

**info@historicsalem.org**

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**From:** info@historicsalem.org [hsi@historicsalem.org]  
**Sent:** Tuesday, October 27, 2015 9:18 AM  
**To:** 'Elaine Gerdine'; 'Dick Thompson'  
**Cc:** 'Kimberly Whitworth'  
**Subject:** RE: 21 1/2 Broad

**Kim & Elaine,**

**The application was indeed from the parties as Kim stated.**

**Dick Thompson**

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**From:** Elaine Gerdine [mailto:egerdine@gmail.com]  
**Sent:** Monday, October 26, 2015 3:37 PM  
**To:** Dick Thompson  
**Cc:** Kimberly Whitworth  
**Subject:** Fwd: 21 1/2 Broad

Dick,

Can you answer Kim's question? (See forwarded email.)

Elaine Gerdine  
10 Chestnut Street  
Salem, MA 01970  
978-594-0599

----- Forwarded message -----

**From:** Kimberly Whitworth <[kimberlywhitworth@verizon.net](mailto:kimberlywhitworth@verizon.net)>  
**Date:** Mon, Oct 26, 2015 at 2:14 PM  
**Subject:** 21 1/2 Broad  
**To:** Elaine Gerdine <[egerdine@gmail.com](mailto:egerdine@gmail.com)>

Hi Elaine:

Is the owner you are working with Isabelle Leshko? Want to be sure, because looks like she owns it with Matt Kleiderman.

Kim

Kimberly A. Whitworth, Esq.  
9 Bartlet Street, Suite 111  
Andover, Massachusetts 01810  
Tel: [978-475-1150](tel:978-475-1150)  
Fax: [978-475-1149](tel:978-475-1149)

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This email communication (and any attachments) are confidential and are intended only for the individual(s) or

10/27/2015

## Historic House Plaque Application

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

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

Name: Isabell Leshko + Matthew Kleiderman

Name of Owner (if different from above):  
\_\_\_\_\_

### Contact Information:

Home Phone: 978-590-8129 (cell)

Work Phone: 978-590-8129 (cell)

e-mail: ISALESHKO@gmail.com

Street Address: 21 1/2 Broad St

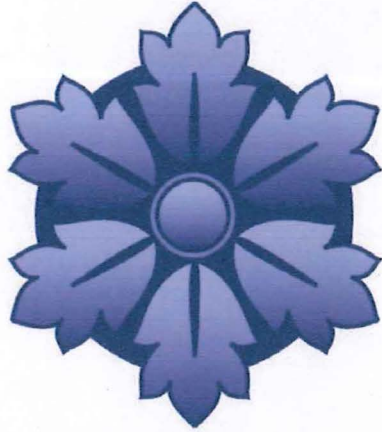
### Date Purchased & From Whom:

July 7, 2014 from Michael J. Lefebvre +  
Sarah D Lefebvre (formerly

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

Our townhouse is part of an association  
of 3 townhouses that comprise  
the 19 1/2 - 21 1/2 Broad St Condominium  
Trust.

known as  
Sarah D  
Weigel)



# HISTORIC SALEM INC

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## House History and Plaque Program

For Matthew E. Kleiderman and Isabelle Leshko

21½ Broad Street

Salem, Massachusetts 01970

Research and Writing Provided by

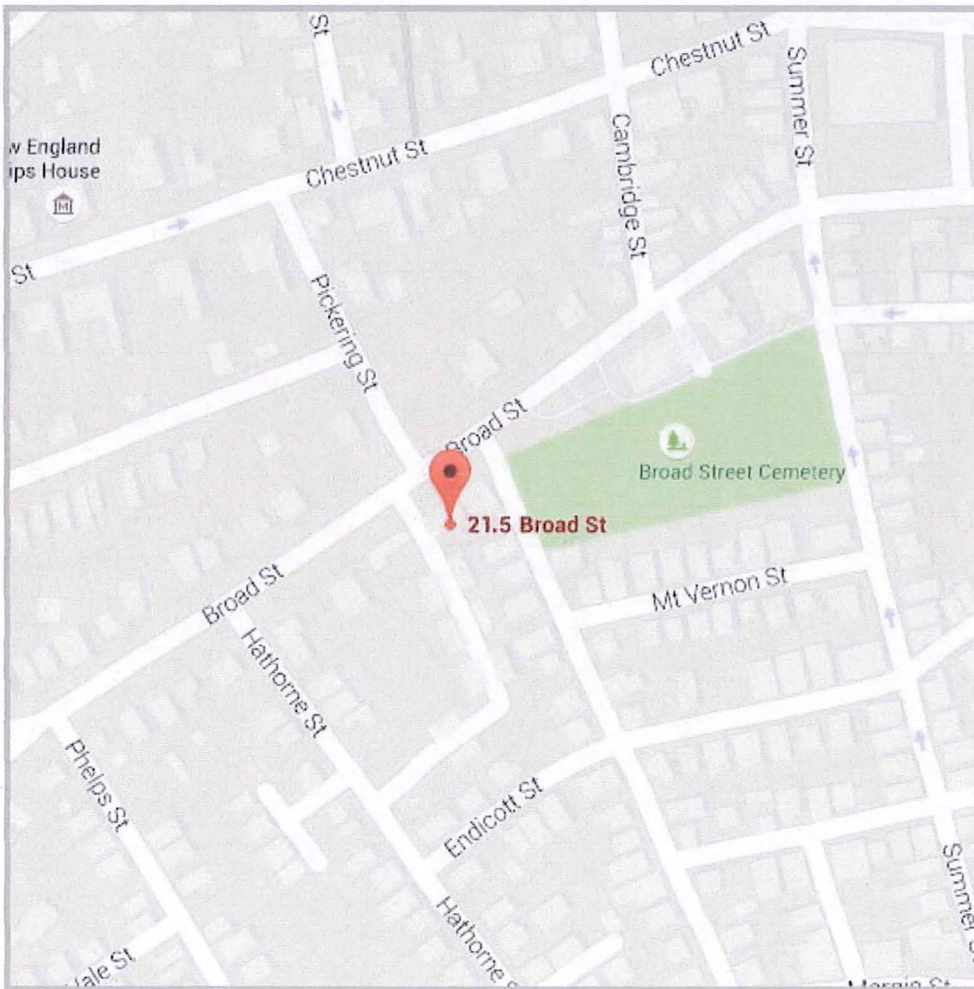
Kimberly Whitworth, J.D., M.A.

January 2016

Historic Salem, Inc.  
9 North Street, Salem, MA 01970  
978.745.0799 | [HistoricSalem.org](http://HistoricSalem.org)  
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## The House History of 21½ Broad Street





According to available records, the house at 19½–21½ Broad Street was likely built by Nathaniel Ropes around 1886. Nathaniel Ropes resided at 318 Essex Street in the building known today as the Ropes Mansion. He inherited the property on which the 19½–21½ Broad Street house sits from his aunt, Sarah Orne (also known as Sally Ropes Orne).<sup>1</sup>

The Ropes family has a long history in Salem, beginning with the first Nathaniel Ropes, born in 1649, who was a Salem merchant. The Nathaniel Ropes who built the house at 19½–21½ Broad Street was the fifth of that name, born in 1833 in Cincinnati, Ohio; he was the fourth of nine children to Nathaniel IV (1793-1885) and Sarah Ropes.

Nathaniel V attended Harvard and graduated in 1855. He returned to Cincinnati to work in his father's candle and oil factory until 1866 when he returned to Salem to manage the financial affairs of his elderly aunt, Sally Ropes Orne, with whom he had lived while at Harvard.

After Sarah's death in 1876, Nathaniel V inherited a considerable amount of his aunt's wealth. He continued to live in the house at 318 Essex Street and invested in utility and railroad stocks as well as Salem real estate. He developed a number of housing units after 1876. Among them were 29 units around Orne Square, including 19½–21½ Broad Street.<sup>2 3</sup> Records at the Essex South County Registry of Deeds indicate that Nathaniel V retained ownership of 19½–21½ Broad Street until his death in 1893 when the property was transferred to the Trustees of the Ropes Memorial.<sup>4</sup>

The house at 19½–21½ Broad Street, along with neighboring 23–25½ Broad Street, are rare surviving examples of a late nineteenth century clapboard row house in Salem. The architectural style of these houses is of Italiante design, which was popular in the United States during the 1880s. The identifying Italiante features of 19½–21½ Broad Street include a splayed hip roof with deep bracketed eaves, and entries with short stoops, simple wooden railings and bracketed, hip-roofed hoods.<sup>5</sup>

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<sup>1</sup> Deed records do not reveal a deed into Sarah Orne, per se. She may have inherited the property on which the house at 19 ½-21 ½ Broad Street sits. The assumption of her ownership comes from the 1874 Atlas of Salem, Massachusetts, published by G.M. Hopkins, Philadelphia. For reference see Massachusetts Real Estate Digitization Project <http://www.mass.gov/anf/research-and-tech/oversight-agencies/lib/massachusetts-real-estate-atlases.html> (Accessed January 6, 2016); see also Essex County Probate Docket No. 48780 and MACRIS <http://mhc-macris.net/Details.aspx?MhcId=SAL.1077> (Accessed January 6, 2016).

<sup>2</sup> Ropes Family Papers, Peabody Essex Library [http://www.pem.org/library/finding\\_aids/MSS190\\_RopesFamilyPapers.pdf](http://www.pem.org/library/finding_aids/MSS190_RopesFamilyPapers.pdf) (Accessed January 6, 2016).

<sup>3</sup> MACRIS <http://mhc-macris.net/Details.aspx?MhcId=SAL.1077> (Accessed March 21, 2016).

<sup>4</sup> Essex Probate Court Docket No. 110206.

<sup>5</sup> MACRIS <http://mhc-macris.net/Details.aspx?MhcId=SAL.2074> (Accessed January 4, 2016); Virginia & Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf, 2002., esp. pgs. 210-216.



During Nathaniel V's ownership and that of the Trustees of the Ropes Memorial, the house was rented by a variety of individuals, including clerks, small business owners, a dressmaker, a chief of the Salem Fire Department, a museum worker, and a chauffeur.<sup>6</sup> On November 27, 1914, the Trustees of the Ropes Memorial sold the property to Josephine E. Looney.<sup>7</sup> A review of United States Census records from 1920 to 1940 indicates that Josephine bought the property at 19½–21½ Broad Street as an investment, because her residence is listed as 44 Chestnut Street, Salem, Massachusetts.<sup>8</sup> Her occupation was recorded as grammar school teacher.

Nineteen fourteen was a significant year for the neighborhood around Broad Street. On June 25, a fire swept through the city burning 1,376 buildings. The 19½–21½ Broad Street house sits right on the line the fire took and was narrowly missed by the inferno. Indeed, the homes on Orne Square, adjacent this property, were built under the auspices of the Salem Rebuilding Commission after the fire destroyed the previous buildings.<sup>9</sup> Whether the sale of 19½–21½ Broad Street in November 1914 had anything to do with the fire has not been revealed by research.

Josephine sold the property on October 26, 1959 to Fred E. Winter and Adeline E. Winter, husband and wife.<sup>10</sup> Information in Salem city directories and deeds recorded at the Essex South County Registry of Deeds indicates that Fred and Adeline lived on Cloutman Lane in Marblehead, Massachusetts, so their purchase of the 19½–21½ Broad Street was likely an investment. Fred and Adeline retained ownership of the house for 10 years, transferring it between themselves and Kenneth E. Winter and Barbara E. Winter during that time period. Records reveal that Kenneth and Barbara also lived on Cloutman Lane in Marblehead and that both Fred and Kenneth worked for General Electric.<sup>11</sup>

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<sup>6</sup> Salem City Directories, 1836-1970; see also MACRIS

<http://mhc-macris.net/Details.aspx?MhclId=SAL.1077> (Accessed January 6, 2016).

<sup>7</sup> Essex South County Registry of Deeds (hereinafter ESCRD) Book 2282, Page 386.

<sup>8</sup> Fourteenth Census of the United States, 1920. (NARA microfilm publication T625, 2076 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.; United States of America, Bureau of the Census. *Fifteenth Census of the United States*, 1930. Washington, D.C.: National Archives and Records Administration, 1930.

<sup>9</sup> Donna Seger, "After the Fire: Orne Square," *Streets of Salem* weblog, <https://streetsofsalem.com/2011/06/27/after-the-fire-orne-square/>.

<sup>10</sup> ESCRD Book 4613, Page 315.

<sup>11</sup> ESCRD Book 5000, Page 348; Book 5331, Page 76; Various Salem City Directories, 1959-1969.



Fred and Adeline sold the property at 19½–21½ Broad Street on July 14, 1969 to Ralph H. Doering, Jr. of Boylston Street, Boston, Massachusetts.<sup>12</sup> Like the owners before him, Ralph appears to have purchased the property as an investment and rented the house out to tenants. He placed the property in the Doering Trust on October 29, 1974 and then sold the property to another investor, Raymond W. Thibault on June 11, 1976.<sup>13</sup>

Raymond Thibault converted the property to condominiums by way of the master deed he recorded at the Essex South County Registry of Deeds on September 29, 1979.<sup>14</sup> Raymond sold unit 21½ to Daniel A. Bancroft and Rose Ann N. Bancroft on November 30, 1979.<sup>15</sup> The Bancrofts retained ownership until April 6, 1984, when it was sold by order of the probate court to Deborah A. Bergeron.<sup>16</sup>

Deborah transferred the unit to herself and Nancy D. Lee on August 22, 1991. The two women owned the property until July 30, 1992, when they conveyed the unit to Raymond W. Belliveau.<sup>17</sup> Raymond transferred ownership of the unit to himself and his wife, Philippa Taylor Belliveau on October 29, 1993. The couple retained ownership until they sold the property on October 30, 1997 to Michele Lemoine-Collins.<sup>18</sup>

Michele kept the unit until December 19, 2010, when she sold it to Sarah D. Weigel and Michael J. Lefebvre.<sup>19</sup> Sarah and Michael married some time after they bought the property and before July 7, 2014, when they sold the unit to its current owners, Matthew E. Kleiderman and Isabelle Leshko.



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<sup>12</sup> ESCRD Book 5622, Page 449.

