

## SENATE....No. 75.

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### Commonwealth of Massachusetts.

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*To the Honorable the Senate and House of Representatives, in  
General Court assembled:—*

Respectfully represents Charles Scudder, of Boston, in the county of Suffolk and Commonwealth of Massachusetts, acting for himself and all others supposed to be interested in estate numbered "sixty-seven" on Bedford street, in said city of Boston; that one Maria V. Ball, late of said Boston, deceased, was at the time of her decease, in 1826, seized in fee of a parcel of land on said street, comprising the aforesaid premises, which land by her last will and testament, duly proved in the probate court for said county of Suffolk, was devised, subject to certain life estates, to Abraham Wilde, junior, of said Boston, who was also named as executor of said will.

That said Abraham died before the testatrix, and his brother, William Wilde, was duly appointed administrator with the will annexed, on the estate of said Maria V. Ball; and that said William Wilde joined with Charles Wilde in certain deeds purporting to convey said parcel of land; the aforesaid William and Charles being brothers and heirs at law of said Abraham, and as such, supposing themselves to be legally entitled to dispose thereof; a part of which real estate,

as aforesaid, has by sundry mesne conveyances passed to your petitioner and others, all of whom your petitioner represents,—purchasers in good faith and for a full and valuable consideration; said parcel so by them held, having been improved and built upon, and being more particularly described as follows, to wit: A certain lot or parcel of land situated on Bedford Street in said Boston, bounded northerly on said street, twenty-four feet; westerly on a six feet passage-way sixty-seven feet, three inches, more or less; southerly by land now or late of Moses Parker and J. F. Edwards or others, twenty-four feet, and easterly on land formerly of Wallack or others, sixty-seven feet, three inches, more or less, or however otherwise bounded, with the buildings thereon standing,—together with an easement, or right of way over and through said passage-way as the same now exists, in common with all persons legally entitled to the use thereof, and all other rights, easements, privileges and appurtenances thereto belonging; being all the land formerly owned by Maria V. Ball, excepting the land sold to Moses Parker and J. F. Edwards, and the city of Boston, by Benjamin Atkins.

And whereas sundry doubts have arisen, whether by the death of said Maria V. Ball, without known heirs, and under the circumstances above stated, the Commonwealth did not acquire some title to the premises above described, for which your petitioner and others interested with him as aforesaid, purchasing in good faith, have paid a full and valuable consideration, and whereas your petitioner has been advised that in order to confirm and quiet the title of himself and the others for whom he is acting aforesaid, it may be necessary to obtain a release of any supposed interest of the Commonwealth in the premises aforesaid; he therefore prays that his excellency the governor may be empowered, in the name of the Commonwealth, to execute, acknowledge and deliver a deed of release thereof, so that the several persons now holding said premises under the conveyances aforesaid, may hereafter hold and enjoy the same, free and discharged of any and all claim, right, title or interest on the part of the Commonwealth.

CHARLES SCUDDER.

BOSTON, March 4, 1856.