

29167

REGISTRY OF DEEDS  
COUNTY OF NORFOLK

SEP 19 1969

DEDHAM, MASS.

Rec'd 9 H 00 M A M

DEDHAM, MASS. Sept. 19, 1969

at 9 o'clock ~~xxx~~ ~~xxxx~~ AM

Received and Entered with Norfolk deeds

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Attest:

*L. Thomas Shine*

Register of Deeds

Mail to:

Hay & Dailey  
One Center Plaza  
Boston, Mass. 02108

750

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: c/o Franklin Sanders, 32 Skyline Drive, Wellesley, 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 660 feet more or less by land conveyed by us to the grantees by deed dated June 5, 1968, recorded with Norfolk Deeds in Book 4518, page 312; Northwesterly 32 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 681.52 feet

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by a line through Sabrina Lake and an Island shown on the plan, partly by land of James H. & Dorothy S. Morton, partly by land of Robert V. & Carrie Derderian and partly by land of Barrett & Marjorie H. Adams, all shown on the plan, 681.52 feet; and Southerly by other land of ours by a line in Sabrina Lake about 40 feet.

Said parcel contains 22,152 square feet more or less and is all 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, except the parts earlier conveyed by us to the grantees by deeds dated and recorded with said Deeds as follows:

<u>Date</u>	<u>Book</u>	<u>Page</u>
December 4, 1965	4317	607
November 21, 1966	4402	455
October 19, 1967	4473	393
June 5, 1968	4518	312

This conveyance is made subject to the reservation in said deed to us.

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 *16<sup>th</sup>* day of *September* 1969.

*William G. Guernsey*  
\_\_\_\_\_  
William G. Guernsey  
*Janet B. Guernsey*  
\_\_\_\_\_  
Janet B. Guernsey

COMMONWEALTH OF MASSACHUSETTS

*Suffolk*  
Norfolk, ss.

*Sept. 17* 1969. Then personally appeared the above-named William G. Guernsey and acknowledged the foregoing instrument to be his free act and deed, before me

*A. Bernard Shudis*  
\_\_\_\_\_  
Notary Public

