWEALTH OF MASSACHUSETTS Essex ss. January 6 1926. Then personally  
 appeared the above named Orille A. L'Heureux and acknowledged the forego-  
 ing instrument to be - free act and deed, before me  
 Frederick J. Norris Justice of the Peace.  
 My commission expires Feb. 14, 1930.  
 Essex ss. Received Jan. 6, 1926, 2 m. past 1 P.M. Recorded and Examined.

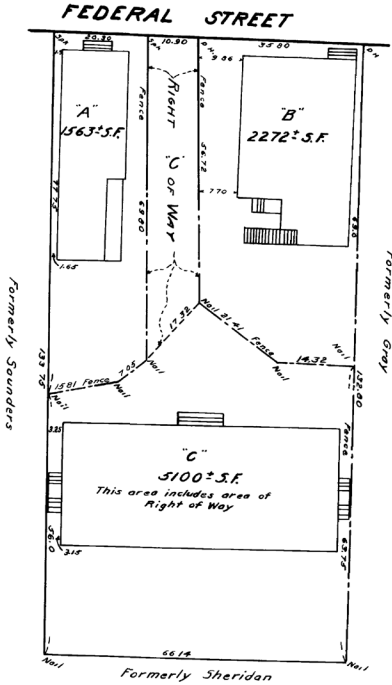
L'Heureux  
 to  
 Little  
 & Plan  
 Two \$5.  
 One \$2. &  
 Two .50  
 R. Stamps  
 Documentary  
 Canceled.

See Plan Book 45  
 Plan 29 A

I, Frederick S. Hart, of Lynn, Essex County, Massachusetts, for considera-  
 tion paid, grant to Samuel C. Hutchinson of said Lynn with MORTGAGE COVE-

Hart  
 to  
 Hutchinson  
 (over)

**BK. 45**  
**PL. 29-A**



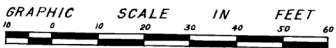
**PLAN OF LAND**  
**IN**  
**SALEM, MASSACHUSETTS.**

OWNED BY  
**ORILLE L'HEUREUX**  
SCALE 1 INCH = 10 FEET  
DEC. 1925

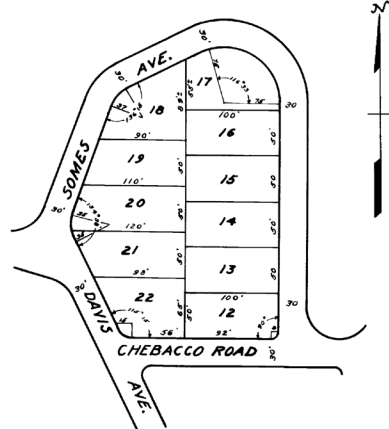
Book of Plans 45, Plan No. 29a  
Salem, Jan. 6, 1926. Rec. B Ent. in  
Essex Reg. Deeds So. Dist. With  
deed Orille A. L'Heureux to Thomas  
F. Little. Rec. B. 2663 P. 163  
Attest: Moody Kimball, Reg.

SHAY & LEARY, CIVIL ENGINEERS.  
25 EXCHANGE ST., LYNN, MASS.  
51 WASHINGTON ST., SALEM, MASS.

This plan has been reduced. For  
correct scaling see original on file.



**BK. 45**  
**PL. 29-B**



**PLAN**  
**OF**  
**LOTS 12 TO 22**  
**FERNCLIFF**  
**GLOUCESTER, MASS.**  
SCALE 1 INCH = 50 FEET  
F. D. LOW, SURV.

Book of Plans 45, Plan No. 29 b  
Salem, Jan. 9, 1926. Rec. B Ent. in  
Essex Reg. Deeds So. Dist. With  
deed George H. Perkins to Mary  
E. Sutherland. Rec. B. 2668 P. 294  
Attest: Robert W. Osgood, asst. Reg.

This plan has been reduced. For  
correct scaling see original on file.



corded herewith. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. I, Jeremiah J. Quirk husband of said mortgagor release to the mortgagee all rights of Curtesy and homestead and other interests in the mortgaged premises. WITNESS our hands and seal- this fourteenth day of January 1926.

