



HISTORIC
SALEM INC

84 Washington Square

Dr. Hardy Phippen
Physician
Built circa 1900

Researched and written by Alisa Grishin
December 2021

Historic Salem Inc.
The Bowditch House
9 North Street, Salem, MA 01970
(978) 745-0799 | HistoricSalem.org
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Homeowner	Date Purchased	Years of Ownership	Number of Years	Purchase Price	Documents Referenced	Notes
Thomas F. Hunt	October 16, 1854	1854-1869	15	unstated	501:296	Parcel III(a) “...described land situate in said Salem” Bought from C. A. Ropes
James P. Cook	November 4, 1869	1869-1895	26 years	unstated	785:166	Parcel III(a) “Certain parcel of land and the buildings thereon”
Thomas F. Hunt	May 14, 1890	1890-1890	<1 year	\$10,000	1279:227	Parcel III(b) “Certain parcel of land and the buildings thereon” Bought from Hannah A. Kittredge
James P. Cook	December 6, 1890	1890-1895	5 years	“\$1 and other good and sufficient considerations”	1298:361	Parcel III(b) “Certain parcel of land with the buildings thereon” Parcel III

						complete
Charles A. Sinclair	January 12, 1895	1895-1901	6 years	\$175,550	1437:1	Parcel III "Certain parcels of land with the buildings thereon"
Hardy Phippen	April 25, 1899	1899-1953	54 years	"\$1 and other valuable considerations"	1575:198	Purchase of Parcel I(a) "A certain parcel of land with the buildings thereon"
Hardy Phippen	April 25, 1899	1899-1953	54 years	"\$1 and other valuable considerations"	1575:198	Purchase of Parcel I(b) "A certain parcel of land with the buildings thereon"
Frank Jones	December 18, 1901	1901-1902	1 year	"\$1 and other valuable considerations"	1644:155	Parcel III "A certain parcel of land with the buildings thereon"
Hardy Phippen	July 28, 1902	1902-1953	51 years	\$1	1683:322	Purchase of Parcel III "A certain parcel of land"
Hardy Phippen	August 10, 1903	1903-1953	50 years	"\$1 and other	1716:296	Parcel II

				considerations”		“A certain parcel of real estate” Purchase to join together the three (3) parcels
George W. Full & Sons, Inc.	June 29, 1953	1953-2017	64 years	\$37,500	3991:114	Three (3) parcels of land
O’Donnell Funeral Home	October 2, 2017	2017-Present	4+	“For consideration” \$1,462,500	36223:159	Three (3) parcels of land



1897 Atlas, Plate 4











Photos

Dr. Hardy Phippen House, 1900
Unknown Creator
Courtesy of MIT Libraries

RAILROAD NOTES.

Matters of Money and Management About Various Lines.

The Dominion Government has acquired control of the North Shore Railroad, running from Montreal to Quebec, and will hand it over to the Canadian Pacific, which will operate it as part of its line, thus securing a deep water terminus.

The general manager, general superintendents and division superintendents of the Pennsylvania Railroad will begin the annual inspection of the company's lines on Tuesday.

It is understood that the proprietors of the chemical works on Gray's Ferry road will accept a bond of \$70,000 from the Schuylkill East Side Railroad pending a decision as to the amount of damages to be paid.

Suit has been begun in the Delaware Circuit Court of Indiana by the Central Trust Company of New York against the Lake Erie and Western Railway to foreclose mortgages aggregating \$3,300,000, given in 1879. There are also judgments against the company for over \$3,000,000 received by George J. McGourkey. A new receiver is asked for and an injunction restraining interference or the transfer of mortgaged property pending the trial.

Charles S. Turner, for many years president and general manager of the Worcester, Nashua and Rochester Railroad, has resigned. He is succeeded by Charles A. Sinclair, of Boston, a son-in-law of Frank Jones, the wealthy New Hampshire brewer. It is stated that the new directors have discovered gross irregularities in the former management of the road, but no details are made public.

The Mexican National Railway Company is negotiating a loan of \$30,000,000 in London and Paris, the security offered being the Sanchez grant.

* - *

A. A. McLeod, president, and Charles A. Sinclair, a director of the Boston and Main Railroad, had a conference this afternoon at the Waldorf. They left the hotel at noon and separated. Mr. McLeod was asked whether he would say what the subject of the conference was. He would not. Neither would he review those of his acts as president of the Reading, which Isaac L. Rice has criticised. More explicit questions he laughingly turned aside, saying finally that

The Philadelphia Inquirer. May 23, 1893

Dead of Heart Failure.

BOSTON, April 22.—Charles A. Sinclair, a well-known railroad financier and hotel proprietor of this city and Portsmouth, N. H., died at his home in Brookline tonight of heart failure, aged 51 years. Besides his numerous railroad interests, Mr. Sinclair controlled the Morley Button Machine company and the Portsmouth Shoe company.

Duluth News Tribune. April 23, 1899

DEEDS

Know all men by these presents, That I Charles A. Ropes of Salem, in the County of Essex, and State of Massachusetts In consideration of Three Thousand Dollars paid by Thomas Hunt of said Salem the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Thomas Hunt the following described land, situate in said Salem:- Commencing at the Southeast corner on Bridge Street and running southwesterly by Bridge Street One hundred and twenty feet; thence northwesterly by Pearl Street One Hundred and Eighty three feet and six inches; thence northeasterly by continuation of Cross Street to Courant St, One Hundred and twenty feet - thence southeasterly by land of Silbee and Kemp One Hundred and eighty two feet and six inches to the point begun at on Bridge Street. I do have and to hold the above granted premises, with the privileges and appurtenances thereto belonging to the said Hunt his heirs and assigns, to his and their use and behoof forever. And I the said Ropes for myself and my heirs, executors and administrators, do covenant with the said Hunt his heirs and assigns, that I am lawfully seized in fee of the above granted premises; that they are free from all incumbrances that I have good right to sell and convey the same to the said Hunt as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Hunt his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof, I the said Charles A. Ropes and Lucinda W. wife of the said Charles A. Ropes who hereby releases dower have hereunto set our hand and seal this sixteenth day of October in the Year of our Lord one thousand eight hundred and fifty four.

Signed, Sealed and delivered } Charles A. Ropes Seal
 in presence of us, Mary Fitzgerald } Lucinda W. Ropes Seal
 A. W. Perkins } Essex Co. October 16th A.D. 1854.

Then personally appeared the within named Charles A. Ropes and acknowledged the within instrument to be his free act and deed, before me, Ephm. Brown Justice of the Peace.

