

Land & House at 362 Essex Street, Salem, Mass.

Evidently, this house was standing here by 1754, having been built for John Ropes, cordwainer.

According to Sidrey Perley*, this land was first owned by Richard Bishop, who died in 1674/5, leaving most of it to his grand-daughter Mary Darling, whose father John built a house there in 1676. Mr Bishop's formally deeded the land to Mary 19 Nov 1680 (6:29). She sold the land to Thomas Maule 19 Nov 1680 (5:101), and the house & land to him subsequently. Thomas Maule sold the land & house to Joseph Neale for 62 li on 17 July 1681 (6:27).

At last, on 7 Nov. 1709 (21:164), Jeremiah Neale, Salem carpenter, acting as attorney for his brother Joseph, a Salem joiner who had moved to Pennsylvania, for 163 li sold Joseph's Salem homestead, in equal undivided halves, to John Ropes Jr & Samuel Ropes, brothers & Salem cordwainers (shoemakers). The brothers & their families shared ownership of the house on the premises until 13 Aug 1716, when John sold his half of the dwelling & its well (but not the land) to brother Sam for 65 li (30:134).

Meanwhile, Samuel's wife's grandmother, widow Frances Croade, had died; on 16 Ap 1716 the Croade property next door on the east was divided among the five Croade heirs, one of whom was Judith (Croade) Neal, deceased mother of Lydia (Neal) Ropes, Samuel's wife, through whom he inherited 1/4 of Judith's 1/5 share in the Croade estate (#6559). On 15 May 1716 (28:178), Samuel bought the 1/4 of Judith's share owned by his brother-in-law Joseph Neal, Salem shoemaker; on the same day Philip Hill, Salem cooper, & his wife Sarah, a daughter of Richard & Frances Croade, sold their 9-pole strip adjoining that of Judith's heirs, equally to Sam & John Ropes (28:70). In 1717 & 1718 (32:275 & 33:257) Samuel's brother John bought the other half of Judith's share from her two remaining heirs. And so Samuel & John Ropes now owned equally 18 poles of the westernmost part of the Croade estate, which they annexed to the eastern end of their shared homestead. See figure #1 for a plan of this land.

In 1724 (43:240,270,290) Joseph Neal bought the remainder of the Croade estate; on 22 Dec 1733 Joseph's widow Eunice sold the westernmost 20 poles of her late husband's estate for 105 li to John Ropes alone (65:144). Then, on 2 Ap 1734 Samuel & John Ropes made a formal partition of the land they had so long held in common (64:171, 172). This partition is depicted in figure #1. Perhaps John immediately built this house on his land, which was slightly increased 6 Sept 1735 when Samuel gave John a 3-foot strip of land out back, which grant corrected an error made in the 1734 partition between the two brothers (68:190).

* See Perley's "Salem in 1700. No. 12" in the Essex Antiquarian, 1903, vol. 7, p. 118.

On 7 July 1741 (81:235) John Ropes, now 63, gave his son John Ropes 3d, Salem shopkeeper, the 20-pole parcel that John the father had bought in 1733 from widow Eunice Neal. John 3d undoubtedly proceeded to build his mansion house on this lot (where 360 Essex St now is).

Our friend John Ropes died in 1754, aged 76, leaving "a dwelling house, old shop, barn, & about 100 poles of land adjoining, valued at 280 li," all of which was settled on John's second son, Jonathan, Salem merchant, who was to pay 155 li to his brother John 3d, 62.3.8 to his sister Dorothy (wife of Samuel Archer), and 63.13.11 to sister Mary, wife of Jacob Ashton (#21469). Jonathan added to his holdings on 10 May 1780 (137:56), when he bought of William Pickman a 28-pole piece of land adjoining Ropes' land to the n.n.e. and fronting 64' on the "New Street" (now Federal Street). Then, on 22 Sept 1790, as executor/administrator to the heirs of his deceased shopkeeper brother John Ropes 3d, Jonathan sold the 20-pole homestead of his late brother (including its mansion house & barn) for 165 li to William Vans Esq, who immediately gave it back to Jonathan for 5s (two deeds, 152:105). Next year, 12 Ap 1791, Jonathan & his neighbors to the east, the Clarkes (who lived in the house at 358 Essex St), adjusted the boundary of this new holding & the Clarke homestead; this deed makes clear the fact that the house formerly of John Ropes 3d, deceased shopkeeper, stood (just about where the house at 360 Essex St. is now) very close to the Clarke property.

Federal Street had been laid out about 1773; Jonathan Ropes subsequently built a mansion at the corner of Federal & Lynn, & removed to this house, allowing his son-in-law Major Jonathan Waldo to live in this, Mr Ropes's former mansion house. Jonathan Ropes, Salem merchant & patriot, died early in 1799, in his 81st year. By his will of 18 Mar 1797, Mr Ropes left all of his real estate to his only living descendant, grandson Jonathan Waldo Jr.* The real estate included Mr Ropes's mansion house estate in Federal Street, worth \$2500; a piece of land near Burying Point, worth \$500; the 30 poles of land he had bought of William Pickman, worth \$750; this, "my late mansion house in Essex Street which was my father's, with the (about 80 poles) land under & adjoining thereto, and the store & all buildings thereon, now improved by my son-in-law Mr Jonathan Waldo," worth \$3,000; as well as "my other house in Essex Street late my brother's, with the (30 poles of) land under & belonging, & buildings thereon, now improved by Mr Thomas Hartshorne," worth \$1100 (#24175).

See
figura #2

By 18 Mar 1811, the former mansion house of John Ropes 3d, deceased, had evidently been removed to Mason Street[†] for on that date Jonathan Waldo Jr sold (actually mortgaged) to Messrs Ashton & Putnam (191:291) some real estate, including this,

* Jonathan Waldo Sr married Jonathan Ropes's only living child, Mary, on 20 Ap 1780, when she was only 17 years old. On 30 May 1781 she gave birth to son Jonathan; she died 10 June 1781.

† See Mr Waters' article, "Some Old Estates," in Essex Institute Historical Collections, 1879, vol. XVI, pp. 48-50. Copy enclosed. It seems the article was written in 1866.

a message consisting of a dwelling house, its land, & the buildings thereon. On 1 Ap 1813 (199:173) Messrs Ashton & Putnam sold the same back to Waldo, whereupon Mr Waldo mortgaged the same properties right back to Mr Ashton for \$4400 (200:215). Jonathan Waldo Jr died, unmarried, on 27 Sept 1817, without having redeemed this mortgage; he left, among other things, the Federal Street homestead, worth \$6,000, and this "lot of land & buildings thereon, bounded on Essex & Federal Streets," worth \$4,000, all of which his half-brothers & half-sister inherited (#28744). On 7 June 1822 (228:309) they released their interests in the Essex Street message to their step-father, (Rev.) John Prince Jr of Salem (or perhaps this was Rev. Prince's son), who evidently redeemed the mortgage from Mr Ashton.

Mr Prince owned the message until 6 Dec 1841 when, after having sold off part of the estate*, he conveyed it for \$6010 to Thomas Perkins, Salem merchant (328:152). Mr Perkins in turn conveyed it 15 Nov 1842 to David Pingree, Salem merchant, for \$7600 (335:246). Mr Pingree sold off more of the estate and then conveyed it for \$5000 to Emery Johnson, Salem merchant, 12 June 1843 (353:34), who died possessed of the property. On 5 Oct 1852 Joseph G Sprague, executor of Mr Johnson's will, for \$5000 sold the message to Mr Johnson's son, Emery S Johnson, Salem merchant & ship-master (470:187). Capt Johnson had evidently built the house at 360 Essex Street at about this time, for on 12 Oct 1852 he leased the premises at 362 Essex Street to his mother, Sarah S Johnson, for \$300 annual rent (470:187); after her death, he owned the estate until his own decease 13 Dec 1886, willing the house to his widow Anne E Johnson (#64361). Mrs Johnson died 22 July 1899, willing the property to her son Emery Walter Johnson of Salem (#84822). Mr Johnson owned the house until his death 29 July 1921, willing it to his wife Annie E Johnson (#140082), who owned it until her death on 25 Mar 1929, when, after 86 years of family ownership, it passed out of the Johnson name.

