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REGISTRY OF DEEDS
COUNTY OF NORFOLK

750

NOV 10 1967

DEDHAM, MASS.

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DEDHAM, MASS. Nov. 10, 19 67

at 9 o'clock ~~xxx~~ xxxxxx A M

Received and Entered with Norfolk deeds

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Attest:

L. Thomas Shine

Register of Deeds

Went

Hay & Dailey

*1 Centre Plaza
Boston*

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 (address: 126 Abbott Road, Wellesley Hills, Massachusetts) 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 (address: 174a Newbury Street, Boston, Massachusetts) of business in Boston, Suffolk County, Massachusetts. / Said parcel is situated in said Wellesley and is bounded and described as follows: Southwesterly 618 feet more or less by land conveyed by us to the grantees by deed dated November 21, 1966, recorded with Norfolk Deeds in Book 4402, page 455; Northwesterly 37 feet more or less by land of George W. & Louise M. Wardner as indicated on a plan dated October 28, 1963, by MacCarthy Engineering Service Inc., recorded in Book 4132, page 187, as Plan 1368 of 1963; Northeasterly 638 feet more or less by a line through our land extending into Sabrina Lake, said line being parallel with and 67 feet distant southwesterly from the northeasterly boundary of the parcel of land shown on the plan and marked "111,400 \square \pm OR 2.56 \pm Acres To be deeded to William G. & Janet D. Guernsey"; and Southerly by other land of ours by a line in Sabrina Lake about 45 feet.

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Said parcel contains 22,616 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 19th day of October 1967.

William G. Guernsey
William G. Guernsey
Janet B. Guernsey
Janet B. Guernsey

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COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. *Oct. 19* 1967. Then personally appeared the above-named William G. Guernsey and acknowledged the foregoing instrument to be his free act and deed, before me

[Signature]
Notary Public



My Commission expires July 6, 1974

Massachusetts certificate of incorporation with its usual address: 1200 Newbury Street, Boston, Massachusetts. Said parcel is situated in the town of Wellesley and is bounded and described as follows: ...