Church Manual and Deeds of Trust
Edition 3.1

This article investigates the unique design of the government of The First Church of Christ, Scientist, in Boston, Mass., as founded by Mary Baker Eddy—how it came about and how it is constituted through several deeds of trust and the Church Manual. Studying such documents can be daunting, except in this case. The way in which these documents are tied together teach us more about the unusual purpose of this church, and it consequently teaches us about Christian Science and the way forward. The article highlights the order in which they are connected, and provides the information needed for further research.

Church development

In 1866, Mary Baker Eddy made a scientific discovery of a spiritual Principle that proved itself to be most practical and useful to anyone who understands and applies it. To share such a valuable message with the world and generations to come, she wrote down this discovery in her book Science and Health with Key to the Scriptures. In 1875, the first edition was published.

The first Christian Science church was chartered in 1879 as The Church of Christ (Scientist) to “reinstate primitive Christianity and its lost element of healing.” It was organized as a legal corporate body under the jurisdiction of the laws of Massachusetts. After ten years of continual difficulties that remained unresolved Mrs. Eddy advised the members to disorganize this chartered church. If they would agree to do this she offered to convey land in Boston for the purpose of building a church edifice which would not be bound by a state charter. The students agreed and voted to dissolve. This enabled them to “continue as a Voluntary Association of Christians knowing no law but the law of Love…” (6 Days 324: “Resolutions Adopted by the Boston Church Board”). The land was then conveyed in December 1889 to three trustees. Free of material organization “this spiritually organized” church continued (Ret. 44:30). The dissolving of the Church was not a single event, but happened during a trend of dissolving the main Christian Science organizations of that time, namely, the Christian Scientist Association, the Massachusetts Metaphysical College, The Church of Christ (Scientist), and the National Christian Scientist Association (see The Chicago Addresses of Mary Baker Eddy, by Richard Oakes).

Yet, in spite of Mrs. Eddy’s warnings, after three years, some of her students insisted on a return to an organized church. In a letter to the Church of Christ, Scientist, dated May 10, 1892, she wrote:

“I have said, you have my permission to reorganize, if you desire to do this. But I also realize it is my duty to say that our Father’s hand was seen in your disorganizing, and I foresee that if you reorganize you are liable to lose your present prosperity and your form of church government, which so far has proved itself wise and profitable, and my gift of land worth $20,000” (6 Days 405).

Even though Mrs. Eddy saw the perils of reorganizing, she eventually allowed the church to do what it wanted to do, writing: “Perhaps this is the best lesson for her” (6 Days 405). At the same time, problems arose with the conveyance of land for the building of a church edifice. The three trustees were convinced that their title to the land was imperfect. While holding donations for building a church edifice, the three trustees refused to start building. To make matters worse, the deed was breached when they asked for contributions for a Publishing House with the church on land that was meant for a church only. Disregarding Mrs. Eddy’s advice, and breaching the contract, the students left her no choice but to terminate the first deed and to have a new one drawn up to reconvey the land. (See Mis. 139:8-142:5, and October 1892 Journal “To the Contributors of the Church Building Fund in Boston”).

In the light of these events, Mrs. Eddy started working on a new way to reorganize the church and to reconvey and safeguard the land in Boston. She had to design a new model for the church to avoid ecclesiastical control and control from the State. At the same time, this had to be done in a strictly legal way that complied with civil law (6 Days 418). Therefore, Mrs. Eddy, knowing that these steps were God-directed, instructed her lawyers to find a State law that permitted the reorganization without material
control. They did find a statute, which allowed church officers, “if citizens of this commonwealth, [to] be deemed bodies corporate for the purpose of taking and holding … real or personal estate” on behalf of the church (Man. 130, footnote).

On September 1, 1892, Mrs. Eddy had the land reconveyed to four grantees, designated as the “Christian Science Board of Directors,” that “constitute a perpetual body.” So instead of an incorporated church, there now was a body of church officers that could hold the land on behalf of the church. This deed gave them a sound title to the land. The trusts in this deed legally protected the land, for it required the trustees to have a church edifice built within five years. Their statute allowed them to hold funds and to transact church business. Later that month she asked “twelve of her students and Church members,” four of whom were the grantees of the deed, to meet and reorganize, “under her jurisdiction, the Christian Science Church and named it, THE FIRST CHURCH OF CHRIST, SCIENTIST” (Man. 18, emphasis added). In one of the later deeds she stipulates that this church is not a corporation but a “voluntary association of individuals” (deed of trust of Dec. 21, 1903).