Mrs Johnson, apparently childless, willed the house to her cousins the Whipples on the condition that they use it as their residence; otherwise, it was to go to the North Shore Babies' Hospital (#163974). Evidently the Whipples were not satisfied with this condition, for the house did go to the Babies' Hospital, which 9 Mar 1931 sold the premises to the five Whipples (2875:129). One of the five, Albert I Whipple, died 26 Sept 1933, possessed of 1/5 interest in the estate (#177226), which descended to the remaining Whipples, who conveyed the estate 23 Oct 1941 to Mary E L Waite of Ipswich (3275:443) who immediately reconveyed the premises to the four Whipples (3275:444). These four owned the estate until 1 Mar 1943, when they sold it to Mr & Mrs Stevens of Salem (3324:335). Twelve years later, Mr Stevens being deceased, Mrs Stevens conveyed the premises, 25 Mar 1955, to the present owners, Mr & Mrs Marshall (4150:152).

Robert Booth, 30 Sept 1976

* See deeds 328:113, 146, Prince to Gould + to Ferguson, 6 Dec 1841.

Notes

There are no reliable tax records for Salem before 1760, so it is impossible to assign an exact date to this house; however, since Jonathan Ropes identifies it in his will as his father's house, it must have been built in or before 1754, the year in which father John Ropes died.

At the Essex Institute, there are on file old photographs of this house taken during the Johnson ownership, at least one of them depicting the house as it was before major changes were made. Of course, in those days it was all clapboarded. See glass negative #9847; negatives #46 & #5265; & over-sized blue mount #107, 362-6 Essex Street.

Monroe Street was laid out in 1801, right through the old Derby estate.

Annie E Johnson, widow of Emery Walter Johnson, sold off the house & land now at 360 Essex St (bounding 58.2' on Essex St) to Susan L Brown of Brookline on 17 Mar 1927, by deed 2715:409.

ROPES family, descended from George' (d. 1670), associated with Estate at 362 Essex Street, Salem, Massachusetts

JOHN²(1647-1721/2), housewright, m. 25 Sept 1669 Lydia Wells

- 1) Jonathan, 1642-61
- 2) Lydia, 1672, m Abraham Gale
- 3) Mary, 1675, d. unmarried after 1714
- ✓ 4) John, 13 Sept 1678 (see below)
- 5) Abigail, 1681, m. 1706 Richd Bartlett of Newbury
- 6) Sarah, 1683/4
- ✓ 7) Samuel, 1686/7, m. 1709/10 Lydia Neal; d 1761. Children.
- 8) Elizabeth, 1689, m Daniel Webb
- 9) Nathaniel, 1694, m 1717 Mary Flint, m 1724 Abigail Pickman; d. 1752; one son, Nathaniel (judge).

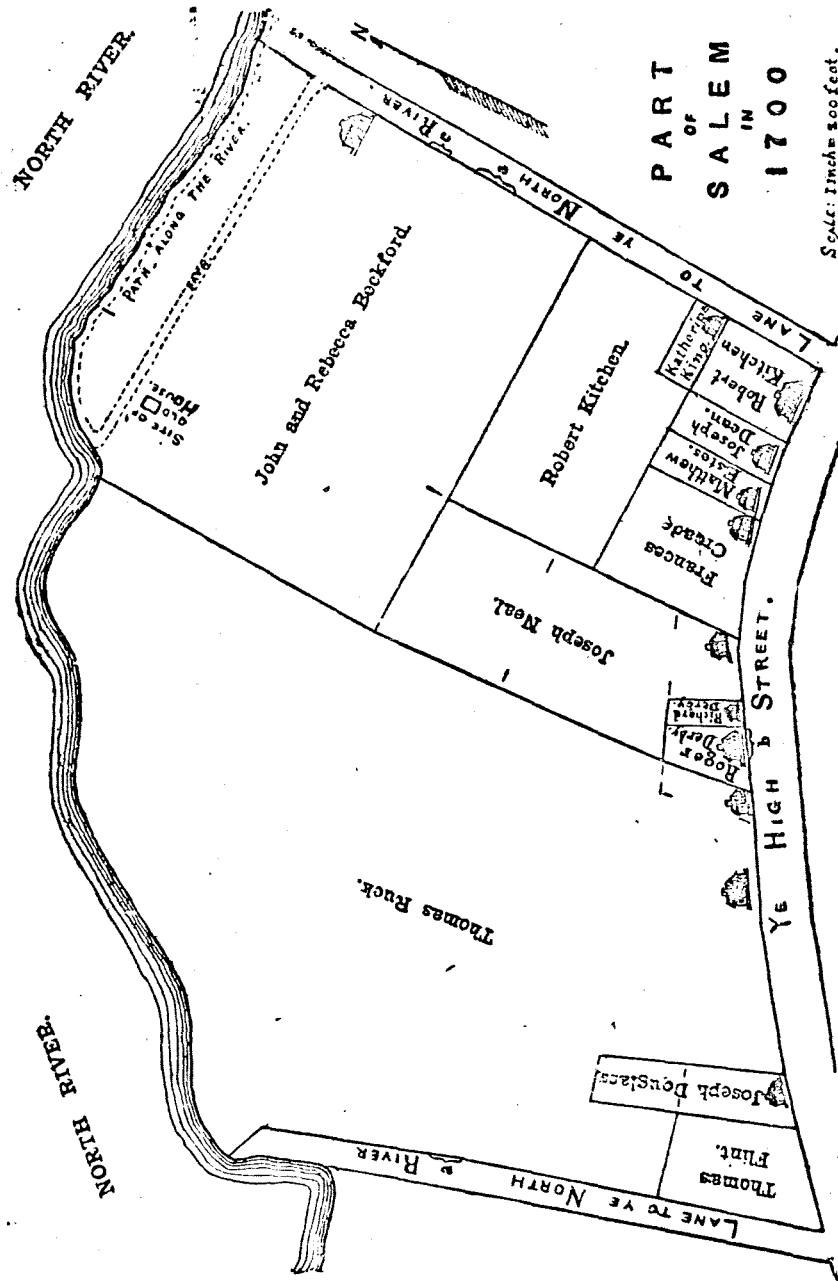
JOHN³(1678-1754), cordwainer, m 1707 Dorothy Bartlett of Newbury

- ✓ 1) John, 27 July 1709, shopkeeper, m Jane Bartlett of NH; children; d. 1761; she d. 1781.
- 2) Jonathan, b & d 1710
- 3) Dorothy, 1711, m Samuel Archer
- 4) George, 1713/14, d. young
- 5) Mary, 1716, m 1743 Jacob Ashton of Marblehead; she d 1812
- ✓ 6) Jonathan, 26 Dec 1718 (see below)
- 7) Elizabeth, 1721, d young

JONATHAN⁴(1718-99), merchant, representative, m 10 Dec 1761 Mary Coffin of Newbury (d 1774)

