

DOCUMENTATION
54 DERBY ST.

DEC, 1973

Book 5816 Page 361

Nov. 1, 1971

Michael C. Lignos of Peabody sells to Spiros P. Floris

land and buildings in Salem described:

Beginning at N.E. corner thereof at land now or late of Cleveland running N.W. 52'-8" to land now or late of Sullivan; then running S.W. by Sullivan's land 23'-6" to a point; then running S.W. by same land 13' to a point; then running N.E. by Sullivan's land 49' to Allen St; then running S.W. by Allen St. 27' to land now or late of Gatchell; then running S.E. by said Gatchell land and by land now or late of Carmen Kimball Co. 61'-6"; then running N.E. by same land 4'; then running S.E. by same land 44' to Derby St; then running N.E. by Derby St. 60'-3" to beginning.

for title see Book 5745 p. 216 and
Book 5166 p. 603

Book 5745 page 216 Feb 11, 1971

Charles M. and Dorothy Zolotas of Peabody sell to Michael C. Lignos of Peabody land and buildings in Salem. (same description as above.)

Being same land conveyed Book 5166 p. 603

Book 5166 page 603 April 30, 1964

John L. Rostkowski of Salem sells to Charles M. and Dorothy Zolotas of Peabody land and buildings. (same description as above.)

Being same premises conveyed Book 4931 page 2019

Book 4931 page 19

May 31, 1962

Chester Hineman, Wanda Varalakos, Stanley Hineman,
Michalina Siemiontkowski, John Hineman, Regina
Martin, and Blanche Carberg all of Salem sell to
John L. Rostkowski of Salem land and buildings
(same description as above)

Being same premises conveyed Book 3713 p. 554
to Mila Hineman; see also estate of Mila Hineman
Probate #262,491 and Book 2574 p. 57

Book 3713 page 554 Dec. 20 1947

(Same grantors as above) grant to Mila Hineman
widow of Salem, 2 parcels: the 2nd one is same
land and buildings described above.

Being same premises conveyed to Kostanty Hineman
et ux Book 2574 p. 57.

Book 2574 page 57 Oct. 3 1923

Carmen - Kimball Co. Inc. sells to Konstanty and
Mila Hineman land and buildings in Salem
(same description as above)

Being same premises conveyed Book 2429 p. 158

Book 2429 page 158 Oct. 16 1919

Kevin Carmen of Salem for \$1 and considerations
sells to Carmen - Kimball Co. 2 parcels, the
2nd, land & buildings described:

Beginning at S.E. corner on Derby St. and running
by land of Ebenezer Cleveland 52'-8" to land now or
late of Bridget Sullivan; turning & running W. by
Sullivan land 23'-6"; turning & running N by same

allowed in Probate Court Dec. 1 1868.

Probate # 35708

Epes Cogswell, housewright will drawn July 2 1853

gives to daughters Lucretia and Elizabeth land and 3 houses thereon, land being same in deeds Book 165 p. 278, and Book 260 p. 121

gives to daughters Mary Morgridge and Julia Ann Cleveland (wife of Ebenezer) land + house next to the 1st parcel.

gives to Epes Cogswell Jr. another parcel w/ 2 houses, this one from Joseph Webb Book 216 p. 23(1?)

Codicil 1856 - Lucretia being deceased, her portion goes to Elizabeth.

Book 260 page 121 Mar. 28 1831

James Perkins of Salem for \$8.50 sells to Epes Cogswell, housewright of Salem a strip of land 1' wide and 105' long, bounding N. on Allen St. and S. on Derby St., W. on Cogswell's land, E. on Perkins' land.

Book 165 page 278 June 3, 1800

Edward Allen merchant, of Salem for \$300 sells to Epes Cogswell, housewright of Salem a piece of land bounded: S.E. on Derby St. 63'; S.W. on land of Josiah Gatchell 105'; N.W. on my other land 60'-8"; and N.E. on my other land 105'.

land 2'-6"; then W. by same land 13; then N. by same land 49' to Allen St.; then W. by Allen St. 27' to land now or late of Getchell, running S. by that land and land of other grantors formerly Simon Cotter 105'-6"; then E. on Derby St. 64'-3" to beginning.

Being same premises conveyed by Book 2337 page 209

Book 2337 page 208 Aug. 14 1916

Michael Reardon, trustee under will of Simon Cotter, sells to Nettie Carmen of Salem 2 parcels: the 2nd same as above.

Being same premises conveyed by deed of Alonzo Cleveland et al, exec. under will of Elizabeth Cogswell Book 1377 ^{p. 183} premises being part of same premises conveyed to Epes Cogswell by deeds of Edward Allen and James Perkins, Book 165 p. 278 and Book 260 p. 121.

Book 2337 page 209 same day as above.

