

23658

William G. Guernsey et ux

to

Wellesley Conservation Council, Inc

700

REGISTRY OF DEEDS  
COUNTY OF NORFOLK

600

JUL 21 1961

DEDHAM, MASS.

Rec'd 9 H O O M a M

Deed

Guernsey

F929

HAY & DAILEY  
201 DEVONSHIRE STREET  
BOSTON, MASS.

We, William G. Guernsey and Janet B. Guernsey, of Needham, Norfolk County, Massachusetts, husband and wife, for consideration paid grant to Wellesley Conservation Council, Inc., a Massachusetts charitable corporation, with a usual place of business in Wellesley, Norfolk County, Massachusetts, a certain parcel of land hereinafter described, so long as said Wellesley Conservation Council, Inc. maintains said parcel for conservation and related purposes, and upon the cessation of such maintenance by said Wellesley Conservation Council, Inc. to Massachusetts Audubon Society, Inc., a Massachusetts charitable corporation with a usual place of business in Boston, Suffolk County, Massachusetts. Said parcel of land situate partly in said Needham and partly in said Wellesley is bounded and described as follows: Northerly by land now or late of George A. Ott et ux 925 feet more or less; Easterly by our remaining land by three lines, 152 feet more or less, 455 feet more or less and 420 feet more or less and by land now or late of Milton Alden et al 133.88 feet; Southerly by land now or late of Edward Anderson and by the end of Locust Lane 960.13 feet; and Westerly by land in which the Commonwealth of Massachusetts has a sewer easement 32.71 feet and by land of the Town of Wellesley by two lines 394.96 feet and 400.94 feet. Containing 13 acres more or less in Wellesley and 7 acres more or less in Needham and being shown on a compiled plan by Everett M. Brooks Co., Civil Engrs., dated Feb. 21, 1960, recorded herewith.

Said land is part of the land conveyed to us by William G. Guernsey et al, trustees, by deed dated March 6, 1942, recorded with Norfolk Deeds in Book 2382, page 75 and part of the land conveyed to us by Susan Lee by deed dated June 1, 1949, recorded with said Deeds in Book 2835, page 276.

This conveyance is made subject to taxes for the year 1961 and to easements of record of the Town of Wellesley.

No right of way or other easement by necessity or otherwise is conveyed by this deed and the grantee by acceptance of this deed agrees that neither it nor its successors or assigns shall by virtue of this deed claim any right or easement in Sabrina Lake or in any land outside the area hereby conveyed.

The granted premises are hereby conveyed subject to the restriction, which shall terminate fifty years from the date hereof, that they be used only as a bird sanctuary and an area for nature study in which there shall be permitted no structures for human habitation and no picnicking, camping, fire building or hunting.

We except from this conveyance all mineral and petroleum deposits in said land and reserve the right from time to time to enter upon said land to dig, drill and otherwise search for such deposits and extract the same.

The consideration for this deed is less than \$100.

WITNESS our hands and seals this 17<sup>th</sup> day of July 1961.

William G. Guernsey  
William G. Guernsey

Janet B. Guernsey  
Janet B. Guernsey

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. July 17, 1961. Then personally appeared the above named William G. Guernsey and Janet B. Guernsey and acknowledged the foregoing instrument to be their free act and deed, before me

Frederic B. Dickey  
Notary Public

*Frederic B. Daily*

Notary Public

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Recorded July 21, 1961 at 9h.A.M.

DEDHAM, MASS. July 21 19 61

at 9 o'clock ~~and~~ ~~Monday~~ AM

Received and Entered with Norfolk deeds

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Attest:

*L. Thomas Shine*

Register of Deeds

*NOBLE BRITG*  
*B D T*