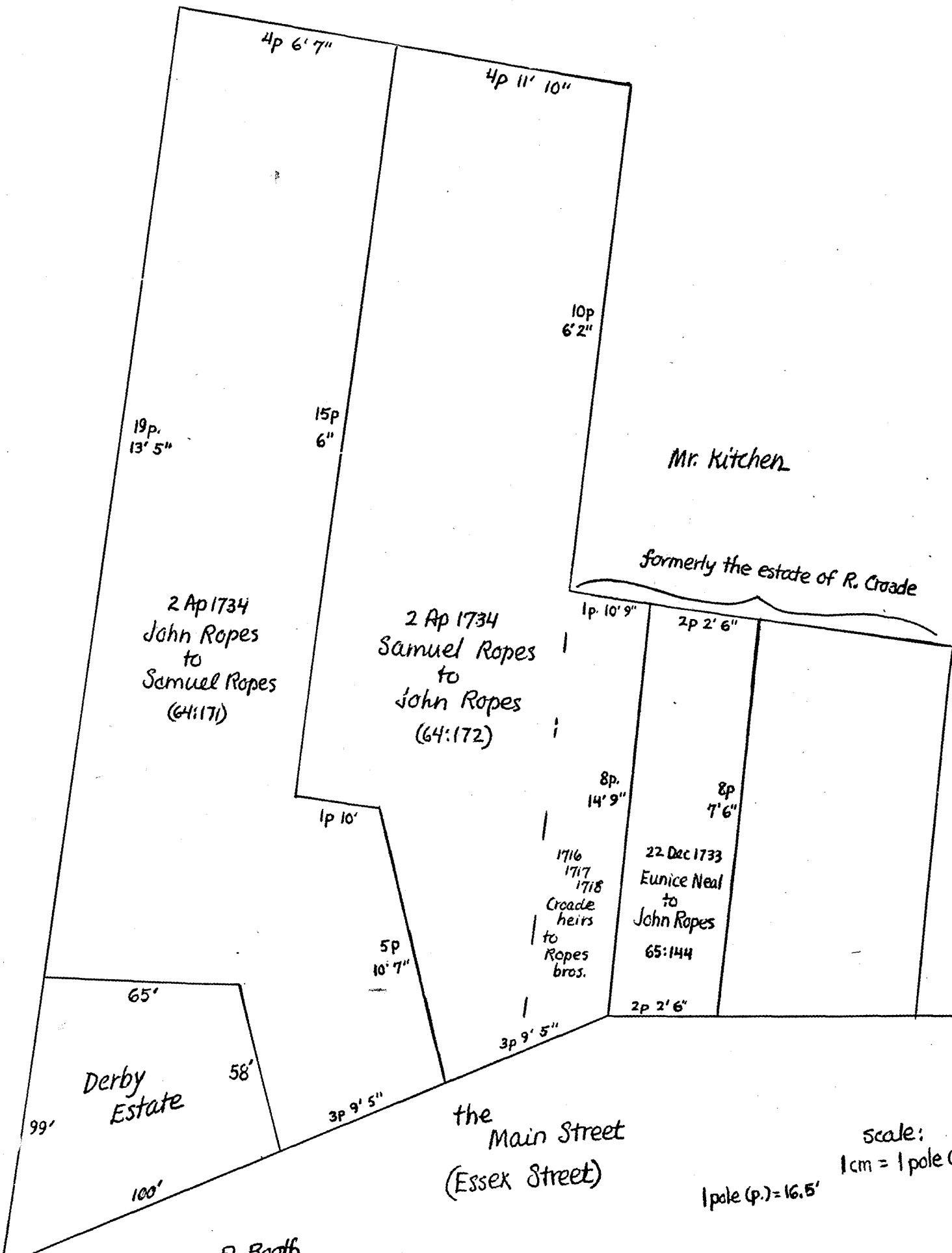
- 1) Mary, bp 18 Sept 1763, m 1780 Jonathan Waldo; d 1781
- 2) Jonathan, bp 31 Mar 1765, d young
- 3) Jonathan, bp 31 Dec 1769, d young

Taken from Sidney Perley's History of Salem, vol. I, pp 342-3; a complete Ropes genealogy follows to p.51.



from "Part of Salem in 1700, No. 12" by Sidney Perley
 in the Essex Antiquarian, 1903, vol. 7, p. 119.

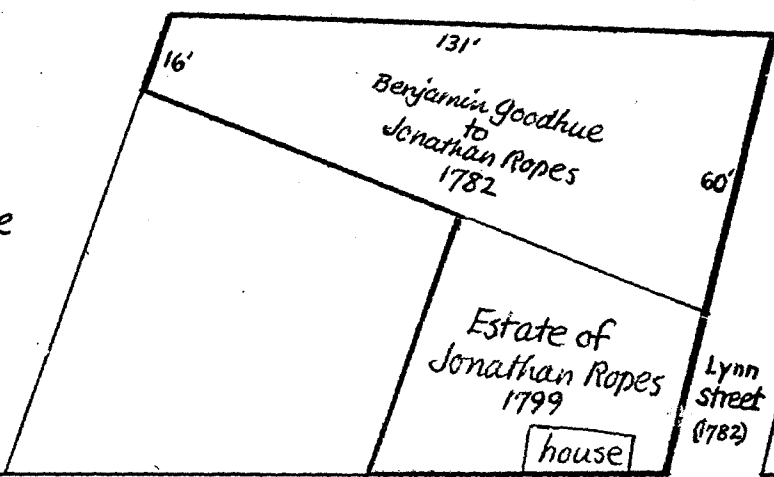
Figure #1



the Main Street (Essex Street)

scale: 1cm = 1 pole (1 pole (p.) = 16.5')

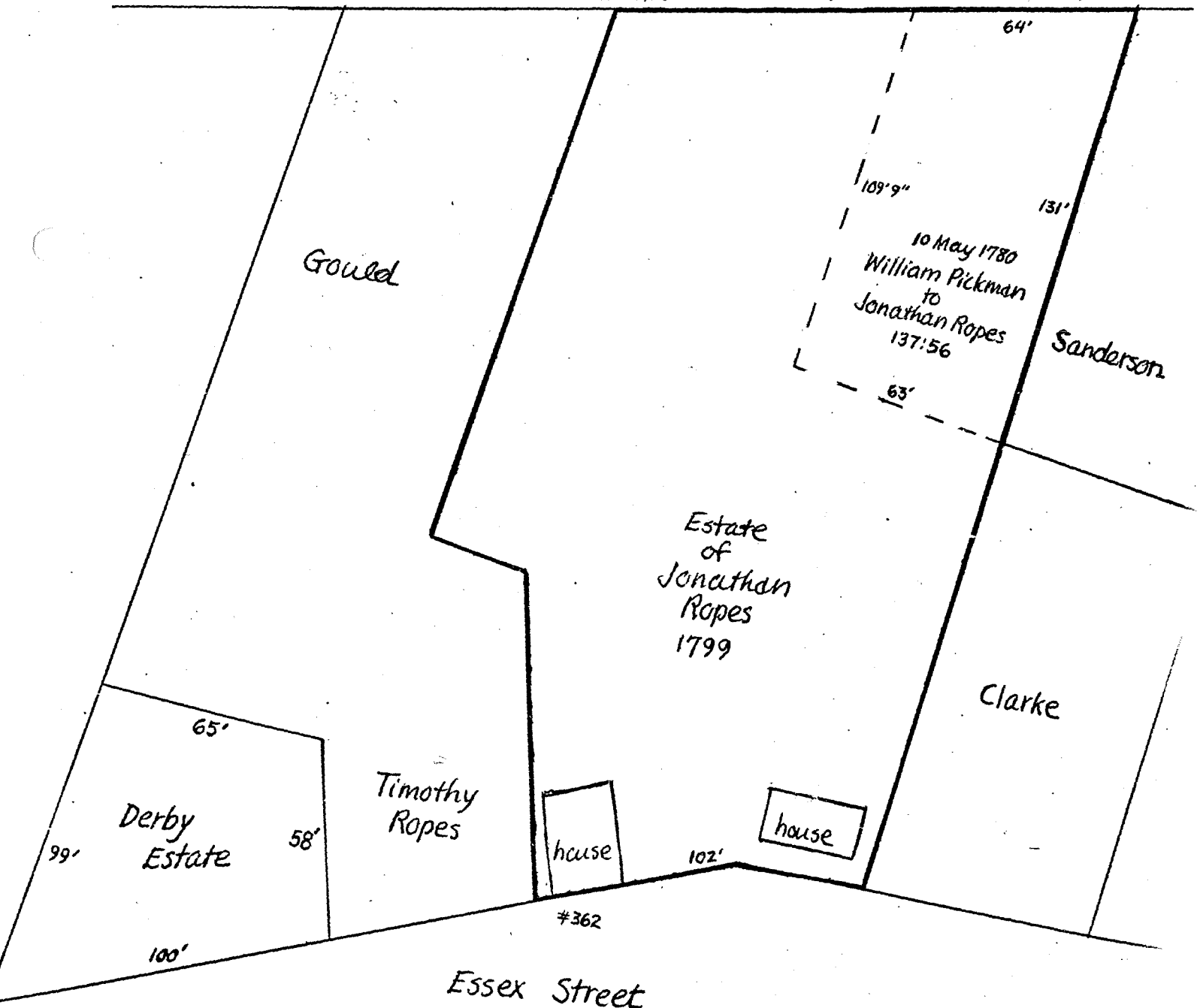
Rough Plan
of the Estate
of
Jonathan
Ropes
(1718-99)
in 1799