Essex Co. Rec^d: Oct^r 18, 1851, 18 m. Before 10 A.M. Record^d & Ex^d by Ephm. Brown Reg^r

G. Munroe & ux: or
to
Heirs of Geo. Munroe

Know all men by these presents, that we George Munroe and Margaret Munroe wife of said George of Lynn in the County of Essex and State of Massachusetts In consideration of Fifty Dollars paid by the heirs of George Munroe late of said Lynn, deceased, the receipt whereof is hereby acknowledged, do hereby grant, remise, release, and forever Quit Claim unto the said Heirs and their assigns forever all our right, title and interest in and to a certain parcel of real Estate situate in said Lynn, and bounded westerly on land sold by said heirs to Samuel M. Buber about seventy three feet, northerly on Oxford Street about twelve rods, easterly on land of J. Kiminess about eighty three feet; and southerly on land belonging to the estate of Timothy Munroe late of said Lynn deceased, about twelve rods. Also a lot of land bounded southerly on said Oxford Street one hundred feet, westerly on land of H. J. Newhall seventy one feet; northerly on land of said Newhall one hundred feet and easterly on land of M. Kimball and _____ sixty three feet, intending hereby to convey the said Margaret's right of dower in the above described premises. DO Have and TO Hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said heirs of George Munroe deceased and their heirs and assigns, to their use and behoof forever. And we the said grantors for us and our heirs, executors and administrators, do covenant with the said Heirs and their heirs and assigns that the premises are free from all incumbrances made or suffered by us and that we will and our heirs, executors and administrators shall warrant and defend the same to the said Heirs and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under us but against none other. In witness whereof, we the said George Munroe and Margaret Munroe have hereunto set our hands

Know all men by these presents, That I Charles A. Ropes of Salem, in the County of Essex, and State of Massachusetts In consideration of Three Thousand Dollars paid by Thomas Hunt of said Salem the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Thomas Hunt the following described land, situate in said Salem:- Commencing at the Southeast corner on Bridge Street and running southwesterly by Bridge Street One hundred and twenty feet; thence northwesterly by Pearl Street One Hundred and Eighty three feet and six inches; thence northeasterly by continuation of Cross Street to Courant St, One Hundred and twenty feet - thence southeasterly by land of Silsbee and Kemp One Hundred and eighty two feet and six inches to the point begun at on Bridge Street. I do have and to hold the above granted premises, with the privileges and appurtenances thereto belonging to the said Hunt his heirs and assigns, to his and their use and behoof forever. And I the said Ropes for myself and my heirs, executors and administrators, do covenant with the said Hunt his heirs and assigns, that I am lawfully seized in fee of the above granted premises; that they are free from all incumbrances that I have good right to sell and convey the same to the said Hunt as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Hunt his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof, I the said Charles A. Ropes and Lucinda W. wife of the said Charles A. Ropes who hereby releases dower have hereunto set our hand and seal this sixteenth day of October in the Year of our Lord one thousand eight hundred and fifty four.

Signed, Sealed and delivered } Charles A. Ropes Seal
 in presence of us, Mary Fitzgerald } Lucinda W. Ropes Seal
 A. W. Perkins } Essex Co. October 16th A.D. 1854.

Then personally appeared the within named Charles A. Ropes and acknowledged the within instrument to be his free act and deed, before me, Ephm. Brown Justice of the Peace.

Essex Co. Rec^d: Oct^r 18, 1851, 18 m. Before 10 A.M. Record^d & Ex^d by Ephm. Brown Reg^r

G. Munroe & ux: or
to
Heirs of Geo. Munroe

Know all men by these presents, that we George Munroe and Margaret Munroe wife of said George of Lynn in the County of Essex and State of Massachusetts In consideration of Fifty Dollars paid by the heirs of George Munroe late of said Lynn, deceased, the receipt whereof is hereby acknowledged, do hereby grant, remise, release, and forever Quit Claim unto the said Heirs and their assigns forever all our right, title and interest in and to a certain parcel of real Estate situate in said Lynn, and bounded westerly on land sold by said heirs to Samuel M. Buber about seventy three feet, northerly, on Oxford Street about twelve rods, easterly on land of J. Kiminess about eighty three feet; and southerly on land belonging to the estate of Timothy Munroe late of said Lynn deceased, about twelve rods. Also a lot of land bounded southerly on said Oxford Street one hundred feet, westerly on land of H. J. Newhall seventy one feet; northerly on land of said Newhall one hundred feet and easterly on land of M. Kimball and _____ sixty three feet, intending hereby to convey the said Margaret's right of dower in the above described premises. DO Have and TO Hold the above released premises, with all the privileges and appurtenances to the same belonging, to the said heirs of George Munroe deceased and their heirs and assigns, to their use and behoof forever. And we the said grantors for us and our heirs, executors and administrators, do covenant with the said Heirs and their heirs and assigns that the premises are free from all incumbrances made or suffered by us and that we will and our heirs, executors and administrators shall warrant and defend the same to the said Heirs and their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under us but against none other. In witness whereof, we the said George Munroe and Margaret Munroe have hereunto set our hands

To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said grantee his heirs and assigns, to his and their use and behoof forever. And I the said grantor for myself and my heirs, executors, and administrators, do covenant with the said grantee his heirs and assigns, that I am lawfully seized in fee simple 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 grantee his heirs and assigns forever as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee his heirs and assigns forever, against the lawful claims and demands of all persons. In Witness Whereof, I the said grantor and the undersigned, my wife in token of her release of all right and title, of or to both dower and homestead in the granted premises, have hereunto set our hands and seals this twentieth day of September, in the year of our Lord eighteen hundred and sixty-nine. William Simpson seal
 Signed, sealed and delivered in presence of Margaret D. Simpson seal
 _____ Essex co. Sept. 22. 1869 Then personally appeared the above-named William Simpson and acknowledged the above instrument to be his free act and deed;
 Before me, Fitzhugh Poole Justice of the Peace,
 Essex co., Rec. Nov. 6, 1869, 9m. past 10 a. M. Rec. & Exp. by Eph. Brown Ref.

E. Hunt. Know all men by these Presents, That I, Elizabeth Hunt,
 J. P. Cook wife of Thomas Hunt, of Salem, in the County of Essex, and Commonwealth of Massachusetts, in my own right, and I Thomas Hunt, aforesaid, in consideration of Ten thousand, five hundred dollars paid by James P. Cook of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Cook, his heirs and assigns, a certain parcel of land, with the buildings thereon standing, situate in Salem aforesaid, and

One p. Conveyance
 One p. Charted Party
 One p. Mortgage
 One Soc. Conveyance
 B. Stamps cancelled.

bounded and described as follows, - beginning at the Southeast corner on Bridge Street, and running Southwesterly by Bridge Street, one hundred and twenty feet to Pearl Street, thence Northwesterly by Pearl Street, one hundred and eighty three feet and six inches to a way, which way is a continuation of Cross Street, thence Northwesterly by said way one hundred and twenty feet, thence Southwesterly by land of said Elizabeth Hunt, one hundred and eighty two feet and six inches, to the point begun at on Bridge Street; meaning and intending hereby to convey to said Cook, the premises conveyed to Thomas Hunt by Charles A. Pope, by deed dated October 16th A.D. 1854, and recorded with Essex Deeds, Book 501, Leaf 276.