Witness to both C. A. Murphy ) Ethel K. Quirk (seal)  
COMMONWEALTH OF MASSACHUSETTS ) Jeremiah J. Quirk (seal)

Essex ss. Salem, January 14, 1926. Then personally appeared the above named Ethel K. Quirk and acknowledged the foregoing instrument to be her free act and deed, before me Charles A. Murphy Notary Public

My commission expires May 3, 1929

Essex ss. Received Jan. 14, 1926. 40 m. past 12 P. M. Recorded and Examined.

I, Thomas F. Little of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to John P. Shallow of Salem, Essex County, with WARRANTY COVENANTS the land in Salem with buildings thereon bounded and described as follows: Northwesterly by Federal Street thirty five and 80/100 feet; Northeasterly by land formerly of Gray sixty nine feet; Southeasterly fourteen and 32/100 feet, Southerly twenty one and 41/100 feet and Southwesterly fifty six and 72/100 feet, all by lot C, as shown on plan hereinafter mentioned, the last bound being by the Right-of-Way shown on said plan. Being shown as lot "B" on plan dated Dec. 1925, Shay & Leary, C.Es. filed in the Registry of Deeds, So. Dist. in Plan Book 45 Plan 29A, containing about twenty two hundred seventy two square feet of land. Said land has the benefit of an easement over said Right-of-Way in common with the owners and occupants of lots A and C as shown on said plan, which way is to be kept forever open. Being the same premises conveyed to me by deed of Oville L'Heuereau recorded with Essex South District Reg. of Deeds. WITNESS my hand and seal this 14th day of January 1926.

Little  
to  
Shallow  
One \$5. R.  
Stamp  
Documentary  
Canceled.

Walter T. Wilson to T. F. L. ) Thomas F. Little (seal)  
COMMONWEALTH OF MASSACHUSETTS Essex ss. January 14th 1926. Then personally appeared the above named Thomas F. Little and acknowledged the foregoing instrument to be his free act and deed, before me

Walter T. Wilson Justice of the Peace

My commission expires Sept. 3, 1926.

Essex ss. Received Jan. 14, 1926. 50 m. past 12 P. M. Recorded and Examined

I, John P. Shallow of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Thomas F. Little of Salem Essex County, Massachusetts, with MORTGAGE COVENANTS, to secure the payment of Thirty nine Little

Shallow  
to  
Little  
(over)



purchase price at time of sale. Other terms will be made known at the time of the sale. C. Herbert Poor, G. W. Munsey, Jr., attorney, Sept. 14, 1933. 15-22-29 Pursuant to said notice at the time and place therein appointed, I sold the mortgaged premises at public auction by Roscoe S. Mills an auctioneer, to C. Herbert Poor above named, for two hundred Dollars bid by C. Herbert Poor being the highest bid made therefor at said auction  
 Signed and sworn to by the ) C. Herbert Poor  
 said C. Herbert Poor Oct. 9th 1933, before me

George W. Munsey, Jr. Notary Public

My commission expires April 4, 1935.

Essex ss. Received Dec. 12, 1933. 42 m. past 11 A.M. Recorded and Examined.

We, Mary Shallow and John Shallow, both of Salem, Essex County, Massachusetts for consideration paid, grant to Joseph F. Shallow and Edward J. Shallow both of Salem in said County with WARRANTY COVENANTS the land in SALEM with buildings thereon bounded and described as follows: Northwest-erly by Federal Street thirty five and 80/100 feet; Northeasterly by land formerly of Gray sixty nine feet; Southeasterly fourteen and 32/100 feet; Southerly twenty one and 41/100 feet and Southwesterly fifty six and 72/100 feet, all by lot C, as shown on plan hereinafter mentioned, the last bound being by the Right-of-Way shown on said plan. Begin shown as lot "B" on plan dated Dec. 1925, Shay & Leary, C. E. filed in the Registry of Deeds, So. Dist. in Plan Book 45 Plan 29A, containing about twenty two hundred seventy two square feet of land. Said land has the benefit of an ease-ment over said Right-of-Way in common with the owners and occupants of lots A and C as shown on said plan, which way is to be kept forever open. Being the same premises conveyed to John P. Shallow by Thomas F. Little by deed dated January 14, 1926 and recorded in Essex South District, Regis-try of Deeds, Book 2665, Page 319, and being acquired by the grantors as heirs at law of the said John P. Shallow, deceased. For title see Essex Probate No. 172172. And we, Mary Shallow and John Shallow, husband and wife, release our respective rights of dower and courtesy, if any, in the above granted premises and all other rights and interests therein. Subject to any encumbrances of record. WITNESS our hands and seals this eleventh day of December 1933.

