

Part II

**Deeds to the property of
Pleasant View**

**1. Deed of Mary Baker Eddy's
property from Mrs. Eddy to her three
trustees---March 6, 1907---Book 371-
Page 549**

**2. Deed of Sale from estate to the
Mother Church---November 28, 1913--
-Book 416-Page 65**

**3. Confirmatory Deed---April 6, 1917--
-Book 410-Page 447**

**4. Sale of Pleasant View from the
Mother Church to The Christian
Science Pleasant View Home---March
27, 1925---Book 473-Page466**

***These books can be found in the Merrimack County
Registry of Deeds, Concord, New Hampshire.**

Know All Men By These Presents.

That I, Mary Baker S. Eddy of Concord, New Hampshire, in consideration of one dollar to me paid by Henry M. Baker of Bow, New Hampshire, Archibald McLellan of Boston, Massachusetts, and Josiah E. Fernald of Concord, New Hampshire, who are hereby constituted trustees and attorneys in fact for the purposes hereinafter set forth, do hereby grant, convey, assign, and transfer unto the said Henry M. Baker, Archibald McLellan and Josiah E. Fernald, their heirs, successors, and assigns, all my interest of every kind and description in and to any real estate wherever situated; also all my interest of every kind and description in and to any estate, personal or mixed, which I now own or possess, including stocks, bonds, interests in copyrights, contracts, actions, and causes of action at law or in equity against any person.

To Have And To Hold the above granted and assigned premises, with all the privileges and appurtenances thereto belonging, unto said Henry M. Baker, Archibald McLellan, and Josiah E. Fernald, trustees, to them and their heirs, successors, and assigns; but, in trust nevertheless, for the following purposes and upon the following conditions, viz.:

First: To manage, care for, and control all the above granted real estate and interest therein during my earthly life and, at the termination thereof, to dispose of the same in accordance with the provisions of my last will and the codicils thereto; but I hereby reserve for myself the right of occupancy and use of my homestead "Pleasant View" in Concord, New Hampshire. I hereby also reserve all household furniture, my printed library, and all horses, carriages, tools, and other articles of use or adornment now being or in use in or about my home premises at "Pleasant View." I hereby also reserve the right to occupy and to rent for my own benefit my two houses at 385 and 387 Commonwealth Avenue, Boston, Mass.

Second: I give unto my trustees full power to manage, care for, control, invest, and reinvest all said trust property and the income thereof, with all powers necessary or convenient for such purpose, desiring, however, that investments of income and reinvestments of principal shall always be made in bonds or other securities of a conservative character, having regard for the safety of the principal. It is my wish that, in the making of investments, preference shall be given to state, government, city, and municipal bonds; but I leave this to the judgment and discretion of said trustees, relying upon said discretion being conservatively exercised.

Third: Said trustees shall have to me, from time to time.

out of the net income of said trust property (1) such sums as I may need or desire for the purpose of keeping up the homestead "Pleasant View" and paying the expenses thereof and of my household, in the same general way as heretofore; (2) such sums as I may desire for my own personal expenses and for charitable purposes; and (3) such sums as I may personally desire to use for the advancement of the cause and doctrines of Christian Science as taught by me. Said trustees shall also pay and discharge whatever claims and accounts may be outstanding against me at this date.

Fourth: At the termination of my earthly life, this trust shall terminate, and all the personal estate then held by my said trustees shall pass to the executor of my last will and the codicils thereto, to be disposed of in accordance with the provisions thereof.

Fifth: Said trustees are hereby appointed my attorneys in fact and, as such, are hereby vested with full power and authority for me and in my behalf and in behalf of the trust estate hereby created, either in their own names as trustees or in my name, as they shall decide, to bring, appear in, prosecute, defend, and dispose of, as, in their judgment, shall seem best for the protection and preservation of the trust estate, any actions, causes of action, suits at law or in equity, whether now pending or hereafter brought with reference to any matter in which I may be personally interested or the trust estate hereby created in any way affected. And I hereby give to my trustees and attorneys in fact full power and authority to employ attorneys at law and other agents in such matters and in all other matters pertaining to the trust estate.