To have and to hold the above-granted premises, with all the privileges and appurtenances thereto belonging, to the said James P. Cook his heirs and assigns, to his and their use and behoof forever. And we the said grantors, for ourselves and our heirs, executors, and administrators, do covenant with the said grantee, and his heirs and assigns, that we are lawfully seized in fee simple of the afore-granted premises; that they are free from all incumbrances, that we have good right to sell and convey the same to the said grantee and his heirs and assigns forever as aforesaid; and that we will and our heirs, executors, and administrators shall, warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons. In Witness Whereof, we the said Elizabeth Hunt and Thomas Hunt, have hereunto set our hands and seals, this fourth day of November in the year of our Lord one thousand eight hundred and sixty-nine

Signed, sealed, and delivered in presence of us, } Elizabeth Hunt. seal
 presence of us, } P. P. Hunt. } Thomas Hunt. seal

Commonwealth of Massachusetts. Essex ss. Nov. 4, 1869. Then personally appeared the above-named Elizabeth Hunt and acknowledged the foregoing instrument to be her free act and deed.

Before me, Thomas F. Hunt Justice of the Peace...

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 his executor, administrator, or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed, he and his heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid I, William H. Woodman and I, Augusta J. Woodman wife of said William H. do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof we the said William H. Woodman and Augusta J. Woodman herewith set our hands and seals this fifteenth day of May in the year one thousand eight hundred and ninety.

Signed and sealed,

William H. Woodman Seal

Augusta J. Woodman Seal

in presence of

Commonwealth of Massachusetts, Es

J. S. Gervish to W. H. W.

sex ss. May 15, 1890. Then personally ap

peared the above named William H. Woodman and acknowledged the foregoing instrument to be his free act and deed,

Before me, Joseph S. Gervish, Justice of the Peace.

Essex ss. Rec'd May 19, 1890, 4:5 m. Court 11 A.M. Rec. tax by

Chas Wood. Ref.

Know all men by these presents that we, Sarah Kittredge and Hannah A. Kittredge, singlewomen, of North Andover, in the county of Essex and Commonwealth of Massachusetts in consideration of ten thousand dollars paid by Thomas F. Hunt of Salem in said county and Commonwealth the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Thomas F. Hunt all our right title and interest in and to a certain parcel of land with the buildings thereon standing situate in said Salem and bounded and described as follows, northwesterly by land formerly of Baldwin now of Lyman and others about six hundred and forty feet, by Briggs Street about three hundred and thirty feet, easterly by Webb Street formerly called Collins Street about one hundred and sixty five feet, southerly by land formerly of Silsbee now of Bowdoin and

S. Kittredge Seal

T. F. Hunt

others about nine hundred eighty feet and westerly by Wash-
 ington Square formerly Pleasant Street about eighty nine
 and one half feet. Together with all our right title and in-
 terest in and to the flats east of said Webb Street in lot
 line above so called. To have and to hold the granted prem-
 ises, with all the privileges and appurtenances thereto belong-
 ing to the said Thomas F. Bunt and his heirs 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 grantee and his heirs and assigns that the
 granted premises are free from all incumbrances made or
 suffered 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 grantee and his heirs and assigns forever
 against the lawful claims and demands of all persons claim-
 ing by, through, or under us or either of us but against none
 other. In witness whereof we the said Sarah Kittredge and
 Hannah A. Kittredge hereunto set our hands and seals
 this tenth day of May in the year one thousand eight hun-
 dred and ninety.

Signed, sealed, and deliv-
 ered in presence of
 the words "with the build-
 ings thereon standing" be-
 ing first interlined
 Moses Foster (to both)

Sarah Kittredge Seal
 Hannah A. Kittredge Seal
 Commonwealth of Massachu-
 setts. Essex ss. May 14, 1890. Then
 personally appeared the above-
 named Sarah Kittredge and
 Hannah A. Kittredge and acknowl-

edged the foregoing instrument to be their free act and deed,
 Before me, Moses Foster, Justice of the Peace.

Essex ss. Rec'd May 20, 1890, 10 o'clock A.M. Rec. + ex. by

Chas. Wood, Rep.

J. J. Greenough
 to et al.
 R. A. Greenough

Know all Men by these Presents, that we Ann B. Greenough
 and John J. Greenough both of Newington in the County of Rock-
 ingham and State of New Hampshire for and - consideration
 of the sum of one dollar to us in hand before the delivery
 hereof, well and truly paid by Ruth A. Greenough of the same
 Newington have remised, released, and forever quitclaimed
 and by these presents do remise, release and forever quitclaim
 unto the said Ruth A. Greenough and her heirs and assigns
 forever all our right, title and interest in and to a certain
 lot of land with all the buildings thereon situated in Lynn,
 in the County of Essex and Commonwealth of Massachusetts,
 commencing on land of William Dow and running southerly

grantee and her heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said John S. Chase, being unmarried, hereunto set my hand and seal this first day of December in the year one thousand eight hundred and ninety. John S. Chase Seal
signed, sealed, and delivered Commonwealth of Massachusetts.
in presence of _____ Essex ss. December 1st 1890. Then personally appeared the above named John S. Chase and acknowledged the foregoing instrument to be his free act and deed,
Before me, Luther Dame, Justice of the Peace.

Essex ss. Rec'd Dec. 18, 1890, 50m. pract 10 a.m. Rec. + exp. by

Chas. J. Good, Ref.

Know all men by these presents that I, Thomas F. Hunt of Salem in the County of Essex and Commonwealth of Massachusetts in consideration of one dollar and other good and sufficient considerations paid by James P. Book of said Salem the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said James P. Book a certain parcel of land with the buildings thereon standing, situate on Washington Square in said Salem bounded and described as follows: beginning at a point on Washington Square by land of Bowdoin thence running easterly three hundred + seventy $\frac{31}{100}$ feet to land of Berlin; thence northerly by said Berlin's land eighty four $\frac{22}{100}$ feet; thence turning and running westerly three hundred and thirteen $\frac{49}{100}$ feet to said Washington Square, thence southerly by said Washington Square ninety one feet to point of beginning. Said measurements being more or less. Meaning + intending to convey a portion of the premises conveyed to me by deed of S. Kittredge + al. dated May 10th 1890 + recorded with Essex Deeds So. Dist. B. 1279 L 227 to which reference may be had. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Book and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. In

J. F. Hunt
to
J. P. Book

witness whereof I the said Thomas F. Hunt (being unmarried) hereto set my hand and seal this sixth day of December in the year one thousand eight hundred and ninety,

Signed, sealed and delivered in presence of } Thomas F. Hunt seal
 Arthur A. Averille } Commonwealth of Massachusetts.
 Essex ss. Salem, Dec. 6, 1890. Then

personally appeared the above-named Thomas F. Hunt and acknowledged the foregoing instrument to be his free act and deed, before me, Arthur A. Averille, Justice of the Peace.