Mary Shallow (seal)

Jos. B. Saunders to both ) John Shallow (seal)

THE COMMONWEALTH OF MASSACHUSETTS Essex, ss. December 11, 1933. Then personally appeared the above-named Mary Shallow and John Shallow and ac-knowledged the foregoing instrument to be their free act and deed,

before me Jos. B. Saunders Justice of the Peace

Shallow  
 et ux  
 to  
 Shallow  
 et al

heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law and of this instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural neuter or feminine. This mortgage is upon the Statutory Condition, for any breach of which, or for any breach of any of the aforementioned provisions, covenants, or conditions of which, the holder hereof shall have the Statutory Power of Sale. WITNESS our hands and seals this fourth day of January 1945.

Signed and sealed in the presence of Benjamin Lederman ) Roy P. Glidden (seal)  
 ) Doris I. Glidden (seal)

COMMONWEALTH OF MASSACHUSETTS Essex, ss. Beverly, January 4, 1945 Then personally appeared the above named Roy P. Glidden and acknowledged the foregoing instrument to be his free act and deed, before me,

Benjamin Lederman Notary Public

Essex ss. Received Jan. 4, 1945. 9 m. past 3 P.M. Recorded and Examined.

We, Joseph F. Shallow and Edward J. Shallow, both of Salem, Essex County, Massachusetts being unmarried, for consideration paid, grant to Theophile Belleau of said Salem with WARRANTY COVENANTS the land in said SALEM with the buildings thereon, bounded and described as follows: Northwesterly by Federal Street, thirty-five and eighty one-hundredths (35.80) feet; North-easterly by land formerly of Gray, sixty-nine (69) feet; Southeasterly fourteen and thirty-two one-hundredths (14.32) feet; Southerly twenty-one and forty-one one-hundredths (21.41) feet; and Southwesterly fifty-six and seventy-two one-hundredths (56.72) feet, all by Lot C, as shown on plan hereinafter mentioned, the last bound being by the Right-of-Way shown on said plan. Being shown as Lot "B" on plan dated December 1925, Shay & Leary, C. E., filed in the Registry of Deeds, South District, Plan Book 45, Plan 29A, containing about twenty-two hundred seventy-two (2272) square feet of land. Said land has the benefit of an easement over said Right-of-Way in common with the owners and occupants of Lots A and C as shown on said plan, which way is to be kept forever open. Being the same premises conveyed to us by deed of Mary Shallow and John Shallow, dated December 11, 1933, and recorded with Essex South District Deeds, Book 2973, Page 567. Said premises are conveyed subject to the taxes for the year 1944 assessed by the city of Salem. WITNESS our hands and seals this 30th day of June 1944.

Joseph F. Shallow (seal)  
 THE COMMONWEALTH OF ) Edward J. Shallow (seal)

MASSACHUSETTS Essex ss. June 30 1944 Then personally appeared the above named Edward J. Shallow and acknowledged the foregoing instrument to be

Shallow  
 et al  
 to  
 Belleau  
 One \$2.,  
 One .50,  
 Three .25 &  
 One .05  
 R. Stamps  
 Documentary  
 Canceled

herein, either in whole or part. Wherever the words Mortgagor and Mortgagee are used herein they shall include their several heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law and of this instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural, neuter or feminine. In case this loan is paid in full within one year from the date hereof, the Bank reserves the right to charge one full year's interest thereon. WITNESS our hands and seals this ninth day of November 1945.

