

NORTHFIELD MOUNT HERMON SCHOOL

a corporation duly established under the laws of Massachusetts
and having its usual place of business at Northfield
of Franklin County, Massachusetts, in consideration of

There is no monetary consideration for this conveyance.

grants to RUSTIC RIDGE ASSOCIATION, INC.

of Northfield, Franklin County, Massachusetts (P. O. Address: c/o
Gertrude Lauber, Clerk, R.F.D. #1 Vernon, Vermont 05354)
the land in said Northfield bounded and described as follows:

TRACT ONE: Beginning at a point on the southeasterly side of Woodruff Way, said point being at the northeasterly corner of land now or formerly of Beatrice M. Cheek and at the northwesterly corner of the parcel herein described; thence S 45° 21' 32" E a distance of 62.18 feet to a point; thence S 56° 09' 04" E a distance of 39.73 feet to a point; thence S 61° 03' 28" E a distance of 103.78 feet to a point, the last three courses being along the northeasterly line of land now or formerly of said Cheek; thence southeasterly along TRACT TWO a distance of 40 feet, more or less, to a point; thence S 51° 42' 38" E a distance of 85.00 feet to a point; thence S 58° 31' 22" E a distance of 152.96 feet to a point; thence S 54° 37' 18" E a distance of 79.95 feet to a point; thence S 32° 05' 01" E a distance of 17.30 feet to a point, the last four courses being along the northeasterly line of land of John H. Hann, III, et ux; thence northeasterly along land now or formerly of Northfield Mount Hermon School a distance of 33 feet, more or less, to a point, said point being at the southeasterly corner of land of Evalyn Parker Page, et al; thence N 54° 37' 18" W a distance of 94.30 feet to a point; thence N 58° 31' 22" W a distance of 119.84 feet to a point, the last two courses being along land of said Page, et al; thence northwesterly along TRACT THREE a distance of 37 feet, more or less, to a point; thence N 51° 42' 38" W along land of Norman J. Stanhope, et al, a distance of 71.85 feet to a point; thence continuing N 51° 42' 38" W a distance of 47.72 feet to a point; thence N 61° 03' 28" W a distance of 104.75 feet to a point; thence N 56° 09' 04" W a distance of 36.30 feet to a point; thence N 45° 21' 32" W a distance of 38.70 feet to a point; thence N 14° 56' 22" E a distance of 17.12 feet to a point, the last five courses being along land of Herbert Ward Fraser; thence southwesterly along the southeasterly side of said Woodruff Way a distance of 42 feet, more or less to the point of beginning.

The premises described above is identified as "Mountain Road" on a plan of land entitled, "Land in Northfield, Mass. surveyed for Northfield Mt. Hermon School", dated August 11, 1975 and recorded in Franklin County Registry of Deeds, Plan Book 43, Page 38.

TRACT TWO: Beginning at a point on the southwesterly line of TRACT ONE, said point being at the southeasterly corner of land of said Beatrice M. Cheek and at the northwesterly corner of the parcel herein described; thence S 10° 06' 41" E a distance of 19.38 feet to a point; thence S 40° 00' W a distance of 21.00 feet to a point; thence S 57° 07' 54" W a distance of 126.17 feet to a point, the last three courses being along land of said Cheek; thence continuing S 57° 07' 54" W along land of James L. Kidd, et al a distance of 28.97 feet to a point; thence continuing S 57° 07' 54" W a distance of 37.03 feet to a point; thence S 49° 52' 39" W a distance of 39.03 feet to a point; thence S 39° 15' 25" W a distance of 51.49 feet to a point; thence 30° 26' 37" W a distance of 48.95 feet to a point, the last four courses being along land of Carol B. Santos; thence continuing S 30° 26' 37" W a distance of 37.70 feet to a point; thence S 24° 22' 16" W a distance of 38.50 feet to a point, the last two courses being along land of George A. Marston, et ux; thence S 57° 46' 10" E a distance of 25 feet to a point; thence N 24° 22' 16" E a distance of 40.63 feet to a point; thence N 30° 26' 37" E a distance of 83.40 feet to a point; thence N 39° 15' 25" E a distance of 1.00 feet to a

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed.



point, the last three courses being along land of Francis L. Jones and Lucille D. Johnson; thence continuing N 39° 15' 25" E a distance of 46.24 feet to a point; thence N 49° 52' 39" E a distance of 35.12 feet to a point; thence N 57° 07' 54" E a distance of 125.70 feet to a point, the last three courses being along land of Mary Giles; thence continuing N 57° 07' 54" E a distance of 68.65 feet to a point; thence N 40° 00' E a distance of 38.39 feet to a point, the last two courses being along land of John H. Hann, III, et ux; thence northwesterly along the southwesterly line of TRACT ONE a distance of 39 feet, more or less, to the point of beginning.

