

HISTORIC
SALEM INC

49 Essex Street

William P. Goodhue
Merchant
And His Wife Alice Very
Built c. 1841

Researched and written by Connie Barlow
March 2024

Historic Salem Inc.
The Bowditch House
9 North Street
(978) 745-0799 / Historicsalem.org
©2024

| Date Recorded | Grantor(s) | Grantee(s) | Consideration | Conveyance of | Source | Docu ment | Book: Page | Notes |
|-------------------|--|---|--|--|-----------------------------|--------------|--------------|--|
| August 29,1840 | Ephriam Emmerton, merchant & his wife Mary Ann, of Salem | William P. Goodhue, merchant, of Salem | \$800 | "a parcel of land with a barn thereon . . .situate in Salem on the corner of Essex and Bentley Streets " | Essex Co. Registry of Deeds | Deed | 232:201 | |
| June 27, 1873 | William P. Goodhue of Salem | First National Bank of Salem | Default on loan \$10,600 | "a parcel of land with the buildings thereon...bounded northerly on Essex Street, easterly on Bentley Street..." | Essex Co. Registry of Deeds | Deed | 883:147,148 | Default on loan included 3 other properties in Salem. 1873 is the year of the first Great Depression or "Financial Paanic" |
| February 28, 1887 | Salem 5 Cent Bank | Caroline M. Gage, wife of Andrew Gage, Jr. of Salem | \$6,000 | "a parcel of land in ...Salem...situated...on the corner of Essex and Bentley streets" | Essex Co. Registry of Deeds | Deed | 1191:279 | "...being the same land conveyed to William Goodhue" |
| November 7, 1906 | Alice R. Meeks of Salem, Arthur B. Spaulding & Carrie Spaulding of Peabody | Thomas Cronan of Salem | "\$1 and other valuable consideration" | "a parcel of land with the buildings there on...bounded to the north by Essex Street...easterly by Bentley street" | Essex Co. Registry of Deeds | Deed | 1849:228 | The Grantors are the grandchildren of Caroline Meeks Gage |
| April 12,1924 | Cronan et al Exors: Sara A. Cronan, Thomas Leo Cronan & Francis P. Cronan, of Salem, Executors of the will of Thomas F. Cronan late of Salem | Felix Kibiersza and Helena Kibiersza, husband & wife, tenants by the entirety | \$7,800 | "buildings thereon...Northerly by Essex Street, easterly by Bentley Street" | Essex Co. Registry of Deeds | Deed | 2593:232 | "Power conferred by a decree of Essex County Probate Court dated April 10, 1924 |
| November 23, 1945 | Kibiersza et ux: Felix and Helen Kibiersza,husband & wife, of Salem | Mildred C. Pzenny and Maryanna Wesolowska of Salem as Joint tenants | "for consideration paid" | "land in Salem with the buildings thereon...northerly by Essex Street...Easterly by Bentley Street | Essex Co. Registry of Deeds | Deed | 3430:459,460 | Mortgage held by Roger Conant Cooperative Bank for \$4,000 |
| February 27, 1970 | Mildred C Pzenny of Salem | Edward M. Pzenny, Jr. of Salem | \$5,500 | "land situated in said Salem with buildings thereon...on Essex Street" | Essex Co. Registry of Deeds | Deed | 5669:130 | land conveyed to M. Pzenny and M. Wesolowska as joint tenants; the latter now deceased |
| February 27, 1997 | Edward M. Pzenny, Jr. of Salem | Linda Locke, Pickering St., Salem | \$139,000 | "land in Salem with buildings thereon...Essex Street...by Bentley Street" | Essex Co. Registry of Deeds | Deed | 13992;245 | |

| | | | | | | | | |
|------------------|--|--|------------------------|--|-----------------------------|------|----------|--|
| October 18, 2011 | Victor Claudio, Trustee | Declaration of Trust: J. Christopher Trust | \$10,000 held in trust | | Essex Co, Registry of Deeds | Deed | 30781:62 | |
| October 28, 2011 | Linda Locke of Salem | Victor Claudio, Trustee, J. Christopher Trust | \$10,000 | "land in Salem...with buildings...described...North by Essex...Easterly by Bentley" | Essex Co. Registry of Deeds | Deed | 30781:68 | |
| May 9, 2022 | Joseph Locke and Priscilla Legault, Trustees of J. Christopher Trust | Eric G. Duhaime and Janice Duhaime, husband & wife of ...Salem | \$860,000 | "with quitclaim covenants...land in said Salem...with buildings...bounded...by Essex Street...ad by...Bentley Street | Essex Co. Registry of Deeds | Deed | 40924:34 | |