John George

THE COMMONWEALTH OF MASSACHUSETTS )

Grace George

Essex s.s. November 9th 1945. Then personally appeared the above named John and Grace George and acknowledged the foregoing instrument to be their free act and deed, before me Mary A. Mahoney Notary Public

My commission expires February 21, 1952

Essex ss. Received Nov. 10, 1945. 54 m. past 11 A.M. Recorded and Examined.

Belleau

to

Sewards

Three \$2. &  
One .05  
R. Stamps  
Documentary  
Canceled

I, Theophile Belleau of Salem, Essex County, Massachusetts, for consideration paid, grant to Anna E. Swards of said Salem with QUITCLAIM COVENANTS the land in said SALEM with the buildings thereon, bounded and described as follows: Northwesterly by Federal Street, thirty-five and eighty one-hundredths (35.80) feet; Northeasterly by land formerly of Gray, sixty-nine (69) feet; Southeasterly fourteen and thirty-two one-hundredths (14.32) feet; Southerly twenty-one and forty-one one-hundredths (21.41) feet; and Southwesterly fifty-six and seventy-two one-hundredths (56.72) feet, all by Lot C, as shown on plan hereinafter mentioned, the last bound being by the right of way shown on said plan. Being shown as Lot "B" on plan dated December 1925, Shay & Leary, C. E., filed in the Registry of Deeds, South District, Plan Book 45, Plan 29A, containing about twenty-two hundred seventy-two (2272) square feet of land. Said land has the benefit of an easement over said right of way in common with the owners and occupants of Lots A and C as shown on said plan, which way is to be kept forever open. Being the same premises conveyed to me by Joseph F. Shallow et al by deed dated June 30, 1944, recorded with Essex South District Deeds, Book 3394, Page 413. I, Albina H. Belleau wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein. WITNESS our hands and seals this tenth day of November 1945.

THE COMMONWEALTH OF MASSACHUSETTS )

Theophile Belleau

Essex ss. November 10, 1945. Then )

Albina H. Belleau

personally appeared the above named Theophile Belleau and acknowledged the foregoing instrument to be his free act and deed, before me

4066

598

SKR

B. 16030

P. 184

I, JOHN J. SEWARDS,

~~EXECUTOR of the Will of~~ ADMINISTRATOR of the ESTATE of ~~TRUSTEE of~~ GUARDIAN  
~~of~~ ~~CONSERVATOR of~~ ~~RECEIVER of~~ ~~ESQUIRE at~~ ~~FIDUCIARY of~~ ~~COMMISSIONER~~

ANNA ELVIRA SEWARDS, otherwise known as ANNA SEWARDS,

by power conferred by a license granted to me by the Probate Court in Essex County, dated May 7, 1954,

and every other power,  
for Four Thousand Seven Hundred Fifty and no/100 (\$4750.00) Dollars  
paid, grant to PAUL C. MALAWKA and JEANETTE M. MALAWKA, husband and wife, as tenants  
by the entirety, both of Salem, Essex County, Massachusetts,  
the land in said Salem with the buildings thereon, bounded and described as follows:

NORTHWESTERLY by Federal Street, thirty-five and eighty one-hundredths  
(35.80) feet;  
NORTHEASTERLY by land formerly of Gray, sixty-nine (69) feet;  
SOUTHEASTERLY fourteen and thirty-two one-hundredths (14.32) feet;  
SOUTHERLY twenty-one and forty-one one-hundredths (21.41) feet; and  
SOUTHWESTERLY fifty-six and seventy-two one-hundredths (56.72) feet,

all by Lot C, as shown on plan hereinafter mentioned, the last bound being by the  
right of way shown on said plan.

Being shown as Lot "B" on plan dated December 1925, Shay & Leary, C. E.,  
filed in the Registry of Deeds, South District, Plan Book 45, Plan 29A, containing  
about twenty-two hundred seventy-two (2272) square feet of land. Said land has the  
benefit of an easement over said right of way in common with the owners and occu-  
pants of Lots A and C as shown on said plan, which way is to be kept forever open.