Nettie Carmen grants the same parcel to her husband Kevin Carmen.

Book 1377 page 183 May 29, 1893

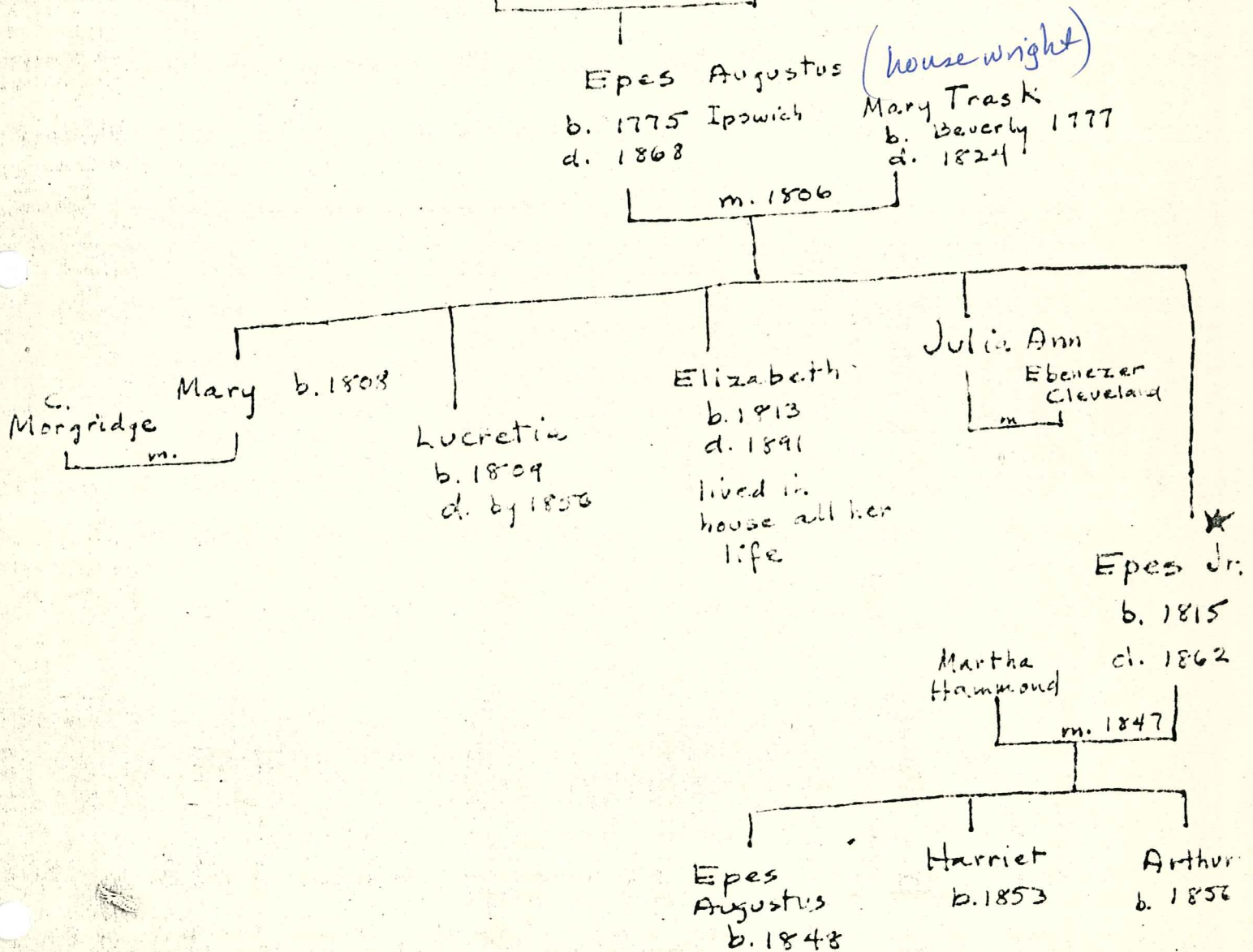
Alonzo B. Cleveland and Epes Augustus Cogswell, exec. of will of Elizabeth Cogswell late of Salem, dec. for \$2885 sell to Simon Cotter of Salem land and 3-story dwelling house # 24 on Derby St. (plus another house on Allen St.) same description as above. for title see will of Epes Cogswell

CITY OF SALEM
TAX RECORDS

Ward 1

1806	Epes Cogswell	house	900
1804	Epes Cogswell	house whf + store	1000
1802	Epes Cogswell	house (indecipherable other things)	1500
1801	} no notation		
1800			

William and Lucretia Cogswell



★ volunteered in the service of his country, member
Mass. 4th Battery in 1861. Died in camp near
Lake Ponchartrain, Louisiana

EPES COGSWELL HOUSE LOT
54 DERBY ST.