Sixth: In case of a vacancy in said board of trustees, caused by death, refusal to act, or resignation of any of them, or for any reason, a new trustee or trustees shall be appointed by me and, in case I fail to act, said new trustee shall be appointed by the chief justice of the Supreme Court of New Hampshire for the time being, preference being given to the nomination of the remaining trustee or trustees.

Seventh: I direct that my trustees shall be liable only for their own acts in the management of this trust and that no trustee shall be answerable for loss or damage which may happen to the trust property without his own willful fault or misfeasance.

Eighth: I desire said trustees and their successors to furnish a surety bond or bonds to the amount of five hundred thousand dollars, and the expense thereof shall be paid from the trust fund.

Ninth: The trustees shall receive a reasonable payment for the trust fund for their personal services as such and shall

Seventh: I direct that my trustees shall be liable only for their own acts in the management of this trust and that no trustee shall be answerable for loss or damage which may happen to the trust property without his own wilful fault or misfeasance.

Eighth: I desire said trustees and their successors to furnish a surety bond or bonds to the amount of five hundred thousand dollars, and the expense thereof shall be paid from the trust fund.

Ninth: The trustees shall receive a reasonable payment for the trust fund for their personal services as such and shall also be reimbursed for all expenses incurred by them in the management of the trust.

Tenth: The trustees shall render to me personally semi-annual accounts of the trust property and the income and expense thereof.

In witness whereof I have hereunto set my hand and seal this sixth day of March, A. D. 1907.

Signed, sealed and delivered

in the presence of:

Frank S. Streeter

Mary Baker G. Eddy (L.S.)

Fred W. Ladd

State of New Hampshire, Merrimack ss.

On this sixth day of March, personally appeared the above named Mary Baker G. Eddy and acknowledged the foregoing instrument to be her free act and deed - Before me:

Frank S. Streeter, Notary Public (L.S.)

Concord, N. H., March 6, 1907.

We, Henry M. Baker, Archibald McLellan, and Josiah C. Fernald severally accept the foregoing trust and agree to perform the same according to the conditions and terms thereof; but we severally reserve the right to resign said trust.

Henry M. Baker

Archibald McLellan

Josiah C. Fernald

} Trustees.

Received Apr. 3. 3-45 P.M. 1907.

Recorded and examined. Attest: Samuel N. Brown
Register

Know All Men By These Presents

That I, Josiah C. Pennald, of Concord, New-Hampshire, administrator d. l. n. c. t. u. of the Estate of Mary Baker Eddy, late of said Concord, deceased, by virtue of the power conferred by the will of the said Mary Baker Eddy, authorizing a sale at public auction or at private sale, and in consideration of the sum of fifteen thousand dollars to me in hand before the delivery hereof, paid by The First Church of Christ, Scientist, in Boston, Massachusetts, the receipt whereof I do hereby acknowledge, have granted, bargained and sold and by these presents do hereby, in my capacity, grant, bargain, sell, convey and confirm unto the said The First Church of Christ, Scientist, its successors and assigns forever, all the right, title and interest of the said Mary Baker Eddy in and to certain real estate in said Concord, containing, seventy-six acres more or less, bounded and described as follows:

A certain tract of land, with the buildings thereon, situated in said Concord and being and lying on the southerly side of Pleasant Street, bounded and described as follows, to wit:

Beginning at the northeast corner of the tract hereby conveyed, on the south side of said street, at the northwest corner of land now or formerly of Nathaniel E. Martin and others; thence in a westerly direction on said street two thousand forty-six (2,046) feet, more or less, to land formerly occupied by one Lane, now owned by one Lavery; thence southerly by said Lavery's land, one thousand eight hundred and seventy (1,870) feet, more or less, to land of Benjamin C. White, formerly Nathaniel White; thence easterly by said White's land and land of the Concord State Fair Association, formerly of S. H. Dumas, one thousand four hundred seventeen (1,417) feet, more or less, to a corner; thence southerly by land of said Association, twenty-seven (27) feet, more or less to a corner; thence easterly by land of said Association five hundred thirty-one (531) feet, more or less, to land of Frank B. Kilburn; thence northerly by said Kilburn land, land of one Critchett, land of one Dearborn and land of Martin and others, and land of S. A. Saunders, one thousand five hundred fifty (1,550) feet, more or less, to the northwest corner of said Saunders tract thence easterly by the north line of said Saunders tract one hundred sixty-four (164) feet to a stone bound on the westerly side of Little Street; thence northerly on the west side by line of Little Street fifty (50) feet to the stone bound at the southeast corner of land of one Drouin; thence westerly by the south line of said Drouin's land one hundred

sixty-six (166) feet to said Brown's southwest corner; thence north by by said Brown's land and land of Martin and others now or formerly, three hundred forty-four (344) feet, or less, to the bound begun at containing seventy-six (76) acres, more or less, and comprising the tract known as "Pleasant View."