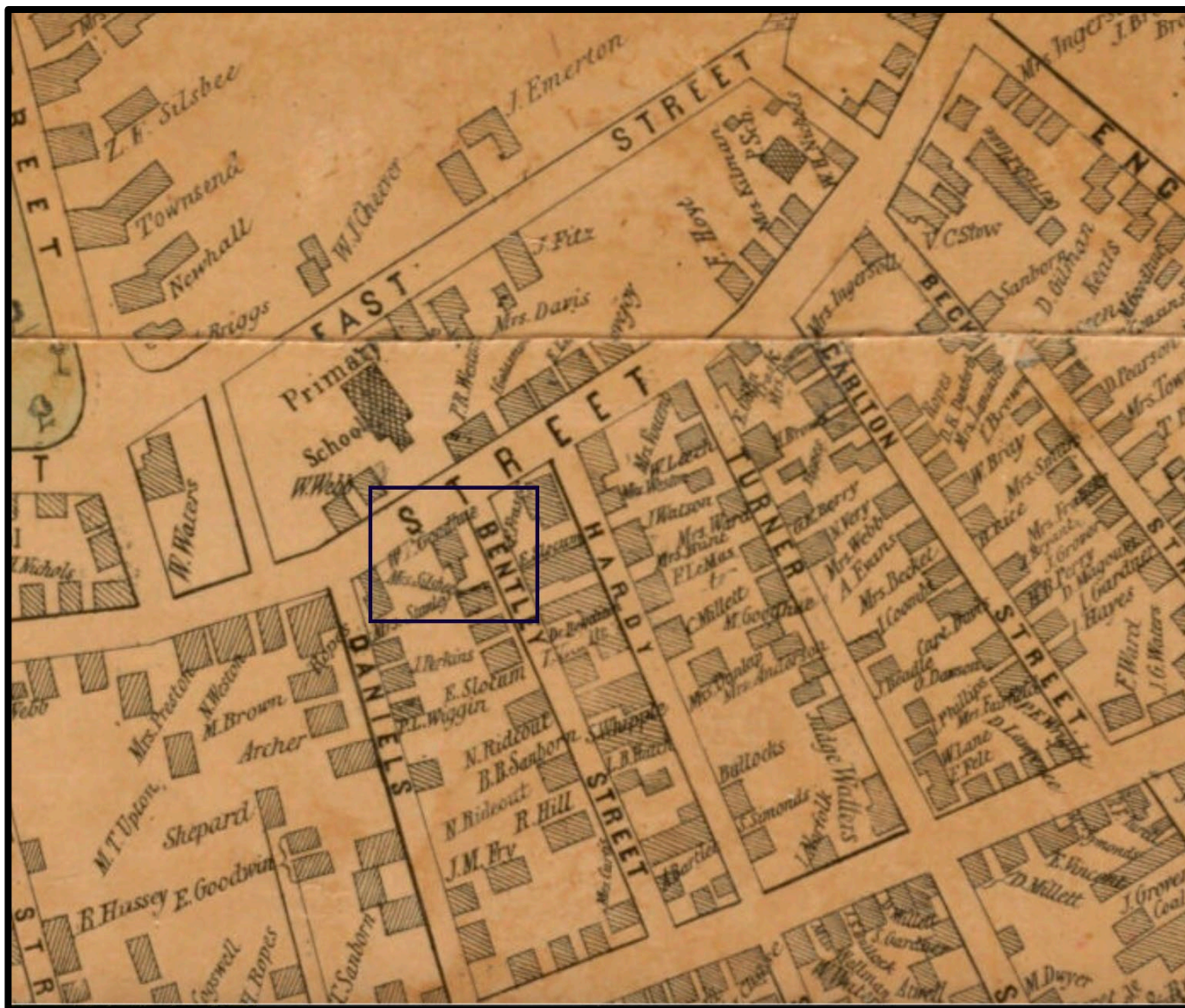


Figure 1-1851 MacIntyre Map of Salem (Detail)

Exposition on Chart of Deeds for 49 Essex Street, Essex County, Salem, Massachusetts

The earliest deed found for the property now known as 49 Essex Street was from 1840 when Ephriam Emmerton and his wife Mary Ann Emmerton sold a “parcel of land with a barn thereon” to William P. Goodhue for \$800. The property is described in that deed, and in all subsequent deeds, as follows: “on the corner of Essex and Bentley Streets, bound northerly on Essex Street, seventy-five feet more or less; easterly on Bentley Street, one hundred and one feet more or less; southerly on land of Ebenezer Slocum, seventy-eight feet more or less; and westerly on land of the heirs of Samuel Silsbee, deceased.”

In searching for documentation of how Ephriam Emmerton and his wife acquired the property, it was found that Mary Ann Emmerton, nee Sage, married Ephriam in 1826. Marriage records indicate that Mary Ann Sage was the daughter of Daniel Sage and Deborah Silsbee. Although unable to determine the exact relationship of Deborah Silsbee to Samuel Silsbee whose property abutted the deeded parcel on the west, it is known that Samuel Silsbee, described in the deed as “deceased,” died in 1839. The westerly boundary is further described as “land of the heirs of Samuel Silsbee.” It is plausible that Deborah Silsbee Sage’s daughter, Mary Ann Sage Emmerton, was one of Samuel’s heirs.

The rest of the Chart of Deeds proceeds from that purchase by William Goodhue in 1840. Goodhue is most likely the one who built a house on that parcel c.1841.