Essex ss. Rec'd Dec. 18, 1890, 40 m. post 11 A.M. Rec. & ex. by *Chas. Wood, Rep.*

Assignment

T. F. Hunt
 to
 J. P. Cook

Know all men by these presents that I, Thomas F. Hunt of Salem in the County of Essex and Commonwealth of Massachusetts the mortgage named in a certain mortgage given by William J. Boutin of said Salem to Thomas F. Hunt dated June 21st A.D. 1890, and recorded with Essex Co. Dist. Deeds, libro 1282 folio 50, in consideration of one dollar & other good & sufficient considerations paid by James P. Cook of said Salem, the receipt whereof is hereby acknowledged, do hereby assign, transfer, and set over unto the said Cook the said mortgage deed, the real estate thereby conveyed, and the note and claim thereby secured To have and to hold the same to the said Cook and his heirs, and assigns, to their own use and behoof forever, subject nevertheless, to the conditions therein contained and to redemption according to law.

In witness whereof I hereto set my hand and seal this eighteenth day of December A.D. 1890.

Signed and sealed in presence of } Thomas F. Hunt seal
 Arthur A. Averille } Commonwealth of Massachusetts. Essex ss.
 Salem, Dec. 18, 1890. Then personally ap-

peared the above named Thomas F. Hunt and acknowledged the foregoing instrument to be his free act and deed, before me, Arthur A. Averille, Justice of the Peace.

Essex ss. Rec'd Dec. 18, 1890, 40 m. post 11 A.M. Rec. & ex. by *Chas. Wood, Rep.*

Discharge

Safely Ann Savings Bank
 to
 J. Bernard

In Book M. Deeds
 Rec'd 1243 L. 234

The Safely Ann Savings Bank hereby acknowledges that the debt and interest secured by the foregoing mortgage have been paid by Joseph Bernard and in consideration thereof, does hereby fully discharge said mortgage and release and quit claim unto said Joseph Bernard and his heirs and assigns, the premises therein described. In witness whereof, the said Safely Ann Savings Bank, by George J. Marsh, its Treasurer, has

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Know all men by these presents that whereas we, Thomas F. Hunt, Frank Jones, Ransom B. Fuller and John S. Williams, as Executors of the last will of James P. Cook, late of Salem, by virtue of a license granted to us on the nineteenth day of November, 1894, last, by the Probate Court for the County of Essex, have sold the real estate of the said deceased hereinafter described at private sale to Charles A. Sinclair of Portsmouth, County of Rockingham, State of New Hampshire, for the sum of one hundred seventy five thousand, five hundred and fifty dollars (\$175,550.) Now therefore in consideration of the said sum of one hundred seventy five thousand five hundred and fifty dollars to us paid by the said Charles A. Sinclair, (the receipt whereof is hereby acknowledged) we do, as Executors as aforesaid, and by virtue of the aforesaid license hereby grant, bargain, sell and convey unto the said Charles A. Sinclair certain parcels of land with the buildings thereon described as follows, to wit: - All of the real estate of the late James P. Cook situated in said Commonwealth, viz: - 1. Estate situated on Bridge and Pearl Streets, in said Salem, and numbered 94 on said Bridge Street, being premises conveyed to said Cook by deed recorded with Essex So. Dist. Deeds, Book 785 Leaf 165. 2. Estate situate on Bridge and Bonant Streets in said Salem, and numbered 82 on said Bridge Street, being premises conveyed to said Cook by deed recorded with Essex So. Dist. Deeds, Book 805 Leaf 65. 3. Estate situate on Washington Square in said Salem, and numbered 88 on said Square, being premises conveyed to said Cook by deed recorded with Essex So. Dist. Deeds, Lib. 1298 Fol. 361. 4. Land in rear of said number 88 Washington Square and bounded on Webb and Briggs Streets, being premises conveyed to

T. F. Hunt
et al. Exors.
C. A. Sinclair

said Book by deed recorded with Essex So. Dist. Deeds, Lib. 1309 Fol. 503. 5. Estate situated on Pleasant Street in said Salem and numbered 14 on said Street, being premises conveyed to said Book by deeds recorded with Essex Deeds, Book 564 Leaf 26 and Book 762 Leaf 268. 6. Lot of land in said Salem situate on the corner of Cross, Bonant and Beal Streets, being premises conveyed to said Book by deeds recorded with Essex Deeds, Book 761 Leaf 246 and Book 761 Leaf 247. 7. Estate situated on Cambridge Street in Boston, County of Suffolk and also on Auburn Court adjoining thereto, and being premises conveyed to said Book by deed recorded with Suffolk Deeds, Lib. 1727 Fol. 142. 8. Estate situated in that part of said Boston called Allston on Allston Street, being part of premises conveyed to said Book by deed recorded with Suffolk Deeds, Lib. 1902 Fol. 92. 9. Estate in Newton, County of Middlesex, situated on Brookline Street, being premises conveyed to said Book by deed recorded with Middlesex So. Dist. Deeds, Lib. 1934 Fol. 475. 10. Estate in Rockport, in the County of Essex, on Beach Avenue, being premises conveyed to said Book by deed recorded with Essex So. Dist. Deeds, Book 891 Leaf 47. 11. Estate in Gloucester, County of Essex, on Middle Street, being premises conveyed to said Book by deed recorded with Essex Deeds, Book 648 Leaf 89. 12. One half interest in Estate in that part of Arlington, called Arlington Heights, being premises conveyed to said Book by deed recorded with Middlesex So. Dist. Deeds, Lib. 1832 Fol. 391. 13. One half interest in Estate in Lynn, County of Essex, situated on Exchange and Mt. Vernon Streets, being premises conveyed to said Book by deed recorded with Essex So. Dist. Deeds, Lib. 1235 Fol. 339. 14. One half interest in estate in said Lynn, situated in rear of Ocean Street, and being part of premises conveyed to said Book by deed recorded with Essex So. Dist. Deeds, Lib. 1193 Fol. 151. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Charles A. Sinclair and his heirs and assigns, to their own use and behoof forever.

In witness whereof we, the said parties, have set our hands and seals this twelfth day of January in the year one thousand eight hundred and ninety five.

Signed and sealed in presence of William M. Jelly to J. F. B. & J. S. W.	Thomas F. Hunt	seal
	John S. Williams	seal
	Frank Jones	seal
	R. B. Fuller	seal

Commonwealth of Massachusetts. Essex ss. Salem, January 12th, 1895. Then personally appeared the above named Thomas F. Hunt & John S. Williams and acknowledged the foregoing instrument to be their free act and deed,

Before me - William M. Jelly Justice of the Peace.
Essex ss. Rec^d Feb. 8, 1895. 1 o'clock P.M. Rec. & Ex. by *Charles Good Ry.*