<sup>13</sup> ESCRD Book 6109, Page 203; Book 6275, Page 195.

<sup>14</sup> ESCRD Book 6638, Page 455.

<sup>15</sup> ESCRD Book 6658, Page 13.

<sup>16</sup> ESCRD Book 7374, Page 336; the deed was transferred by a Commissioner of the Court, likely ordered by Judge Buczko pursuant to an action for divorce.

<sup>17</sup> ESCRD Book 10918, Page 129; Book 11409, Page 168

<sup>18</sup> ESCRD Book 14405, Page 34.

<sup>19</sup> ESCRD Book 30114, Page 364.

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# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

**Inventory No:** SAL.1077  
**Historic Name:** Ropes, Nathaniel Rowhouse  
**Common Name:**  
**Address:** 19 1/2-21 1/2 Broad St  
**City/Town:** Salem  
**Village/Neighborhood:** Central Salem  
**Local No:** 25-464  
**Year Constructed:** c 1886  
**Architect(s):**  
**Architectural Style(s):** Italianate; Row House  
**Use(s):** Multiple Family Dwelling House  
**Significance:** Architecture  
**Area(s):** SAL.HU: McIntire Historic District  
**Designation(s):** Local Historic District (3/3/1981)  
**Building Materials(s):** Roof: Slate  
Wall: Wood Clapboard; Wood  
Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

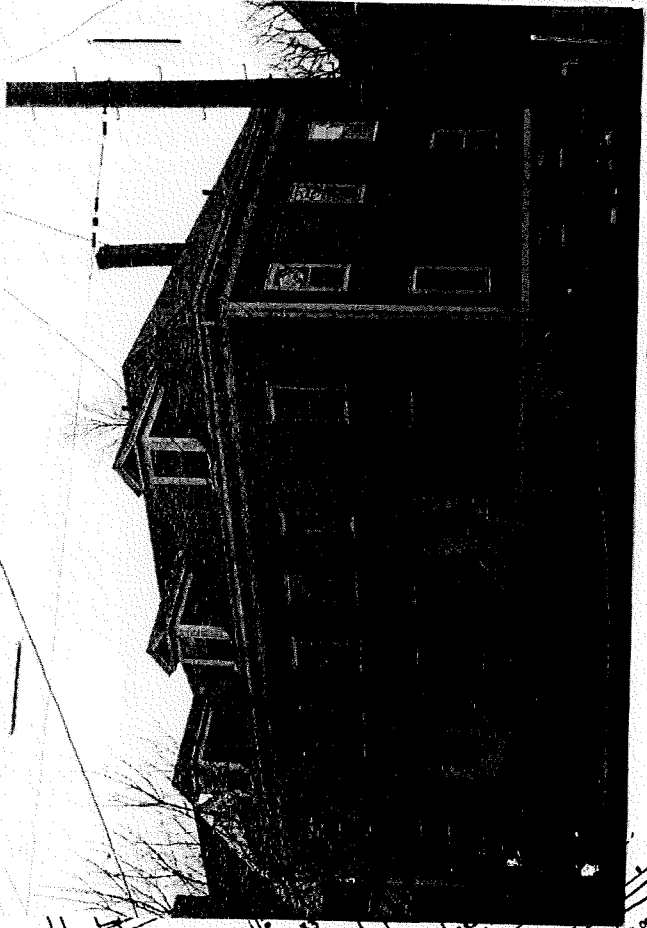
This file was accessed on:

Tuesday, November 03, 2015 at 9:15: AM



Sale 1077

LHD 3/3/81



DEC 1996

Assessors' Number	USGS Quad	Area(s)	Form Number
25-464	Salem	HU	1077

Town Salem  
 Place (neighborhood or village) Central Salem  
 Address 19 1/2-21-21 1/2 Broad St.

Historic Name Nathaniel Ropes? Rowhouses

Uses: Present Rowhouses  
 Original Rowhouses

Date of Construction c. 1886

Style/Form Italianate

Architect/Builder

Exterior Material:

Foundation brick  
 Wall clapboard  
 Roof slate

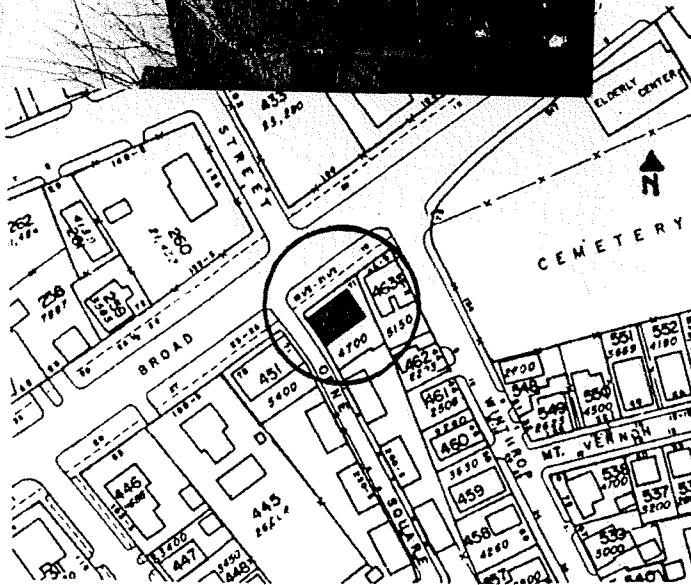
Outbuildings/Secondary Structures none

Major Alterations (with dates)

Condition good

Moved x no yes Date

Acreage less than 1 acre



Recorded by Kim Withers Brengle  
 Organization Salem Planning Department  
 Date Recorded 12/95

Setting Set close to street on a corner lot in an 18th and 19th century residential area.

RECEIVED

JUL 08 1996

MASS. HIST. COMMI.

## BUILDING FORM

19 1/2-21-21 1/2 Broad St., Salem

### ARCHITECTURAL DESCRIPTION *\_\_\_\_\_ see continuation sheet*

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

19 1/2-21-21 1/2 Broad Street is a rare example in Salem of a clapboard row house, with restrained Italianate details. It is a 2 1/2-story, six-bay triple house with entries in the second and fifth bays. Sheltered by a splayed hipped roof with deep bracketed eaves, the building is three bays deep and rises from a brick foundation. The paired entry to units 19 1/2 and 21 (E), and single entry to 21 1/2 have short stoops with simple wooden railings, and are sheltered by bracketed, hip-roofed hoods with modillion-bracketed cornices. Other features include 2/2 sash with molded cases, cornerboards, modillion-bracketed cornice, and three chimneys with corbelled caps on the rear slope of the roof. Three pedimented gable dormers exist at the front and rear elevations. The rear elevation (visible from Orne Square), has transoms above each of the three rear entries. The building is set approximately 6 feet from the street, with a low picket fence across the front of the small lot. 19 1/2-21-21 1/2 Broad Street has had no major exterior alterations, retaining integrity as an example of a late nineteenth century row house.

### HISTORICAL NARRATIVE *\_\_\_\_\_ see continuation sheet*

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.*

The land on which 19 1/2-21-21 1/2 Broad Street stands was part of a larger parcel encompassing all of what is now Orne Square and 23-25 1/2 Broad Street. According to the 1874 atlas, the entire parcel was owned by Sarah F. Orne, and was undeveloped with the exception of a small structure near the northeast corner of the parcel. City directories show the building to have been erected by c. 1886, when its occupants were Charles P. Spencer, proprietor of a harness business at 243 Essex Street; George H. Robie, employed at the Crescent Cloak Co., 207 Essex Street; and Augustine P. Ives, a clerk at 232 Essex Street. These tenants were typical of the tenants occupying the property during the remainder of the 19th century. Most were clerks or small business owners whose businesses were located a short distance from Broad Street.

It is likely that the house was constructed by Nathaniel Ropes (1833-1893), who inherited the property from his aunt, Sarah Orne. Ropes resided at 318 Essex Street, now the Ropes Mansion, museum house of the Peabody Essex Museum. His business was primarily in real estate, and these buildings as well as the houses constructed on Orne Square were described as his most ambitious venture. The rowhouses have continued since the 1880s to house since individuals of a variety of occupations including: clerks, a dressmaker, chief of the Salem fire department, a museum worker, a chauffeur. In recent years the houses have generally been owner-occupied.

### BIBLIOGRAPHY and/or REFERENCES *\_\_\_\_\_ see continuation sheet*

- Hopkins, G. M. Atlas of Salem, Massachusetts. Philadelphia, 1874.  
McIntyre, Henry C. E. Map of the City of Salem. Philadelphia, 1851.  
"Portraits in the Essex Institute." Essex Institute Historical Collections. Vol. 72, pp. 150-151.  
Richards, L. J. Atlas of the City of Salem, Massachusetts... 1897.  
Salem City Directories, 1836-1970.  
Walker Lithograph and Publishing Co. Atlas of the City of Salem, Massachusetts. Boston, MA, 1911.

*\_\_\_\_\_ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.*

FORM B - STRUCTURE SURVEY  
 MASSACHUSETTS HISTORICAL COMMISSION  
 Office of the Secretary, State House, Boston

SAM BLOCK 25  
 205-464

SA 1077 324 CS

2. Town Waltham

Street 17th Street

Name Mr. [unclear]

Original Use \_\_\_\_\_

Present Use Apartment

Present Owner \_\_\_\_\_

Date \_\_\_\_\_ Style Colonial

Source of Date SMDC

Architect \_\_\_\_\_

Deteriorated Moved Altered \_\_\_\_\_

Little None SITE endangered by \_\_\_\_\_

DESCRIPTION

Material: \_\_\_\_\_



WALL COVER: Wood Brick Stone Other \_\_\_\_\_

STORIES: 1 2 3 4 CHIMNEYS: 1 2 3 4 Center End Cluster Elaborate Irregular

ATTACHMENTS: Wings Ell Shed Dependency \_\_\_\_\_ Simple/Complex

PORCHES: 1 2 3 4 Portico Balcony \_\_\_\_\_ Recessed \_\_\_\_\_

ROOF: Ridge Gambrel Flat Hip Mansard Other roof  
 Tower Cupola Dormer windows Balustrade Grillwork \_\_\_\_\_

FACADE: Gable End: Front/Side Symmetrical/Asymmetrical Simple/Complex Ornament

Entrance: Front/Side Centered Double Features: \_\_\_\_\_

Windows: Spacing: Regular/Irregular Identical/Varied \_\_\_\_\_

Corners: Plain Pilasters Quoins Obscured \_\_\_\_\_

OUTBUILDINGS \_\_\_\_\_ LANDSCAPING \_\_\_\_\_

5. Indicate location of structure on map below 6. Footage of structure from street  
 Property has \_\_\_\_\_ feet frontage on street

Recorder \_\_\_\_\_

For \_\_\_\_\_ NOV 1967

Photo 17

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NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. (See Reverse Side)

SAZ 1077

FOR USE WITH IMPORTANT STRUCTURES (Indicate any interior features of note)

Fireplace

Stairway

Other

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

S.H.D.S.C. vol III, page 10, Rating 2, Period 3rd Str.

"This two-story wooden house with its pitch roof is a good example of a simple two-family dwelling of the Italianate style."

REFERENCE (Where was this information obtained? What book, records, etc.)

BIBLIOGRAPHY

Original Owner: \_\_\_\_\_  
Deed Information: Book Number \_\_\_\_\_ Page \_\_\_\_\_, \_\_\_\_\_ Registry of Deeds

Date of Reception	GRANTORS	GRANTEES	Instrument	Book	Page	Town where Land lies	DESCRIPTION
	ORNE (cont.)						
1863 Dec. 26	Lucilla H. (ux William H.)	Warren Young	Deed	762	288	Gloucester (Annisquam Parish) -	& element
" " "	" " ( " " )	Samuel L. Young	"	"	289	" (Lanesville) -	
1860 Mar. 5	Marcia (ux William B.) et al	(Indenture)		602	204	Marblehead	Near Washington St.
1856 June 2	" et al	Jacob Wellman	Deed	705	83	"	Washington St. 2/3 undiv.
1871 Dec. 29	Margaret (ux John) et al	Town of Marblehead	"	843	233	"	" -
1866 July 2	" G. (ux John)	Philip Lefavour	"	706	229	"	Red's Pond & Old Burying Hill
1859 Nov. 18	Martha H. (ux Robert) et al	Wilson H. Russell	"	597	174	"	-
" Dec. 2	Mary H. et al	Oliver Killam	"	598	134	Boxford	-
1869 Apr. 19	" " "	Benjamin A. Orne	"	769	148	Topsfield	Grove St.
1871 July 14	" " -	Lois Orne	Discharge	829	58		Mtge. B. 402 P. 168
" " "	" " "	"	"	"	59	"	" " 709 " 109
1856 May 23	Robert et ux	J. A. Wilson	Deed	532	60	Lynn	Summer St. 1/2 undiv.
1857 Jan. 20	" et al	Michael Hayes et ux	"	545	23	-	Becket Av.
1859 Nov. 18	" et ux et al	Wilson H. Russell	"	597	174	Marblehead	-
1863 " "	" et al	John D. Russell	"	659	41	"	Way to Ferry & Wines Hill Lot 23 & one cow right
1864 Feb. 3	" "	Abigail B. Orne	"	661	118	"	-
" " 27	" "	William W. Orne	"	662	235	"	1st Pond St. 2d -
" Oct. 29	" "	Margaret S. Orne (ux John)	"	675	"	"	1st Red's Pond & Old Burying Hill 2d Washington St.
1865 Apr. 8	" "	Azor Orne	"	682	65	"	Way up Wind Mill Hill
1872 " 20	" -	Jonathan H. Orne	"	852	47	"	Washington St.
1864 July 21	" D.O. et ux	William W. Orne Jr.	Mtge.	671	157	Lynn	Mountain Ct.
1871 " 28	" " " "	Thomas M. Saunders	"	830	193	"	" " "
" Oct. 4	" " " "	" " "	"	836	12	"	" " "
1860 May 15	Sarah B.	William Johnson	Deed	607	1	Marblehead	Front St.
1858 Mar. 10	" F. et al	Great Pasture Co.	"	567	13	Salem	Broad St. & Turnpike
1874 May 19	" "	Nathaniel Ropes	Power	904	29	"	-
1879 " 8	" I. (ux John)	Anthony S. Morse	Deed	1016	251	Newburyport	Milk St.
1864 " 17	" " N. (ux John)	Mary A. Goodwin (ux Ebenezer P.)	"	667	284	"	Centre & Pike Sts.
1872 Oct. 2	" S. (ux Benjamin S.) et al )	William Johnson	"	865	9	Marblehead	Front St.
" " "	" " { " " " " } -	John C. Johnson	"	"	10	"	1st Harbor 2d & 3d -
1876 Aug. 8	" " " " " " }	William Johnson	"	958	279	"	Front St. & way 3/5 undiv.
1878 Nov. 5	" " et al	Samuel A. Snow	"	1007	49	"	" " -
1857 Dec. 18	Susan I. et al	Charles H. Manning	"	563	174	Salem	Aborn St.
1871 July 15	Thomas J.	Newburyport Five Cts. Sav. Bk.	Mtge.	828	196	Haverhill	(Rocks Village) Highway
1855 Nov. 28	William B.	Sarah Humphrey	Discharge	522	243		Mtge. B. 409 P. 297
1860 Mar. 5	" " et ux et al	(Indenture)		602	204	Marblehead	Near Washington St.
1864 Oct. 29	" " -	Marcia Orne	Deed	675	234	"	Washington St. 1/2 undiv.
1866 June 2	" " et al	Jacob Wellman	"	705	83	"	" " 2/3 "
1872 " 8	" " " "	(Indenture)		856	85	"	" " -
1869 Dec. 26	" H. et ux	Warren Young	Deed	762	288	Gloucester (Annisquam Parish) -	& element
" " "	" " "	Samuel L. Young	"	"	289	" (Lanesville) -	
" Nov. 7	" P. et al	John E. Allen	"	759	105	Salem	Derby St.