DEEDS

Know all Men by these Presents, That I,

Ephraim Emmerton, of Salem, Merchant, and *Mary Ann*,
his wife, in her right
in the County of Essex and of Massachusetts,

in consideration of eight hundred - - - dollars

paid by *William F. Goodhue*, of Salem, Merchant,

the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said
Goodhue a parcel of land with a Barn thereon
situate in Salem, on the corner of Essex and
Bentley Streets, bounded Northerly on Essex
Street, seventy five feet, more or less, easterly
on Bentley Street one hundred and one foot
more or less, southerly on land of Ebenezer
Stucum, seventy eight feet, more or less,
and westerly on land of the heirs of Samuel
Tilbee deceased, or his heirs or otherwise bounded.

To Have and to Hold, the afore-granted premises to the said *Goodhue*,
his heirs and assigns, to - - - his and their use and behoof forever. And I

do covenant with the said *Goodhue*
his heirs and assigns, that I - - - am lawfully seised in fee of the afore-granted premises, that
they are free of all incumbrances;

that I have good right to sell and convey the same to the said *Goodhue*

And that I will warrant and defend the same premises to the said *Goodhue*
his heirs and assigns, forever, against the lawful claims and demands of all persons.

In witness whereof, We the said *Ephraim Emmerton and Mary Ann*
his wife,

have hereunto set ~~our~~ our hands and seals this *twenty sixth* day of *August* in the year of our Lord
one thousand eight hundred and *forty*.

Signed, sealed and delivered by said *Mary Ann*
in presence of us,
E. A. Emmerton
by *E. Emmerton*
James S. Kimball

Ephraim Emmerton - Seal
Mary Ann Emmerton - Seal

ESSEX, ss. *Augth 29*, 184*0*. - The the above named
Ephraim Emmerton,

acknowledged the above Instrument to be his - - - free act and deed,

before me, *M. Townsend*, Justice of the Peace.

ESSEX, ss. Received *Feb. 19*, 184*1*. 10 o'clock, P. M. Recorded and examined,
by *H. H. French* Register

cattle, and at the point where the water ordinarily flows, through under the fence dividing their land from the pond. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Proprietors of the Salem and Danvers Aqueduct and their successors and assigns, to their own use and behoof forever. And we do hereby, for ourselves and our heirs, executors, and administrators, covenant with the said grantees and their successors and assigns that the granted premises are free from all incumbrances made or suggested by us, or either of us, and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantees and their successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under us, or either of us but against none other. And for the consideration aforesaid we do hereby release unto the said grantees and their successors and assigns all right of us to both Dower and Conscience in the granted premises. In witness whereof we the said Eliza Dutton, Hagen Ayer and Soana Ayer hereunto set our hands and seals and affix and cause the stamp required by law; the first day of May, in the year one thousand eight hundred and seventy three. Eliza Dutton seal
 Signed, sealed and delivered in presence of words "or otherwise" being interlined } Hagen Ayer seal
 before execution J. H. Locke, } Soana Ayer seal
 A. A. Abbott to W. A. Eliza D. Clement } Commonwealth of Massachusetts
 Chusell's Excep 25 June 26 1873.

Then personally appeared the above named Hagen Ayer and acknowledged the foregoing instrument to be his free act and deed.
 Before me A. A. Abbott Justice of the Peace
 Witness my hand June 27, 1873, 12 M. past 10 A. M. Seal by Jy. Ephm. Brown & Co.

W. P. Goodhue
 Trust National Bank

Know all men by these Presents that I William P. Goodhue of Salem in the County of Essex, and Commonwealth of Massachusetts in consideration of ten thousand and six hundred dollars to me paid by the First National Bank of Salem Massachusetts a corporation duly organized under the laws of the United States of America, and having its place

of business in said Salem the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Corporation its successors & assigns a certain parcel of land, with the buildings thereon, situated in said Salem, bounded ^{northward} on Crisp street seventy five feet more or less, easterly on Bentley street one hundred & one feet more or less, southerly on land now or late of Florence seventy eight feet more or less, and westerly on land now or late of heirs of Samuel Silsbee. Being the premises described in a deed from Ephraim Weston to me dated Aug 26 1840 & recorded with Crisp Deeds B. 323. L. 201, also a certain lot of land with the buildings thereon, situated in said Salem, bounded beginning at the corner of Derby street & Becket Street bounding southerly on Derby street thirty eight feet, easterly on land now or late of Jonathan Becket thirty feet, northerly on land formerly of Stephen White thirty four feet & eight inches westerly on Becket street twenty five feet to first bounds, being the premises described in a deed from Chandler Flagg to me dated July 1 1853, & recorded with Crisp Deeds B. 272. L. 31, also a parcel of land with the buildings thereon bounded westerly on Becket street aforesaid and being the same described in a deed from Eliza Weston to me dated November 12 1868, & recorded with Crisp Deeds B. 799. L. 300, to which reference may be had for a full & particular description; also a piece of land with the buildings thereon situated on the southerly side of Derby street aforesaid, being the same described in a deed from Wm B. Parker & Jos B. Hanson trustees to me dated June 1 1867, & recorded with Crisp Deeds B. 726. L. 133, to which reference may be had for a full & particular description. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said First National Bank of Salem Massachusetts and its successors and assigns, to their own use and behoof forever. And I do hereby for myself, and my heirs, executors, and administrators, covenant with the said grantees and its successors and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances that I have good right to sell and convey the same as aforesaid; and that I will and

Crisp Deeds 28 March 1874. The First National Bank mortgage here named, having received satisfaction for the mortgage, hereby fully discharge the same by its action; hence duly authorized.