For title of said Anna Elvira Swards, see deed of Theophile Belleau to  
Anna E. Swards, dated November 10, 1945, recorded with Essex South District Registry  
of Deeds, Book 3430, Page 336.

I, ~~John J. Swards~~ hand and seal this eleventh day of May 1954

Mass. Excise Stamps \$ 5.25 affixed  
amount  
and cancelled on back of this instrument

*John J. Swards*  
Administrator of the estate of  
*Anna Elvira Swards*

The Commonwealth of Massachusetts

Essex,

ss.

May 11,

1954

Then personally appeared the above named John J. Swards, Administrator of the  
Estate of Anna Elvira Swards

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

U. S. Docum. Stamps \$ 5.50 affixed  
amount  
and cancelled on back of this instrument

Abraham Ankeles

*Abraham Ankeles*  
Notary Public - ~~State of Massachusetts~~

My commission expires 5 1960

Essex ss. Recorded May 12, 1954. 35 m. past 12 P.M. #135

Return to:  
Hilario M. Cunha  
Adelaide B. Quaresma  
165 Federal ST.  
Salem, MA 01970

03/02/00 1:30 inst. 364  
BK 16224 PG 14

QUITCLAIM DEED

I, **Jeanette M. Malawka**, of Salem, Essex County, Massachusetts, for consideration paid and in full consideration of **One Hundred Eleven Thousand Five Hundred and 00/100 (\$111,500.00) Dollars**, grant to **Hilario M. Cunha and Adelaide B. Quaresma**, as Joint Tenants, with rights of survivorship, of 165 Federal Street, Salem, Massachusetts, **WITH QUITCLAIM COVENANTS**,

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES.

Being the same premises conveyed to the grantor herein by deed of John J. Swards dated May 11, 1954, recorded with the Essex South District Registry of Deeds in Book 4066, Page 598.

EXECUTED under seal this 1<sup>st</sup> day of March, 2000.

*Jeanette M. Malawka*  
Jeanette M. Malawka

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

March 1, 2000

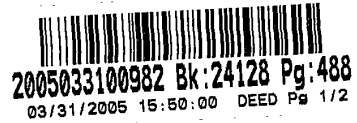
Then personally appeared the above-named Jeanette M. Malawka and acknowledged the foregoing to be her free act and deed, before me,

*Thomas O. Gello*  
Notary Public  
My commission expires: 9/9/2005

**CANCELLED**  
SALEM  
DEEDS REG 10  
ESSEX SOUTH

03/02/00 1:33PM 01  
000000 #4667  
FEE \$508.44  
CASH \$508.44

PROPERTY ADDRESS: 165 FEDERAL STREET, SALEM, MA 01970



125

**DEED**

**WE, Hilario M. Cunha and Adelaide B. Cunha f/k/a Adelaide B. Quaresma,**

for consideration paid of <sup>Four</sup> ~~Two~~ <sup>twenty six</sup> ~~hundred sixty five~~ <sup>\$426,000.00</sup> ~~thousand (\$265,000.00)~~ **dollars**

grant to <sup>A.</sup> ~~Patricia Berking,~~

with QUITCLAIM COVENANTS

The Land in Salem with the Buildings thereon, Being shown as Lot "B" on plan dated **December 1925, Shay & Leary, C.E.**, filed in the Registry of Deeds, South District, Plan **Book 45, Plan 29 A** bounded and described as follows:

- NORTHWESTERLY** by Federal Street, thirty-five and eighty one-hundredths (35.80)feet;
- NORTHEASTERLY** by land formerly of Gray, sixty-nine (69) feet;
- SOUTHERLY** twenty-one and forty-one one-hundredths (21.41) feet,
- SOUTHWESTERLY** fifty-six and seventy-two one-hundredths (56.72) feet.

All of by Lot C, as shown on plan hereinafter mentioned, the last bound being by the right of way shown on said plan, containing about twenty-two hundred seventy-two (2272) square feet of land.