"New Street"
(Federal Street)

Line of the "New Street" (Federal St.), 1773

"New Street"
(Federal St.)



R. Booth

Scale
1cm = 1 pole (p.)

bounded on the north by land of Benjamin Goodhue, jr., which was of Benjamin Bickford in 1774, and of John Bickford in 1734. The portion on Essex street, at his death in 1790, was inherited by his children, of whom Hardy⁵ and Timothy⁵ bought the shares of the others in 1796, and in 1799 Timothy became the real owner. He lived here until 1813, when it passed into the possession of his brother-in-law, Ichabod Nichols, Esq., who I think built the present mansion-house upon it. It was while it was in possession of Capt. T. Ropes that Monroe, then called "Ropes," street was laid out. It did not pass over that part of his land which abutted on Essex street, but over that part which, as has been said, lay back of the Derby land. It also took portions of the Ireland and Gould land.

The other half of the land on Essex street was the homestead of John Ropes². He and his brother Samuel made divers minor purchases from the Neal and Croade heirs, which I think were incorporated in this one mutual estate; and John also purchased of them the next eastern land, which was kept as a separate portion, and sold as such in 1741, to his son John⁴. He died about 1754, and his real property, "a mansion house shop, barn, and 100 poles of land," went by agreement of the heirs to his son Jonathan⁴, who resided here for a time, but afterwards built himself another mansion-house upon his land on the northern side of Federal street, which at his death went to his only grand-child, Jona. Waldo, jr., and afterwards became the property and present residence of Mr. Thomas Perkins, on the corner of Lynn street.

Twenty feet of his land on Federal street he conveyed to Benj. Goodhue in 1782, who wished to lay out a street from Federal to the water-side. It was 20 feet in width, and about the same in depth. The street is now Lynn

street. Goodhue in return conveyed to him a piece of land next north of his own, fronting on Lynn street, and running back behind Chamberlain's to Mr. Appleton's land 131 feet; in breadth at its rear 16 feet; in front on Lynn street 60 feet. Next north of this was another piece bought of Goodhue by Nath. Long; and of this, Sept. of the same year, Mr. Ropes bought a strip, thus completing the property upon which he probably afterwards built the present house. At his death, in 1799, his house in Essex street was occupied by his son-in-law, Jona. Waldo, the property running back to Federal street and being valued at \$3,000. It is at present the residence, I believe, of Mrs. Emery Johnson, Sen., though probably a part of it, the eastern, is incorporated into the next estate, that of her son.

Together with such part, the next property is now occupied by the mansion-house of Mr. Emery Johnson, built within ten or fifteen years, and, if my memory serves me rightly, about as far back from the street as the old house, which it displaced. This, too, belonged to John Ropes³, and was bought by him from the Neals and Croades, heirs of Richard and that Frances Croade, mentioned in "Dean Family," who in 1680 thought "my neighbour male" disposed to overstep his own boundaries.

The said John³ sold it in 1741, then 148 feet in depth and of 36 feet front, to his son John⁴, "shopkeeper," who lived here, as did his widow Jane and her children after him. At his death in 1773 it went to his son John⁵, who the next year sold it to his mother, who by her will in 1781 left it to her daughters, and they soon after, dying, to their nephew John⁶; but he dying in 1788, it was sold by order of General Court, in 1790, by their administrator, Jonathan⁴, who owned the next estate. He sold it to Wm. Vans, Esq., and immediately re-purchased it,

and owned it the rest of his life. He also added to it by buying the land next north of it, reaching to Federal street, of Wm. Pickman, Esq., formerly of Mr. Edw. Kitchen in 1734, and of Mr. Turner's heirs in 1790. At Mr. Ropes' death, 1799, being then in the occupation of Dea. Thomas Hartshorne, and valued at \$1,100.00, it was bequeathed to his grandson Jona. Waldo, jr. It was afterwards, I think, moved to Mason street in North Salem.

From here to the corner of Bickford street the estates at present are respectively as follows: first, the gambrel-roofed two and a half story house, fronting lengthwise upon the street, and occupied, in 1866, the western end by Capt. Richard Wheatland, the eastern by the Misses Morgan; here in 1791 dwelt the Clarkes, of whom Capt. John and wife Sarah, John, jr., of Boston, Clerke, and Eliz., singlewoman, agree with Jona. Ropes, that year, as to their boundary line, which it was settled was to extend back 70 feet from the street. Next the double-house built a few years ago by the Fryes, father and son, and occupied by them. Next the large open field, with the painter's shop at its southeastern corner, making the corner of Beckford street, and where a few years ago stood Dr. Stearns' mansion-house,* formerly the residence of Edw. Kitchen, Esq.

Nearly two hundred years ago this same tract of land was similarly owned in three estates, the most western being Richard Croade's; this went to his heirs, the Neales and others, as above mentioned. The second was the homestead† of George Deane¹, perhaps set out to him by the town, and of which he sold the western part to the noted Thomas Maule in 1674, who probably sold it to

*Coll., Vol. V, p. 248.

†See "Dean Family." Further research has enabled me to identify it.

another Quaker, Matthew Estes, as he was its owner in 1691, and who afterwards added by purchase from Mr. Kitchen. He lived here until his death, when it went by his will to his grandsons Richard of Lynn and Abijah of Salem, the former of whom sold his share to the latter in 1736, the buildings on it having then been burned down. Next came a five-foot way between this and the remainder of the Deane homestead, laid out by agreement when Maule bought the land; and next, probably including the eastern part of the Frye land, though I have not the data to determine its exact position, was the original Deane land. George Deane, who lived here, died about 1696, leaving it to his widow Elizabeth, who sold it in 1698 to her son Joseph²; May, 1706, he bought the land on the corner of Dean street and soon removed there, selling this homestead the next month to Robert Kitchen, who owned the next land east of his. By this deed we find that it was 47½ feet on the street, and 120 feet deep. Mr. Kitchen sold it the next day, June 25, to Matthew Estes of Lynn, mariner.