E. H. Grayson Cashier

W. G. [Signature]

chasers absolutely and in fee simple; and such sale shall forever bar me and all persons claiming under me from all right and interest in the said premises, whether at law or in equity. And out of the money arising from such sale the grantee or its successors or assigns shall be entitled to retain all sums then received by this deed, whether then or thereafter payable, including all costs, charges, and expenses incurred or sustained by them by reason of any default in the performance or observance of said condition, rendering the surplus, if any, to me or my heirs or assigns. And I hereby, for myself and my heirs and assigns, covenant with the grantee and its successors and assigns that, in case a sale shall be made under the foregoing power, I or they will upon request execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is agreed that the grantee or its successors or assigns, or any person or persons in its or their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. In Witness Whereof I the said John Ganey and Catharine Ganey, wife of said John, who hereby releases unto the grantee all right of or to both dower and homestead in the granted premises hereto set our hands and seals this twenty eighth day of February in the year one thousand eight hundred and eighty seven.

John Ganey seal
 Signed and sealed in presence of } Catharine Ganey seal
 Andrew Fitz to J.S. } Commonwealth of Massachusetts.
 Essex co. February 28. 1887. Then personally appeared the above named John Ganey and acknowledged the foregoing instrument to be his free act and deed before me. Andrew Fitz. Justice of the Peace.
 Essex co. held Feb. 28. 1887. 50m. post 128. W. Reserby *Chas. Wood. Reg.*

Whereas William C. Goodhue, did by mortgage deed, dated Salem 5th P. Bk. City &c. March 13, 1874, and recorded in Essex, South District, Registry of Deeds, libro 900, folio 123, convey the premises hereinbefore described to the Salem Five Cents Savings Bank, a corporation established by authority of the Commonwealth of Massachusetts, and whereas in and by said mortgage deed, the grantee therein named, or its successors, or assigns, were authorized and

lib. 900, folio 123, convey the premises hereinbefore described to the Salem Five Cents Savings Bank, a corporation established by authority of the Commonwealth of Massachusetts, and whereas in and by said mortgage deed, the grantee therein named, or its successors, or assigns, were authorized and

empowered, upon any default in the performance or observance of the condition of said mortgage, to sell the said premises, with all improvements that might be thereon, at public auction in Salem in said Essex County first publishing an notice as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and whereas there has been such default, and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto to be subjoined. Now therefore know all men that the said Salem Five Cents Savings Bank by virtue and in execution of the power contained in said mortgage deed, as aforesaid, and of every other power it hereto enabling, and in consideration of the sum of Six Thousand and Dollars to it paid by Caroline M. Gage, wife of Andrew Gage, Jr. of said Salem, do hereby grant, bargain, sell and convey unto the said Caroline M. Gage all and singular the first parcel conveyed by the aforesaid mortgage deed, namely, a certain parcel of land situated in said Salem on the corner of Essex and Bentley Streets and bounded northerly by Essex Street seventy five feet, more or less, easterly on Bentley Street one hundred and one feet, more or less, southerly on land of Ebenezer Hoxum, now or late, seventy eight feet, more or less, and westerly on land of the heirs of Samuel Deleebe, now or late; being the same premises conveyed to said William P. Goodhue by deed recorded in said Registry, Book 323, Leaf 201. To have and to hold the same to the said Caroline M. Gage and her heirs and assigns, to their own use and behoof forever. In witness whereof the said Salem Five Cents Savings Bank has caused its seal to be hereto affixed and these presents to be executed and signed in its name and behalf by Charles H. Henderson, its Treasurer, hereunto duly authorized, this twenty eighth day of February in the year one thousand eight hundred and eighty seven. Signed and sealed in presence of } Salem Five Cents Savings Bank } seal
Andrew Fitz. } by Charles H. Henderson. Treas. } seal
Commonwealth of Massachusetts. Essex }
ss. February 28. 1887. Then personally appeared the above named Charles H. Henderson, and acknowledged the foregoing instrument to be the free act and deed of the Salem Five Cents Savings Bank, before me, Andrew Fitz. Justice of the Peace.

