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REGISTRY OF DEEDS
COUNTY OF NORFOLK

JUN 13 1968

DEDHAM, MASS.

Rec'd 10 H 43 M a

10:43

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DEDHAM, MASS. June 13, 19 68

at 10 o'clock and 43 Minutes AM

Received and Entered with Norfolk deeds

Vol. 4518 Page 312

Attest:

L. Thomas Shine

Register of Deeds

Mail to
Hay + Dalry
One Center Plaza
Boston, Mass. 02108

65107

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, (address: 126 Abbott Road, Wellesley Hills, 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, (address: 174a Newbury Street, Boston, Massachusetts). Said parcel is situated in said Wellesley and is bounded and described as follows: Southwesterly 638 feet more or less by land conveyed by us to the grantees by deed dated October 19, 1967, recorded with Norfolk Deeds in Book 4473, page 393; Northwesterly 34 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 660 feet more or less by a line through Sabrina Lake and an Island

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shown on the plan, said line being parallel with and 33 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 43 feet.

Said parcel contains 22,150 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

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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 5th day of

June 1968.

William G. Guernsey

William G. Guernsey

Janet B. Guernsey

Janet B. Guernsey

COMMONWEALTH OF MASSACHUSETTS

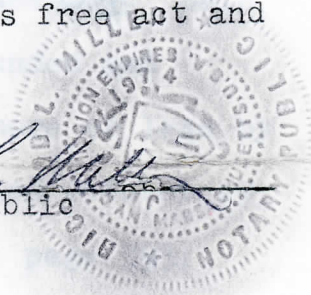
Norfolk, ss.

June 7,

1968. Then

personally appeared the above-named William G. Guernsey and acknowledged the foregoing instrument to be his free act and deed, before me

Richard S. Miller
Notary Public



Recorded June 13, 1968 at 10h.43m.A.M.