The next and corner property belonged to the Kitchens as early as I have any record of it; Robert was perhaps the father of Edward, who had his home in the mansion-house, afterwards of the Turners, and remembered by the present generation as the property of the Stearns family. They were a prominent family in their time, and owned land extending westward of this, in the rear of the Deane, Estes, and Croade land to that of the Ropeses. It was on these premises that the open-air ordination of Rev. Dudley Leavitt took place in 1745. It was upon this land, I think, on the southwest corner, that the bow-fronted two-story building used as a tin-shop used to stand, which was afterward removed to Boston street.

As we return in fancy to the time when this region

from ES Wales' "Some Old Estates"
EHC XVI

Deed Schedule, Estate at 362 Essex Street in Modern Era

- 1) 18 Mar 1811: Jonathan Waldo Jr to Jacob Ashton & Samuel Putnam, 191:291
- 2) 1 Ap 1813: Jacob Ashton & Samuel Putnam to Jonathan Waldo Jr, 199:173
- 3) 1 Ap 1813: Jonathan Waldo Jr (mortgage) to Jacob Ashton, Esq, 200:215
- 4) 7 June 1822: Heirs of Jonathan Waldo Jr to John Prince Jr, 228:309
- 5) 6 Dec 1841: John Prince Esq to Thomas Perkins, 328:152
- 6) 15 Nov 1842: Thomas Perkins to David Pingree, 335:246
- 7) 12 June 1843: David Pingree to Emery Johnson, 353:34
- 8) 5 Oct 1852: Executor of will of Emery Johnson to Emery S Johnson, 470:186
- 9) 9 Mar 1931: North Shore Babies' Hospital to five Whipples, 2875:129
- 10) 23 Oct 1941: Four Whipples to Mary E L Waite, 3275:443
- 11) 23 Oct 1941: Mary E L Waite to four Whipples, 3275:444
- 12) 1 Mar 1943: Four Whipples to Mr & Mrs Stevens, 3324:335
- 13) 25 Mar 1955: Mrs Stevens to Mr & Mrs Marshall, 4150:152

Jonathan Waldo
to
Jacob Ashton & ans

Know all Men by these Presents. That I Jonathan Waldo Jun^r of Salem in the County of Essex Merchant, in consideration of eight thousand dollars paid me by Jacob Ashton and Samuel Putnam both of Salem Esq^s. the receipt whereof I do hereby acknowledge, do hereby give grant sell and convey unto the said Jacob Ashton and Samuel Putnam and their heirs and assigns, A messuage in Salem aforesaid consisting of a dwelling house and the land under and adjoining and all the buildings thereon, bounding southerly on Essex Street one hundred and two feet more or less, Easterly partly on land of Mrs Sarah Clarke, and partly on land of Elijah Sanderson about two hundred and forty six feet, northerly on Federal Street about one hundred and thirty feet, westerly partly on land of the heirs of Gould, and partly on land of Timothy Ropes two hundred & forty feet. Also another messuage consisting of a dwelling house and the land under and adjoining and the Brick Store and all the buildings thereon, bounding southerly on Federal Street seventy eight feet more or less, Easterly on Lynn Street one hundred and four feet more or less, Northerly

by land of Dan^r Bancroft about one hundred and five feet, westerly partly by land of the heirs of Eben^r Skillebea dec^d and partly by land of A Chamberlain about one hundred and eight feet. Also one undivided fourth part of a wooden Store on the Derby Wharf being numbered 17, 18, 19, formerly the property of Col^o Archer To have and to hold the granted premises with the appurtenances to the said Jacob Ashton and Samuel Putnam and their heirs and assigns to their use and benefit forever, and I the said Jonathan for myself my heirs executors and administrators, do hereby covenant with the said Jacob and Samuel and their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances, that I have good right to sell and convey the same to the said Ashton and Putnam and that I will, and my heirs executors and administrators shall warrant and defend the same to the said Jacob and Samuel and their heirs and assigns forever, against the lawful claims and demands of any persons. In witness whereof I the said Jonathan have hereunto set my hand and seal this eighteenth day of March in the year of our Lord one thousand eight hundred and eleven. "and all the buildings thereon" as Tenants in common" being first interlined.

signed sealed & delivered
in presence of us
Jon^r Waldo
John Prince J^r

Essex, March 18, 1811. I the above named Jonathan Waldo J^r personally acknowledged the above instrument to be his free act and deed. Before me John Prince J^r Just. of Peace

292

Essex J^r Rec. March 18, 1811. at 10, minutes after 11 o'clock in ye evening
recorded & examined by Amos Charles J^r

Jacob Ashton & Putnam to

Know all Men by these Presents, That We Jacob Ashton and Sam Putnam both of Salem in the County of Essex Esq^s in consideration of eight thousand dollars to us paid by Jonathan Waldo Jun^r of said Salem merchant, the receipt whereof we do hereby acknowledge, do hereby give grant sell and

convey unto the said Waldo, his heirs and assigns forever, all the right title and Estate of us or either of us in and to a messuage in Salem aforesaid consisting of a dwelling house and the land under and adjoining and all the buildings thereon, bounding Southerly on Essex street one hundred and two feet more or less, Easterly partly on land partly of M^r. Clark, and partly on land of Elijah Sanderson about two hundred and forty six feet, northerly on Federal Street about one hundred and thirty feet, westerly partly by land of the heirs of Gould, and partly on land of Timothy Popes, two hundred and forty feet. Also another Messuage consisting of a dwelling house and the land under and adjoining, and the Brick store and all the buildings thereon, bounding Southerly on Federal Street seventy eight feet more or less, Easterly on Lyme Street one hundred and four feet more or less, northerly by land of Daniel Bancroft about one hundred and thirty five feet, westerly partly by land of the heirs of Ebenezer Shillaber dec^d and partly by land of N. Chamberlain about one hundred and eight feet. Also one undivided fourth part of a wooden store on the Derby Wharf being numbered 17, 18, 19. formerly the property of Col^l. Archer, the premises being the same conveyed to said Grantors by said Waldo by deed dated March 10th 1811. and it being hereby expressly intended to convey to said Waldo no other or greater Estate than passed to said Grantors by said deed of said Waldo. To Have and to Hold the granted Premises with the appurtenances to the said Waldo, his heirs and assigns, to his and their use and benefit forever...

In Witness whereof we the said Ashton and Susanna his wife, and Putnam and Sarah his wife have hereunto set our hands and seals this first day of April in the year of our Lord one thousand eight hundred and thirteen.

signed sealed & del^d by s^r. Jacob & Susanna } Jacob Ashton --- seal
in presence of us } Susanna Ashton --- seal
Mary Ashton Sarah Ashton } Sam^l. Putnam --- seal
sign^d. sealed & del^d. by s^r. Sam^l. & Sarah } Sarah Putnam --- seal
in presence of us Hannah Putnam Louise Putnam

Essex

Jonathan Waldo Jr.
10
Jacob Ashton
and
Feb. 216. Folio 293
disc. in part.
vid:
p. 230. Folio 71
disc. in full