Reference may be had to the following deeds: Stevens to Eddy, dated November 23, 1891, recorded in Merrimack County records, lib. 295, fol. 327; Martin, Assignee, to Eddy, dated December 1, 1891, recorded lib. 297, fol. 82; Brown to Eddy, dated December 21, 1892, recorded lib. 299, fol. 432; Moore to Eddy, dated November 8, 1893, recorded lib. 309, fol. 26; Jones to Eddy, dated February 1, 1894, recorded lib. 299, fol. 290; Otis to Eddy, dated September 27, 1897, recorded lib. 322, fol. 336; Clark to Eddy, dated March 26, 1898, recorded lib. 321, fol. 427; Otis to Eddy, dated March 30, 1898, recorded lib. 326, fol. 196; Frye to Eddy, dated March 18, 1901, recorded lib. 356, fol. 419. All of the above are recorded in the Merrimack County, New Hampshire, Registry of Deeds.

The grantor, in his said capacity as administrator, by this deed, intends to convey to the grantee all the real estate owned by Mrs. Eddy, or by her Trustees, at her decease, and located in Concord, New Hampshire, including all the land and premises generally designated as "Pleasant View" property.

To Have And To Hold the same, with all the privileges and appurtenances thereto, belonging to it, the said First Church of Christ, Scientist, its successors and assigns forever. And I do hereby, in my said capacity, covenant with the said First Church of Christ, Scientist, its successors and assigns, that I am duly authorized to make sale of the premises and that in all my proceedings in the sale thereof I have complied with the requirements of the statute in such case provided, and that I will warrant and defend the same to it, the said First Church of Christ, Scientist, its successors and assigns against the lawful claims of all persons claiming by, from or under me, in the capacity aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, this 28th day of November, A. D. 1913.

Signed, sealed and delivered

in presence of
Frank S. Street

Joseph E. Pernald (L.S.)

under me in the capacity aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, this 28th day of November, A. D. 1913.

Signed, sealed and delivered

in presence of
Frank S. Streater

May Streater

State of New Hampshire, Merrimack S.S. November 28 1913.

Josiah E. Fernald (L.S.)
Administrator d. l. n. c. t. a.

Personally appeared Josiah E. Fernald, administrator d. l. n. c. t. a. of the Estate of Mary Baker S. Eddy, and acknowledged the foregoing instrument, by him subscribed, to be his voluntary act and deed - Before me:

Frank S. Streater Justice of the Peace.

Received Nov. 28, 11-50 A. M. 1913

Recorded and examined: Attest,

Edmund H. Brown
Register.

Know all Men by these Presents:

That we, Archibald Mc Lellan and Adam J. Dickey, both of Brookline, in the County of Norfolk and Commonwealth of Massachusetts, and Josiah C. Sprinkle, of Concord, in the County of Merrimack and State of New Hampshire, trustees under a deed of Mary Baker Eddy, late of said Concord, dated March 6, 1907, and recorded with Merrimack County Deeds, Book 1371, Page 548, for and in consideration of the sum of one dollar (\$1.00) to us in hand, before the delivery thereof, well and truly paid by The First Church of Christ Scientist in Boston, Massachusetts, a body corporate existing under the laws of the Commonwealth of Massachusetts have remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto ~~the~~ said The First Church of Christ, Scientist, in Boston, Massachusetts, its successors

~~heirs~~ and assigns forever,

all our right, title, and interest in and to certain real estate in said Concord, containing seventy six acres, more or less, bounded and described as follows:

A certain tract of land, with the buildings thereon, situated in said Concord and being and lying on the southerly side of Pleasant Street, bounded and described as follows, to wit: Beginning at the northwest corner of the tract hereby conveyed, on the south side of said street, at the northwest corner of land now or formerly of Nathaniel C. Martin and others; thence in a westerly direction on said street two thousand forty six (2,046) feet, more or less, to land formerly occupied by one Lane, now owned by Honora Lavery; thence southerly by said Lavery land, one thousand eight hundred and seventy (1,870) feet, more or less, to land of Benjamin L. White, formerly Nathaniel White; thence easterly by said White's land and land of the Concord State Fair Association, formerly of S. H. Dunbar, one thousand four hundred seventy (1,470) feet, more or less, to a corner; thence southerly by land of said Association twenty-seven (27) feet, more or less to a corner; thence easterly by land of said Association five hundred thirty-one (531) feet, more or less, to land of Frank B. Kilburn; thence northerly by said Kilburn land, land of one Critchett, land of one Dearborn and land of Martin and others, and land of S. W. Saunders, one thousand five hundred fifty (1,550) feet, more or less, to the northwest corner of said Saunders tract.
(See next page)

thence easterly by the north line of said Saunders tract ^{heirs and assigns forever,}
 one hundred sixty-four (164) feet to a stone bound on the westerly side of Tuttle Street
 thence northerly on the westerly line of Tuttle Street fifty (50) feet to the stone
 at the southeast corner of land of one Drouin; thence westerly by the south l.
 said Drouin's land one hundred sixty-six (166) feet to said Drouin's southern
 corner; thence northerly by said Drouin's land and land of Martin and others
 or formerly three hundred forty-four (344) feet, more or less, to the bound
 begun at. Containing seventy-six (76) acres, more or less, and comprising the tra
 known as 'Pleasant View'.

The above premises are the same conveyed to the grantee by Josiah E. Arnold
 administrator d. t. w., c. t. w., of the estate of said Mary Baker G. Eddy, by d.
 dated November 28, 1913, and recorded with Merrimack County Deeds, Book 416, C.
 and this deed is in addition to the said administrator's deed and in confir.
 of the title of the grantee thereby required.

To Have and to Hold the said premises, with all the privileges and appurtenances thereunto belonging to
 the said ~~The First Church of Christ, Scientist in~~ ^{heirs and assigns, forever; and} do hereby covenant with the
~~said~~ ^{that} ~~Opton, Massachusetts, and its successors~~ ^{will warrant and defend the said premises to} the said
~~and assigns forever.~~ ^{heirs and assigns, against the lawful claims and demands of any person or}
 persons claiming by, from or under
 And I, ~~my right of dower~~ ^{wife of said} for the consideration
 aforesaid, do hereby release ~~my right of dower~~ ^{in said premises.}

In Witness Whereof, we have hereunto set ~~our~~ ^{one} hand and seal, this ~~ninth~~ ^{sixth} day of ~~April~~ ^{April}
 in the year of our Lord, 1917.

Signed, sealed and delivered in presence of us:
 James W. Neal ^{to all.}
 Archibald McFellaw. (L.S.)
 Adaw H. Dickey (L.S.)
 Josiah E. Arnold (L.S.)

Commonwealth of Massachusetts
 State of ~~New Hampshire~~ ^{Suffolk} ss. April sixth, 1917
 Then Personally appeared the above named ~~Archibald McFellaw, Adaw H. Dickey, and~~
 Josiah E. Arnold, Trustees and ^{as Trustees}
 acknowledged the foregoing instrument to be ~~their~~ ^{his} voluntary act and deed, Before me,

My commission expires Oct. 19, 1923.
 Received May 17, 10 H. 55 M. A. M., 1917.
 Recorded and examined: Attest, Henry G. Dow Justice of the Peace.
 Mary Curtis. REGISTER.

Concord

Quitclaim

Revenue stamp
to value of
\$15.00
affixed and
cancelled.

