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Connecticut River Watershed Council, Inc.,

a corporation duly established under the laws of The Commonwealth of Massachusetts and having its usual place of business at 125 Combs Road, Easthampton, Hampshire County, Massachusetts, ~~in consideration of~~

The monetary consideration for this deed is less than \$100.00, and no documentary stamp is necessary.

grants to The Inhabitants of the Town of Northfield, a municipal corporation, situated in Franklin County, Massachusetts

of <sup>with warranty covenants</sup> the land in said Northfield, on the northerly side of the highway from Bernardston to Northfield, being now known as Route 10 and formerly known as the highway from Bernardston to Stebbins Ferry Bridge, being the highway over Bennett Meadow Bridge, bounded and described as follows:

Beginning at the southwest corner of the same on the north side of the road leading from Bernardston to Stebbins' Ferry Bridge; thence northerly on land formerly of F. Z. Allen, now of one Davis, to land late of Horace Burrows; thence easterly on land of said Burrows to the Connecticut River; thence southerly on said River and land now or late of George R. Stebbins to the said road; thence westerly on said road to the place of beginning.

Containing 14 acres and 117 rods, more or less.

There is excepted from the foregoing acreage that portion thereof with the buildings thereon bounded and described as follows: Southerly by Route 10, the highway from Bernardston to Northfield over Bennett Meadow Bridge; westerly by land formerly of F. Z. Allen, now of one Davis; northerly by a line extending east and west parallel to Route 10 and 75 feet north of the springs located in the northerly portion of the tract being excepted (and being the springs servicing the buildings on the tract being excepted); easterly by a course beginning at a catch basin in the northerly line of Route 10 at the foot of King Philip Hill just west of a utility pole bearing Western Massachusetts Electric Company No. 33 and New England Telephone & Telegraph Company No. 241, and extending northwesterly in a straight line to the point of intersection with the northerly boundary of the excepted tract.

There is also excepted from the 14 acres 117 rods as above described a parcel of land containing 0.6 acre described as TRACT 5 in deed dated March 31, 1930, recorded in Franklin Registry of Deeds, Book 750, Page 385, from Joseph Cembalistry to Turners Falls Power & Electric Company, said TRACT 5 being out of the 14 acres 117 rods notwithstanding the title reference recited in the deed of Joseph Cembalistry to Turners Falls Power & Electric Company.

There is appurtenant to the land being conveyed the right to use the 0.6 acre conveyed to the Turners Falls Power & Electric Company as defined in said deed.

Hereby conveying all and the same premises as conveyed to the grantor herein by deed of Helen Ann DeWeese ~~XXXX~~ recorded ~~XXXXXX~~ in the Franklin County Registry of Deeds, Book 1383, Page 19.

Said real property is conveyed to said Town of Northfield under the provisions of General Laws, Ch 40, Sec. 8-C as it may hereafter be amended to be managed and controlled by the Conservation Commission of the Town of Northfield for the promotion and development of the natural resources and for the protection of the watershed resources of said Town; to be held solely for conservation and historic preservation purposes.



[Faint, illegible text, likely the main body of a document or contract]

In witness whereof the said Connecticut River Watershed Council, Inc.,

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by its this 18<sup>th</sup> day of March in the year one thousand nine hundred and seventy four.

Signed and sealed in presence of

[Signature]

CONNECTICUT RIVER WATERSHED COUNCIL, INC.  
by John E. Cullinan, Jr.  
President

STATE OF NEW HAMPSHIRE  
The Commonwealth of Massachusetts

347

ss.

MARCH 18

1970

Then personally appeared the above named JOHN C CALHOUN JR

and acknowledged the foregoing instrument to be the free act and deed of the

before me



*Ruth M. Inaire*

Notary Public  
Justice of the Peace

My commission expires July 26


1977

See next page.....

RESOLUTION

BE IT RESOLVED, that under the authority of John C. Calhoun, Jr., President of the Connecticut River Watershed Council, Inc., the said Council shall, for consideration of \$10,000, convey to the Town of Northfield, Mass., a 14 acre tract of land on the west bank of the Connecticut River in Northfield known as King Philip Hill, to be used for conservation purposes.

I, Christopher Percy, Secretary of the Connecticut River Watershed Council, Inc., hereby certify that the above is a true and correct copy of the resolution passed by the Board of Directors of the Connecticut River Watershed Council, Inc., at a meeting held February 14, 1974 at Easthampton, Massachusetts. I further certify that John C. Calhoun, Jr. has been duly elected President of the Connecticut River Watershed Council, Inc., by a vote of the membership at a meeting held May 4, 1973, in Northfield, Massachusetts and that he shall remain in such capacity for a term of one year.

  
Christopher Percy, Secretary  
February 17, 1974  
(Date)

Franklin ss. Rec'd for record 12 Hr 14 Min P M March 25, 1974