KNOW ALL MEN by these Presents That I Jonathan Waldo junior of Salem in the County of Essex, merchant, in consideration of Four Thousand four hundred dollars to me paid by Jacob Ashton of the same Salem Esquire the receipt whereof I do hereby acknowledge, do hereby give grant sell and convey unto the said Jacob Ashton his heirs and assigns forever, a Messuage in Salem aforesaid, consisting of a dwelling house, and the land under and adjoining and all the buildings thereon bounding southerly on Essex street one hundred and two feet more or less, Easterly partly on land of Mrs. Sarah Clark and partly on land of Elijah Sanderson about two hundred and forty six feet, northerly on Federal street about one hundred and thirty feet, westerly partly by land of the heirs of Gould and partly by land of Timothy Popes two hundred and forty feet. Also another Messuage consisting of another dwelling house and land under and adjoining, and the brick Store and all the buildings thereon, bounding southerly on Federal street seventy eight feet more or less, Easterly on Sime street one hundred and four feet, more or less, northerly by land of Daniel Davis oft about one hundred and thirty five feet, westerly partly by land of Ebenezer Stillaber deceased and partly

by land of N. Chamberlain, about one hundred and eight feet. also one undivided fourth part of a Wooden Store on the Derby Wharf being numbered 17. 18. 19. formerly the property of Col. Archer To Have and to Hold the granted premises, with the appurtenances to the said Ashton his heirs and assigns to his and their use and benefit forever and I the said Waldo for myself and my heirs, executors and administrators do hereby covenant with the said Ashton his heirs and assigns that I am lawfully seized in fee of the premises, that they are free of all incumbrances, that I have good right to sell and convey the same to the said Ashton, and that I will and my heirs executors and administrators shall warrant and defend the same to the said Ashton his heirs and assigns forever against the lawful claims and demands of any persons. Provided if the said Waldo his heirs executors or administrators shall pay to said Ashton his heirs executors administrators or assigns the sum of Four Thousand and four hundred dollars on demand with lawful interest then this deed and also a certain promissory Note made by said Waldo payable to said Ashton or order for a like sum and of even date herewith shall both be void, otherwise shall remain in full force. In Witness whereof I the said Jonathan Waldo junior have hereunto set my hand and seal this first day of April in the year of our Lord one Thousand eight hundred and Thirteen.

Jonathan Waldo jr seal

in presence of us
Benjamin Merrill
Sam. Putnam

The word "eight" was erased, and the words "four four hundred" were interlined before sealing
Attest Sam. Putnam

Essex ss. April 5. 1813. Then the above named Jonathan Waldo junior acknowledged the above instrument to be his free act and deed
before me Benj. Merrill Just. Peace

Essex ss. Rec. April 6. 1813. recorded and examined by Amos Choate R.

Charles F. Waldo et al.

to
John Prince junr.

Know all Men by these Presents That we Charles F. Waldo Gentleman Henry S. Waldo Merchant both of Chelston in the County of Middlesex and Edward W. Waldo Merchant and Mary R. Waldo Gentlewoman both of Salem in the County of Essex in consideration of three hundred dollars paid by John Prince junior of Salem in the County of Essex esquire the receipt whereof we do hereby acknowledge and for divers other good causes and considerations us hereunto moving do hereby sell remise release and forever quit claim unto the said John Prince junior his heirs and assigns all our right and title to and interest and estate in a certain messuage situate in said Salem consisting of a dwelling house and the land under and adjoining and all the buildings thereon bounding southerly on Essex street one hundred and two feet more or less easterly partly on land of Mrs Sarah Clark and partly on land of Elijah Sanderson about two hundred and forty six feet northerly on Federal street about one hundred and thirty feet westerly partly by land of the heirs of Gurd and partly by land formerly Timothy Rufus two hundred and forty feet or howsoever otherwise bounded the same being part of the estate of our late brother Jonathan Waldo deceased and under mortgage to Jacob Ashton esquire by deed recorded in the Registry of deeds for said County of Essex in Book 200. Leaf 215. Together with all the estate right title interest use property claim and demand whatsoever of us the said Charles Henry Edward and Mary which we now have or at any time heretofore had of us and to the aforementioned premises with the appurtenances to any part thereof or which at any time heretofore has been held used occupied or enjoyed as part or parcel of the same. To have and to hold all the said released premises with the appurtenances to the said Prince junior heirs and assigns forever.

In witness whereof we the said Charles Henry Edward Mary Sarah and Catherine have hereunto set our hands and seals this seventh day of June in the year of our Lord one thousand eight hundred and twenty two.

Essex ss. Received June 11. 1822. recorded and examined by Amos Choate Reg

Know all Men by these Presents, That I, John Prince of Salem in the County of Essex, Esquire.

in consideration of the sum of Six Thousand and ten dollars to me paid by Thomas Perkins of Salem in said County Merchant,

the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said

Thomas Perkins, his heirs and assigns, a certain piece of land with the Buildings thereon situated in said Salem, bounded as follows, to wit, Southerly on Essex Street One hundred and two feet more or less, Easterly on land partly of Mrs. Sarah Clark and partly on land of Elizabeth Sanderson, about two hundred and forty six feet; Northernly on Federal Street about One hundred and thirty feet; Westerly partly by land of the heirs of Gould and partly by land of James B. Ferguson, two hundred and forty feet - being the Estate conveyed to me by Heirs of Jonathan Wilder Junior, by Deed dated June 7th A.D. 1822. and Recorded in the Registry of Deeds Book 228 Leaf 309. Except such parcels of said Estate as have been conveyed by me to James B. Ferguson and Robert Gould by deeds of even date with these presents.

To Have and to Hold the above granted premises with the appurtenances to the said Thomas Perkins, his heirs and assigns, to his & their use and behoof forever. And I the said heirs, executors, and administrators, do covenant with the said Thomas Perkins his heirs and assigns, that I am lawfully seized in fee of the above granted premises, that they are free of all incumbrances

that I have good right to sell and convey the same to the said Thomas Perkins and administrators shall warrant and defend the same premises to the said Thomas Perkins his heirs and assigns, forever, against the lawful claims and demands of all persons.

In witness whereof I the said John Prince and Louisa wife of said John who in consideration of the moneys to her said wife receipt whereof she doth hereby acknowledge, doth hereby relinquish her right of dower in the above premises.

have hereunto set (our hand) and seal) this Sixth day of December in the year of our Lord one thousand eight hundred and forty one.

Signed, sealed and delivered in presence of us,

Stephen P. Webb
Wm. Henry Prince
Henry L. Lambert.

John Prince Seal
Louisa Prince Seal

Essex, ss. Salem Dec 15. 1841 - Then

John Prince & Louisa Prince acknowledged the above Instrument to be the free act and deed,

before me, Stephen P. Webb Just and Peace.

Know all Men by these Presents, That I,

Thomas Perkins, of Salem

in the County of Essex and Commonwealth of Massachusetts, Merchant, in consideration of seventy six hundred dollars paid by

David Pingree, of said Salem, Merchant the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said

Pingree a certain piece of land, with the buildings thereon, situated in said Salem, bounded as follows. Viz. Southerly on Essex Street one hundred and two feet, more or less, Easterly on land partly, now or formerly, of Mrs Sarah Clark, and partly on land of Elijah Sanderson about two hundred and forty six feet, Northerly on Federal Street about one hundred and thirty feet and Westerly partly by land of the heirs of Gould and partly by land of James B. Ferguson about two hundred and forty feet, being the estate conveyed to me by John Prince by deed recorded in Essex Registry of Deeds Book 328. leaf 152.

To Have and to Hold the above granted premises, with the privileges and appurtenances thereto belonging, to the said Pingree his heirs and assigns, to his and their use and behoof forever. And I the said Perkins for myself and my heirs, executors, and administrators, do covenant with the said Pingree his heirs and assigns, that I am lawfully seized in fee of the afore-granted premises; that they are free from all incumbrances That I have good right to sell and convey the same to the said Pingree as aforesaid; and that I will and my heirs, executors, and administrators, shall WARRANT AND DEFEND the same to the said Pingree his heirs and assigns, forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Thomas Perkins and Mary D. wife of said Perkins who in consideration of one dollar to her paid the receipt whereof she doth hereby acknowledge, doth hereby relinquish her right of dower in the above premises, have hereunto set our hands and seals this fifteenth day of November in the year of our Lord eighteen hundred and forty two.