Essex Co. Recd Feb. 28. 1887. 50 m. Just 12 Pub. Rec. exp. by

Chas. Woods, Ref.

lows, to wit: Northerly by said Essex street about seventy five (75) feet; Easterly by Bentley street about sixty nine (69) feet; Southerly by land now or late of Forness about sixty three feet and eight inches (63'8") and Westerly by land now or formerly of Russell heirs. Being the same premises conveyed to me by deed of Mary Sage, to be recorded herewith, and meaning hereby to convey the undivided one fourth part of said premises described in said deed. **To have and to hold** the granted premises, with all the privileges and appurtenances thereto belonging to the said Alice R. Meeks and her heirs and assigns, to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and her heirs and assigns, that the granted premises are free from all incumbrances made or suffered by me and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me, but against none other. **In**

Witness whereof I the said Thomas J. Cronan, having no wife hereunto set my hand and seal this third day of November in the year one thousand nine hundred and six. Thomas J. Cronan seal
Signed, sealed, and delivered in presence of }
Commonwealth
of Massachusetts, Essex
Co. Nov. 7, 1906. Then personally appeared the above, named, Thomas J. Cronan and acknowledged the foregoing instrument to be his free act and deed, before me

John H. Sheedy Justice of the Peace.
Richard J. Hale. Reg.

a. R. Meeks et al
to
J. J. Cronan

Know all men by these presents that we, Alice R. Meeks, of Salem in the County of Essex and Commonwealth of Massachusetts, Arthur R. Spaulding, Carrie F. Spaulding both of Peabody in said County, in consideration of One dollar and other valuable considerations paid by Thomas J. Cronan of said Salem, the receipt whereof is hereby acknowledged, do hereby give grant, bargain, sell and convey unto the said

Thomas J. Cronan a certain parcel of land with the buildings thereon situate on the Southerly side of Essex street in said Salem, bounded as follows, to wit: Northerly by said Essex street about seventy five (75) feet; Easterly by Bentley street about sixty nine (69) feet; Southerly by land now or late of Foneses about sixty three feet and eight inches (63' 8"); and Westerly by said now or formerly of Russell heirs. Being a portion of the premises conveyed to Caroline M. Sage, wife of Andrew Sage Jr. by deed of the Salem Five Cents Savings Bank under power from William P. Goodhue, dated February 28, 1887, and recorded with the Essex, So. Dist. Deeds, Book 1191, Leaf 279, and being a part of the real estate devised to us by the wills of said Caroline M. Sage and of said Andrew Sage Jr. See also deed of said Thomas J. Cronan to said Alice R. Meeks of even date and to be recorded herewith. **To have and to hold** the granted premises, with all the privileges and appurtenances thereto belonging to the said Thomas J. Cronan and his heirs and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and his heirs, and assigns that we are lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that we have good right to sell and convey the same as aforesaid, and that we will and our heirs, executors, and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. **In Witness Whereof** we the said Alice R. Meeks, Arthur B. Spaulding and Carrie F. Spaulding, all being unmarried herein to set our hands and seals this third day of November in the year one thousand nine hundred and six.

| | | | |
|-------------------|---|---------------------|------|
| Signed and sealed | } | Alice R. Meeks | seal |
| in presence of | | Arthur B. Spaulding | seal |
| Common- | | Carrie F. Spaulding | seal |

wealth of Massachusetts. Essex ss. Nov. 7, 1906.
Then personally appeared the above named Alice R. Meeks and acknowledged the foregoing instrument to be her free act and deed, before me

deed, before me A. B. Tolman Justice of the Peace
Essex ss. Received Apr. 12, 1924. 31 m. past 9 A.M. Recorded and Examined.

Cronan et al
Exors.
to
Kibiersza et ux
Four \$2. R.
Stamps
Documentary
Canceled.

We, Sara A. Cronan, Thomas Leo Cronan & Francis P. Cronan, of Salem, Mass. Executors of the Will of Thomas F. Cronan, late of said Salem by power conferred by a decree of the Essex County Probate Court dated April 10, 1924 and every other power for Seventy eight hundred dollars paid, grant to Felix Kibiersza and Helena Kibiersza husband and wife, tenants by the entirety, the land in said SALEM with the buildings thereon, bounded and described as follows: Northerly by Essex Street 75 feet more or less; easterly by Bentley Street 69 feet; southerly by land now or formerly of Forness about 63 feet 8 inches; westerly by land now or formerly of Silsby and more recently of Russell. In tracing title, see a deed in the Essex South Registry of Deeds book 1849, page 228. The purchaser is to assume the taxes for 1924. WITNESS our hands and seals this 12th day of April 1924.

COMMONWEALTH OF MASSACHUSETTS } Sara A. Cronan (seal)
Essex ss. April 12th, 1924. } Thomas L. Cronan (seal)
Then personally appeared the } Francis P. Cronan (seal)

above named Francis P. Cronan and acknowledged the foregoing instrument to be his free act and deed, before me

Arthur L. Averill Notary Public
My commission expires June 20, 1930

Essex ss. Received Apr. 12, 1924. 40 m. past 9 A.M. Recorded and Examined.

Kibiersza et ux
to
Salem Sav. Bk.

