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BK5555 PG276

LOVELL THOMPSON, DANIEL B. LUNT, RICHARD B. DURAND, LOUISE B. HODGKINS and JOHN C. VINCENT, JR., Trustees of Ipswich Heritage Trust under Declaration of Trust dated February 7, 1964, recorded with Essex South District Registry of Deeds, Book 5171, Page 621, as amended, acting herein by virtue and in execution of the power and authority to them given in and by said Declaration of Trust, and every other power them hereto enabling, FOR CONSIDERATION PAID GRANT to Madeline V. Parker of 40 Rockland Avenue, Malden, Middlesex County, a certain parcel of land with the "Dennis House" thereon situated on the corner of Summer and County Streets in Ipswich shown on a plan by Essex Survey Service dated December 29, 1967, recorded with said Deeds in Book 5514, Page 459, bounded and described as follows:

- SOUTHWESTERLY by Summer Street 130.21 feet;
- NORTHWESTERLY by County Street by two lines measuring 42.66 feet and 15.34 feet;
- NORTHEASTERLY by land of Ipswich Outboard Club, Inc., 125 feet more or less (this bound commencing at the iron rod on County Street and running in a straight line to the corner of the fence post alias shown on said plan);
- SOUTHEASTERLY by land of Mary Langmaid 54.35 feet.

Being the same premises conveyed to the Grantors by the following deeds:

- A. From Ipswich Historical Society dated January 13, 1968, recorded with said Deeds Book 5514, Page 459.
- B. Ernest L. Dodge, executor, dated January 8, 1968, recorded with said Deeds Book 5505, Page 334 and
- C. Ipswich Outboard Club, Inc., dated March 23, 1968, recorded with said Deeds Book 5531, Page 519.

For the purpose of assuring preservation on said premises of said "Dennis House" in substantially its original early 18th Century architectural style, said Grantee by joining herein hereby COVENANTS for herself, her successors and assigns with the Grantors and their successors in trust and their beneficiaries, the Ipswich Historical Society and the Ipswich Historical Commission, in case either succeeds to the benefit of this covenant by assignment by trustees of said trust, or upon its termination, that, except for the work of restoration which the Grantee has agreed to complete within one year after