(See next page)

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assessormap\_fy2015\_map\_2... x

www.salem.com/sites/salemma/files/uploads/assessormap\_fy2015\_map\_25.pdf

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Page: 1 of 1 80%

Warren St  
Broad St  
Summer St  
Mt Vernon St  
Endicott St  
Harrison St  
One St  
Winnip St  
Finn St  
Pleasant St

25-0247 25-0246 25-0244 25-0243 25-0242 25-0241 25-0240 25-0239 25-0238 25-0237 25-0236 25-0235 25-0234 25-0233 25-0232 25-0231 25-0230 25-0229 25-0228 25-0227 25-0226 25-0225 25-0224 25-0223 25-0222 25-0221 25-0220 25-0219 25-0218 25-0217 25-0216 25-0215 25-0214 25-0213 25-0212 25-0211 25-0210 25-0209 25-0208 25-0207 25-0206 25-0205 25-0204 25-0203 25-0202 25-0201 25-0200 25-0199 25-0198 25-0197 25-0196 25-0195 25-0194 25-0193 25-0192 25-0191 25-0190 25-0189 25-0188 25-0187 25-0186 25-0185 25-0184 25-0183 25-0182 25-0181 25-0180 25-0179 25-0178 25-0177 25-0176 25-0175 25-0174 25-0173 25-0172 25-0171 25-0170 25-0169 25-0168 25-0167 25-0166 25-0165 25-0164 25-0163 25-0162 25-0161 25-0160 25-0159 25-0158 25-0157 25-0156 25-0155 25-0154 25-0153 25-0152 25-0151 25-0150 25-0149 25-0148 25-0147 25-0146 25-0145 25-0144 25-0143 25-0142 25-0141 25-0140 25-0139 25-0138 25-0137 25-0136 25-0135 25-0134 25-0133 25-0132 25-0131 25-0130 25-0129 25-0128 25-0127 25-0126 25-0125 25-0124 25-0123 25-0122 25-0121 25-0120 25-0119 25-0118 25-0117 25-0116 25-0115 25-0114 25-0113 25-0112 25-0111 25-0110 25-0109 25-0108 25-0107 25-0106 25-0105 25-0104 25-0103 25-0102 25-0101 25-0100 25-0099 25-0098 25-0097 25-0096 25-0095 25-0094 25-0093 25-0092 25-0091 25-0090 25-0089 25-0088 25-0087 25-0086 25-0085 25-0084 25-0083 25-0082 25-0081 25-0080 25-0079 25-0078 25-0077 25-0076 25-0075 25-0074 25-0073 25-0072 25-0071 25-0070 25-0069 25-0068 25-0067 25-0066 25-0065 25-0064 25-0063 25-0062 25-0061 25-0060 25-0059 25-0058 25-0057 25-0056 25-0055 25-0054 25-0053 25-0052 25-0051 25-0050 25-0049 25-0048 25-0047 25-0046 25-0045 25-0044 25-0043 25-0042 25-0041 25-0040 25-0039 25-0038 25-0037 25-0036 25-0035 25-0034 25-0033 25-0032 25-0031 25-0030 25-0029 25-0028 25-0027 25-0026 25-0025 25-0024 25-0023 25-0022 25-0021 25-0020 25-0019 25-0018 25-0017 25-0016 25-0015 25-0014 25-0013 25-0012 25-0011 25-0010 25-0009 25-0008 25-0007 25-0006 25-0005 25-0004 25-0003 25-0002 25-0001

start Kimberly A. Whitwit... Inbox - Microsoft Out... Salem Deeds Online... assessormap\_fy2015...

Plan of Land in  
SALEM, MASS.

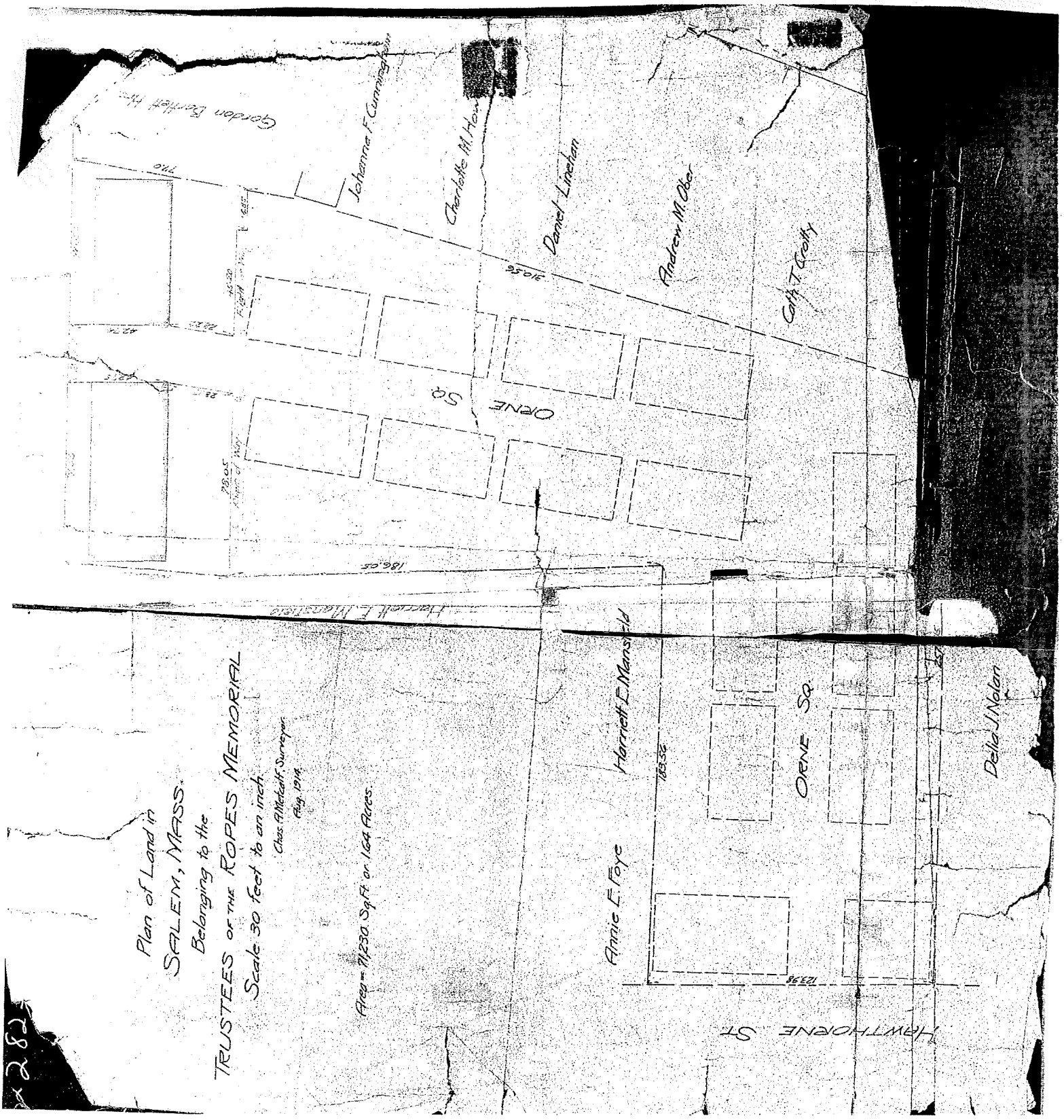
Belonging to the

TRUSTEES of the ROPES MEMORIAL

Scale 30 feet to an inch

Chas. Meredith Surveyor  
Aug. 1914

Area - 71,230 Sq. Ft. or 1,624 Acres.



I, Sally F. Orne of Salem in the County of Essex and Commonwealth of Massachusetts, widow, hereby make and declare the following to be my last will and testament;

I give and bequeath to my cousin, Mrs. Elizabeth Carlton Hodges, if she be living at my decease, the sum of two hundred dollars.

To Eliza Orne White, daughter of Rev. William Orne White of Keene, N. H., if she be living at my decease I give the sum of one thousand dollars.

To Rev. Charles C. Sewall of Medfield, Mass, if living at my decease, I give the sum of two thousand dollars. To his daughter Elizabeth, if living at my decease, I give the sum of three hundred dollars. To his daughter Alice O., if living at my decease, I give the sum of two hundred dollars.

I give and bequeath to my brother Nathaniel Ropes of Cincinnati, Ohio, if he be living at my decease one half part of the whole amount, principal and interest, that shall be due on the notes of hand which I shall hold against him at the time of my decease; the remaining half part of said amount I give and bequeath to my nephew Nathaniel Ropes, son of my said brother.

To my said nephew Nathaniel Ropes I give and bequeath all my silver and cut glass, my dining set, my piano and such articles of my household furniture as he may select.

I give and bequeath to Sarah Putnam Ropes, Eliza Orne Ropes, Mary Pickman Ropes and William A. Ropes, children of my said brother, the sum of five hundred dollars each if living at my decease.



To the said Sarah P. Ropes, if living at my decease, I bequeath my mahogany work-table and small writing desk and my parlor screen.

to him,  
should  
the same  
to him

To the said Eliza O. Ropes, if living at my decease, I bequeath my black walnut work-stand.

To the said Mary P. Ropes, if living at my decease, I bequeath my black stand painted by Mrs. Dr. Pickman.

real an  
ne. she  
his he

I bequeath to Mrs. Mary Ann Silsbee, if she be living at my decease, the mantel-lamp formerly owned by her mother, Mrs. Devereux.

to be the  
wills by

I give and bequeath to George R. Curwen of Salem, if he be living at my decease, my ancient screen formerly belonging to Miss Mchitable Higginson and also the sum of five hundred dollars.

and dec.  
named  
eight hun

To my brother Nathaniel Ropes, if living at my decease, I give and bequeath the portraits of my deceased husband and of myself, and also all the rest of my furniture and household goods not herein disposed of, and excepting such articles as may be selected by my nephew for himself as above provided.

Signed  
Witness  
presin  
the  
1877

I give and bequeath to Miss Sarah R. Phelps, if living at my decease, the sum of one hundred dollars.

I give, devise and bequeath to my brother Nathaniel Ropes, if he be living at my decease, the dwelling house where I now live with the land under the same and the yard and garden thereto belonging and also a piece of land on the eastern side which formerly belonged to said garden but has since been separated from it by fence and attached to the dwelling house now or recently occupied by Mr. Farmer, to have and to hold the same

to him, my said brother, and his heirs forever. But if my said brother should not be living at my decease, then I give devise and bequeath the same to my nephew Nathaniel Ropes, to have and to hold to him and his heirs forever.

All the rest, residue and remainder of my estate both real and personal, I give devise and bequeath to my said nephew Nathaniel Ropes, to have and to hold to him and his heirs forever.

I hereby appoint my nephew Nathaniel Ropes to be the executor of this my will; hereby also revoking all other former wills by me made. I request that my executor may be exempt from giving bond.

In testimony whereof I herewith set my hand and seal and publish and declare this to be my last will and testament in presence of the witnesses named below this seventh day of July in the year of Our Lord one thousand eight hundred and seventy five.

Sally F. Orme

Signed, sealed, published and declared by the said Sally F. Orme as and for her last will and testament in presence of us, who, at her request and in her presence and in presence of each other, have herewith subscribed our names as witnesses;

The said Will having been first whole and openly read to the testatrix by Charles J. Rea one of the subscribing witnesses in presence of the other witnesses

Thomas F. Hunt

Wm P. Upham

Charles J. Rea

Whalen  
to  
Newburyport  
Co-op.Bk.

Discharge  
Rs. 2600 @ 4 1/2%

I, Mary A. Whalen, of Newburyport, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Newburyport Co-operative Bank, situated in Newburyport, Essex County, Massachusetts, with mortgage covenants, to secure the payment of seven hundred dollars and interest and fines as provided in a note of even date, the land in NEWBURYPORT aforesaid with the buildings thereon, bounded and described as follows; viz: Commencing at the easterly corner thereof on Charles street by land of the Peabody Manufacturing Company, thence running about South 35° West by said street about two rods, ten links to land of Kiley (formerly City of Newburyport); thence about North 49° West by said land of Kiley four rods, one quarter link, and about North 58° West by land of or formerly of Nathan Poor two rods, eighteen links to land of Isaac Poor; thence about North 32½° East by said land of Isaac Poor two rods, ten links to land of the Peabody Manufacturing Company; and thence about South 49° East by land of said company six rods, nineteen links, more or less, to the point of beginning. Being the same premises conveyed to me by the Newburyport Co-operative Bank aforesaid by deed dated November 2, 1914, to be recorded herewith. I hereby transfer and pledge to the said mortgagee four shares in the 54th 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 seven hundred dollars has been advanced to me by the mortgagee. The monthly payments under this mortgage are seven and 70/100 dollars. In the event of an assignment of this mortgage, interest on 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 eighteenth day of November 1914.