Executed and delivered in presence of us,

Samuel Wilson.

Nathan D. Wilson.

Thomas Perkins seal.

Mary D. Perkins seal.

COMMONWEALTH OF MASSACHUSETTS.

Essex, November 23rd

A. D. 1842.

Then personally appeared the above named

Thomas Perkins

and acknowledged

the above instrument to be his free act and deed. Before me

David Roberts.

Justice of the Peace.

Essex, ss. Received Feb. 10. 1843.

30 m. past 4.

o'clock, P. M. Recorded and examined,

by

A. H. French

Register.

Know all men by these presents; that, ^{David Pingree}
 David Pingree, of Salem, in the County of Essex, and Commonwealth of Mas- ^{Emery Johnson}
 sachusetts, Merchant, in consideration of five thousand dollars
 paid by Emery Johnson, of said Salem, Merchant, the receipt
 whereof is hereby acknowledged, do hereby give, grant, bargain,
 sell and convey unto the said Johnson a certain piece of land
 with the buildings thereon situated in said Salem, bounded
 as follows, viz, Southerly on Essex Street one hundred and two
 feet, more or less, Easterly on land partly, now or formerly, of Mrs Sarah
 Clark to land of Joseph Winn to a corner, Northerly on land of
 said Winn and R. J. Saunders as the fence now stands to a corner
 at the fence just Northwest of the barn, and thence running South-
 erly to Essex Street, and bounded Westerly by Ferguson's land, together
 with all the privileges and appurtenances thereto belonging
 To have and to hold the above granted premises

In witness whereof, the said
 David Pingree and Ann Maria wife of said David who in considera-
 tion of one dollar to her paid, the receipt whereof she doth hereby
 acknowledge, doth hereby relinquish her right of dower in the
 above premises have hereunto set our hands and seals this
 twelfth day of June, in the year of our Lord eighteen hundred
 and forty three.

David Pingree. seal.
 Executed and delivered in } Ann M. Pingree. seal.
 presence of us. }
 David Moore jr. }
 Thomas J. Pingree. } Commonwealth of Massachu-
 setts. Essex ss. June 13. A.D. 1843. Then personally appeared the within named
 David Pingree and acknowledged the above instrument to be his free act and
 deed: before me J. G. Sprague Justice of the peace
 Essex ss. Dec. March 14. 1845. 30m. part 12. H. recd. and examd. by A. H. French Dy.

Know all men by these presents, That I, Joseph G. Sprague
 of Salem in the County of Essex, Esquire, as I am executor of the last will and
 testament of Emery Johnson late of said Salem deceased, and also as I am
 trustee under said will, and by virtue of authority in said will contained, and with
 the written consent of the widow of said Emery, as required in said will, in con-
 sideration of five thousand dollars paid me in my said capacity, by Emery S.
 Johnson of said Salem, ship master, the receipt whereof is hereby acknowledged,
 do by these presents, grant, remise, release, and forever Quit claim, unto
 the said Emery S. Johnson, his heirs and assigns, a certain messuage on Es-
 sex Street in said Salem consisting of a dwelling house and other buildings
 and the land under and adjoining, bounded southerly on Essex Street, one hun-
 dred and two feet more or less; easterly on land partly now or formerly
 of Mrs. Sarah Clarke, to land of Joseph Wilm, to a corner, northerly on
 land of said Wilm and D. S. Saunders, as the fence now stands, to a corner
 at the fence northwest of the barn; and thence running southerly to Essex
 Street, and bounded westerly by Ferguson's land; or however otherwise
 the same may be bounded; It being the same estate which was convey-
 ed to said Emery Johnson by David Pingree, by his deed dated 12th June
 1843. and recorded Book 353. leaf 34. To have and to hold
 the above described premises, to him the said Emery S. his heirs and assigns
 to his and their use and behoof forever.

In witness whereof

by the said Joseph G. Sprague, executor, and trustee, and by the authority
 aforesaid, have hereunto set my hand and seal this fifth day of October
 in the year of our Lord eighteen hundred and fifty two, J. G. Sprague Seal

Signed sealed and delivered in presence of } Essex, Oct. 5th A. D. 1852. Then per-
 of us, the word "Court" first interlined, } sonally appeared the above named Joseph
 J. G. King } G. Sprague Esquire, and acknowledged the
 foregoing instrument to be his free act and deed. Before me, J. G. King Justice of the Peace

Know all men by these presents, That I, Sarah S. Johnson, widow of Emery Johnson, deceased, do hereby express my consent to
 and approbation of the sale of the real estate within described by the trustee and executor of my husband's will, to my son Emery S. Johnson,
 in the manner set forth in the within written deed. Witness my hand this 5th day of September A. D. 1852.
 Signed in presence of Angelina MacKenzie. } Sarah S. Johnson

Some lines interlined. Mr. G. Sprague

North Shore Babies' Hospital, Incorporated, a corporation duly organized according to law, and situate at Salem, Essex County, Massachusetts, for consideration paid, grants to Albert I. Whipple, Everett Whipple, Alice C. Whipple, Lillian W. Whipple and Mary Whipple, of said Salem, with QUITCLAIM COVENANTS a certain parcel of land with the buildings thereon situate in said SALEM and bounded and described as follows: Southerly by Essex Street forty-three and 80/100 (43.80) feet, more or less; Westerly by land now or late of Harris and Bertram; Northerly by land now or late of May B. Browne, and Easterly by land now or late of Susan L. Brown, formerly of Johnson, one hundred twenty-two and 15/100 (122.15) feet. Meaning and intending to include the premises #362 Essex Street, however the same may be bounded and described, and all the right, title and interest therein which were devised to the undersigned by the will of Annie E. Johnson, deceased, widow of Emery W. Johnson, subject to the life interest of said grantees. Being a portion of the premises conveyed to Emery S. Johnson, father of said Emery

W. Johnson, by deed of Joseph G. Sprague, Executor dated October 5, 1852 and recorded in Essex South District Deeds, Book 470, Leaf 186, and intending to convey all the interests of the undersigned in any of the premises included in the last mentioned deed and which were not conveyed by the said Annie E. Johnson to Susan L. Brown by deed dated March 17, 1927 and recorded in said Registry, Book 2715, Page 409. IN WITNESS WHEREOF the North Shore Babies' Hospital, Incorporated has caused these presents to be signed and its seal hereunto affixed by Bayard Tuckerman, Jr. its President, and Josiah H. Gifford, its Treasurer, hereunto duly authorized, on this ninth day of March 1931.

Bayard Tuckerman Jr.) Josiah H. Gifford Treasurer (Corporate seal)
THE COMMONWEALTH OF MASSACHUSETTS Essex, ss. March 9, 1931. Then personally appeared the above-named Bayard Tuckerman, Jr. and Josiah H. Gifford, respectively President and Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed, of the North Shore Babies' Hospital, Incorporated.

