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CONSERVATION AND HISTORIC PRESERVATION RESTRICTION
to
THE TRUSTEES OF RESERVATIONS
and
BOXBOROUGH HISTORICAL SOCIETY, INC.

STEELE FARM, BOXBOROUGH, MASSACHUSETTS

THE TOWN OF BOXBOROUGH, with an address of 29 Middle Road, Boxborough, MA 01719, being the sole owner of the granted premises and intending hereby to bind itself and its successors and assigns, who are collectively referred to herein as "Grantor", acting pursuant to Sections 31, 32, and 33 of Chapter 184 of the Massachusetts General Laws, hereby grants, with quitclaim covenants, to The Trustees of Reservations, a Massachusetts charitable corporation established under Chapter 352 of the Acts of 1891, and qualified to hold Conservation and Historic Preservation Restrictions in accordance with Chapter 184 of the Massachusetts General Laws, and having an address at 572 Essex Street, Beverly, MA, 10915, its successors and permitted assigns, and the Boxborough Historical Society, Inc., qualified to hold Conservation and Historic Preservation Restrictions in accordance with Chapter 184 of the Massachusetts General Laws, having an address at 29 Middle Road, Boxborough, MA, 01719, its successors and permitted assigns, (collectively the "Grantee"), in perpetuity and exclusively for conservation and historic preservation purposes, as a gift, the following described Conservation and Historic Preservation Restriction (hereinafter, the "Restriction") on a parcel of land described in the below-referenced deed as having 34 acres and 10 rods more or less, and shown on Town Assessor's map as having 36.19 acres, located at 484 Middle Road in the Town of Boxborough, Massachusetts, said parcel being described in Exhibit A, attached hereto, and shown in the sketch plan in Exhibit B, attached hereto ("Premises"), said exhibits A and B being incorporated into this Restriction by this reference.

For Grantor's title to the Premises, see deed from James T. Van Buren, guardian of the estate of Myrtle J. Steele, to the Town of Boxborough, recorded on August 25, 1994 in the Middlesex South District Registry of Deeds, Book 24806, Page 143.

Purpose. This Conservation and Historic Preservation Restriction is defined in and authorized by Sections 31-33 of Chapter 184 of the Massachusetts General Laws and otherwise by law. Its purpose is to assure that the Premises will be retained in perpetuity predominantly in its natural, scenic, and open condition, and for agricultural, forestry, recreational and water supply uses, and for the preservation of its historic structures and landscape, and to prevent any use of the Premises that will materially impair or interfere with the conservation and historic values of the Premises.

The intent of this Restriction is to provide protections consistent with the goals of the residents of the Town of Boxborough when the property was acquired in 1994, and to maintain the lands and buildings in the appearance and style of an 18th and 19th century working farm characteristic of Boxborough's rural, agricultural heritage, and to promote ongoing public education, enjoyment and use.

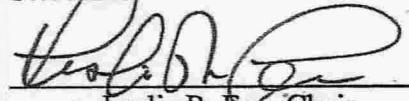
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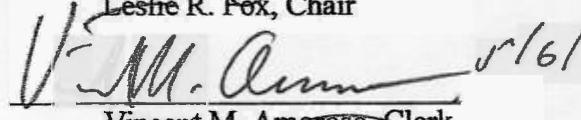
Town of Boxborough
29 Middle Rd.
Boxborough, MA 01719

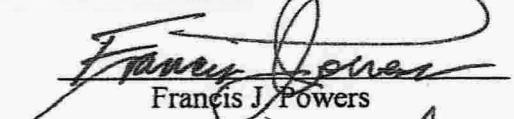
We, the undersigned, being a majority of the Selectmen of the Town of Boxborough, Massachusetts, hereby certify that at a public meeting duly held on May 6, 2013 the Selectmen voted to grant the foregoing Conservation and Historic Preservation Restriction to The Trustees of Reservation and Boxborough Historical Society pursuant to M.G.L. Chapter 184, Section 32.

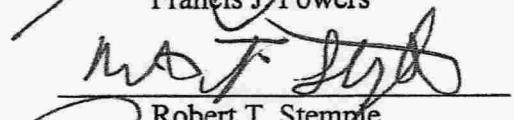
Executed under seal this 6th day of May, 2013

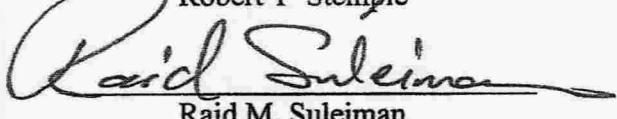
Selectmen:


Leslie R. Fox, Chair


Vincent M. Amoroso, Clerk
1/16/13


Francis J. Powers


Robert T. Stemple

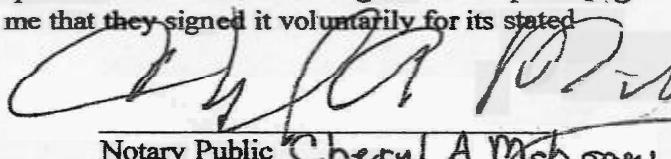

Raid M. Suleiman

COMMONWEALTH OF MASSACHUSETTS

Med. L. ss.

