

DOCUMENT NO. 2266.

Charles Jordan
and
Anna B. Jordan

to

*copy
made
May 24, 41*

Topsfield Historical Society Inc.

Essex South Registry District
APR 1 1913

RECEIVED FOR REGISTRATION.
2 O'CLOCK 10 m. P. M.
NOTED ON CERTIFICATE NO. 1202
IN REGISTRATION BOOK 5 PAGE 1203.

Warranty Deed

From the office of

Owners Duplicate Certificate returned to
Geo. F. Dwyer
Salem, Mass.

HOBBS & WARREN
PUBLISHERS STANDARD LAW BLANKS
BOSTON - MASS.
Form 70

Know all men by these presents

that we, Charles F. Jordan and Annah B. Jordan, his wife in her own right both of Topsfield in the County of Essex and Commonwealth of Massachusetts,

in consideration of one dollar and other valuable considerations paid by the Topsfield Historical Society, a corporation duly established under the laws of Massachusetts

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Topsfield Historical Society a certain ^{parcel of land with} ~~the house thereon~~, known as the "Capen House", bounded beginning at a point at Howlet Street at land of Annitia Emery, thence running north $12^{\circ} 55'$ east by said Howlet Street eighty two feet to a point, thence running north $19^{\circ} 48'$ east by land of G. B. Batch Estate being shown as lot "A" on plan 972 D of Registered Land on file with Essex South District ^{forty six feet} Deeds to a point, thence running north $90^{\circ} 04'$ east by said lot "A" one hundred and four feet to a point, thence running north $5^{\circ} 28'$ east ^{seventy one and three tenths feet} to a point at other land of Grantors, ^{shown as lot E on said plan} thence running south $67^{\circ} 06'$ east by said other land of grantors two hundred and six tenths feet to a stake, thence running south $7^{\circ} 03'$ west ^{paid} by other land of grantors, two hundred eighteen and nine tenths feet to a point ^{shown as lot C on said plan} at land of Annitia Emery aforesaid, thence running south $87^{\circ} 08'$ west by land of said Emery one hundred eighteen and five tenths feet to a point thence running south $87^{\circ} 49'$ west ninety four feet to point of beginning. Meaning hereby to convey lot "D" on plan drawn by H. E. Lake of Topsfield, dated March 24, 1913, filed in Land Registry office; an approved copy of which no. 972 D will be filed with the certificate of title issued in pursuance of this deed. Together with the same right of way which the grantors have to said Howlet Street over so much of said lot "A" as lies between the above described parcel and said street but excepting from said description the barn now standing on said parcel which is to be removed by grantors before April 1, 1914.

This deed is upon condition that said Topsfield Historical Society shall ^{or dispose of} not sell the above described parcel until it has offered the same ^{in writing} to said Charles F. Jordan or his issue owning ^{the adjacent} land in Topsfield at a price of \$2.00 plus the amount of outlays made by said Society in repairs and necessary improvements, and he or they have failed to purchase the same within six months.

Plan
1203

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said *Topsfield Historical Society* and *its* heirs and assigns, to their own use and behoof forever.

And *we* hereby for *ourselves* and *our* heirs, executors, and administrators, covenant with the grantee and *its* heirs and assigns that *we* are lawfully seized in fee-simple of the granted premises; that they are free from all incumbrances; *excepting as aforesaid.*

that *we* have good right to sell and convey the same as aforesaid; and that *we* will and *our* heirs, executors, and administrators shall warrant and defend the same to the grantee and *its* heirs and assigns forever against the lawful claims and demands of all persons. *excepting as aforesaid.*

And for the consideration aforesaid

~~do hereby release unto the said grantee and heirs and assigns all right of or to both dower and homestead in the granted premises, and all other rights and interests therein.~~

In witness whereof *we* the said *Charles F. Jordan and Anna B. Jordan*

hereunto set *our* hand and seal this *ninth* day of *march* in the year one thousand nine hundred and *thirteen*

Signed and sealed in presence of

Geo C. Donaldson } *Charles F. Jordan*
Anna B. Jordan

Commonwealth of Massachusetts

Enacted ss *March 24th* 191*3*

Then personally appeared the above-named *Anna B. Jordan* and acknowledged the foregoing instrument to be *her* free act and deed, before me

George C. Donaldson
Justice of the Peace

191 at o'clock and minutes . M

Received and entered in the

Registry of Deeds

Book

Page

Attest:

Register