KNOW ALL MEN BY THESE PRESENTS That we, Felix Kibiersza and Helena Kibiersza, being husband and wife, of Salem, Essex County, Massachusetts, for consideration paid, grant to the Salem Savings Bank, a corporation duly established by law and located in Salem in the County of Essex and Commonwealth of Massachusetts, with Mortgage Covenants, to secure the payment of Five Thousand Dollars in one year with five and one half per cent interest per annum, payable quarterly, as provided in a note of even date, the land in said SALEM, together with the buildings thereon, bounded northerly by Essex Street seventy five feet, easterly by Bentley Street sixty nine feet, southerly by land now or late of Forness sixty three feet eight inches, and westerly by land formerly of Silsbee, now or late of Russell. Being the same premises this day conveyed to us by the executors of the will of Thomas F. Cronan by their deed of even date, to be recorded herewith. This mortgage is upon the Statutory Condition, and upon the further condition that the grantors or their heirs, executors, administrators or assigns shall pay all taxes and assessments on said premises, whether in the nature

attest
Arthur L. Averill
Notary Public
Essex Co. Mass.
My Comm. Expires June 20, 1930
The Salem Savings Bank certifies that the above recited full consideration for the debt secured by the deed of mortgage have been received and paid by the bank and that the mortgage is duly recorded and does not violate the name.
Salem Savings Bank
by Edward D. Stanley, Secy.

THE COMMONWEALTH OF MASSACHUSETTS) Michael P. Harney (seal)
 Essex, ss. November 23, 1945. Then) Julie B. Harney (seal)
 personally appeared the above named Michael P. Harney and Julie B. Harney
 and acknowledged the foregoing instrument to be their free act and deed,
 before me Ernest A. Harding Notary Public
 My commission expires Oct. 17 1952

Essex ss. Received Nov. 23, 1945. 59 m. past 11 A.M. Recorded and Examined.

 We, Felix and Helen Kibiersza, husband and wife, both of Salem, Essex
 County, Massachusetts, for consideration paid, grant to Mildred C. Pszen-
 ny and Maryanna Wesolowska, as joint tenants, and not as tenants in common,
 both of said Salem with WARRANTY COVENANTS the land in said SALEM, with
 the buildings thereon, bounded and described as follows: Northerly by Es-
 sex Street seventy-five (75) feet more or less; Easterly by Bentley Street
 about sixty-nine (69) feet; Southerly by land now or formerly of Forness
 about sixty-three (63) feet eight (8) inches; and Westerly by land now
 or formerly of Silsby and more recently of Russell. Being the same prem-
 ises conveyed to Felix and Helen Kibiersza, husband and wife, as tenants
 by the entirety, by Deed of Sara A. Cronan, Thomas Leo Cronan, and Francis
 P. Cronan of Salem, Executors of the Will of Thomas F. Cronan, dated
 April 12, 1924 and recorded Essex South District Registry of Deeds, Book
 2593, Page 232. WITNESS our hands and seals this 23rd day of November
 1945.

Felix Kibiersza (seal)
 Hyman Marcus to both) Helen Kibiersza (seal)

THE COMMONWEALTH OF MASSACHUSETTS Essex, ss. November 23, 1945. Then
 personally appeared the above named Felix and Helen Kibiersza and acknow-
 ledged the foregoing instrument to be their free act and deed, before me
 Hyman Marcus Notary Public My commission expires Sept. 17, 1949

Essex ss. Received Nov. 23, 1945. 59 m. past 11 A.M. Recorded and Examined.

 We, Mildred C. Pszeny and Maryanna Wesolowska, as joint tenants, and not
 as tenants in common, both of Salem, Essex County, Massachusetts, the
 latter being unmarried, for consideration paid, grant to the Roger Conant
 Co-operative Bank, situated in Salem, Essex County, Massachusetts, with
 MORTGAGE COVENANTS to secure the payment of Four Thousand Dollars in or
 within sixteen years from this date, with interest thereon, payable in
 monthly installments on the first day of each month hereafter, which pay-
 ments shall first be applied to interest then due and the balance thereof
 remaining applied to principal; the interest to be computed monthly in
 advance on the unpaid balance, together with such fines on interest in

Kibiersza
 et ux
 to
 Pszeny
 et al
 One \$5., One \$2.,
 One \$1., One .50,
 & Three .10
 R. Stamps
 Documentary
 Canceled

See
 B 5669 P. 129

Pszeny
 et ux et al
 to
 Roger Conant
 Co-op. Bk.
Discharge
 C. 3729 P. 412

BK5669 PG130

MASSACHUSETTS QUITCLAIM DEED (SHORT FORM (INDIVIDUAL) 661)

I, Mildred C. Pzenny

of Salem, Essex County, Massachusetts, of \$5500.00 being ~~married~~, for consideration/paid, grant to Edward M. Pzenny, Jr., residing at 49 Essex Street in said Salem

with quitclaim covenants

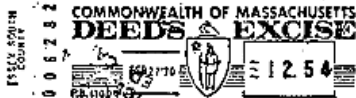
~~whereof~~

(Description and encumbrances, if any)

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

NORTHERLY by Essex Street seventy-five (75) feet more or less;
EASTERLY by Bentley Street about sixty-nine (69) feet;
SOUTHERLY by land now or formerly of Forness about sixty-three (63) feet eight (8) inches; and
WESTERLY by land now or formerly of Silsby and more recently of Russell.