Said land has the benefit of an easement over said right of way in common with the owners and occupants of Lots A and C as shown on said plan, which way is to be kept forever open.

For our title see deed filed with the **Essex South Registry of Deeds at Book 16224, Page 14.**

**CANCELLED**  
SALEM  
DEEDS REGISTRY  
ESSEX SOUTH

03/31/05 3:54PM  
000000 #8873  
FEE  
CASH  
\$1,942.50

11  
125  
2  
& PLAN



**MASTER DEED  
OF  
THE 165 FEDERAL STREET CONDOMINIUM**

I, Patricia A. Berking, of Salem, Massachusetts the owner of the premises in Salem, Essex County, Massachusetts, hereinafter described, by duly executing and recording this Master Deed, do hereby submit said premises to the provisions of Chapter 183A of the General Laws of Massachusetts and propose to create with respect to said premises, a condominium (the Condominium) to be governed by and subject to the provisions of Chapter 183A, and to that end declare and provide the following:

1. **NAME.** The name of the Condominium shall be: The 165 Federal Street Condominium
2. **DESCRIPTION OF LAND.** The premises which constitute the Condominium consist of one parcel of land known as and numbered 165 Federal Street, Salem, Massachusetts, such land being the land conveyed to the Declarant by deed dated March 31, 2005 and recorded at Essex South Registry of Deeds, Book 24128, Page 488 as described in Exhibit A attached hereto.
3. **DESCRIPTION OF THE BUILDING.** The building, (the "Building") is approximately 100 years old and of wood construction, and consists of 3 stories and a basement. The mechanical equipment and meters for each of the Units of the building are located in the basement.
4. **DESIGNATION OF CONDOMINIUM UNITS.** All Units are to be used for residential purposes only. The Building (with the exception of certain common areas) contains 2 Units, as are more particularly described as to designation, location, number of rooms, approximate area and immediately accessible common areas and facilities in Exhibit B attached hereto and the floor plans, consisting of one page and entitled "Floor Plans for 165 Federal Street Condominium, Salem, MA", prepared by North Shore Survey Corporation, dated June 20, 2005 to be recorded herewith. (the "Floor Plans")

Each Unit contains a kitchen, a bath, living/dining rooms, bedrooms and other rooms where so specified on said plans.

LOCUS: Condominium Unit 1 - 165 Federal Street, Salem,  
Massachusetts 01970

51  
129

NO ENV.

2005080300365 Bk:24655 Pg:310  
08/03/2005 11:47:00 DEED Pg 1/5

**THE 165 FEDERAL STREET CONDOMINIUM  
165 Federal Street  
Salem, Massachusetts 01970**

**Grantor: Patricia A. Berking**  
**Grantee: David W. O'Connell**  
**Unit #: 1**  
**Common Area Interest Appurtenant to Unit: 42%**

SALEM  
DEEDS REG 10  
ESSEX SOUTH  
08/03/05 11:47AM 01  
000000 #4270  
FEE \$1014.60  
CASH \$1014.60

Master Deed dated June 28, 2005, recorded on July 6, 2005 in the Essex South District County Registry of Deeds in Book 24523 at Page 478.

Declaration of Trust of The 165 Federal Street Condominium Trust dated June 28, 2005, recorded on July 6, 2005 in Book 24523 at Page 490.

**CONDOMINIUM UNIT DEED**

Patricia A. Berking, hereinafter called the "Grantor", in consideration and in full consideration of the sum of Two Hundred Twenty Two Thousand Two Hundred and 00/100 and 00/100 Dollars (\$222,200.00) paid, grants to

David W. O'Connell, individually, of 165 Federal Street, Unit No. 1, Salem, MA 01970, hereinafter collectively called the "Grantee"

with QUITCLAIM COVENANTS,

the Condominium Unit known as Condominium Unit Number 1, hereinafter called the "Subject Unit", in the Condominium known as The 165 Federal Street Condominium, a Condominium, hereinafter called the "Condominium," established by Master deed dated June 28, 2005, recorded on July 6, 2005 in the Essex South District Registry of Deeds in Book 24523 at Page 490, hereinafter called the "Master Deed".

