

LOVELL THOMPSON and DANIEL B. LUNT, Trustees of THE IPSWICH HERITAGE TRUST under Declaration of Trust dated February 7, 1964, recorded with Essex South District 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 RICHARD J. ZIEBELL and ELIZABETH A. ZIEBELL, of Manchester, Essex County, Massachusetts, husband and wife, as tenants by the entirety, a certain parcel of land situated at the north corner of North Main Street and Warren Street, Ipswich, Massachusetts, with the buildings thereon, including the historic landmarks facing the Ipswich North Green, known as the Dr. Manning House and the Old Post Office, bounded:

SOUTHEASTERLY by North Main Street, about seventy-four feet;  
 SOUTHWESTERLY by Warren Street, about eighty-five feet;  
 NORTHWESTERLY by land now or formerly of Murphy, formerly of Wiley, about seventy-two feet; and  
 NORTHEASTERLY by land now or formerly of Moon, formerly of Goodhue, about ninety-three feet.

Containing about 6,500 square feet of land.

Or however otherwise said parcel may be bounded or described.

Being the same premises conveyed to the Grantors by Harrington & Company, Inc. by deed of even delivery and record herewith, and the same is subject to 1966 taxes which the Grantees assume and agree to pay.

For the purpose of assuring preservation of the Dr. Manning House and the Old Post Office as historic landmarks, and maintenance of their exterior, grounds and setting in a manner appropriate to the Ipswich North Green area, said Grantees, by joining in this deed, COVENANT for themselves and their heirs and assigns, as owners of said premises, with the Grantors and their successors in trust and their beneficiaries, the Ipswich Historical Society and the Ipswich Historical Commission, in case such beneficiaries or either of them succeed to the benefit of these covenants by assignment by Trustees of said Trust, or upon termination of said Trust, that: