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William G. Guernsey et ux

REGISTRY OF DEEDS
COUNTY OF NORFOLK
to

DEC 20 1965

750

Wellesley Conservation
Council, Inc.

Rec'd 9 H O O M a M

DEED

mail to

HAY & DAILEY
201 DEVONSHIRE STREET
BOSTON, MASS.

F65-107

22,280 sq ft per Wel Assessor
(.51 acre)

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 its 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 its usual place of business in Boston, Suffolk County, Massachusetts. Said parcel is situated in said Wellesley and is bounded and described as follows: Southwesterly by Lot 7 as indicated on a plan entitled "Plan of Land in Wellesley, Mass. Owned by: G. Arnold Haynes Inc." dated October 28, 1963 by Mac Carthy Engineering Service Inc., recorded with Norfolk Deeds in Book 4132, page 187, as Plan 1368 of 1963, by three lines measuring 173.87 feet, 68.18 feet and 87.63 feet; Southwesterly again by Lot 6 as indicated on said plan 48.25 feet; Westerly by land of G. Arnold Haynes Inc. as indicated on said plan 45 feet more or less; Northeasterly 425 feet more or less by a line through our land extending into Sabrina Lake, said line being parallel with and 143 feet distant southwesterly from the northeasterly boundary of the parcel of land shown on said plan and marked "111,400[±] OR 2.56[±] Acres To be deeded to William G. & Janet D. Guernsey"; Southerly by other land of ours by a line in Sabrina Lake about 90 feet; and Southeasterly 61.71 feet partly by said other land of ours and partly by land conveyed by us to Wellesley Conservation Council, Inc. by deed dated July 17, 1961, recorded with said Deeds in Book 3913, page 103.

Said parcel contains 22,280 square feet more or less and is part of the land conveyed to us by G. Arnold Haynes Incorporated by deed dated December 30, 1963, recorded with said Deeds in Book 4132, page 187. This conveyance is made subject to the reservation in said deed.

No right of way or other easement by necessity or otherwise is conveyed by this deed and the grantees by acceptance of this deed agree that neither of them nor the successors or assigns of either shall by virtue of this deed claim any right or easement in Sabrina Lake outside the parcel hereby conveyed.

The granted premises are hereby conveyed subject to the restrictions which shall terminate July 17, 2011, 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, no picnicking, camping, fire building or hunting and no piers or other structures in Sabrina Lake.

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 4th day of
December 1965.

William G. Guernsey
William G. Guernsey

Janet B. Guernsey
Janet B. Guernsey

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Dec. 7, 1965. 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

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Dec. 7, 1965. 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. Quincy

Notary Public