In order to keep the church under her jurisdiction, Mrs. Eddy had to make sure that material organization would not take over from the foundational ideal and that it would be free from erroneous influence, even from within the church. In September 1895, nine months after the original church edifice had been built, Mrs. Eddy published the first edition of the Manual of the Mother Church, The First Church of Christ, Scientist in Boston, Massachusetts. As was the case with Science and Health, the Manual was edited carefully until 1910, ending with the 88th edition. The first two sections of “Guardianship of Church Funds” clarifies that the Christian Science Board of Directors owns the land and the edifices legally; but that the Church members own it beneficially (Man. 75). The Board owns the premises to “maintain regular preaching, reading or speaking” (Man. 132, item 9).

In March 1903, when more land was being conveyed to the Board of four directors in order that an extension could be built, Mrs. Eddy wrote a letter to one of the directors, “One thing in my haste was forgotten, namely, the designation of The First Church of Christ, Scientist, as my church… We cannot say it is … the Board of Directors’ church, for it surely is not… We must be orderly in these things or it will lead to difficulties that you do not see, but I do see them.” She then requested that the next deed should read, “‘Mary Baker G. Eddy’s Church, The Mother Church or The First Church of Christ, Scientist, in Boston, Mass.’ … Remember this …” (The Forever Leader, by Doris Grekel, p. 101; see also Man. 102).

When we put together the Manual of the Mother Church, the deeds of trust conveying land for the church edifice, and other legal documents, we can discover how she designed an airtight composition to protect her church and to keep it under her jurisdiction at all times.

**Governing documents**

1. **Ten deeds of trust, and four supplementary deeds**, conveying ten parcels of land, containing fifteen lots, to four grantees, designated as the “Christian Science Board of Directors” (see Appendix 1, p. 9).
   (a) **First deed**: the lot for the original church edifice was deeded on September 1, 1892, “upon express trusts and conditions.” It legally constitutes the incorporated Board of Directors; and it defines The First Church of Christ, Scientist as the congregation that worships in the church. Mrs. Eddy confirms this deed in her last will and testament of September 13, 1901 (see Appendix 4, p. 31).
   (b) Three further deeds were signed between 1896 and 1902 for three parcels of land, containing four lots, either side of the original edifice. One of these deeds, January 25, 1898, conveyed two lots where the Publishing Society was located. These parcels were later used for the church extension.
   (c) **Six further deeds** were signed in March 1903, conveying ten lots of land for the church extension. These six deeds include the trusts named in the first deed (a), plus two further trusts.
   (d) **Four supplementary deeds**, signed in 1903 and 1904, do not convey any land, but are drawn up in order to incorporate the two further trusts that had been included in the six deeds of March 1903 (c), into the first four deeds (a) and (b). These supplementary deeds were also used to modify some requirements, and to correct certain errors. Land that had been deeded for the Publishing
Society was hereby reassigned for the church extension, while requiring space for the Society elsewhere. A significant correction in one of these documents is the clarification that The First Church of Christ, Scientist is “not a corporation but a voluntary association of individuals” (deed of December 21, 1903). The first four deeds (a) and (b) cannot be separated from these supplementary deeds.

2. The Manual of the Mother Church, The First Church of Christ, Scientist, in Boston, Massachusetts, that “is adapted to The Mother Church only” (Man. 104). The first edition was published in September 1895. Every edition of the Manual has always included a copy of the deed of 1892 (a) (p. 128). From 1903, in the 29th edition, the author also included the supplementary deed of 19 March, 1903 (d) (p. 136).

3. With the deed of trust of January 25, 1898, Mary Baker Eddy established The Christian Science Publishing Society as a legal and independent publishing body with three self-perpetuating trustees (see Appendix 1, p. 23). The Society had been in existence since 1886 but this deed confirmed it as a legal entity, an unincorporated business. It is signed on the same day as the deed conveying the old Publishing Society site with its buildings to the Board of four directors. The deed establishing the Society is confirmed in the Church Manual (p. 79) and in Mrs. Eddy’s last will and testament of 1901 (see Appendix 4, p. 31).

When Mrs. Eddy started preparing to build the church extension, which would cover the land for the Publishing Society, she incorporated adjustments in the supplementary deed of December 21, 1903 that the directors would have to provide space for the Publishing Society elsewhere instead:

“… the rights so reserved in said deed of January 25, 1898, shall be suspended and unenforceable so long and for such times as said Christian Science Board of Directors, and their successors shall provide, free of expense to me, my executors and assigns for rent and storage, suitable rooms conveniently and pleasantly located in the Christian Science Publishing House, as may be necessary to carry on the publication and sale of books of which I am or may be the author and other literature connected therewith.”