Samuel B. Reed Notary Public (Notarial seal)

My commission expires March 12 1931

North Shore
Babies' Hospi
Inc.

to

Whipple
et al

& Vote

Recorded On
D. 3324 P. 3

We, Everett Whipple, Alice C. Whipple, Lillian W. Whipple and Mary Whipple, Whipple et al all being unmarried, and George Willis Whipple, all of Salem, Essex County, Massachusetts, for consideration paid, grant to Mary E.L. Waite of Ipswich, to Waite said County, with QUITCLAIM COVENANTS two certain parcels of land in said SALEM, together with the buildings thereon, bounded and described as follows: FIRST PARCEL: Southwesterly by Turner Street, 61 ft. 9 in.; Southwesterly by a private passageway 3 ft. 6 in. wide, 58 ft. 6 inches; Southwesterly again by said passageway, 2 ft. 9 in.; Southeasterly again by land formerly of Mary Eliza Whipple, 24 feet; Easterly as the stone wall stands, 15 ft. 3 in.; Northeasterly by said stone wall, 64 ft. 3 in.; and Northwesterly by land now or formerly of Doret, 94 feet; together with the use and improvement of said passageway in common with the owners and occupants of the adjacent estate lying next Southeasterly thereto; all of said measurements being more or less or however otherwise bounded and described. Being the premises formerly numbered 31 said Turner Street and now numbered 45-47 Turner Street in the present numbering thereof. . .

Two \$2., One
One .10 &
One .05 R.St.
Documentary
Canceled.

SECOND PARCEL: Southerly by Essex Street, 43.80 feet; Westerly by land now or formerly of Harris and Bertram; Northerly by land now or formerly of May B. Browne; Easterly by land now or formerly of Susan L. Brown and formerly of Johnson, 122.15 feet; be all of said measurements more or less, or however otherwise bounded and described. Being the premises numbered 362 said Essex Street in the present numbering thereof. Being the same premises conveyed to said Albert I. Whipple and to the grantors herein other than said George Willis Whipple by North Shore Babies' Hospital, Incorporated, by deed dated March 9, 1931, and recorded with said Deeds, Book 2875, Page 129. Meaning and intending to convey and hereby conveying all our interest in said premises whether acquired by said deed last above mentioned or inherited by us as heirs at law of said Albert I. Whipple;

see Essex Probate No. 177,266. I, Harriet S. Whipple, wife of said grantor, release to said grantees all rights of dower and homestead and other interests therein. WITNESS our hands and seals this 23d day of October, 1941.

Essex ss. Received Oct. 23, 1941. 55 m. past 9 A.M. Recorded and Examined.

Waite
to
Whipple
et al

I, Mary E.L. Waite of Ipswich, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Everett Whipple, Alice C. Whipple, Lillian W. Whipple and Mary Whipple, all of Salem, said County, as joint tenants but not as tenants in common, with QUITCLAIM COVENANTS two certain parcels of land in said SALEM, together with the buildings thereon, bounded and described as follows: FIRST PARCEL: Southwesterly by Turner Street, 61 ft. 9 in.; Southeasterly by a private passageway 3 ft. 6 in. wide, 58 ft. 6 inches; Southwesterly again by said passageway, 2 ft. 9 in.; Southeasterly again by land formerly of Mary Eliza Whipple, 24 feet; Easterly as the stone wall stands, 15 ft. 3 in.; Northeasterly by said stone wall, 64 ft. 3 in.; and Northwesterly by land now or formerly of Doret, 94 feet; together with the use and improvement of said passageway in common with the owners and occupants of the adjacent estate lying next Southeasterly thereto; all of said measurements being more or less or however otherwise bounded and described. Being the premises formerly numbered 31 said Turner Street and now numbered 45-47 Turner Street in the present numbering thereof. . .

SECOND PARCEL: Southerly by Essex Street, 43.80 feet;

Westerly by land now or formerly of Harris and Bertram; Northerly by land now or formerly of May B. Browne; Easterly by land now or formerly of Susan L. Brown and formerly of Johnson, 122.15 feet; be all of said measurements more or less, or however otherwise bounded and described. Being the premises numbered 362 said Essex Street in the present numbering thereof. Being the same premises conveyed to said Albert I. Whipple and to the grantors herein other than said George Willis Whipple by North Shore Babies' Hospital, Incorporated, by deed dated March 9, 1931, and recorded with said Deeds, Book 2875, Page 129. Meaning and intending to convey and hereby conveying all our interest in said premises whether acquired by said deed last above mentioned or inherited by us as heirs at law of said Albert I. Whipple; see Essex Probate No. 177,266. The consideration for this deed is nominal only. WITNESS my hand and seal this 23d. day of October, 1941.

Mary E.L. Waite

THE COMMONWEALTH OF MASSACHUSETTS Essex ss. October 23, 1941. Then personally appeared the above named Mary E.L. Waite and acknowledged the foregoing instrument to be her free act and deed,

before me John C. Coughlin Notary Public (Notarial seal)

My commission expires Oct. 23, 1947.

Essex ss. Received Oct. 23, 1941. 55 m. past 9 A.M. Recorded and Examined.

We, Everett Whipple, Alice C. Whipple, Lillian W. Whipple and Mary Whipple, all of Salem, Essex County, Massachusetts, and all being unmarried, for consideration paid, grant to Albert F. Stevens and Lillian A. Stevens, husband and wife, as tenants by the entirety, both of said Salem with WARRANTY COVENANTS the land in said SALEM, together with the buildings thereon, being the premises numbered 362 on Essex Street, and bounded and described as follows: Southerly by Essex Street forty-three and eighty hundredths (43.80) feet; Westerly by land now or formerly of Harris and Bertram; Northerly by land now or formerly of May B. Brown; and Easterly by land now or formerly of Susan L. Brown one hundred twenty-two and fifteen hundredths (122.15) feet. For our title see deed of Mary E. L. Waite, dated October 23, 1941, and recorded with Essex South District Registry of Deeds, Book 3275, Page 444. WITNESS our hands and seals this first day

Whipple
et al
to
Stevens
et ux
Three \$2., One
One .50 &
Two .10 R. Stam
Documentary
Canceled.

of March 1943.

Francis T. Parker (Witness to all)
THE COMMONWEALTH OF MASSACHUSETTS
Essex, ss. March 1, 1943. Then

Everett Whipple
Alice C. Whipple
Lillian W. Whipple
Mary Whipple

personally appeared the above named Everett Whipple and acknowledged the foregoing instrument to be his free act and deed,

before me Francis Tuckerman Parker Notary Public

My commission expires March 4, 1943.

Essex ss. Received Mar. 1, 1943. 35 m. past 2 P.M. Recorded and Examined.

I, Lillian A. Stevens

of Salem Essex County, Massachusetts,
being unmarried, for consideration paid, grant to Roger D. Marshall and Helen G.
Marshall, husband and wife as tenants by the entirety, both
of Beverly, said Essex County with quitclaim covenants

~~the land~~

(Description and encumbrances, if any)

The land in said Salem, together with the buildings thereon, being the premises numbered 362 on Essex Street, and bounded and described as follows:

SCUTHERLY by Essex Street, forty-three and eighty hundredths (43.80) feet;
WESTERLY by land now or formerly of Harris and Bertram;
NORTHERLY by land now or formerly of May B. Brown; and
EASTERLY by land now or formerly of Susan L. Brown, one hundred twenty-two and fifteen hundredths (122.15) feet.

Being the same premises conveyed to Albert F. Stevens and Lillian A. Stevens, husband and wife as tenants by the entirety by deed of Everett Whipple et als dated March 1, 1943 and recorded with Essex South District Registry of Deeds, Book 3324, Page 335, the said Albert F. Stevens having since deceased.

Witness my hand and seal this 25th day of March 1955
Mass. Excise Stamps \$ 14.26 affixed and cancelled on back of this instrument
Lillian A. Stevens

The Commonwealth of Massachusetts

Essex ss. March 25 1955

Then personally appeared the above named Lillian A. Stevens

and acknowledged the foregoing instrument to be her free act and deed, before me
U. S. Docum. Stamps \$ 13.75 affixed and cancelled on back of this instrument
Ernest A. Harding Notary Public - Essex County

My commission expires October 8, 1959

Essex ss. Recorded Mar. 25, 1955. 41 m. past 1 P.M. #104