Know all men by these presents that I, Charles A. Sinclair of Portsmouth, in the County of Rockingham and State of New Hampshire, in consideration of One Dollar and other good and valuable considerations paid by Abby E. Cook of Salem, in the County of Essex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Abby E. Cook her heirs and assigns, a certain parcel of land with the buildings thereon standing, situated in Salem, aforesaid, and bounded and described as follows: Beginning at the southeast bound on Bridge Street and running Southwesterly by Bridge Street one hundred and twenty (120) feet to Pearl Street: thence Northwesternly by Pearl Street one hundred and eighty three (183) feet and six (6) inches to a way, which way is a continuation of Cross Street: thence Northeastly by said way, one hundred and twenty (120) feet: thence Southeastly by land now or formerly of Elizabeth Hunt one hundred and eighty two (182) feet and six (6) inches to the point begun at on Bridge Street. Meaning and intending hereby to convey the premises situated on Bridge and Pearl Streets in said Salem and numbered ninety four (94) on said Bridge Street, being premises conveyed to me by Thomas F. Hunt, Frank Jones, Ransom B. Fuller and John S. Williams as Executors of the last will of James P. Cook late of Salem, by deed of even date herewith and to be recorded herewith. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Abby E. Cook 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

Chas. Sinclair
A. E. Cook

William Perry } Commonwealth of Massachusetts, Essex.
 Apr. 25, 1899. Then personally appeared the above-named
 Walter B. Trumbull and acknowledged the foregoing
 instrument to be his free act and deed, before me,
 Geo. M. Raymond, Justice of the Peace.
 Essex. Rec. Apr. 25, 1899, 50 m. part 12 P.M. Rec. & Ex. by Willard J. Hale. Rep

W. B. Trumbull
 et ux
 to
 H. Phippen
 Nine \$ 1.00 & seven
 50c. R. Stamps
 Documentary
 canceled.

Now All Men by these presents that we
 Gertrude B. Trumbull, in her own right and Walter B.
 Trumbull, husband of the said Gertrude of Salem, Essex
 County, Massachusetts, in consideration of one dollar
 and other valuable consideration paid by Hardy Phip-
 pen of said Salem, the receipt whereof is hereby ac-
 knowledged, do hereby give, grant, bargain, sell and
 convey unto the said Hardy Phippen, a certain parcel
 of land with the buildings thereon situate on Wash-
 ington Square, East, in said Salem and bounded and
 described as follows; beginning at the westerly cor-
 ner of said lot by land of Seymour, thence running
 northeasterly by land of Seymour one hundred and
 fifty feet to land late of Sinclair, thence turning
 and running southeasterly, eighty-eight feet, more or
 less to land of Merrill, thence southwesterly by land
 of Merrill and Bowdoin to said Washington Square,
 thence turning and running northwesterly by said
 Washington Square eighty-eight feet, more or less,
 to the point of beginning, as the fences now stand,
 there being no fence between said premises and land
 of Sinclair. To have and to hold the granted prem-
 ises, with all the privileges and appurtenances thereto
 belonging to the said Hardy Phippen and his heirs
 and assigns, to their own use and behoof forever. And
 we do 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 in-
 cumbrances, that we have good right to sell and con-
 vey the same as aforesaid; and that we well 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 Ger-

Gertrude L. Trumbull and Walter H. Trumbull hereunto set our hands and seals this twenty-fifth day of April in the year one thousand eight hundred and ninety-nine.

Signed, sealed and delivered in presence of } Gertrude L. Trumbull seal
Walter H. Trumbull seal
William Perry to both } Commonwealth of Massachusetts
Essex ss. Apr. 25th 1899.

Then personally appeared the above-named Gertrude L. Trumbull and acknowledged the foregoing instrument to be her free act and deed.

Before me, Geo. M. Raymond, Justice of the Peace.
Essex ss. Dec. Apr. 25, 1899, 50 m. past 12 P.M. Dec. 7th 1899. Willard J. Hale Reg.

Know All men by these presents that I, Abbie Elizabeth Cook, widow of James P. Cook late of Salem, Essex County, Massachusetts, in consideration of one dollar and other valuable considerations paid by Hardy Phippen of said Salem, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Hardy Phippen, a certain parcel of land with the buildings thereon situate on Washington Square, East, in said Salem, and bounded and described as follows: beginning at the westerly corner of said lot by land of Soyman, thence running northeasterly by land of Soyman one hundred and fifty feet to land late of Sinclair, thence turning and running southeasterly eighty-eight feet more or less to land of Merrill, thence southeasterly by land of Merrill and Bowdoin to said Washington Square, East, thence turning and running northwesterly by said Washington Square eighty-eight feet more or less to the point of beginning, as the fences now stand. Meaning hereby to release all my rights in and to dower in the above described premises. It being understood there is no fence between said premises and land of Sinclair. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging unto the said Hardy Phippen and his 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 his heirs and assigns that the granted premises are free

A. E. Cook
do
Hardy Phippen
Est

and Whereas, the said William T. Fay has deceased leaving a will duly proved and allowed by the Probate Court for the County of Essex, wherein he specifically devised certain real estate not the aforesaid, and devised all the residue of his real estate to his wife Sally Fay, so that by virtue of said will, the title to the aforesaid lands and interests in said lands passed to said Sally Fay. Now therefore, I, the said Sally Fay, in consideration of the premises, and for the purpose of vesting the title to said lands and interests in lands in the grantees hereinafter named, being the present Trustees under the will of said Richard S. Fay, of Lynn, and in consideration of One Dollar to me paid by said grantees, the receipt whereof is hereby acknowledged, do hereby grant, release and convey to Dudley B. Fay, of Nahant, Frederick J. Stimson, of Dedham, both in the Commonwealth of Massachusetts, and Robert H. Gardiner, of Gardiner in the State of Maine, as they are Trustees under the will of Richard S. Fay, late of Lynn, in said Commonwealth, all the right, title and interest in and to the aforesaid lands and interests in lands which passed to me under the will of my said husband. To have and to hold the same with the rights, easements, privileges and appurtenances thereunto appertaining to them, the said Dudley B. Fay, Frederick J. Stimson and Robert H. Gardiner, as they are Trustees as aforesaid, their heirs, successors and assigns forever. In witness whereof I hereto set my hand and seal this fifteenth day of January A.D. 1901.

Sally Fay } Seal
 Sarah A. Fay }

of Massachusetts. Suffolk ss. January 19th, A.D. 1901.

Then personally appeared the above named Sally Fay and acknowledged the foregoing instrument to be her free act and deed, before me,

Chas. H. Shriver, Justice of the Peace.

Essex ss. Rec'd June 24, 1901, 10 m. past 12 P.M. Rec. + m. by Willard J. Hale. Reg.