This requirement was accomplished by the conveyance to the four directors of three parcels of land on St. Paul Street, opposite the church extension. (See also Man. 27).

4. In 1906, an indenture, a sealed agreement between two or more parties, was made between Mrs. Eddy and the then Board of five directors – they had been increased from four to five in February 1903. After the construction of The Mother Church extension, services were no longer held in the original edifice only, so the original requirement of the first deed of September 1, 1892 that only allows services in the original church (see Man. 132, item 9) had to be relaxed. This contract allows these necessary changes. (See Appendix 1, p. 22).

**Multiple locks**

When we take a closer look at these governing documents, we can find a whole chain of interlocking By-Laws, trusts and conditions. All these locks point to the Manual of the Mother Church. The following seven locks show how the Manual is sealed and therefore effectively protected.

1. The Pastor Emeritus, named “Mary Baker Eddy,” is an indispensable part of the list of Church officers on page 21 of the Manual. The first By-Law of the Manual states the requirement of a Pastor Emeritus: “The Church officers shall consist of the Pastor Emeritus, a Board of Directors, a President, a Clerk, a Treasurer, and two Readers” (p. 25). In 1895, the Board of Directors invited Mrs. Eddy to “become the permanent pastor” (Pul. 86). She respectfully declined the invitation and became Pastor Emeritus, nominally instead. The Pastor Emeritus cannot be replaced or removed. This secures and locks Mrs. Eddy’s indispensable and irreplaceable role as the Pastor Emeritus in the governing body of The Mother Church.
2. The consent clauses in the Manual of the Mother Church are clauses in the By-Laws that require the Pastor Emeritus’, Mrs. Eddy’s approval or consent for a whole range of decisions and actions. They guarantee her authority on these decisions. For example, “The Christian Science Board of Directors … shall fill a vacancy occurring on that Board after the candidate is approved by the Pastor Emeritus” (Man. 26). Mrs. Eddy first inserted these clauses in 1899 in the 10th edition, the first ‘Authority’ edition, and ended with over thirty consent clauses, despite repeated requests to have them removed. These clauses not only gave Mrs. Eddy final authority on important decisions and actions when she was present, they also maintained her authority when she was no longer there, for there are no provisions to transfer or remove the numerous requirements of her consent. Combined with her secured position as Pastor Emeritus of the previous lock, all of these clauses became estoppel clauses after her passing.

In short this means that these clauses prevent the Mother Church from being the headquarters of a worldwide organization. When this is recognized, the Manual Board of five directors will return to the original four, as constituted by the deed of 1892, a self-perpetuating body responsible for the edifice and its use in accordance with the trusts and conditions of all the deeds. The consent/estoppel clauses secure and lock The Mother Church as Mrs. Eddy’s Church, protecting it under her jurisdiction, even after her passing. (See Appendix 2, p. 25, and Compendium Part 9).

3. Three By-Laws in the Manual, that also require Mrs. Eddy’s consent, explicitly protect the By-Laws. Article 22, section 18 says that “The Mother Church shall not make a church By-law, … without first consulting her on said subject and adhering strictly to her advice thereon.” (p. 70). The last article makes two more restrictions that were inserted in 1903. Section 1 says that “This Manual shall not be revised without the written consent of its author” (p. 104). Section 3, the last By-Law, declares that “No new Tenet or By-Law shall be adopted, nor any Tenet or By-Law amended or annulled, without the written consent of Mary Baker Eddy …” (p. 105). These three By-Laws additionally secure and lock the Manual.

4. Mrs. Eddy made the final registration of the copyright of the Manual of the Mother Church in 1908 for the “Seventy-third Edition the Authority” (Man. 104). This has secured and locked the Manual as her work, her property, and for the time that the copyright lasted, gave her “the exclusive Right” of the Manual (Copyright Clause of the United States Constitution, 1787). The copyright has expired and is now in the public domain.

5. The six further deeds (c) and the four supplementary deeds (d) include the further trust that no new Tenet or By-Law shall be adopted, amended or annulled without Mrs. Eddy’s written consent. This trust repeats the last By-Law (lock 3); they both appeared in 1903, hereby incorporating the last By-Law and estoppel clause into every deed. This secures and locks the Manual of the Mother Church ten times—ten conveyances.

“In addition to the trusts contained in said deed of September 1, 1892, from Mary Baker G. Eddy, this property is conveyed on the further trusts that no new Tenet or By-Law shall be adopted nor any Tenet or By-Law amended or annulled by the grantees unless the written consent of Mary Baker G. Eddy, … be given therefor. …” (Man. 137, Deed of March 19, 1903, emphasis added).