COMMONWEALTH OF MASSACHUSETTS ) Mary A. Whalen (seal)

Essex, ss. Nov. 23, 1914. Then personally appeared the above named Mary A. Whalen and acknowledged the foregoing instrument to be her free act and deed before me  
Nathaniel N. Jones Justice of the Peace  
Essex ss. Received Nov. 27, 1914. 25 m. past 3 P.M. Recorded and Examined.

Trs. of The  
Ropes Memorial  
to

Looney  
& Vote  
& Plan

See Plan at End  
of this Volume.

The Trustees of the Ropes Memorial, a corporation established by law and located at Salem, Essex County, Massachusetts, for consideration paid, grants to Josephine E. Looney with quitclaim covenants the land and buildings on the southerly side of Broad street in said SALEM bounded as follows: Beginning on Broad street at the Northeasterly corner of the granted premises by land of Bartlett thence running westerly by Broad street one hundred seventy two and thirty three hundredths feet (172.33') to land of Mansfield;

thence running southerly by land of Mansfield seventy and seventy five hundredths feet (70.75'); thence turning and running easterly by other land of grantor seventy eight and five hundredths feet (78.05') to a street or way called Orne Square; thence continuing in a straight line across said Orne Square about twenty four and thirty seven hundredths feet (24.37') and thence still continuing in a straight line forty five and two tenths feet (45.2'); thence turning and running southerly five and one tenth feet (5.1); thence easterly sixteen and eighty five hundredths feet (16.85') to land of Bartlett; thence turning and running northerly by land of Bartlett seventy seven feet (77') to the point begun at. Together with rights of foot passage five feet (5') wide over land of the grantor running forty five and two tenths feet (45.2') to the east from Orne Square and fifty eight and four tenths feet (58.4') to the west from Orne Square, as shown upon the plan hereinafter referred to, and leading to the rear of the dwelling houses upon the granted premises to be used in common with the grantor and its assigns; reserving to the grantor and its successors and assigns a right of way for all purposes and in both directions between the grantor's remaining land on Broad street over that part of said Orne Square which is included in the granted premises, and reserving also unto the grantor and its successors and assigns a right to lay, maintain, repair and to relay and to relocate in said granted portion of the way known as Orne Square pipes and conduits for water, sewage, gas and wires for the transmission of electric power, heat, light and telephonic or other form of electrical or magnetic communication and a right at all times to enter into and upon the said way and to excavate the same for any or all of the foregoing purposes. The granted premises are shown upon a plan entitled, "Plan of land in Salem, Mass., belonging to the Trustees of the Ropes Memorial" by Charles A. Metcalf, Surveyor, dated August, 1914, to be recorded herewith. IN WITNESS WHEREOF the said corporation has caused this instrument to be executed by William R. Colby, its vice president, hereunto duly authorized, on this twenty seventh day of November A.D. 1914.

Trustees of the Ropes Memorial (seal)

COMMONWEALTH OF MASSACHUSETTS. }

by William R. Colby

Essex, ss. Nov. 28 A. D. 1914. }

its Vice President.

Personally appeared the above named William R. Colby, Vice President as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of the Trustees of the Ropes Memorial before me,

Robert M. Mahoney

Justice of the Peace.

Certificate of Vote. At a meeting of the Trustees of Ropes Memorial held at Salem on November twenty A. D. 1914, a quorum being present, the foregoing instrument was read and it was duly voted that the same be adopted as

Vote

and for the act and deed of the corporation and that William R. Colby, the Vice President, be and hereby is authorized and directed to execute and deliver the same in the corporate name and behalf.

Attest, Charles F. Grush. Clerk.

Essex ss, Received Nov. 28, 1914. 28 m. past 11 A.M. Recorded and Examined.

Discharge KNOW ALL MEN BY THESE PRESENTS That the Danvers Co-operative Bank, of Dan-  
 Danvers vers, Mass., the mortgagee named in a certain mortgage given by Sidney J.  
 Co-op.Bk. to Thorndike dated December 9 A. D. 1904, and recorded with Essex So. Dist.  
 Thorndike Deeds, Lib. 1782, Fol. 567, hereby acknowledges that it has received from  
 Sidney J. Thorndike the mortgagor named in said mortgage full payment and  
 satisfaction of the same, and in consideration thereof, it hereby cancels  
 and discharges said mortgage and releases and quitclaims unto the said Sid-  
 ney J Thorndike and his heirs and assigns forever the premises thereby con-  
 veyed. IN WITNESS WHEREOF, the said Danvers Co-operative Bank has caused  
 its corporate seal to be hereunto affixed and these presents to be signed,  
 acknowledged, and delivered in its name and behalf by Harry M. Wilkins its  
 treasurer, this twenty seventh day of November, A. D. 1914.

Signed and sealed ) Danvers Co-operative Bank (Corporate seal)  
 in presence of ) By Harry M. Wilkins Treasurer  
 A. E. Perkins ) COMMONWEALTH OF MASSACHUSETTS Essex ss. Nov.  
 28 1914. Then personally appeared the above named Harry M. Wilkins and ac-  
 knowledged the foregoing instrument to be the free act and deed of the Dan-  
 vers Co-operative Bank, before me,

Harry E. Jackson Justice of the Peace.

Approved, A. E. Perkins Director.

Essex ss. Received Nov. 28, 1914. 48 m. past 11 A.M. Recorded and Examined.

Discharge KNOW ALL MEN BY THESE PRESENTS That the Danvers Co-operative Bank of Dan-  
 Danvers vers, Mass., the mortgagee named in - certain mortgage given by Sidney J.  
 Co-op.Bk. to Thorndike dated Sept. 14 A. D. 1911, and recorded with Essex So Dist Deeds,  
 Thorndike Lib. 2104, Fol. 428, hereby acknowledges that it has received from Sidney J  
 Thorndike the mortgagor named in said mortgage full payment and satisfaction  
 of the same, and in consideration thereof, it hereby cancels and discharges  
 said mortgage, and releases and quitclaims unto the - Sidney J Thorndike  
 and his heirs and assigns forever the premises thereby conveyed. IN WIT-  
 NESS WHEREOF, the said Danvers Co-operative Bank has caused its corporate  
 seal to be hereunto affixed and these presents to be signed, acknowledged,  
 and delivered in its name and behalf by Harry M Wilkins its treasurer, this  
 twenty seventh day of November, A. D. 1914.

KNOW ALL MEN BY THESE PRESENTS that I, Josephine E. Looney of Salem, Essex County, Massachusetts, hereby constitute and appoint Elizabeth B. Shea of Salem, Essex County, Massachusetts, my true and lawful attorney for me and in my name and stead to act for me in all matters. I hereby give and grant unto the said Elizabeth B. Shea, full power and authority to act in my behalf, to execute any and all papers, make deposits or withdrawals from any bank or trust company where I have money on deposit, sell or transfer stocks and bonds, and to use all due means, course and process in the law for the full, effectual and complete execution of any business, and in my name to make and execute due acquittance and discharge; to represent me before any officers of the law whatsoever, in any court, or courts, and to submit any matter in dispute to arbitration or otherwise. And generally to say, do and transact, determine, accomplish and finish all matters and things whatsoever, relating to the premises as fully, amply and effectually, to all interests and purposes as I, if present, ought or might personally do, and I hereby ratify, allow and hold firm and valid all and whatsoever the said Elizabeth B. Shea shall lawfully do or cause to be done in and about the premises by virtue of these presents.

IN WITNESS WHEREOF I hereunto set my hand and seal this

*Seventeenth* day of *November* in the year One Thousand Nine Hundred and *fifty-six*

*Josephine E. Looney* (Seal)  
Josephine E. Looney

Signed and sealed in the presence of:



*Arthur P. Sullivan*

*Commonwealth of Massachusetts*  
*November 17, 1956*

*Essex ss.*  
*I have personally appeared the abovesaid Josephine E. Looney and acknowledged the foregoing instrument to be her free act and deed before me*  
*Arthur P. Sullivan* my commission expires *May 17, 1962*  
*Notary Public*

161  
115

I, Josephine E. Looney,

of Salem Essex County, Massachusetts,  
being unmarried, for consideration paid, grant to Fred E. Winter and Adeline E. Winter,  
husband and wife, as tenants by the entirety, both

of Marblehead, Essex County, Massachusetts with quitclaim covenants  
the land in Salem, and shown on Plan of Land in Salem, Mass., Belonging to  
(Description and circumstances, if any)  
the Trustees of the Ropes Memorial, Chas. A. Metcalf, Surveyor, August,  
1914, recorded with Essex South District Deeds, in Book 2282, Page 600,  
and bounded and described as follows:

- NORTHERLY by Broad Street, 77.65 feet;
- EASTERLY in two courses by Orne Square, 42.75 feet and 28.17 feet;
- SOUTHERLY by land now or formerly of owner unknown, 78.05 feet;
- WESTERLY by land now or formerly of Mansfield, 70.75 feet.

Together with rights of foot passage five (5) feet wide over a  
right of way 58.4 feet to the west from Orne Square as shown upon the  
plan above mentioned, and leading to the rear of the dwelling houses  
upon the granted premises to be used in common with others, and a right  
of way for all purposes over the land shown as Orne Square on said plan;  
with the right to lay, maintain, and repair in the way shown as Orne  
Square pipes and conduits for water, sewer, gas, electric wires, heat,  
light, and telephone, and the right at all times to enter into and upon  
said way to excavate the same for any or all of the foregoing purposes.

Being a portion of the premises conveyed to me by The Trustees of  
the Ropes Memorial by deed dated November 27, 1914 and recorded with  
said Deeds in Book 2282, Page 386 - however otherwise the same may be  
bounded, measured or described.

See Book 4491, Page 284.

Subject to taxes for the year 1959.

~~Notary~~ of said grantor,  
~~Notary~~

releases to said grantees all rights of tenancy by the courtesy and other interests therein.  
dower and homestead

Witness my hand and seal this 26th day of October 1959.

Mass. Excise Stamps \$ 18.05 affixed  
and cancelled on back of this instrument

Josephine E. Looney  
By Elizabeth B. Shea, Attorney at Law

The Commonwealth of Massachusetts

Essex, ss. October 26, 1959

Then personally appeared the above named Elizabeth B. Shea, attorney for  
Josephine E. Looney  
and acknowledged the foregoing instrument to be her free act and deed, before me

Edwin Parsons  
Notary Public - ~~MASSACHUSETTS~~

U. S. Docum. Stamps \$ 17.60 affixed  
and cancelled on back of this instrument

My commission expires March 12, 1966

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

We, Fred E. Winter, also known as Wilfred E. Winter, and Adeline E. Winter, husband and wife, both of Marblehead, Essex County, Massachusetts, ~~being unmarried~~, for consideration paid, grant to Kenneth E. Winter and Barbara E. Winter, husband and wife, as tenants by the entirety, both

of said Marblehead with quitclaim covenants  
~~the land is~~

(Description and circumstances, if any)

PARCEL 1: The land with the buildings thereon, situated in Salem, Essex County, Massachusetts, and bounded and described as follows:

- NORTH by Broad Street, 70.66 feet;
- WEST by Orne Square by two lines, 42.74 feet and 28.22 feet;
- SOUTH by a right of way 45.20 feet;
- WEST by said right of way, 5.1 feet;
- SOUTH by land now or formerly of the Trustees of Ropes Memorial, 16.85 feet;
- EAST by land now or formerly of Bartlett, 77 feet.

See plan recorded with Essex South District Deeds, Book 2282, Page 600.

Being the same premises conveyed to us by Richard N. Rulon, et ux by deed recorded with Essex South District Deeds.

PARCEL 2: The land with the buildings thereon, situated in Salem and shown on Plan of Land in Salem, Mass., Belonging to the Trustees of the Ropes Memorial, Chas. A. Metcalf, Surveyor, August, 1914, recorded with Essex South District Deeds, in Book 2282, Page 600, and bounded and described as follows:

- NORTHERLY by Broad Street, 77.65 feet;
- EASTERLY in two courses by Orne Square, 42.75 feet and 28.17 feet;
- SOUTHERLY by land now or formerly of owner unknown, 78.05 feet;
- WESTERLY by land now or formerly of Mansfield, 70.75 feet.

Together with rights of foot passage five (5) feet wide over a right of way 58.4 feet to the west from Orne Square as shown upon the plan above mentioned, and leading to the rear of the dwelling houses upon the granted premises to be used in common with others, and a right of way for all purposes over the land shown as Orne Square on said plan; with the right to lay, maintain, and repair in the way shown as Orne Square pipes and conduits for water, sewer, gas, electric wires, heat, light, and telephone, and the right at all times to enter into and upon said way to excavate the same for any or all of the foregoing purposes.

Being the same premises conveyed to us by Josephine E. Looney by deed recorded with said Registry.

Homestead  
wife of said grantors

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

Witness our hands and seals this 19th day of October 1962

Mass. Excise Stamps \$ 73.60 affixed and cancelled on back of this instrument

U. S. Docum. Stamps \$ 73.15 affixed and cancelled on back of this instrument

*Fred E. Winter*  
*Adeline E. Winter*

The Commonwealth of Massachusetts

Essex, ss.

October 19, 1962

Then personally appeared the above named Fred E. Winter and Adeline E. Winter

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

*Eben Parsons*  
Notary Public — Justice of the Peace  
Eben Parsons  
My commission expires March 12, 1966.