KNOW ALL MEN BY THESE PRESENTS

THAT The First Church of Christ, Scientist, in Boston, Massachusetts, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable considerations to it paid by The Christian Science Pleasant View Home, a charitable corporation duly organized under the laws of the State of New Hampshire, and having its principal place of business at Concord, in the County of Merrimack and State of New Hampshire, the receipt whereof it does hereby acknowledge, has remised, released and forever quitclaimed, and does by these presents remise, release and forever quitclaim unto the said The Christian Science Pleasant View Home, its successors and assigns, forever, all its right, title and interest in and to certain real estate in said Concord, containing seventy-six acres more or less, bounded and described as follows:

A certain tract of land, with the buildings thereon, situated in said Concord, and being and lying on the southerly side of Pleasant Street, bounded and described as follows, to wit: Beginning at the northeast corner of the tract hereby conveyed, on the south side of said street, at the northwest corner of land now or formerly of Nathaniel E. Martin and others; thence in a westerly direction on said street two thousand forty-six (2,046) feet, more or less, to land formerly occupied by one Lane and now or formerly owned by Honora Lavery; thence southerly by said Lavery land one thousand eight hundred and seventy (1,870) feet, more or less, to land now or formerly of Benjamin C. White, formerly Nathaniel White; thence easterly by said White's land and land now or formerly of the Concord State Fair Association, formerly of S. I. Dumas, one thousand four hundred seventeen (1,417) feet, more or less, to a corner; thence southerly by said Association land, twenty-seven (27) feet, more or less, to a corner; thence easterly still by said Association land, five hundred

MCRD

COPY: ✓

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thirty-one (31) feet, more or less, to land now or formerly of Frank S. Kilburn; thence northerly by said Kilburn land, land now or formerly of one Critchett, land now or formerly of one Dearborn, land now or formerly of Martin and others, and land now or formerly of S. A. Saunders, one thousand five hundred fifty (1,550) feet, more or less, to the northwest corner of said Saunders tract; thence easterly by the north line of said Saunders tract one hundred sixty-four (164) feet to a stone bound on the westerly side of Tuttle Street; thence northerly on the westerly line of Tuttle Street fifty (50) feet to a stone bound at the southeast corner of land now or formerly of one Drouin; thence westerly by the south line of said Drouin's land one hundred sixty-six (166) feet to said Drouin's southwest corner; thence northerly by said Drouin's land and land of Martin and others, now or formerly, three hundred forty-four (344) feet, more or less, to the bound begun at. Containing seventy-six (76) acres, more or less, and comprising the tract known as "Pleasant View"; and being the same premises conveyed to the grantor by Josiah E. Fernald, Administrator, d. b. n., c. t. u., of the estate of Mary Baker G. Eddy, late of said Concord, deceased, by deed dated November 28, 1913, and recorded with Merrimack County Deeds, Book 416, Page 65. Reference may also be had to confirmatory deed of Archibald McLellan et al, trustees, dated April 6, 1917, and recorded with Merrimack County Deeds, Book 410, Page 447.

TO HAVE AND TO HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said The Christian Science Pleasant View Home, and its successors and assigns forever.

And the grantor does hereby engage to warrant and defend the same against all claims arising by, from or under it, but against none other.

IN WITNESS WHEREOF the said The First Church of Christ, Scientist, in Boston, Massachusetts, has caused its seal to be hereto affixed and these presents to be signed in its name and behalf by James A. Neal, Edward A. Merritt, William R. Rathvon, Annie M. Knott and George Wendell Adams, its Directors, thereunto duly authorized, this twenty-seventh day of March, 1925.

Signed, sealed and delivered
in the presence of:

C. Augustus Horwood

THE FIRST CHURCH OF CHRIST, SCIENTIST,
IN BOSTON, MASSACHUSETTS, (L. S.)

by James A. Neal) Its
Edward A. Merritt) Board
William R. Rathvon) of
Annie M. Knott) Directors
George Wendell Adams)

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. March 27, 1925.

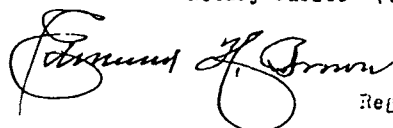
James A. Neal, Edward A. Merritt, William R. Rathvon, Annie M. Knott and George Wendell Adams, Directors as aforesaid, personally appeared and acknowledged the foregoing to be the voluntary act and deed of The First Church of Christ, Scientist, in Boston, Massachusetts. Before me,

C. Augustus Horwood

My commission expires October 1, 1926.

Notary Public (L. S.)

Received Mar. 30, 4-12 P. M. 1925.
Recorded and examined: Attest.


Register.