Being the same premises conveyed to Mildred C. Pzenny and Maryanna Wesolowska, as joint tenants, and not as tenants in common, by deed of Felix Kibiersza et ux, dated November 23, 1945 and recorded with Essex South District Registry of Deeds, Book 3430, Page 460, the said Maryanna Wesolowska having since deceased.



~~Subscribed and signed~~

~~Witness my hand and seal this 27th day of February 1970~~

Witness my hand and seal this 27th day of February 1970

Mildred C. Pzenny

The Commonwealth of Massachusetts

Essex, ss. February 27, 1970

Then personally appeared the above named Mildred C. Pzenny

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

Mary L. Higgins

Mary L. Higgins
Notary Public
My Commission Expires January 26, 1973

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

Essex ss. Recorded Feb. 27, 1970. 8 m. past 11 A.M. #111

PLEASE RETURN TO:
LINDA LOCKE
~~XXXXXXXXXXXXXXXXXXXX~~ *Peabody St*
SALEM, MA 01970
L. EDWARD M. PEZANNY, JR.

MASSACHUSETTS QUITCLAIM DEED SHORT FORM INDIVIDUAL(S)

02/28/97 12:37 Inst 396
Essex **BK 13992 PG 245**
County, Massachusetts

of Salem
~~XXXXXXXXXXXXXXXXXXXX~~ for consideration paid, and in full consideration of **ONE HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$139,000.00)** ----- DOLLARS

grant to **LINDA LOCKE**
Peabody St
of ~~40 Essex Street~~, Salem, Essex County, Massachusetts with ~~optimal~~ **optimal** covenants

~~XXXXXXXXXXXXXXXXXXXX~~

(Description and constraints, if any)

The land in said Salem, with the buildings thereon, bounded and described as follows:
NORTHERLY by Essex Street seventy-five (75) feet more or less;
EASTERLY by Bentley Street about sixty-nine (69) feet;
SOUTHERLY by land now or formerly of Forness about sixty-three (63) feet eight (8) inches; and
WESTERLY by land now or formerly of Sibley and more recently of Russell.

Being the same premises conveyed to Edward M. Pezanny, Jr. by deed of Mildred C. Pezanny dated February 27, 1970 and recorded in the Essex South district Registry of Deeds, Book 5669, Page 130.

PROCESSES ADDRESS: 49 ESSEX STREET, SALEM, MA 01970

DEEDS REC. TO
ESSEX SOUTH
CANCELLED
TAX 633.84
LUSH 633.84
02664100 12:29
EXCISE TAX

these my hand and seal this _____ day of February 27, 1997

Edward M. Pezanny, Jr.
Edward M. Pezanny, Jr.

The Commonwealth of Massachusetts

Essex, ss. February 27 1997

Then personally appeared the above named Edward M. Pezanny, Jr.
and acknowledged the foregoing instrument to be HIS free act and deed before me

Julia P. Anderson
Notary Public - Justice of the Peace

My commission expires 6/18/1999 15

(*Individual - Joint Tenants - Tenants In Common)

CHAPTER 143B: 6AS AMENDED BY CHAPTER 407 of 1997
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee in duplicate of the amount of the full consideration thereof to date of the issue of the deed or consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for royalties or other benefits assumed by the grantee or existing claims. 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.

LF

AK-4



2011102000679 Bk:30781 Pg:62
10/28/2211 03:57 TRUST Pg 1/6

DECLARATION OF THE
J. CHRISTOPHER TRUST

VICTOR CLAUDIO, of Salem, Essex County, Massachusetts (the "Trustee"), hereby declares that ten (10) dollars is held in trust hereunder, and that any and all additional property and interest in property, real and personal, that may be acquired hereunder (the "Trust Estate") shall be held in trust for the sole benefit of the individuals or entities listed in the Schedule of Beneficiaries in the proportions stated in said Schedule: which Schedule has this day been executed by the Beneficiaries and filed with the Trustee with receipt acknowledged by at least one Trustee (hereinafter, as it may be amended, the "Schedule of Beneficiaries").

SECTION ONE

Name and Purpose

1.1 This Trust shall be known as the J. CHRISTOPHER TRUST and is intended to be a nominee trust, so-called, for federal and state income tax purposes, to hold record legal title to the Trust Estate, and to perform such functions as are necessarily incidental thereto. The Trust's mailing address is 49 Essex Street, Salem, Massachusetts, 01970.

SECTION TWO

Trustees

2.1 In the event that the trust has two Trustees, any one trustee may execute any and all instruments and certificates necessary to carry out the provisions of the Trust. In the event that the trust has more than two Trustees, any two trustees (except as otherwise provided, in Paragraph 7.2) may execute such instruments and certificates necessary to carry out the provisions of the Trust.