ESSEX SS. RECORDED OCT. 19, 1962, 39 M. PAST 12 P. M. #106

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



We, Kenneth E. Winter and Barbara E. Winter, husband and wife, both of Rutland, Vermont for consideration paid, grant to Fred E. and Adeline E. Winter, husband and wife as tenants by the entirety, both Winter, of Marblehead, Essex County, Massachusetts with Quitclaim Covenants, the land, with the buildings thereon, more particularly bounded and described as follows:

FIRST PARCEL: a certain parcel of land with the buildings thereon situated on the NORTHERLY side of Essex Street in Salem, Essex County, Massachusetts, at the corner of Beckford Street, bounded and described as follows:

Commencing at the SOUTHWESTERLY corner and running  
 NORTHERLY eighty-four (84) feet on Beckford Street; thence  
 EASTERLY by land now or formerly of Derby, thirty-two (32) feet,  
 one (1) inch; thence  
 SOUTHERLY by land now or formerly of Warden, seventy-five (75) feet,  
 two (2) inches; thence  
 WESTERLY by land now or formerly of Warden, seven (7) feet,  
 five and three quarters (5 3/4) inches; thence  
 SOUTHERLY again by land now or formerly of said Warden, thirteen  
 (13) feet; thence  
 WESTERLY again by said Essex Street, twenty-four (24) feet to  
 the point of beginning.

Be all measurements more or less or however otherwise bounded, measured or described. Being the same premises conveyed to us by deed of Kenneth E. Winter, Trustee of Town House Realty Trust recorded in Book 5286, Page 669.

SECOND PARCEL: the land with the buildings thereon situated in Salem, Essex County, Massachusetts, known as 19-21 1/2 Broad Street, bounded and described as follows:

NORTHERLY by Broad Street, seventy and 66/100 (70.66) feet;  
 WESTERLY by Orne Square by two lines, forty-two and 74/100  
 (42.74) feet and twenty-eight and 22/100 (28.22) feet;  
 SOUTHERLY by a right of way, forty-five and 20/100 (45.20) feet;

WESTERLY by said right of way, five and 1/10 (5.1) feet;  
 SOUTHERLY by land now or formerly of the Trustees of Ropes Memorial,  
 sixteen and 85/100 (16.85) feet;  
 EASTERLY by land now or formerly of Bartlett, seventy-seven (77)  
 feet.

Said premises are shown and more particularly described in a plan  
 entitled, "Plan of Land in Salem, Mass., Belonging to the Trustees  
 of the Ropes Memorial, August 1914," recorded with Essex South  
 District Registry of Deeds, Book 2282, Page 600.

Being a parcel of the premises conveyed to us by deed of Fred E.  
 Winter et ux dated October 19, 1962, and recorded with said deeds,  
 Book 5000, Page 348.

THIRD PARCEL: the land with the buildings thereon situated in  
 Salem, Essex County, Massachusetts, known as 23-25 1/2 Broad  
 Street, bounded and described as follows:

NORTHERLY by Broad Street, seventy-seven and 65/100 (77.65) feet;  
 EASTERLY by Orne Square in two courses, forty-two and 75/100  
 (42.75) feet and twenty-eight and 17/100 (28.17) feet;  
 SOUTHERLY by a right of way and land now or formerly of Trustees  
 of the Ropes Memorial, seventy-eight and 5/100 (78.05)  
 feet;  
 WESTERLY by land now or formerly of Mansfield, seventy and  
 75/100 (70.75) feet.

Said premises are shown and more particularly described in a plan  
 entitled, "Plan of Land in Salem, Mass., Belonging to the Trustees  
 of the Ropes Memorial, August 1914," recorded with Essex South  
 District Registry of Deeds, Book 2282, Page 600.

Together with rights of foot passage five (5) feet wide over a  
 right of way fifty-eight and 4/10 (58.4) feet to the WEST from  
 Orne Square as shown upon the plan above mentioned, and leading  
 to the rear of the dwelling houses upon the granted premises to  
 be used in common with others, and a right of way for all purposes

over the land shown as Orne Square on said plan; with the right to lay, maintain, and repair in the way shown as Orne Square pipes and conduits for water, sewer, gas, electric wires, heat, light, and telephone and the right at all times to enter into and upon said way to excavate the same for any or all of the foregoing purposes.

Being a parcel of the premises conveyed to us by deed of Fred E. Winter et ux dated October 19, 1962, and recorded with said deeds, Book 5000, Page 348.

The foregoing parcels are conveyed subject to a mortgage to the Warren Five Cents Savings Bank dated July 19, 1965 and recorded with Essex South District Registry of Deeds in Book 5286 Page 671 and <sup>15</sup> a second mortgage to Joseph Palais dated July 21, 1965 and recorded with said deeds in Book 5286 Page 674 which mortgages the grantees assume and agree to pay as part of the consideration for this deed.

*E.V.L.*

WITNESS our hands and seals this 6<sup>th</sup> day of

January 1966.

Kenneth E. Winter  
Barbara E. Winter

THE COMMONWEALTH OF MASSACHUSETTS

ESSEX SS. JANUARY 6, 1966

Then personally appeared the above named Kenneth E. Winter and Barbara E. Winter and acknowledged the foregoing instrument to be their free act and deed, before me

Paul H. Smith  
Notary Public

Essex ss. Recorded Jan. 6, 1966. 53 m. past 1 P.M. #130

Fred E. Winter and Adeline E. Winter, husband and wife, as tenants by the entirety, both

of Marblehead

Essex, County, Massachusetts,

~~being conveyed~~ for consideration paid, grant to  
Ralph H. Doering, Jr.

607 Baylston St., Boston, Mass.

of Salem

with quitclaim covenants

the land together with the buildings thereon situated in Salem, being bounded and described as follows: Description and encumbrances, if any

**FIRST PARCEL:** a certain parcel of land with the buildings thereon situated on the NORTHERLY side of Essex Street in Salem, Essex County, Massachusetts, at the corner of Beckford Street, bounded and described as follows:

Commencing at the SOUTHWESTERLY corner and running

NORTHERLY	eighty-four (84) feet on Beckford Street; thence
EASTERLY	by land now or formerly of Derby, thirty-two (32) feet, and one (1) inch; thence
SOUTHERLY	by land now or formerly of Warden, seventy-five (75) feet, two (2) inches; thence
WESTERLY	by land now or formerly of Warden, seven (7) feet, five and three-quarters (5 3/4) inches; thence
SOUTHERLY	again by land now or formerly of said Warden, thirteen (13) feet; thence
WESTERLY	again by said Essex Street, twenty-four (24) feet to the point of beginning.

Be all measurements more or less or however otherwise bounded, measured or described. Being the same premises conveyed to us by deed of Kenneth E. Winter, recorded in Essex South District Registry of Deeds, book 5331, page 762

**SECOND PARCEL:** the land with the buildings thereon situated in Salem, Essex County, Massachusetts, known as 19-21 1/2 Broad Street, bounded and described as follows:

NORTHERLY	by Broad Street, seventy and 66/100 (70.66) feet;
WESTERLY	by Orne Square by two lines, forty-two and 74/100 (42.74) feet and twenty-eight and 22/100 (28.22) feet;
SOUTHERLY	by a right of way, forty-five and 20/100 (45.20) feet;
WESTERLY	by said right of way, five and 1/10 (5.1) feet;
SOUTHERLY	by land now or formerly of the Trustees of Ropes Memorial, sixteen and 85/100 (16.85) feet;
EASTERLY	by land now or formerly of Bartlett, seventy-seven (77) feet.

Said premises are shown and more particularly described in a plan entitled, "Plan of Land in Salem, Mass., Belonging to the Trustees of

the Ropes Memorial, August 1914," recorded with Essex South District Registry of Deeds, Book 2282, Page 600.

Being a parcel of the premises conveyed to us by deed of Kenneth E. Winter, recorded in Essex South District Registry of Deeds, Book 5331, Page 762

**THIRL PARCEL:** the land with the buildings thereon situated in Salem, Essex County, Massachusetts, known as 23 - 25 1/2 Broad Street, bounded and described as follows:

**NORHTERLY** by Broad Street, seventy-seven and 65/100 (77.65) feet;

**EASTERLY** by Orne Square in two courses, forty-two and 75/100 (42.75) feet and twenty-eight and 17/100 (28.17) feet;

**SOUTHERLY** by a right of way and land now or formerly of Trustees of the Ropes Memorial, seventy-eight and 5/100 (78.05) feet;

**WESTERLY** by land now or formerly of Mansfield, seventy and 75/100 (70/75) feet.

Said premises are shown and more particularly described in a plan entitled, "Plan of Land in Salem, Mass., Belonging to the Trustees of the Ropes Memorial, August 1914," recorded with Essex South District Registry of Deeds, Book 2282, Page 600.

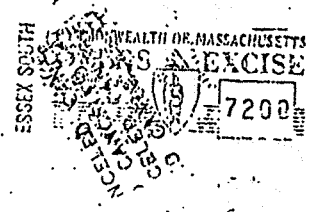
Together with rights of foot passage five (5) feet wide over a right of way fifty-eight and 4/10 (58.4) feet to the WEST from Orne Square as shown upon the plan above mentioned, and leading to the rear of the dwelling houses upon the granted premises to be used in common with others, and a right of way for all purposes over the land shown as Orne Square on said plan; with the right to lay, maintain, and repair in the way shown as Orne Square pipes and conduits for water, sewer, gas, electric gas, electric wires, heat, light, and telephone and the right at all times to enter into and upon said way to excavate the same for any or all of the foregoing purposes insofar as said rights are in force and applicable.

Being the same premises as conveyed to us by deed of Kenneth E. Winter recorded in Essex South District Registry of Deeds, Book 5331, Page 762  
 All of said premises conveyed are subject to a mortgage with the Warren Five Cents Savings Bank duly recorded with Essex South District Registry of Deeds.

NOTARY PUBLIC

Witness our hands and seals this 14th day of July 1969

Adeline E. Winter  
Fred E. Winter



The Commonwealth of Massachusetts

Essex, ss. July 14, 1969

Then personally appeared the above named Fred E. Winter and Adeline E. Winter, husband and wife,

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

John [Signature]  
Notary Public  
My commission expires July 25, 1970

Essex ss. Recorded July 14, 1969. 5 m. past 4 P.M. #324

I, Ralph H. Doering, Jr.,  
of Salem, Essex

County, Massachusetts

for consideration of One (\$1.00) ----- Dollars  
paid, grant to Ralph H. Doering, Jr., Trustee of Doering Trust, said  
Trust being dated October 29, 1974 and recorded herewith,  
of 33 Washington Square, Salem with QUITCLAIM COVENANTS

~~XXXXXXXXXX~~

The following parcels of land being situated in Salem, Essex County,  
Massachusetts, being the premises described in deeds recorded with  
Essex South District Registry of Deeds, Book 5662, Page 609 (Williams St)  
Book 5475, Page 695; Book 5622, Page 449, ~~XXXXXXXXXXXXXXXXXXXX~~  
Book 5745, Page 011, Book 6052, Page 173, ~~XXXXXXXXXXXXXXXXXXXX~~  
to which deeds reference is made for a more particular description.

Wash  
Sumner St

Book 50

Essex  
+  
Broad

Witness my hand and seal this 29<sup>th</sup> day of October, 1974.

*Ralph H. Doering, Jr.*

The Commonwealth of Massachusetts

*Suffolk* ss.

*Oct 29*, 1974.

Then personally appeared the above named Ralph H. Doering, Jr.

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

*Frank P. Harrison*  
Notary Public

My commission expires Jan. 9 1981

ESSEX SS. RECORDED *Nov 4* 1974 *13* M. PAST *11* A.M. INST. # *84*

I, Ralph H. Doering, Jr., Trustee of Doering Trust under Declaration of Trust dated October 29, 1974, and recorded with Essex South District Deeds, Book 6109, Page 107, by the power conferred by said Declaration of trust and by every other power,

for consideration paid, grant to Raymond W. Thibault

Massachusetts, of Boston, Suffolk County, with quitclaim covenants

~~the~~

four (4) certain parcels of land situated in Salem, Essex County, Massachusetts, bounded and described as follows:

FIRST PARCEL: A certain parcel of land with the buildings thereon situated in Salem Essex County, Massachusetts; known as 19-21 1/2 Broad Street, bounded and described as follows:

- Northerly by Broad Street, 70.66 feet;
- Westerly by Orne Square by two lines, 42.74 feet and 28.22 feet;
- Southerly by a right of way 45.20 feet;
- Westerly by said right of way, 5.1 feet;
- Southerly by land now or formerly of the Trustees of Ropes Memorial, 16.85 feet; and
- Easterly by land now or formerly of Bartlett, 77 feet.

Said premises are shown and more particularly described in a plan entitled "Plan of Land in Salem, Mass. Belonging to the Trustees of the Ropes Memorial, August 1914," recorded with Essex South District Deeds, Book 2282, Page 600.

SECOND PARCEL: A certain parcel of land with the buildings thereon situated in Salem, Essex County, Massachusetts, known as 23-25 1/2 Broad Street, bounded and described as follows:

- Northerly by Broad Street, 77.65 feet;
- Easterly by Orne Square in two courses, 42.75 feet and 28.17 feet;
- Southerly by a right of way and land now or formerly of Trustees of the Ropes Memorial, 78.05 feet; and
- Westerly by land now or formerly of Mansfield, 70.75 feet.

Said premises are shown and more particularly described in a plan entitled, "Plan of Land in Salem, Mass. Belonging to the Trustees of the Ropes Memorial, August 1914," recorded with Essex South District Deeds, Book 2282, Page 600.

Together with rights of foot passage five (5) feet wide over a right of way 58.4 feet to the West from Orne Square as shown on the above mentioned plan, and leading to the rear of the dwelling houses upon the granted premises to be used in common with others, and a right of way for all purposes over the land shown as Orne Square on said plan, with the right to lay, maintain, and repair in the way shown as Orne Square pipes and conduits for water, sewer, gas electric wires, heat, light, and telephone and the right at all times to enter into and upon said way to excavate the same for any or all of the foregoing purposes.

THIRD PARCEL: A certain parcel of land with the buildings thereon situated in Salem, Essex County, Massachusetts, bounded as follows:

Address of Grantee: c/o North Shore Chrysler Plymouth  
Route # 114, Beverly, Mass.