Know all men by these presents that Mr. George O. Shattuck and Priscilla B. Shattuck, his wife in her right, and Maria F. Hamilton, widow, all of Oak-

G. O. Shattuck
 to et ux. et al.
 A. N. Prince
 (ex. F. H. P.)

land, in the state of California, in consideration of One Dollar and other valuable considerations paid by Abby (also called Abbie) Norman Prince, wife of Frederick H. Prince of Wenham in the County of Essex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quitclaim unto the said Abby Norman Prince, her heirs and assigns forever, a certain parcel of land situated in Hamblton in the said County of Essex, in the hills near Round Pond, containing about two and three quarters acres, and bounded as follows:- beginning at the westerly corner of the same by land now or formerly of David Giddings and land formerly of Nehemiah Knowlton, thence by said Knowlton land to Wenham line, thence by said Wenham line North-easterly to land now or formerly of the heirs of Herbert Dodge, thence North-westerly to land now or formerly of Giddings, thence South-westerly by said Giddings land to the bounds begun at. The above described parcel was sold for the payment of taxes as the property of Samuel Adams, father of the said Priscilla and Clara, to the said George O. Shattuck by deed dated March 15, 1878, and recorded with Essex South District Deeds, Book 993 Page 294; and the said George O. Shattuck conveyed the same to Adaline b. Knowlton by deed dated April 1, 1881, and recorded with said Deeds, Book 1054 Page 270, the said Abby N. Prince claiming under the said Adaline b. Knowlton, and this deed being given to confirm the said tax sale and deed from George O. Shattuck above mentioned. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Abby Norman Prince and her heirs 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 grantee and her heirs and assigns that the granted premises are free from all incumbrances made or suffered by us, and that we will and our heirs, executors, and administrators shall war-

rant 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 us, but against none other. In witness whereof we the said George O. Shattuck, Priscilla O. Shattuck and Clara F. Hamilton (no revenue stamps being required) hereunto set our hands and seals this twenty-ninth day of April in the year one thousand nine hundred and one.

Signed and sealed, } George O. Shattuck seal
in presence of } Priscilla O. Shattuck seal
F. L. Watson } Clara F. Hamilton seal
State of California, County of Alameda ss.

On this 28th day of May in the year one thousand nine hundred and one 1901 before me, F. L. Watson, a Notary Public in and for said County of Alameda, residing therein, duly commissioned and sworn, personally appeared Clara F. Hamilton known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as her free act and deed. In witness whereof, I have hereunto set my hand and affixed my Official Seal, at my office in the City of Oakland, the day and year in this certificate first above written. F. L. Watson, Notary Public

in and for the said County of Alameda, State of California.



Essex ss. Rec'd June 24, 1901, 10 am. past 12 P.M. Rec. 1 ex. by Willard J. Hale. Reg -

Know all men by these presents that J. J. Warren of Amherst in the County of Essex and Commonwealth of Massachusetts, in consideration of Forty (\$40.00) Dollars paid by J. Augustus Davis of said Amherst the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said J. Augustus Davis, a one undivided half interest in a certain piece of salt marsh situate in Salisbury on Black Rocks Creek so-called, bounded and described as follows, viz: On the South by Black Rocks Creek, on the West by a small creek emptying into said Black Rocks

J. W. Huntington
to
A. Davis

grant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof, I the said George R. Jague, being unmarried, herunto set my hand and seal, this twelfth day of August in the year one thousand nine hundred and two.

Signed and sealed } George R. Jague seal.
in presence of _____ } Commonwealth of Massachusetts. Essex st. Lynn. August 12, 1902. Then personally appeared the above-named George R. Jague and acknowledged the foregoing instrument to be his free act and deed, before me. Henry Souther Justice of the Peace.

Essex ss. Recd Sep. 4, 1902. 9 o'clock A.M. Recd. & filed by Willard J. Gale. Reg -

F. Jones
to
H. Chippen

Know all men by these presents that I Frank Jones of Portsmouth in the County of Rockingham and State of New Hampshire, in consideration of one dollar to me paid by Hardy Chippen of Salem in the County of Essex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Hardy Chippen and his heirs and assigns forever, a certain parcel of land situated in said Salem in the rear of Briggs Street and bounded and described as follows, viz: beginning at the northerly corner of the parcel hereby conveyed, on a passage way thirty feet wide, leading southwesterly from Briggs Street, at the easterly corner of land of L. E. Curtis, and running south westerly by said Curtis' said land and land of J. H. Folsom, land of E. A. Dresser, land of Sarah R. Oingue, land of the Estate of R. F. Barr, and land of the Estate of Pease, two hundred and seventy-one feet (271 feet) more or less, to land of said Chippen; thence turning and running south easterly by said Chippen's said land, eighty-four feet, three inches (84 feet, 3 inches), more or less, to land of F. L. Boardman; thence turning and running north easterly by said land of said Boardman and land of John W. Hart, land of J. J. Donovan, land of A. J. Tufft, land of James Farming and land of W. A. Blapp, two hundred and sixty-six feet (266 feet) to the easterly corner of the parcel hereby conveyed; and thence turning and running north westerly upon the north eastern boundary line of said parcel sixty-one feet (61 feet) by my

land and twenty-five feet (25 feet) by said passage way, in all eighty-six feet (86 feet), more or less, to the point begun at; containing about 22,620 square feet of land. Also a right of way, as appurtenant to the premises, in common with others, who have or may have rights therein over and through said passage way; and also the right to lay a drain and water pipe if necessary, in said passage way, for the grantee until such time as a common sewer and water pipes shall be put in by the city or otherwise, but not to interfere with the right of passage in said passage way. The premises are a part of the same described in the deed - E. O. Sawyer & others Executors, dated December 18, 1901, recorded in Essex Registry of Deeds, So. District, Book 1664, Page 157. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Harry Chippen and his heirs and assigns, to their own use and behoof forever. And I hereby, for myself and my heirs, executors and administrators, covenant with the grantee and his heirs and assigns, that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators, shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid, I, Martha S. Jones, wife of the said Frank Jones, hereby release unto the grantee and his heirs and assigns, all right of or to both dower and homestead in the granted premises. In witness whereof, we the said Frank Jones and Martha S. Jones hereunto set our hands and seals this twenty-eighth day of July in the year one thousand nine hundred and two.

Signed, sealed and delivered in presence of
Justin V. Hanscom.
Chas. E. Almy

Frank Jones seal
Martha S. Jones seal
State of New Hampshire
Rockingham ss. July 28, 1902
Then personally appeared
the above-named Frank Jones and Martha S. Jones and acknowledged the foregoing instrument to be their free act and deed, before me.

Calvin Page. Notary Public. seal

Essex ss. Recd Sep. 4. 1902. Ten. past 9 a.m. Rec. & st. by Willard J. Hale. Reg -

G. F. Richards
at
15
Newburyport
Instn. for Savg.

Discharge
B. 1824 P. 398

Know all men by these Presents that we George F. Richards and Mira W. Richards, his wife, in her own right, and both of Exeter, in the County of Rockingham and State of New Hampshire, in consideration of one thousand dollars, paid by the Institution for Savings in Newburyport and its Vicinity, do hereby give, grant, bargain, sell and convey unto the said Institution, a certain piece or parcel of land situate in Amesbury in the County of Essex, and Commonwealth of Massachusetts, containing three-fourths of an acre, more or less, with the buildings thereon, bounded as follows, viz: Easterly by the highway leading from Salisbury Point to the Mills Village in said Amesbury fronting on said highway, about one hundred feet; Northerly by land of George W. Usgood; Westerly and Southerly by land of Elijah Davis, Being the homestead of William Tubesbury, late of said Amesbury, deceased, which he devised to Mary A. Webster by his will duly proven, and in which the said Mary A. Webster, deceased, devised by her last will and testament, duly proven, a life estate to the said Mira W. Richards; and being the same premises quit claimed to the said Mira W. Richards by deed of George N. Webster and others, dated August 4, 1902, to be recorded herewith. To Have and to Hold the granted premises, with the rights, easements, privilege and appurtenances thereto belonging, to the said Institution and its assigns, to their use and behoof forever. And we the Grantors, for ourselves and our heirs, executors and administrators, do covenant with the said Institution and its assigns, that said Mira W. Richards is 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 have erected and shall erect and maintain all the buildings now or hereafter built on said land in strict conformity with the statutes and local regulations relating to the construction and maintenance of buildings in Massachusetts, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said Institution and its assigns forever, against the lawful claims and demands of all persons. Provided nevertheless

erased before this instrument was executed.

Signed and sealed } Annie E. Huntington seal
 in presence of } A. J. Huntington seal
 Thomas H. Hoyt to A. E. H. } Commonwealth of Massachusetts

Essex. August 20th. 1903. Then personally appeared the above named Annie E. Huntington and acknowledged the foregoing instrument to be her free act and deed,
 Before me, Thomas H. Hoyt. Justice of the Peace.

Essex. ss. Decd Aug. 26. 1903. 3 o'clock 8 a.m. Dec. 1903. Willard J. Hall. Reg.

E. Page et al
 & sons, &c. et al
 to
 H. Shippen

Know all men by These Presents That we Calvin Page of Portsmouth in the county of Rockingham and State of New Hampshire; Eugene P. Barner of Brookline, in the county of Norfolk and Commonwealth of Massachusetts; and Henry T. Gould of Woburn in the county of Middlesex and Commonwealth aforesaid Executors & Trustees under the last will of Charles A. Sinclair, late of said Portsmouth, deceased, which will was duly proved and allowed by the Probate Court within and for the said county of Rockingham in the State of New Hampshire on May 3, 1899, and by the Probate Court within and for the county of Suffolk in the Commonwealth of Massachusetts, on June 15, 1899, do by virtue and in execution of the power to us given in and by said will and of every other power and authority us hereto enabling; and we, Emma J. Sinclair, of said Portsmouth, widow of the said Charles A. Sinclair; and Parker W. Whittlemore and Grace S. Whittlemore, his wife, in her right; Sherburn M. Merrill and Martha S. Merrill, his wife, in her right; John C. Spring and Louise S. Spring, his wife, in her right; all of Newton in the county of Middlesex and Commonwealth aforesaid, and Ellen Marie Sinclair of said Portsmouth, the said Grace S. Whittlemore, Martha S. Merrill, Louise S. Spring and Ellen Marie Sinclair being all the children and heirs at law of the said Charles A. Sinclair, in consideration of the sum of one dollar and other valuable considerations to us paid by Hardy Shippen of Salem in the county of Essex and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell and convey unto the said Hardy Shippen, his heirs and assigns forever, a certain parcel of real estate situated in said Salem and bounded

and described as follows; Beginning at a point one hundred eighty seven (187) feet north of Washington Square East at land of Merrill and other land of Phippen and thence running northerly one hundred eighty seven (187) feet by said land of Merrill, land of Goodspeed, Clapp and Porter, to the old Garden Fence; thence turning and running westerly by said Fence eighty four (84) feet to land of Davenport; thence turning and running southerly by said land of Davenport, land of Young and Simonds, one hundred eighty four (184) feet to other land of Phippen; thence turning and running easterly by said land of Phippen eighty three and 5/10 (83.5) feet to land of Merrill, the point begun at. To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Hardy Phippen and his heirs and assigns to their own use and behoof.

In witness whereof the said Balvin Page, Eugene P. Carver and Henry T. Good, as Executors & Trustees as aforesaid, and Emma J. Sinclair, Parker W. Whittemore, Grace S. Whittemore, Sherburn M. Merrill, Martha S. Merrill, John B. Spring, Louise S. Spring and Ellen Marie Sinclair hereto set our hands and seals this tenth day of August in the year one thousand nine hundred and three.

Commonwealth of
 Massachusetts Suffolk
 ss. August 13, 1903. Then
 personally appeared
 the above named Eugene
 P. Carver & Henry
 T. Good, Executors & Trust-
 ees as aforesaid, and
 acknowledged the fore-
 going instrument to be
 their free act and deed,
 Before me,

Balvin Page	seal
Eugene P. Carver	seal
Henry T. Good	seal
Executors & Trustees aforesaid	
Emma J. Sinclair	seal
P. W. Whittemore	seal
Grace S. Whittemore	seal
S. M. Merrill	seal
Martha S. Merrill	seal
John B. Spring	seal
Louise S. Spring	seal
E. M. Sinclair	seal

G. Philip Wardner Notary Public.

Witness. Deed. Aug. 26, 1903. 30 m. past 10 a. m. Dec. 14th by Willard J. Hale. Reg -

Know all men by these presents that I, Alice W. Frothingham, assignment
 Frothingham, mortgagee of a certain mortgage given by A. W. Frothingham
 Daniel McNaughton to me dated October 31st. A. D. 1901, to
 and recorded with Essex Deeds, book 1657 page 355, in
 F. W. Amazeen

The Naumkeag Trust Company of Salem and Henry E. Sargent of Marblehead, Essex County, Massachusetts,

EXECUTOR under the WILL of—ADMINISTRATOR OF THE ESTATE OF—TRUSTEE OF—GUARDIAN OF
~~THE~~ CONSERVATOR OF—RECEIVER of the ESTATE OF—FIDUCIARY OF—COMMISSIONER OF
Hardy Phippen, late of said Salem,

by power conferred by license of the Essex Probate Court granted June 29, 1953

and every other power,
for - - Thirty-seven Thousand Five Hundred - - - - - Dollars
paid, grant to George W. Full & Sons, Inc. of said Salem

Parcel 1. A certain parcel of land, with the buildings thereon, situate on Washington Square, East, in said Salem and bounded and described as follows:

Beginning at the Westerly corner of said lot by land now or late of Lyman; thence running Northeasterly by land now or late of Lyman, 150 feet to land now or late of Sinclair; thence turning and running Southeasterly 88 feet more or less to land now or late of Merrill; thence Southwesterly by land now or late of Merrill and of Bowdoin to said Washington Square; thence turning and running Northwesterly by said Washington Square, 88 feet more or less to the point of beginning.

See deeds from Abby Elizabeth Cook, widow, and Gertrude L. Trumbull, in her own right, dated April 25, 1899, recorded with Essex South District Deeds, Book 1575, Pages 198 and 199.

Parcel 2. A certain parcel of land, with the buildings thereon, beginning at a point 187 feet North of Washington Square in said Salem at land now or late of Merrill and adjoining the above described land; thence turning and running Northerly, 187 feet by land now or late of Merrill, Goodspeed, Clapp and Porter; thence turning and running Westerly, 84 feet to land now or late of Davenport; thence turning and running Southerly by land now or late of Davenport, Young and Simonds, 184 feet to the above parcel; thence turning and running Easterly 83.5 feet to said land of Merrill and the point of beginning, all measurements being more or less.