The Post Office address of the Condominium is 165 Federal Street, Salem, Massachusetts 01970. The land is described in the Master Deed. This Deed, and the Subject Unit, and the Condominium, are subject to the provisions of Massachusetts General Laws, Chapter 183A.



2  
125  
me

JOL

  
2010052800478 Bk:29495 Pg:348  
05/28/2010 01:38 DEED Pg 1/2

Southern Essex District ROD  
Date: 05/28/2010 01:38 PM  
ID: 792212 Doc# 20100528004780  
Fee: \$905.16 Cons: \$198,500.00

Premises Conveyed: 165 Federal Street, Unit 1, Salem, MA 01970

### UNIT DEED

I, David W. O'Connell, of Salem, Essex County, Massachusetts, (hereinafter, "Grantor") for consideration of One Hundred Ninety-Eight Thousand Five Hundred and 00/100 (\$198,500.00) Dollars paid grant to Harry A. Pratt and Kathleen M. Pratt, husband and wife as tenants by the entirety, of 165 Federal Street, Unit 1, Salem, Essex County, Massachusetts, (hereinafter, "Grantee") with QUITCLAIM COVENANTS,

Unit No. 1 of The 165 Federal Street Condominium created by Master Deed dated June 28, 2005, and recorded in Essex County South District Registry of Deeds on July 6, 2005, in Book 24523 Page 478.

The Post Office address of the unit is 165 Federal Street, Unit 1, Salem, MA 01970.

The Unit is shown on the Master Plans of the Condominium filed in the Essex South District Registry of Deeds as set forth hereinabove, and on the Unit Plan of the Subject Unit which is attached to the first deed of the unit recorded in Book 24655 Page 310 and to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record and the first deed of the Unit.

Each of the units in the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

The undivided percentage interest of the unit in the common areas and facilities is 42%.

Conveyed herewith is the exclusive right to use the parking space designated for the Unit on the site plan recorded with the Master Deed.

For Grantor's title see deed dated August 3, 2005, and recorded with Essex South Registry of Deeds in Book 24655 Page 310.

② FF

P.C.5

2011022400416 Bk:30256 Pg:462  
02/24/2011 03:23 DEED Pg 1/2

Property Address: 165 Federal Street, Unit #1, Salem, Essex County, Massachusetts 01970

Quitclaim Deed

We, **HARRY A. PRATT** and **KATHLEEN M. PRATT**, Husband and Wife, as Tenants by the Entirety,

OF

165 Federal Street, Unit #1, Salem, Essex County, Massachusetts;

IN CONSIDERATION OF

A Nominal amount of less than One (\$1.00) Dollar

GRANT TO

**KATHLEEN M. PRATT**, Individually

OF

165 Federal Street, Unit #1, Salem, Essex County, Massachusetts;

WITH QUITCLAIM COVENANTS,

THE FOLLOWING DESCRIBED PREMISES:

Unit No. 1 of The 165 Federal Street Condominium created by Master Deed dated June 28, 2005, and recorded in Essex County South District Registry of Deeds on July 6, 2005, in Book 24523 Page 478.

The Post Office address of the unit is 165 Federal Street, Unit 1, Salem, MA 01970.

The Unit is shown on the Master Plans of the Condominium filed in the Essex South District Registry of Deeds as set forth hereinabove, and on the Unit Plan of the Subject Unit which is attached to the first deed of the unit recorded in Book 24655 Page 310 and to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record and the first deed of the Unit.