Beginning on Summer Street at land of Robinson and running southerly by said Summer Street, 71 feet to Chestnut Street;  
 thence running Westerly by said Chestnut Street about 31 feet;  
 thence running Northerly through the center of the partition wall of this and the adjacent estate about 46 feet, 8 inches to the center of a second partition wall;  
 thence running Westerly through the center of said second partition wall about 6 feet, 6 inches to the center of a third partition wall;  
 thence running Northerly through the center of said third partition wall about 23 feet, 8 inches, and continuing in the same direction about 6 feet, 10 inches to the line next described, all of the last four distances being by land of Crandall;  
 thence running Easterly by land of Robinson, this line being the line of the eavescroppings of said Robinson's barn, about 49 feet, 6 inches to said Summer Street and point of beginning.

This conveyance is made subject to and with the benefit of party wall rights, easements and privileges and restrictions of record so far as now in force and applicable. Also subject to the "Standards For The Care And Management of Certified Historic Landmarks" as set forth in Book 5605, Page 471.

**FOURTH PARCEL:** A certain parcel of land with the buildings thereon situated on the Northerly side of Essex Street in Salem, Essex County, Massachusetts, at the corner of Beckford Street, bounded and described as follows:

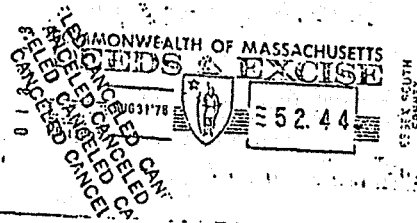
Commencing at the Southwesterly corner and running Northerly, 84 feet on Beckford Street; thence Easterly by land now or formerly of Derby, 32 feet, 1 inch; thence Southerly by land now or formerly of Warden 75 feet, 2 inches; thence Westerly by land now or formerly of Warden, 7 feet, 5-3/4 inches; thence Southerly again by land now or formerly of said Warden, 13 feet; thence Westerly again by said Essex Street, 24 feet to the point of beginning. Be all measurements more or less or however otherwise bounded, measured or described.

For title see deed recorded with Essex South District Deeds, Book 6109, Page 203.

~~Witness to said conveyance the rights of~~  
~~XXXXXX XXXXXXXXXXXXXXX~~  
~~XXXXXX XXXXXXXXXXXXXXX~~  
~~XXXXXX XXXXXXXXXXXXXXX~~

Witness my hand and seal this 11<sup>th</sup> day of June, 1976.

*Ralph H. Doering*  
 Trustee as aforesaid



The Commonwealth of Massachusetts

Suffolk, SS. June 11, 1976.

Then personally appeared the above named Ralph H. Doering, J.K. Trustee

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

*Frederick P. Harrison*  
 Notary Public

My commission expires Jan 9 1981

ESSEX SS. RECORDED Aug. 31 1976 25M. PAST 4 P.M. INST. 283

& 6 PLANS  
SEE PL. B. 153  
PL. 28

BK 6638 PG 455

MASTER DEED

OF

19½ - 21½ BROAD STREET CONDOMINIUM

Raymond W. Thibault, being the sole owner of the real estate situated at 19½ through 21½ Broad Street, Salem, Essex County, Massachusetts, hereinafter described by duly executing and recording this Master Deed does hereby submit said premises to the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts and proposes to create, and does hereby create with respect to said premises, a condominium to be governed by and subject to the provisions of said Chapter 183A.

1. NAME OF THE CONDOMINIUM AND THE ASSOCIATION THROUGH WHICH IT SHALL BE MANAGED.

The name of the condominium shall be 19½ - 21½ Broad Street Condominium. A trust through which the Unit Owners will manage and regulate the condominium has been established under the name of 19½ - 21½ Broad Street Condominium Trust under a Declaration of Trust to be recorded herewith.

2. DESCRIPTION OF LAND

The property at and now numbered 19½ - 21½ Broad Street, Salem, Essex County, Massachusetts, is bounded and described as follows:

Northerly by Broad Street, 70.66 feet;

Westerly by Orne Square by two lines, 42.74 feet and  
28.22 feet;

Southerly by a right of way 45.20 feet;

Westerly by said right of way, 5.1 feet;

Southerly by land now or formerly of the Trustees of  
Ropes Memorial, 16.85 feet; and

Easterly by land now or formerly of Bartlett, 77 feet.

Said premises are shown and more particularly described  
in a plan entitled "Plan of Land in Salem, Mass. Belonging to  
the Trustees of the Ropes Memorial, August 1914", recorded  
with Essex South District Deeds, Book 2282, Page 600.

The above described property is subject to and has the benefit  
of rights, easements, and agreements of record insofar as now  
in force and applicable. For title see Deed in Book 6275,  
Page 195.

3. DESCRIPTION OF BUILDING

A description of the building situated on the land  
described in Paragraph No. 2 is as follows: A two and  
one-half story structure with basement, constructed of  
wood frame with stone foundation and slate shingles and  
containing three (3) condominium Units.

The Units of the Condominium are the following:

<u>LOCATION</u>	<u>UNIT</u>	<u>PERCENTAGE OF INTEREST</u>	<u>APPROXIMATE AREA</u>	<u>NUMBER OF ROOMS</u>
1st, 2nd and 3rd floor and basement	19½	33.8	1,932 sq. ft.	8 rooms and basement
1st, 2nd, and 3rd floor and basement	21	33.1	1,890 sq. ft.	8 rooms and basement
1st, 2nd and 3rd floor and basement	21½	33.1	1,890 sq. ft.	8 rooms and basement

Each Unit has access onto Broad Street in the front of the building and has access to the rear yard.

The Boundaries of each of the Units with respect to the floors, ceilings, walls, doors, and windows thereof are as follows:

- (a) Floors - The upper surface of the sub-flooring
- (b) Ceilings - The plane of the lower surface of the ceiling joints of the ceiling constituting the upper-most level of the Unit or, in the case of Units or portions of Units situated immediately beneath an exterior roof, the plane of the lower surface of the roof rafters.
- (c) Interior Building Walls - The plane of the surface facing each Unit of the wall studs

(d) Exterior Building Walls, Doors, and Windows -

As to walls, the plane of the interior surface of the wall studs; as to doors, the exterior surface thereof; and as to windows, the exterior surfaces of the glass and interior surface of the window frames.

5. COMMON AREAS AND FACILITIES

The common areas and facilities of the Condominium consist of:

(a) The land described in paragraph 2 above;

(b) The foundations, structural columns, girders, beams, supports, exterior and all bearing walls, roofs, and entrances and exits of the Building and common walls within the Building;

(c) The front and rear platforms and steps serving Units 19½ and 21;

(d) Installations of services such as power, lights, gas, hot and cold water, heating, air conditioning, and waste disposal including all equipment attendant thereto but excluding equipment contained wholly within and serving exclusively a single Unit;

(f) All other items listed as such in Section One of Chapter 183A of the General Laws of Massachusetts except the basements.

The Common elements shall be subject to the provisions

of the 19½ - 21½ Broad Street Condominium Trust and the rules and regulations promulgated pursuant thereto.

Units 19½ and 21 shall have exclusive easement in common to use the front and rear platform and steps leading to and from said units and shall be equally responsible for all of the maintenance and repair of said platforms and steps.

6. PIPES, WIRES, FLUES, DUCTS, CABLES, CONDUITS, PUBLIC LINES AND OTHER COMMON ELEMENTS LOCATED INSIDE OF UNITS: TRUSTEES RIGHT OF ACCESS

Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving his Unit.

Each Unit shall be subject to an easement in favor of the owners of all other Units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements located in such Unit and serving other Units. The Trustees and their authorized agents and employees shall have a right of access (at reasonable times and upon reasonable notice except in emergencies) to each Unit to inspect the same, to remove violations therefrom and to maintain, repair or replace the Common Elements contained therein or elsewhere in the Building.

7. FLOOR PLAN

Simultaneously with the recording hereof there is recorded with the Essex South District Registry of Deeds a floor plan of the Building at 19½ - 21½ Broad Street entitled "19½ - 21 & 21½ Broad St. Salem, Mass." showing the lay-out, location, unit numbers, and dimensions of Units 19½, 21 and 21½ inclusive. The plan bears the verified statement of Joseph Di Stefano, Jr., Architect, certifying that the plan fully and accurately depicts the lay-out, location, unit numbers, and dimensions of the Units as built.

8. ENCROACHMENTS

In the event that any portion of the Common Elements encroaches upon any Unit or if any Unit encroaches upon any other Unit or upon any portion of the Common Elements as a result of (i) the construction of the Building or (ii) any alteration, addition, repair, or replacement, or (iii) any settling or shifting of the Building, an easement shall exist for such encroachment.

9. USE OF UNITS

The Building and each of the Units are intended to be used solely for residential purposes by no more than one family nor more than two unrelated persons.

10. AMENDMENT OF MASTER DEED

This Master Deed may be amended by an instrument in writing signed by the owners of all of the Units and assented to by the holder or holders of mortgages on each Unit and duly recorded with the Essex South District Registry of Deeds.

11. COMPLIANCE

This Master Deed is set forth to comply with the requirements of Chapter 183A. The invalidity of any provisions herein shall not be deemed to impair or affect in any manner the validity or forcibility or affect of the remainder of this Master Deed and in such event all of the other provisions of this Master Deed shall continue in full force and effect.

12. DEFINITIONS

All terms and expressions herein which are defined in § 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

13. CAPTIONS

The captions herein are inserted only as a matter



of convenience and for reference and in no way define, limit, or describe the scope of this Master Deed or the intent of any provisions hereof.

EXECUTED AND SEALED this 28<sup>th</sup> day of September 1979.

*Raymond W. Thibault*

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS September 28, 1979

Then personally appeared the above named Raymond W. Thibault and acknowledged the foregoing instrument to be his free act and deed, before me,

*Robert C. McCann*  
Notary Public

My commission expires

ROBERT C. McCANN  
Notary Public - My Commission Expires October 28, 1982

ESSEX SS. RECORDED Oct. 2, 1979 34M. PAST 12 P.M. INST. #261

UNIT DEED

I, Raymond W. Thibault, of Salem, Essex County, Massachusetts,  
for consideration of SIXTY FIVE THOUSAND DOLLARS (\$65,000.00)  
paid, grant to Daniel A. Bancroft and Rose Ann<sup>N</sup> Bancroft, ~~husband~~  
~~and wife~~, as <sup>Joint</sup> tenants ~~by the entirety~~, both of 21 1/2 Broad Street,  
Salem, Essex County, Massachusetts, the following ~~parcel of land~~:

~~The~~ Unit 21 1/2 in the 19 1/2 - 21 1/2 Broad Street Condominium,  
located in said Salem, created by the Master Deed of Raymond W.  
Thibault recorded Essex South District Registry of Deeds  
Book 6638 Page 455 and being shown on a plan entitled "19 1/2 - 21 &  
21 1/2 Broad Street, Salem, Mass." drawn by Joseph DiStefano, Jr.,  
Architect, recorded with said Deeds as Plan No. 28 in Plan Book 155,  
together with <sup>an undivided</sup> thirty-three and one-tenth per cent (33.1%)  
interest in the undivided common facilities and including all rights  
appurtenant to said unit.

Said unit is conveyed subject to and together with the following:

1. Easement reserved by the Trustees of Ropes Memorial as set forth in an instrument recorded with said Deeds Book 2282, Page 386
2. The provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts
3. Easements, rights and restrictions contained in the said Master Deed creating the 19 1/2 - 21 1/2 Broad Street Condominium and in the 19 1/2 - 21 1/2 Broad Street Condominium Trust recorded with said Deeds Book 6638 Page 463
4. Real estate taxes for fiscal 1980

This unit is to be used for residential purposes only.

*and recorded herewith*  
There are attached hereto as required by Chapter 183A Section 9 of the General Laws of the Commonwealth, plans entitled "19 1/2 & 21 1/2 Broad Street, Salem, Mass." drawn by Joseph DiStefano, Jr., Architect, showing the unit above described and bearing the architects certification as required by paragraph (f) of Section 9.

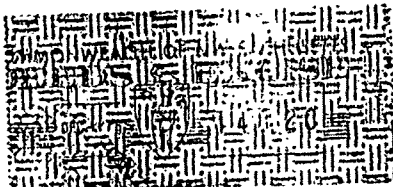
Executed and Sealed this 30 day of November, 1979  
*Raymond W. Thibault*

COMMONWEALTH OF MASSACHUSETTS

*Essex ss Salem*

November 2, 1979

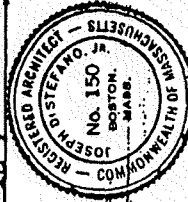
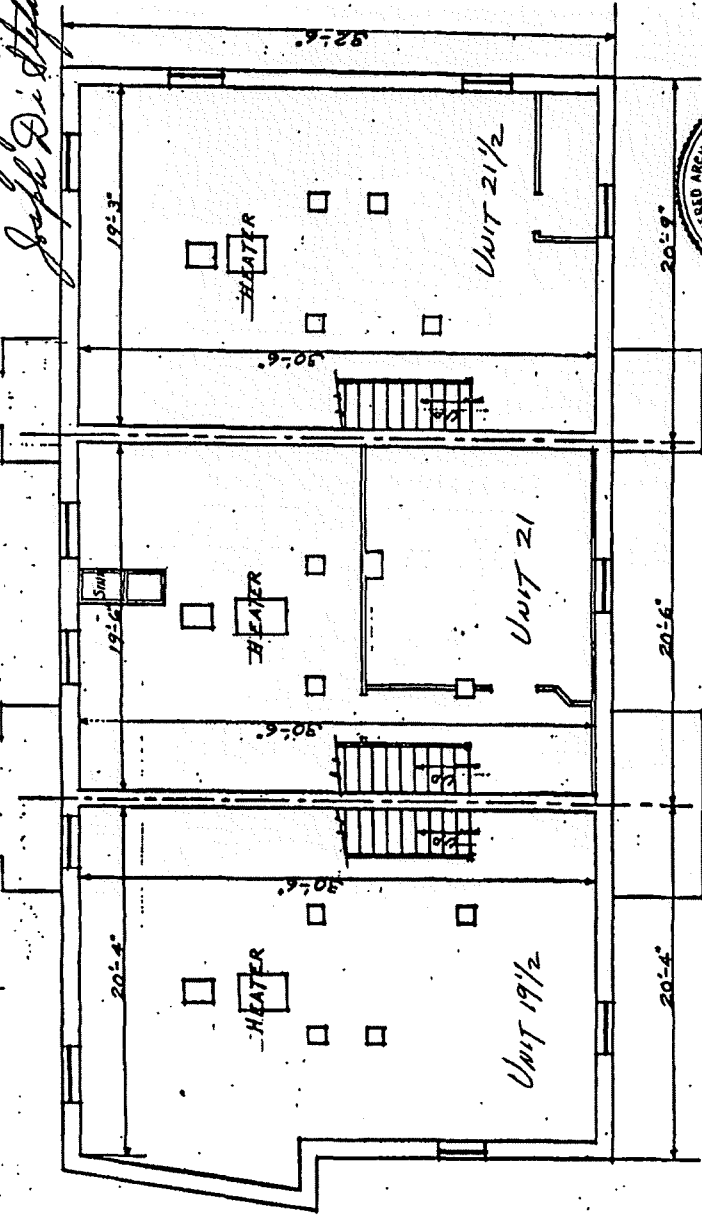
Then personally appeared the above-named Raymond W. Thibault, Trustee, and acknowledged the foregoing instrument to be his free act and deed, before me,



*Denis Maguire*  
Notary Public  
My commission expires: 3/30/81  
*Denis Maguire*

I CERTIFY THAT THE ABOVE SHOWN PLAN WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE MASSACHUSETTS BUILDING CODE, AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE MASSACHUSETTS BUILDING CODE, AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE MASSACHUSETTS BUILDING CODE.