See deed from Calvin Page et als, executors of Charles A. Sinclair, dated August 10, 1903, and recorded in said Registry, Book 1716, Page 296.

Parcel 3. A certain parcel of land situated in said Salem in the rear of Briggs Street and bounded as follows:

Beginning at the Northerly corner of the parcel hereby conveyed on a passageway 30 feet wide leading Southerly from Briggs Street at the Easterly corner of land now or late of Curtis and running Southwesterly by said land of Curtis and land now or late of Folsom, Dresser, Pingree, Barr and Pease, 271 feet more or less to the second parcel described

above; thence turning and running Southeasterly by said land 84 feet 3 inches more or less to land now or late of Boardman; thence turning and running Northeasterly by said land of Boardman and land now or late of Hart, Donovan, Tufts, Fanning and Clapp, 266 feet to the Easterly corner of the parcel hereby conveyed; and thence turning and running Northwesterly upon the Northeastern boundary line of said parcel, 61 feet by land now or late of Jones and 25 feet by said passageway, in all 86 feet more or less to the point begun at, containing about 22,620 square feet of land.

Also a right of way appurtenant to the premises, in common with others who have or may have rights therein, over and through said passageway; and also the right to lay a drain and water pipe if necessary in said passageway until such time as a common sewer and water pipes shall be put in by the City or otherwise, but not to interfere with the right of passage in said passageway.

See deed from Frank Jones dated July 28, 1902, and recorded in said Registry, Book 1683, Page 322.

Intending to include all the right, title and interest of said estate of Hardy Phippen to any real estate in said Salem.

The above conveyance is subject to the taxes assessed thereon for the year 1953, which are to be apportioned between the parties hereto.

Mass. Excise Stamps \$ 41.70 affixed amount
 U. S. Docum. Stamps \$ 41.25 affixed amount
 and cancelled on back of this instrument and cancelled on back of this instrument

IN WITNESS WHEREOF the Naumkeag Trust Company has caused these presents to be signed and its corporate seal hereto affixed by Harold G. Macomber, its President, hereunto duly authorized and signed and sealed by Henry E. Sargent,

~~Witnessed~~ this 2nd day of July 19 53

NAUMKEAG TRUST COMPANY

By Harold G. Macomber President

Henry E. Sargent
 Executors u/w Hardy Phippen



The Commonwealth of Massachusetts

Essex

ss.

July 2 19 53

Then personally appeared the above named Harold G. Macomber, President of the Naumkeag Trust Company and acknowledged the foregoing instrument to be the free act and deed, before me of the said Naumkeag Trust Company, before me

Francis E. Leumer

Notary Public — Justice of the Peace



REGISTERED IN ESSEX COUNTY
 My commission expires COMMISSION EXPIRES JULY 8, 1953

Essex ss. Recorded July 8, 1953. 57 m past 9 A.M.

70 8

2

SO ESSEX #383 Bk:36223 Pg:159
10/02/2017 02:17 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 10/02/2017 02:17 PM
ID: 1205594 Doc# 20171002003830
Fee: \$6,669.00
Cons: \$1,462,500.00

QUITCLAIM DEED

George W. Full & Sons, Inc., a corporation organized under the laws of Massachusetts with an address at 84 Washington Square East, Salem, Massachusetts, for consideration of One Million Four Hundred Sixty-Two Thousand Five Hundred and 00/100 Dollars (\$1,462,500.00) grant to Eighty Four Washington Square East, LLC, a Massachusetts limited liability company with a principal place of business at 18 Washington Square South, Salem, Massachusetts,

with **QUITCLAIM COVENANTS**,

A certain parcel of land with the buildings thereon, situate on Washington Square East, in said Salem and bounded and described as follows:

PARCEL I

Beginning at the Westerly corner of said lot by land now or late of Lyman; thence running Northeasterly by land now or late of Lyman, 150 feet to land now or late of Sinclair; thence turning and running Southeasterly 88 feet more or less to land now or late of Merrill; thence Southwesterly by land now or late of Merrill and of Bowdoin to said Washington Square; thence turning and running Northwesterly by said Washington Square, 88 feet more or less to the point of beginning.

Parcel II

A certain parcel of land, with the buildings thereon, beginning at a point 187 feet North of Washington Square in said Salem at land now or late of Merrill and adjoining the above described land; thence turning and running Northerly, 187 feet by land now or late of Merrill, Goodspeed, Clapp and Porter; thence turning and running Westerly, 84 feet to land now or late of Davenport; thence turning and running Southerly by land now or late of Davenport, Young and Simonds, 184 feet to the above parcel; thence turning and running Easterly 83.5 feet to said land of Merrill and the point of beginning, all measurements being more or less.

Parcel III

A certain parcel of land situated in said Salem in the rear of Briggs Street and bounded as follows: Beginning at the Northerly corner of the parcel hereby conveyed on a passageway 30 feet wide leading Southerly from Briggs Street at the Easterly corner of land now or late of Curtis and running Southwesterly by said land of Curtis and land now or late of Folsom, Dresser, Pingree, Barr and Pease, 271 feet more or less to the second parcel described above; thence turning and running Southeasterly by said land 84 feet 3 inches more or less to land now or late of Boardman; thence turning and running Northeasterly by said land of Boardman and land now or late of Hart, Donovan, Tufts, Fanning and Clapp, 266 feet to the Easterly corner of the parcel hereby conveyed; and thence turning and running Northwesterly upon the Northeastern boundary line of said parcel, 61 feet by land now or late of Jones and 25 feet by said passageway, in all 86 feet more or less to the point begun at, containing about 22,620 square feet of land.

Property: 84 Washington Square East, Salem, Massachusetts 01970

Box 02

Also, a right of way appurtenant to the premises, in common with others who have or may have rights therein, over and through said passageway; and also the right to lay a drain and water pipe if necessary in said passageway until such time as a common sewer and water pipes shall be put in by the City or otherwise, but not to interfere with the right of passage in said passageway.

This conveyance does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.

Being the same premises conveyed to the Grantor herein by Deed dated July 2, 1953, and recorded on July 8, 1953 with Southern Essex District of Deeds in Book 3991, Page 114.

Witness my hand and seal on this 2ND day of October, 2017.

George W. Full & Sons, Inc.

By: Robert C. Spsychalski
Robert Spsychalski, President & Treasurer

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 2ND day of October, 2017 before me, the undersigned notary public, personally appeared Robert Spsychalski, proved to me through satisfactory evidence of identification, which was his Driver's License, to be the person whose name is signed on the preceding document, and swore to me that the contents of said document are truthful and accurate to the best of his knowledge and belief and that they signed it voluntarily for its stated purpose as the President and Treasurer of George W. Full & Sons, Inc.

David S. Frederick
Notary Public

My Commission Expires:



DAVID S. FREDERICK
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 15, 2018

