

4697

ADDRESS OF GRANTEE: 32 SKYLINE DR. WELLESLEY, MA. 02181

We, HOLLIS HUNNEWELL and WALTER HUNNEWELL, JR., both of Wellesley, Norfolk County, Massachusetts, and ARNOLD W. HUNNEWELL, JR., of Westwood, Norfolk County, Massachusetts, Trustees Under a Declaration of Trust dated October 2, 1962, (known as Hunnewell Land Trust) and recorded with Norfolk Registry of Deeds, Book 4164, Page 551, for Five Hundred (500) Dollars as consideration paid, grant to Wellesley Conservation Council, Inc. a Massachusetts charitable corporation a right to use a certain area fifty (50) feet wide bounding the Charles River as more particularly shown on a plan entitled "Plan of land in Wellesley, Mass." dated July 23, 1970 drawn by Alex. Cruciola, Surveyor, and recorded herewith for the purposes of natural science study including, without limitation, bird watching. The Grantee herein covenants that it will maintain a marker at the end of said fifty (50) foot strip to indicate the boundary of the easement area. It is agreed that said fifty (50) foot line may not be accurately located on said plan. Grantors, for themselves, their successors and assigns covenant as to said fifty (50) foot strip:

515

See P# 846 of 1970 GRK 227

1. No building, sign or other structure will be erected or placed;
2. No paving, filling or dumping will be permitted;
3. No soil, sand or earth shall be excavated and no roads shall be constructed other than for the purposes of building a walking trail or path within such restricted area;
4. No removal of trees, shrubs or vegetation will be made, but this provision shall not be construed as limiting the right of the Grantors, their successors or assigns to prune trees, to remove broken trees or to thin out trees where desirable in order to preserve other trees on the Grantors' land.

The foregoing covenants shall run with the land and bind the Grantors, their successors and assigns entitled to the premises. The benefit of these covenants shall run with other parcels of land in Wellesley described in deeds to Wellesley Conservation Council, Inc., by Norumbega Council, Inc., Boy

Charles River Easement

516

Scouts of America, February 27, 1960, Norfolk Deeds, Book 3800, Page 381, William G. Guernsey et ux, July 17, 1961, Book 3913, Page 103, Lucy L. Perry, September 13, 1961, Book 3937, Page 678, Leslie Francis Winchenbaugh et ux, November 14, 1961, Book 3946, Page 169, and Bernard C. Heyl, November 19, 1964, Book 4216, Page 260.

Grantors' covenants hereinabove set forth are intended to be effective as conservation restrictions in accordance with Chapter 666 of the Acts of 1969 which amends Sections 23, 26, 27 and adds Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws.

*The consideration for this deed is one (1) dollar.*

This instrument is given in confirmation of an earlier, similar instrument dated June 15, 1970 which was recorded prior to the preparation of the plan referred to herein and dated July 23, 1970 with said Deeds, Book 4679, Page 69.

WITNESS our hands and seals this 7<sup>th</sup> day of October, 1970.

HUNNEWELL LAND TRUST

*Arnold W. Hunnewell, Jr.*

*Helli Hunnewell*

*Walter Hunnewell, Jr.*

Trustees as aforesaid

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

October 8<sup>th</sup>, 1970

Then personally appeared the above-named Arnold W. Hunnewell, Jr., Trustee as aforesaid, and acknowledged the foregoing instrument to be his free act and deed before me,

*Joseph P. [Signature]*  
Notary Public

My commission expires: 1/31/77



Recorded Oct. 30, 1970 at 9h.40m. A.M.