*Joseph D. Stefano*  
**Joseph D. Stefano**



**BASEMENT PLAN**  
*Stefano*

194-21 1/2 BROAD ST. SALEM, MASS.  
PREPARED & DRAWN BY  
JOSEPH D. STEFANO, JR., ARCHITECT, A.I.A.  
122 AUBURN STREET, BOSTON, MASS.

2

01234

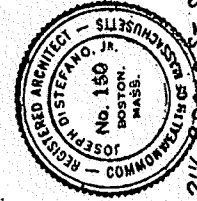
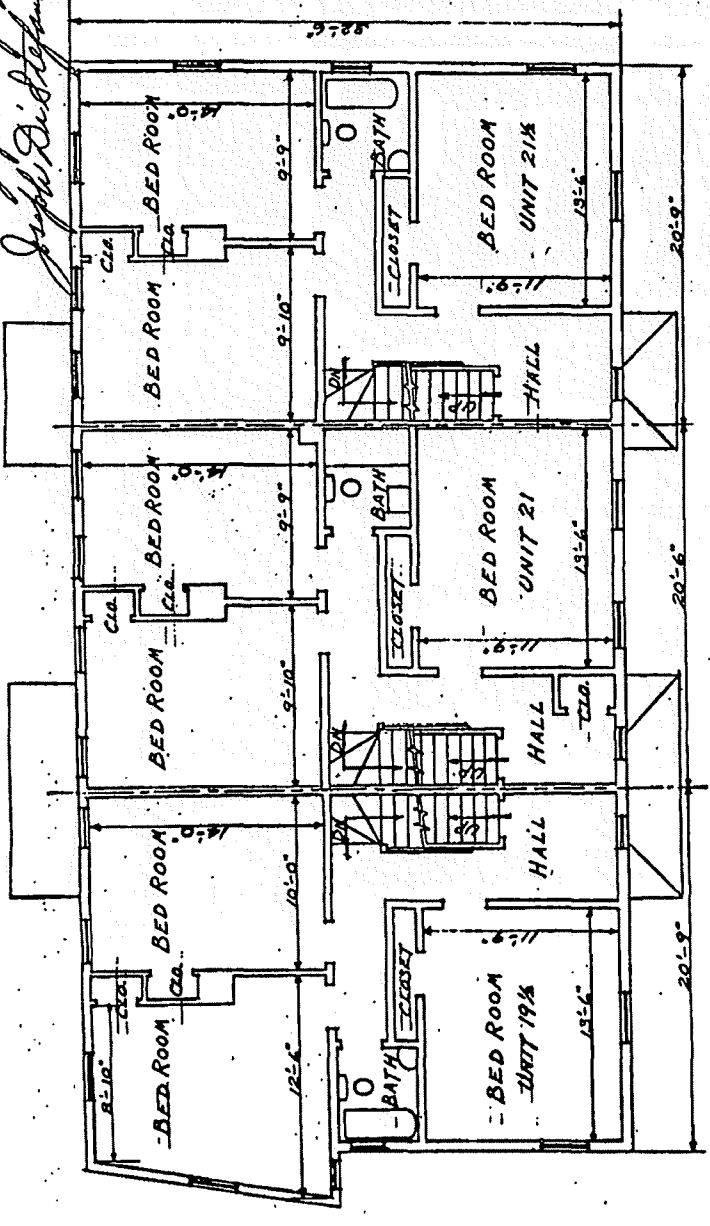


9/178



I CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNITS THE LOCATION, DIMENSIONS, APPROXIMATE AREA OF THE UNITS, AND THE APPLICABLE REGULATIONS OF THE CITY OF BOSTON, MASS. IN CONNECTION WITH THE APPLICABLE REGULATIONS OF THE REGISTER OF DEEDS FOR THE CITY OF BOSTON, MASS. IN CONNECTION WITH THE PREPARING THIS PLAN.

*Joseph D. Stefano Jr.*  
Joseph D. Stefano Jr.



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

19 1/2 - 21 1/2 BROAD ST. SALEM, MASS.  
MEASURED & DRAWN BY  
JOSEPH D. STEFANO JR. ARCHITECT A.I.A.  
728 AUBURN ST. MEDFORD, MASS.

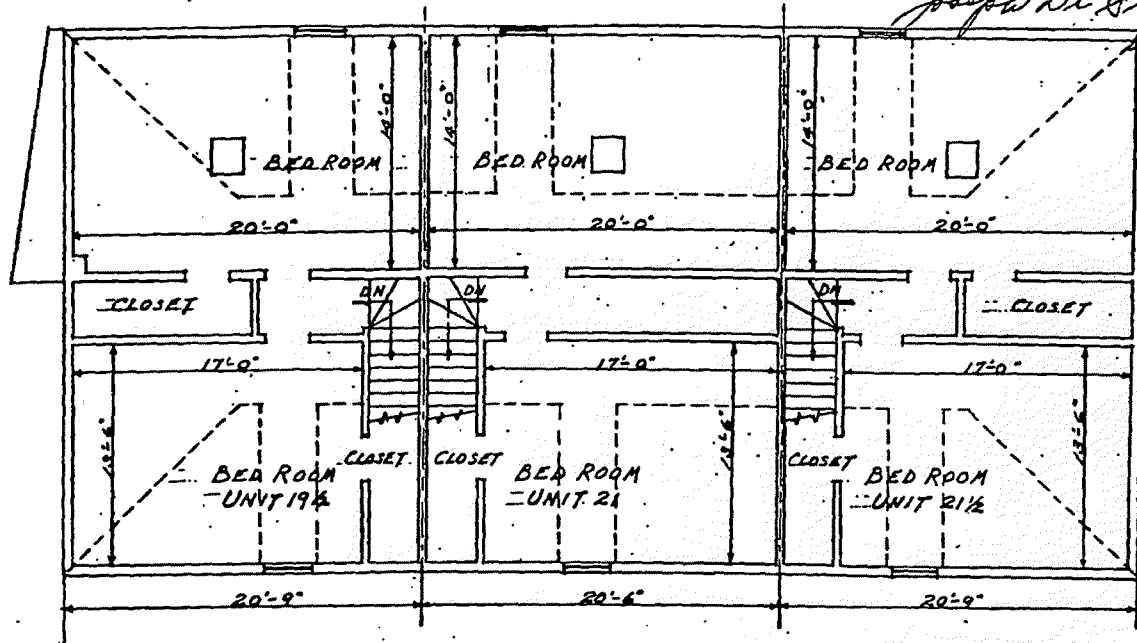
4  
5/17/78



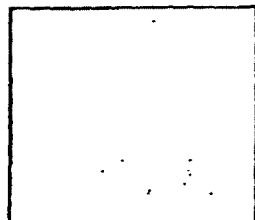
ESSEX SS. RECORDED *2013* 1079 29M. PAST P. A.M. INST #41

I CERTIFY THAT THIS PLAN SHOWS THE UNIT DESIGNATION AND THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE UNITS, THE LOCATION, DIMENSIONS, APPROXIMATE AREA OF THE UNIT, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH EACH UNIT HAS ACCESS AS BUILT. I HAVE CONFORMED WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS FOR ESSEX COUNTY IN PREPARING THE PLAN.

*Joseph Di Stefano Jr.*  
*Joseph Di Stefano Jr.*

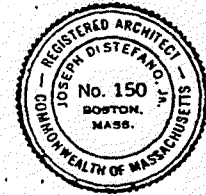


BK 6658 PG 322



THIRD FLOOR PLAN  
SCALE 1/4" = 1'-0"

01234



19 1/2-21 & 21 1/2 BROAD ST. SALEM, MASS.  
MEASURED & DRAWN BY  
JOSEPH DI STEFANO JR. ARCHITECT A.I.A.  
122 AUBURN ST. MEDFORD, MASS.

5

5/1/78

25

AFFECTED PREMISES: Unit 214, 194-214 Broad Street Condominium, 214 Broad Street, Salem, Massachusetts

UNIT DEED

I, PETER H. GILMORE, of Beverly, Essex County, Massachusetts, on behalf of Daniel A. Bancroft and Rose Ann N. Bancroft, and pursuant to an order of the Essex County Probate and Family Court, Buczko, J., dated August 13, 1982, for consideration paid and in full consideration of SEVENTY ONE THOUSAND NINE HUNDRED DOLLARS (\$71,900) grant to DEBORAH BERGERON of 214 Broad Street, Salem, Essex County, Massachusetts the following:

The Unit 214 in the 194-214 Broad Street Condominium, located in said salem, created pursuant to Massachusetts General Laws Chapter 183A by the Master Deed of Raymond W. Thibault recorded in the Essex South District Registry of Deeds Book 6638, Page 455\* and being shown on a plan entitled "194-21 & 214 Broad Street, Salem, Massachusetts" drawn by Joseph DiStefano, Jr., Architect, recorded with said Deeds as Plan No. 28 in Plan Book 155, together with an undivided thirty-three and one-tenth per cent (33.1%) interest in the undivided common facilities and including all rights appurtenant to said unit.

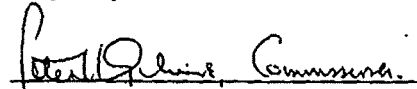
Said unit is conveyed subject to and together with the following:

1. Easement reserved by the Trustees of Ropes Memorial as set forth in an instrument recorded with said Deeds Book 2282, Page 386.
2. The provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts.
3. Easements, rights and restrictions contained in the said Master Deed creating the 194-214 Broad Street Condominium and in the 194-214 Broad Street Condominium Trust recorded with said Deeds Book 6638, Page 463.

This Unit is to be used for residential purposes only.

For title reference see the Deed of Raymond W. Thibault to Daniel A. Bancroft and Rose Ann N. Bancroft dated November 30, 1979 and recorded with the Essex South District Registry of Deeds in Book 6658, Page 318.

Witness my hand and seal this 6th day of April, 1984

  
Peter H. Gilmore, Commissioner

\* Recorded at Book 6969, Page 257.

\*\* On October 2, 1979

APR 13 1984

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

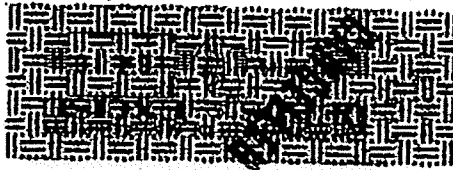
APRIL 6, 1984

Then personally appeared the above-named Peter H. Gilmore, Commissioner,  
and acknowledged the foregoing instrument to be his free act and deed, before  
me.

*Mark E. Vershow*

Notary Public *Mark E. Vershow*

My Commission Expires: *Feb 6, 1987*





UNIT DEED

I, Deborah A. Bergeron, of Salem, Essex County, Massachusetts

for consideration paid of One (\$1.00) Dollar

grant to Deborah A. Bergeron and Nancy D. Lee of 21 1/2 Broad Street, Salem, Essex County, Massachusetts as joint tenants

with QUITCLAIM covenants

Unit 21 1/2 in the 19 1/2-21 1/2 Broad Street Condominium, located in said Salem, created pursuant to Massachusetts General Laws Chapter 183A by Master Deed dated October 2, 1979 and recorded in the Essex South District Registry of Deeds Book 6638, Page 455 and being shown on a plan entitled "19 1/2-21 & 21 1/2 Broad Street, Salem, Massachusetts" drawn by Joseph DiStefano, Jr., Architect, recorded with said Deeds as Plan No. 28 in Plan Book 155, together with an undivided thirty-three and one-tenth per cent (33.1%) interest in the undivided common facilities and including all rights appurtenant to said unit.

Said unit is conveyed subject to and together with the following:

1. Easement reserved by the Trustees of Ropes Memorial as set forth in an instrument recorded with said Deeds Book 2282, Page 386;
2. The provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts; and
3. Easements, rights and restrictions contained in the said Master Deed creating the 19 1/2-21 1/2 Broad Street Condominium and in the 19 1/2-21 1/2 Broad Street Condominium Trust recorded with said Deeds Book 6638, Page 463.

This unit is to be used for residential purposes only.

Subject to a mortgage given to Chase Home Mortgage Corporation, dated April 6, 1984 and recorded with said Deeds in Book 7374, Page 338. (See also Book 7419, Page 391).

Subject to a mortgage given to the Lynn Five Cents Savings Bank, dated October 11, 1985 and recorded with said Deeds in Book 7973, Page 559.

For title reference, see deed of Peter H. Gilmore, Commissioner, dated April 6, 1984 and recorded with Essex South District Registry of Deeds at Book 7374, Page 336.

*Affected Portions: 21 1/2 Broad St Salem, Ma*

*25*

1981 AUG 23 AM 8 41

000067

WITNESS my hand and seal this 22 day of August, 1991.

*Deborah A. Bergeron*  
Deborah A. Bergeron

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

August 22, 1991

Then personally appeared the above-named Deborah A. Bergeron, and acknowledged the foregoing instrument to be her free act and deed, before me,

*Robert J. Smith*  
Notary Public  
My commission expires: 5-13-94

23

Deborah A. Bergeron and Nancy D. Lee

of

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One Hundred Twenty-Two Thousand and 00/100 (\$122,000.00) Dollars

grant to Raymond W. Belliveau, individually

of Unit 211, 19 1/2 - 21 1/2 Broad Street, Salem, Massachusetts with quitclaim covenants

~~Abstract~~

(Description and encumbrances, if any)

BK 11409 PG 168  
07/30/92 01:47 Inst 304

Unit 21 1/2, in the 19 1/2 - 21 1/2 Broad Street Condominium, established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed and recorded with the Essex South District Registry of Deeds in Book 6638, Page 455, on October 2, 1979, as amended and being shown on a plan entitled "19 1/2 - 21 and 21 1/2 Broad Street, Salem, Massachusetts" drawn by Joseph DiStefano, Jr., Architect, recorded with said Deeds as Plan No. 28 in Plan Book 155, together with an undivided thirty-three and one-tenth percent (33.1%) interest in the undivided common facilities and including all rights appurtenant to said unit.

The Unit is conveyed subject to and together with the benefit of an Easement reserved by the Trustees of Ropes Memorial as set forth in an instrument recorded with said Deeds at Book 2282, Page 386.

The Unit is subject to the provisions of Chapter 183A of the Massachusetts General Laws.

The premises are subject to easements, rights and restrictions contained in the said Master Deed creating the 19 1/2 - 21 1/2 Broad Street Condominium and in the 19 1/2 - 21 1/2 Broad Street Condominium Trust recorded with said Deeds at Book 6638, Page 463.

For Grantors' title see deed of Deborah A. Bergeron, recorded with said Deeds at Book 10918, Page 129.

DEED/BELIVEAU

Witness our hands and seals this 30th day of July, 1992.

Deborah A. Bergeron

Nancy D. Lee

The Commonwealth of Massachusetts

Essex

ss.

July 29, 1992

Then personally appeared the above named Deborah A. Bergeron and Nancy D. Lee

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

Richard W. Stafford Notary Public - Justice of the Peace

My commission expires June 20, 1997 19

(Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183B, § 6 AS AMENDED BY CHAPTER 497 OF 1969

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

RECORDED  
DEEDS REC. 10  
ESSEX SOUTH  
TAX 278.16  
CASH 228.16  
ESTATE TAX 20.74  
ADVERSE TAX

8.2

Raymond W. Belliveau  
of Unit 21 1/2, 19 1/2 - 21 1/2 Broad Street, Salem, MA County, Massachusetts,

being married, for consideration paid, and in full consideration of One Dollar (\$1.00)

grant to Raymond W. Belliveau and Philippa Taylor Belliveau, husband and wife as tenants by the entirety  
of Unit 21 1/2, 19 1/2 - 21 1/2 Broad Street, Salem, MA with quitclaim provisions

the land in Salem, Essex County, Massachusetts

(Description and encumbrances, if any)

11/03/93 02:55 Inst 511  
BK 12222 PG 423

For description see Exhibit "A" attached hereto

Witness his hand and seal this 29th day of October, 1993

*[Signature]*  
Raymond W. Belliveau

The Commonwealth of Massachusetts

Essex ss. October 29, 1993

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

*[Signature]*

Notary Public - Justice of the Peace  
WESLEY M. GOTE  
My commission expires 6/5/98  
1998  
Commission Expires June 5, 1998

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

CHAPTER 183B SEC. 4 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 grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantor 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.

## Property

Address: 19 1/2-21 1/2 Broad Street, Unit 21 1/2, Salem,  
Massachusetts 01970

Unit 21 1/2, in the 19 1/2 - 21 1/2 Broad Street Condominium, established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed and recorded with the Essex South District Registry of Deeds in Book 6638, Page 455, on October 2, 1979, as amended and being shown on a plan entitled "19 1/2 - 21 and 21 1/2 Broad Street, Salem, Massachusetts" drawn by Joseph DiStefano, Jr., Architect, recorded with said Deeds as Plan No. 28 in Plan Book 155, together with an undivided thirty-three and one-tenth percent (33.1%) interest in the undivided common facilities and including all rights appurtenant to said unit.

The unit is conveyed subject to and together with the benefit of an Easement reserved by the Trustees of Ropes Memorial as set forth in an instrument recorded with said Deeds at Book 2262, Page 386.

The Unit is subject to the provisions of Chapter 183A of the Massachusetts General Laws.

The premises are subject to easements, rights and restrictions contained in the said Master Deed creating the 19 1/2 - 21 1/2 Broad Street Condominium Trust recorded with said Deeds at Book 6638, page 463.

For Grantor's title see deed recorded with said Deeds in Book 11409, Page 158,

55

**QUITCLAIM DEED**

10/31/97 1148 inst. 736

**BK 14405 PG 34**

We, Raymond W. Belliveau & Philippa Taylor Belliveau, of the State of California,

for consideration paid, and in full consideration of One Hundred Fifty One Thousand and 00/100 (\$151,000.00) Dollars, grant to Michele Lemoine-Collins, Individually, of 21 Briggs Street, Salem, Essex County, Massachusetts,

with **QUITCLAIM COVENANTS**,

Unit 21 1/2, in the 19 1/2 - 21 1/2 Broad Street Condominium, established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed and recorded with the Essex South District Registry of Deeds in Book 6638, Page 455, on October 2, 1979, as amended and being shown on a plan entitled "19 1/2 - 21 and 21 1/2 Broad Street, Salem, Massachusetts" drawn by Joseph DiStefano, Jr., Architect, recorded with said Deeds as Plan No. 28 in Plan Book 155, together with an undivided thirty-three and one-tenth percent (33.1%) interest in the undivided common facilities and including all rights appurtenant to said unit.

The Unit is conveyed subject to and together with the benefit of an Easement reserved by the Trustees of Ropes Memorial as set forth in an instrument recorded with said Deeds at Book 2282, Page 386.

The Unit is subject to the provisions of Chapter 183A of the Massachusetts General Laws.

The premises are subject to easements, rights and restrictions contained in the said Master Deed creating the 19 1/2 - 21 1/2 Broad Street Condominium and in the 19 1/2 - 21 1/2 Broad Street Condominium Trust recorded with said Deeds at Book 6638, Page 463.

For Grantor's title see Deed dated October 29, 1993, and recorded on November 3, 1993 at the Essex South District Registry of Deeds, at Book 12222, Page 423.

**WITNESS** our hand and seal this 30th day of October, 1997.

RECEIVED 10  
ESSEX SOUTH  
10/31/97  
CANCELED

TAX 688.56  
CASH 688.56  
83204108 13148  
EXCISE TAX

*Raymond W. Belliveau*  
Raymond W. Belliveau  
*Philippa Taylor Belliveau*  
Philippa Taylor Belliveau

**STATE OF WASHINGTON**

County of Pierce SS.

October 30, 1997

Then personally appeared the above-named Raymond W. Belliveau and Philippa Taylor Belliveau and acknowledged the foregoing instrument to be their free act and deed before me,

*Linda A. Heinrich*  
Notary Public: Linda A. Heinrich  
My commission expires: 11/22/98

2

JV-9

**UNIT DEED**

2010122900654 Bk:30114 Pg:364  
12/29/2010 03:43 DEED Pg 1/2

I, **MICHELE LEMOINE-COLLINS** of Salem, Essex County, Massachusetts, for consideration paid and in full consideration of Two Hundred Eighty Eight Thousand and 00/100 (\$288,000.00) Dollars, grant to **SARAH D. WEIGEL** and **MICHAEL J. LEFEBVRE**, as joint tenants with right of survivorship and not as tenants in common, of 21 1/2 Broad Street, Salem, Essex County, Massachusetts,

**with QUITCLAIM COVENANTS**

Unit 21 1/2, in the 19 1/2 - 21 1/2 Broad Street Condominium, established pursuant to Massachusetts General Laws Chapter 183A, by Master Deed and recorded with the Essex South District Registry of Deeds in Book 6638, Page 455, on October 2, 1979, as amended and being shown on a plan entitled "19 1/2 - 21 1/2 Broad Street, Salem, Massachusetts" drawn by Joseph DiStefano, Jr., Architect, recorded with said Deeds as Plan No. 28 in Plan Book 155, together with an undivided thirty-three and one-tenth percent (33.1%) interest in the undivided common facilities and including all rights appurtenant to said unit.

The Unit is conveyed subject to and together with the benefit of an Easement reserved by the Trustees of Ropes Memorial as set forth in an instrument recorded with said Deeds at Book 2282, Page 386.

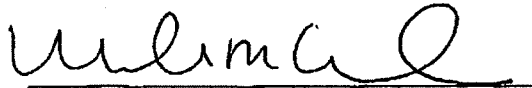
The Unit is subject to the provisions of Chapter 183A of the Massachusetts General Laws.

The premises are subject to easements, rights and restrictions contained in the said Master Deed creating the 19 1/2 - 21 1/2 Broad Street Condominium and the 19 1/2 - 21 1/2 Broad Street Condominium Trust recorded with said Deeds at Book 6638, Page 463.

For grantor's title see deed of Raymond W. Belliveau and Philippa Taylor Belliveau dated October 30, 1997 and recorded with Essex South District Registry of Deeds in Book 14405, Page 34.

Executed as a sealed instrument this 29 day of December, 2010

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 12/29/2010 03:43 PM  
ID: 827661 Doc# 20101229006540  
Fee: \$1,313.28 Cons: \$288,000.00

  
Michele Lemoine-Collins

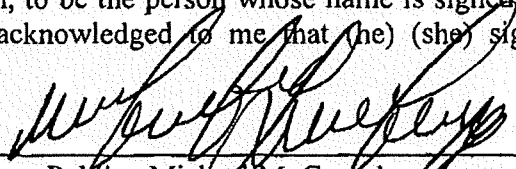
21 1/2 Broad Street, Salem, MA 01970

COMMONWEALTH OF MASSACHUSETTS

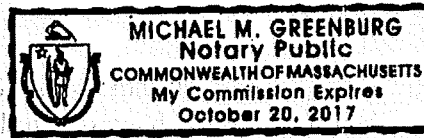
Essex, ss

December 29, 2010

On this <sup>29<sup>th</sup></sup> day of December 2010, before me, the undersigned notary public, personally appeared Michele Lemoine-Collins, proved to me through satisfactory evidence, which was photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.



Notary Public: Michael M. Greenburg  
My commission expires: October 20, 2017





08/2

2

CONDOMINIUM UNIT DEED

We, Michael J. Lefebvre and Sarah D. Lefebvre, formerly known as Sarah D. Weigel, husband and wife, of Salem, Massachusetts

in consideration of Three Hundred Ninety Five Thousand Five and 00/100 (\$395,000.00) dollars paid

grant to Matthew E. Kleiderman and Isabell Leshko, as joint tenants with rights of survivorship

of 21 1/2 Broad Street, Salem, MA

MASSACHUSETTS SOUTHERN ESSEX DISTRICT REGISTRY  
Date: 07/18/2014 03:08 PM  
ID: 1022731 Doc# 20140718005230  
Fee: \$1,001.20  
Cons: \$395,000.00

with Quitclaim Covenants

21 1/2 Broad St, Salem

Unit 21 1/2, in the 19 1/2 - 21 1/2 Broad Street Condominium, established pursuant to Massachusetts General Laws Chapter 183A, by Master Deed dated October 2, 1979, and recorded with Essex South District Registry of Deeds in Book 6638, Page 455, on October 2, 1979, as amended and being shown on a plan entitled "19 1/2 - 21 1/2 Broad Street, Salem, Massachusetts" drawn by Joseph DiStefano, Jr., Architect, recorded with said Deeds as Plan No. 28 in Plan Book 155, together with an undivided thirty-three and one-tenth percent (33.1%) interest in the undivided common facilities and including all rights appurtenant to said unit.

The Unit is conveyed subject to and together with the benefit of an Easement reserved by the Trustees of Ropes Memorial as set forth in an instrument recorded with said Deeds at Book 2282, Page 386.

The Unit is subject to the provisions of Chapter 183A of the Massachusetts General Laws.

The premises are subject to easements, rights and restrictions contained in the said Master Deed creating the 19 1/2 - 21 1/2 Broad Street Condominium and the 19 1/2 - 21 1/2 Broad Street Condominium Trust recorded with said Deeds at Book 6638, Page 463.

We, the Grantors named herein, do hereby voluntarily release all of my right of Homestead, if any, as set forth in Massachusetts General laws Chapter 188 and state that there is no other person or persons entitled to any homestead rights other than those executing this deed.

GLOVSKY & GLOVSEY

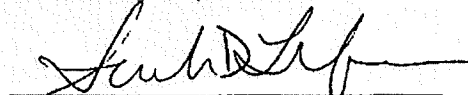
BOX 34

T # 25756-22

Being the same premises conveyed to us by deed of Michele Lemoine-Collins, dated December 29, 2010, and recorded with Essex County Registry of Deeds, Book 30114, Page 364

Executed under seal this 7th day of July, 2014.

  
Michael J. Lefebvre

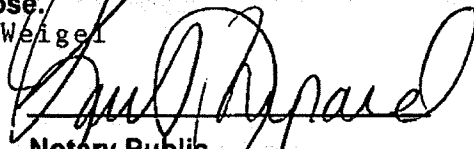
  
Sarah D. Lefebvre  
formerly known as Sarah D. Weigel

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

On this 7th day of July, 2014 before me, the undersigned notary public, personally appeared Michael J. Lefebvre and Sarah D. Lefebvre,\* proven to me through satisfactory evidence of identification, which was a driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

\*formerly known as Sarah D. Weigel

  
Notary Public  
My commission expires:

