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Norfolk County Registry of Deeds
DEDHAM, MASS.

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NOV 22 1971

REC'D 9 H 05 M A M
BOOK 4788 PAGE 131

ATTEST:

Barry Hannon
REGISTER

mail to
Hay + Daiby
One Center Plaza
Boston, Mass. 02108

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 Saunders, 32 Skyline Drive, Wellesley) 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 the Massachusetts Audubon Society Inc., a Massachusetts charitable corporation with a usual place of business in Lincoln, Middlesex County, Massachusetts (address: South Great Road, Lincoln).

Said parcel of land is situate partly in Needham and partly in Wellesley, Norfolk County, Massachusetts and bounded and described as follows:

Westerly by three lines 420 feet, 455 feet and 152 feet by land conveyed by us to the grantees by deed dated July 17, 1961, recorded with Norfolk Deeds in Book 3913, page 103, and shown on a plan by Everett M. Brooks Co., Civil Engrs., dated Feb. 21, 1960, recorded in Book 3913, page 103 as Plan 778 of 1961;

Northeasterly 268 feet by land conveyed by us to the grantees by deed dated December 4, 1965, recorded in Book

4317, page 607, deed dated November 21, 1966, recorded in Book 4402, page 455, by deed dated October 19, 1967, recorded in Book 4473, page 393, by deed dated June 5, 1968, recorded in Book 4518, page 312, and by deed dated September 16, 1969, recorded in Book 4621, page 84, and shown on a plan by MacCarthy Engineering Service Inc. dated October 28, 1963, recorded in Book 4132, page 187 as Plan 1368 of 1963;

Northeasterly again but more easterly 176 feet by our remaining land by a line shown as an easterly boundary of Lot C-2 on a plan by Everett M. Brooks Co., Civil Engineers, dated June 3, 1949, recorded in Plan Book 152 as Plan 625 of 1949;

Easterly 235 feet by a parcel of our remaining land shown on a plan by Gleason Engineering Company dated September 30, 1947, recorded in Book 2734, page 411 as Plan 53 of 1948;

Northeasterly again by the same 146 feet;

Northeasterly again but more easterly 345 feet by our remaining land by an easterly boundary line of a parcel shown as containing 12.047 acres on a plan by Gleason Engineering Corporation dated May 27, 1936, recorded in Plan Book 120 as Plan 245 of 1936; and

Southerly 147 feet by land conveyed by us to Milton Alden et ux shown as Lots 11 and 11-A on a plan by

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MacCarthy Engineering Service Inc. dated Sept. 1, 1960, recorded in Book 3861, page 404 as Plan 1371 of 1960.

Be all said measurements more or less.

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

This conveyance is made subject to the taxes for 1971.

No right of way or other easement by necessity is conveyed by this deed and the grantees by acceptance of this deed agree that neither of them and none of their successors or assigns shall by virtue of this deed claim any right or easement in any land outside the area hereby conveyed.

The land is hereby conveyed subject to the restriction which shall expire July 17, 2011, that it 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, no piers or other structures in Sabrina Lake, no use of the Lake for recreational purposes and no fishing through the ice.

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 and the right of access to exercise like rights reserved in our deeds of adjoining land to the grantees.

We reserve as appurtenant to our remaining land rights of swimming, boating and fishing in the Lake and the rights to maintain, repair and replace the dike and to do whatever else may be reasonably necessary to maintain the level of the Lake.

This deed is a deed of gift and the consideration for it is our wish to preserve the land for purposes permitted hereunder.

WITNESS our hands and seals this 9th day of November 1971.

William G. Guernsey
William G. Guernsey

Janet B. Guernsey
Janet B. Guernsey

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

November 16 1971. Then

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

Paul Jameson
Notary Public

PAUL JAMESON
My Commission Expires
June 10, 1977