May 6, 2013

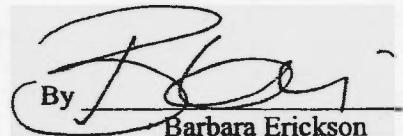
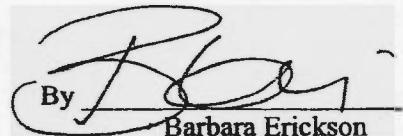
On this 6th day of May, 2013 before me, the undersigned notary public, personally appeared Leslie R. Fox, Vincent M. Amoroso, Francis J. Powers, Robert T. Stemple, and Raid M. Suleiman, proved to me through satisfactory evidence of identification, which was known to me personally to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public Cheryl A. McMonigal
My commission expires November 1, 2014

ACCEPTANCE OF GRANT

The above Conservation and Historic Restriction is accepted this 8th day of
May, 2013.

THE TRUSTEES OF RESERVATIONS


By 
Barbara Erickson
President

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

May 8, 2013

On this 8th day of May, 2013, before me, the undersigned notary public, personally appeared Barbara Erickson, proved to me through satisfactory evidence of identification, which was personally known, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Meghan W. Kelleher
Notary Public, Meghan W. Kelleher
My commission expires: 9/30/16

ACCEPTANCE OF GRANT

The above Conservation and Historic Preservation Restriction is accepted this 6th day of May, 2013

BOXBOROUGH HISTORICAL SOCIETY, INC.

By Duncan M. Brown
Duncan M. Brown, President

COMMONWEALTH OF MASSACHUSETTS

11. dd/leser, ss.

May 6, 2013

On this 6 day of May, 2013 before me, the undersigned notary public, personally appeared Duncan M. Brown, proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public Cheryl A. Mehronu
My commission expires:

Nov. 21, 2013

APPROVAL BY MASSACHUSETTS HISTORICAL COMMISSION
COMMONWEALTH OF MASSACHUSETTS

The undersigned Executive Director and Clerk of the Massachusetts Historical Commission hereby certifies that foregoing preservation restriction agreement has been approved pursuant to Massachusetts General Law, chapter 184, section 32.

Date:

5/14/13

Brona Simon
BRONA SIMON, Executive Director
And Clerk

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

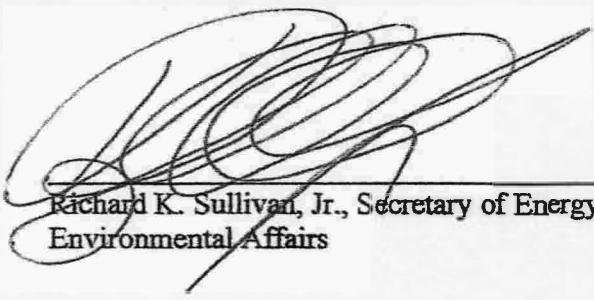
On this 14th day of May, 2013, before me, the undersigned notary public, personally appeared Brona Simon, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.

Nancy Maida
Notary Public
My Commission Expires January 25, 20
Nancy Maida

APPROVAL BY SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
COMMONWEALTH OF MASSACHUSETTS

The undersigned, Secretary of the Executive Office of Energy and Environmental Affairs of the Commonwealth of Massachusetts, hereby certifies that the foregoing Conservation Restriction to The Trustees of Reservations has been approved in the public interest pursuant to M.G.L. Chapter 184, Section 32.

Date: June 18, 2013

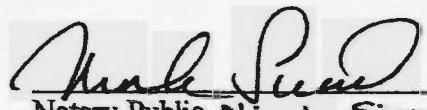

Richard K. Sullivan, Jr., Secretary of Energy and
Environmental Affairs

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

June 18, 2013

On this 18th day of June, 2013 before me, the undersigned notary public, personally appeared Richard K. Sullivan, who proved to me through satisfactory evidence of identification, which was personally known to me, to be the persons whose names are signed on the preceding attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public Nicole Sicard
My commission expires: 12/7/2018