2.2 No Trustee shall be required to furnish bond. No Trustee hereunder shall be liable for any action taken at the direction of the Beneficiaries, nor for any error of judgment, nor for any loss arising from any act or omission in the execution of the Trust, so long as he or she is acting in good faith. Said Trustee shall be responsible only for his or her own willful breach of trust. No license of court shall be requisite to the validity of any transaction entered into by the Trustees. No purchaser, transferee, pledgee, mortgagee or other lender shall be under any liability to see to the application of the purchase money or of any money or property loaned or delivered to any Trustee, or to see that the terms and conditions of this Trust have been complied with. Every instrument or document executed or action taken by the person or persons appearing from the records of the Registry of

F

AK-4

2011102800580 Bk:30781 Pg:68
10/28/2011 03:57 DEED Pg 1/1

QUITCLAIM DEED

49 Essex St., Salem MA 01970

I, LINDA LOCKE, of Salem, Essex County, Massachusetts, for consideration paid of TEN DOLLARS (\$ 10.00) grant to VICTOR CLAUDIO, as he is Trustee of J. CHRISTOPHER TRUST u/d/t dated October 18, 2011, and recorded herewith, with quitclaim covenants the certain parcel of land in said Salem, with the building thereon, bounded and described thus:

- NORTHERLY by Essex Street, seventy-five (75) feet, more or less;
- EASTERLY by Bentley Street about sixty-nine (69) feet;
- SOUTHERLY by land now or formerly Foimess about sixty-three (63) feet, eight (8) inches; and
- WESTERLY by land now or formerly of Silsby and more recently of Russell.

Being the same premises conveyed to me by deed of Edward M. Pszeny, Jr., dated February 27, 1997 and recorded at the Essex South District Registry of deeds in Book 13992, Page 245.

Witness my hand and seal this 28 day of October, 2011.

Linda Locke

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss OCTOBER 28, 2011

Before me, the undersigned notary public, personally appeared the aforesaid Linda Locke, personally known to me to be the person whose name is signed on the preceding instrument and who acknowledged to me that she signed it voluntarily for its stated purpose.

Michael Freedberg



MY COMMISSION EXPIRES:

04/12/2015



SO ESSEX #307 Bk:40924 Pg:034
 05/10/2022 02:36 PM DEED Pg 1/2
 eRecorded

MASSACHUSETTS STATE TAX
 COUNTY ESSEX 01301-600
 Date: 05/10/2022 02:36 PM
 ID: 1527231 Doc# 20220510003070
 Fee: 53,921.60 Coms: 5860.003.00

Property Address 49 Essex Street, Salem, MA 01970

QUITCLAIM DEED

We, JOSEPH LOCKE and PRISCILLA LEGAULT, Trustees of J. CHRISTOPHER TRUST LPA dated October 28, 2011, and recorded in the Essex County South District Registry of Deeds in Book 30781, Page 62, of Salem, Essex County, Massachusetts,

For consideration of Eight Hundred Sixty Thousand and 00/100 (\$860,000.00) Dollars, paid

Grant to ERIC G. DUHAIME AND JANICE DUHAIME, husband and wife, as tenants by the entirety, of 15 Symonds, Salem, Essex County, Massachusetts,

With QUITCLAIM COVENANTS

The certain parcel of land in said Salem, Massachusetts, with the buildings thereon, bounded and described thus:

- NORTHERLY by Essex Street, seventy-five (75) feet, more or less;
- EASTERLY by Bentley Street about sixty-nine (69) feet;
- SOUTHERLY by land now or formerly of Poimess about sixty-three (63) feet, eight (8) inches; and
- WESTERLY by land now or formerly of Silsby and more recently of Russell.

Being the same premises conveyed to the Trust by deed of Linda Locke dated October 28, 2011, and recorded at the Essex County South District Registry of Deeds in Book 30781, Page 68.

WITNESS our hands and seals this 9th day of May 2022.

J. Christopher Trust

By: *Joseph Locke*
Joseph Locke, Trustee

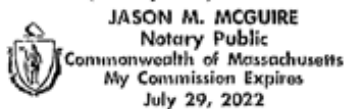
By: *Priscilla Legault*
Priscilla Legault, Trustee

Commonwealth of Massachusetts

Essex, ss

On this 9th day of May 2022, before me, the undersigned notary public, appeared the above-named Joseph Locke, Trustee of J. Christopher Trust, who proved to me through satisfactory evidence of identification, which were MA Driver's license to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

(Notary seal)



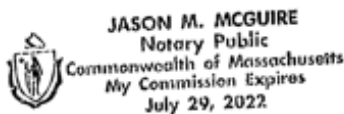
Jason M. McGuire
Notary Public: Jason M. McGuire
My Commission Expires: July 29, 2022

Commonwealth of Massachusetts

Essex, ss

On this 9th day of May 2022, before me, the undersigned notary public, appeared the above-named Priscilla Legault, Trustee of J. Christopher Trust, who proved to me through satisfactory evidence of identification, which were MA Driver's license to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

(Notary seal)



Jason M. McGuire
Notary Public: Jason M. McGuire
My Commission Expires: July 29, 2022