The premises described above is identified as "Wood Way" on a plan of land entitled, "Land in Northfield, Mass. surveyed for Northfield Mt. Hermon School", dated August 11, 1975 and recorded in Franklin County Registry of Deeds, Plan Book 43, Page 38.

TRACT THREE: Beginning at a point on the northeasterly line of TRACT ONE, said point being at the southwesterly corner of land of said Evalyn Parker Page, et al and at the southeasterly corner of the parcel herein conveyed; thence N 39° 05' 51" E a distance of 91.63 feet to a point; thence N 46° 47' 38" E a distance of 73.63 feet to a point, the last two courses being along land of said Page, et al; thence continuing N 46° 47' 38" E a distance of 9.00 feet to a point; thence N 18° 44' 19" E a distance of 108.58 feet to a point; thence N 28° 54' 41" E a distance of 65.77 feet to a point, the last three courses being along land of William W. Thompson, et ux; thence continuing N 28° 54' 41" E a distance of 33.00 feet to a point; thence N 4° 26' 50" W a distance of 116.99 feet to a point, the last two courses being along land of John W. Voorhies, et al; thence N 36° 30' 03" E along land of John S. Maddaus, et al, a distance of 29.94 feet to a point on the southeasterly side of Woodruff Way; thence southwesterly along the southeasterly line of Woodruff Way a distance of 95 feet, more or less, to a point; thence S 87° 51' 21" E a distance of 44.99 feet to a point; thence S 4° 26' 50" E a distance of 101.00 feet to a point; thence S 28° 54' 41" W a distance of 93.51 feet to a point; thence S 18° 44' 19" W a distance of 104.56 feet to a point; thence S 46° 47' 38" W a distance of 12.50 feet to a point, the last five courses being along land of William W. Thompson, et ux; thence continuing S 46° 47' 38" W a distance of 65.56 feet to a point; thence S 39° 05' 51" W a distance of 20.82 feet to a point, the last two courses being along land of Sharon Ann Broadhead; thence continuing S 39° 05' 51" W a distance of 63.00 feet to a point; thence S 86° 23' 37" W a distance of 19.07 feet to a point on the northeasterly line of TRACT ONE; thence southeasterly along the northeasterly line of TRACT ONE a distance of 39 feet, more or less, to the point of beginning.

The premises described above is identified as "Oak Terrace" on a plan of land entitled, "Land in Northfield, Mass. surveyed for Northfield Mt. Hermon School", dated August 11, 1975 and recorded in Franklin County Registry of Deeds, Plan Book 43, Page 38.

Being a portion of the premises conveyed to The Northfield Seminary by deed of Henry A. J. Marshall dated April 20, 1881, and recorded in Franklin County Registry of Deeds, Book 348, Page 140. See deed dated April 18, 1913 recorded in Franklin County Registry of Deeds, Book 597, Page 28, from The Northfield Seminary to The Northfield Schools. See Certificate of Change of Name from The Northfield Schools to Northfield and Mount Hermon Schools recorded in Franklin Registry of Deeds, Book 1159, Page 257. See Certificate of Change of Name from Northfield and Mount Hermon Schools to Northfield Mount Hermon School recorded in Franklin Registry of Deeds, Book 1276, Page 124.

In witness whereof the said Northfield Mount Hermon School

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Howard L. Jones, President & Jervis W. Burdick, Jr. its Assistant Treasurer hereto duly authorized, this 14th day of December in the year one thousand nine hundred and seventy-six.

Signed and sealed in presence of

Mary Virginia Bolt

NORTHFIELD MOUNT HERMON SCHOOL
 by *Howard L. Jones*
 President
Jervis W. Burdick, Jr.
 Assistant Treasurer

The Commonwealth of Massachusetts

Franklin

December 14, 1976

Then personally appeared the above named Howard L. Jones, President and Jarvis W. Burdick, Jr., Assistant Treasurer

and acknowledged the foregoing instrument to be the free act and deed of the Northfield Mount Hermon School

before me

Rodney E. [Signature]
My commission expires



Franklin ss. Rec'd for record 10 Hr. 39 Min. A M. December 15, 1976