RETURN TO:  
PATRICK G. CURLEY, ESQ.  
CURLEY LAW FIRM LLP  
ONE COMMON STREET  
WAKEFIELD, MA 01880



SO.ESSEX #339 Bk:35829 Pg:118  
 04/28/2017 11:38 AM DEED Pg 1/2  
 eRecorded

MASSACHUSETTS EXCISE TAX  
 Southern Essex District ROD  
 Date: 04/28/2017 11:38 AM  
 ID: 1180299 Doc# 20170428003390  
 Fee: \$1,117.20 Cons: \$245,000.00

**QUITCLAIM DEED**

Locus: 165 Federal Street, Unit 1, Salem, Essex County, Massachusetts 01970

I, KATHLEEN M. PRATT, a widowed woman, of Salem, Massachusetts 01970, for consideration paid, and in full consideration of TWO HUNDRED FORTY FIVE THOUSAND and 00/100 Dollars (U.S. \$245,000.00) grant to ERIN STEWART, individually, of 165 Federal Street, Unit 1, Salem, Massachusetts with **QUITCLAIM COVENANTS**

165 Federal Street, Unit 1, Salem, MA

Unit No. 1 of the 165 Federal Street Condominium created by Master Deed dated June 28, 2005 and recorded in Essex County South District Registry of Deeds on July 6, 2005 in Book 24523, Page 478.

The Post Office address of the unit is 165 Federal Street, Unit 1, Salem, MA 01970.

The Unit is shown on the Master Plans of the Condominium filed in the Essex South District Registry of Deeds as set forth hereinabove, and on the Unit Plan of the Subject Unit which is attached to the first deed of the unit recorded in Book 24655, Page 310 and to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c.183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record.

Each of the units of the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

The undivided percentage interest of the unit in the common areas and facilities is 42%.

Conveyed herewith is the exclusive right to use the parking space designated for the Unit on the site plan recorded with the Master Deed.

I hereby release any and all Homestead Rights in the property and further certify that there are no other persons entitled to claim Homestead Rights in the property.

Being the same premises conveyed to the grantor herein by deed recorded with the Essex South Registry of Deeds in Book 30256, Page 462..

28

SO. ESSEX #630 Bk:38299 Pg:257  
02/28/2020 02:11 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 02/28/2020 02:11 PM  
ID: 1347833 Doc# 20200228006300  
Fee: \$1,415.88  
Cons: \$310,500.00

Property Address: 165 Federal Street, Unit 1, Salem, MA 01970

**MASSACHUSETTS UNIT DEED**

I, **ERIN STEWART**, an unmarried woman, of 165 Federal Street, Unit 1, Salem, Essex County, Massachusetts, (hereinafter referred to as "Grantor") for consideration paid and in full consideration of Three Hundred Ten Thousand Five Hundred and 00/100 Dollars (\$310,500.00), hereby grant to **LINDA Y. GOLDSTEIN**, individually, now of 165 Federal Street, Unit 1, Salem, Essex County, Massachusetts (hereinafter referred to as "Grantee")

***with quitclaim covenants***

Unit No. 1 of the 165 Federal Street Condominium created by Master Deed dated June 28, 2005 and recorded with the Essex South District Registry of Deeds on July 6, 2005 in Book 24523, Page 478.

The Post Office address of the Unit is 165 Federal Street, Unit 1, Salem, MA 01970.

The Unit is shown on the Master Plans of the Condominium filed in the Essex South District Registry of Deeds as set forth hereinabove, and on the Unit Plan of the Subject Unit which is attached to the first deed of the unit recorded in Book 24655, Page 310 and to which is affixed a verified statement in the form provided by G.L. c. 183A s. 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record.

Each of the units of the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

The undivided percentage interest of the unit in the common areas and facilities is 42%.

Conveyed herewith is the exclusive right to use the parking space designated for the Unit on the site plan recorded with the Master Deed.

Being the same premises conveyed to Grantor by deed dated April 27, 2017 and recorded on April 28, 2017 with the Essex South District Registry of Deeds in Book 35829, Page 118.

Grantor hereby voluntarily and irrevocably releases and terminates any and all Homestead rights which she may have in the premises, however acquired, while maintaining all Homestead rights with respect to the proceeds from this transaction, and certifies under the pains and penalties of perjury that there are no other person or persons entitled to claim Homestead rights to the within premises pursuant to Chapter 188 of the Massachusetts General Laws.

BW 159