6. The supplementary deed of trust of March 3, 1904 is the last deed, adding trusts to the deed of September 1, 1892 (the original church site), the deed of January 25, 1898 (the old Publishing Society site), and December 21, 1903 (supplementary to the deed of Jan. 25, 1898). This deed “reaffirm[s] all the trusts and conditions” of the three mentioned deeds. Yet, it also annuls the two last conditions of the deed of September 1892 (Man. 133, items 10 & 11). The deed then states that no modification of any of the trusts of the three deeds shall ever be allowed:

“Nothing in this deed [March 3, 1904] contained shall ever be construed as a waiver or as permitting a modification in any degree of any of the trusts and conditions as the same are now established and exist under and by virtue of the deeds above described [Sept. 1, 1892, Jan. 25, 1898, Dec. 21, 1903].”
Then the deed draws further attention to the Deed of March 19, 1903, which is the second deed in the Manual (p.136). This deed was the first supplementary deed to include the further trust that no change is allowed to the Manual.

“I do further declare that nothing herein [deed of March 3, 1904] contained shall ever be construed as a waiver or as permitting a modification in any degree of the further trusts set forth in deed … dated March 19, 1903 …, whereby it is provided that no new tenet or by law shall be amended or annulled by the grantees, unless the written consent of said Mary Baker G. Eddy … be given therefor, …” (emphasis added).

This deed secures and locks all the deeds it mentions, including the further trust that locks the Manual, and in doing so, it indirectly locks the Manual again.

7. The indenture of December 19, 1906 was an agreement by Mary Baker Eddy and the five Board members in office at the time. The fifth director had not been included in any previous deed, not even in the six further deeds (c) or the four supplementary deeds (d) all of which were signed after he became a director. By including his name in this indenture he is now legally bound to respect every deed as are the four directors who are the grantees named in the deeds. After allowing the necessary changes that came with the church extension, this contract explicitly re-affirms the rest of the first deed of 1892 and its further provisions, trusts and conditions, which includes the trusts as described in locks five and six. The indenture, therefore, secures and locks the first deed and its further trusts, and by doing so it also secures and locks the Manual once more.

“And whereas the said deed [September 1, 1892] contains further provisions, trusts and conditions; And whereas the said party of the first part [Mrs. Eddy] while hereby re-affirming all the trusts and agreements in said deed contained except as herein modified;” (emphasis added).

**Obedience to “laws of limitation”**

Bringing all these elements together, it becomes clear how Mary Baker Eddy meticulously tied all the governing documents together to secure them legally. Since the deeds and indenture are legally recognized documents, they are classified as civic law. Contrariwise, the Manual on its own is not a legal document, but regarded as an ecclesiastical one. Nevertheless, the further trust in the deeds securing the Manual (lock 5), which is included in the Manual (lock 3), and re-affirmed in the indenture (lock 7), makes obedience to the Manual a vital trust or condition of the deeds and the indenture.

If the Manual is so strongly protected, then we must reflect on what is so important about it that needs protecting. On page three the Manual says that “The Rules and By-Laws ... were not arbitrary opinions nor dictatorial demands, … They were impelled by a power not one’s own …” Clara Shannon, a worker in Mrs. Eddy’s home, records her saying, “This Manual is God’s law, as much as the Ten Commandments and the Sermon on the Mount. It is God’s law and will be acknowledged as law by law” (Golden Memories, p. 29). By sealing the Manual with these locks Mrs. Eddy has established that obedience to the Manual will reflect obedience to divine law, which will also be recognized by human law. And so, with this arrangement of locks, the landmarks of her spiritual foundation will be safeguarded until that time when human law acknowledges divine law, for “Human law is right only as it patterns the divine” (My. 283).

Apart from the legal requirements, and the spiritual demand, Mrs. Eddy also shows us the moral necessity to obey the Manual, since she stated: “Of this I am sure, that each Rule and By-law in this Manual will increase the spirituality of him who obeys it, invigorate his capacity to heal the sick, to comfort such as mourn, and to awaken the sinner” (My. 230). Professor Hermann Hering recorded Mrs. Eddy stating that the Manual “will save the Cause when its members obey the By-Laws.”

If Christian Science teaches spiritual freedom why is it necessary to protect these “laws of limitation” (My. 229:26)? And why does healing depend on a book of rules that is designed to gradually break down what it organizes? To answer these questions, we must look at the teachings of Christian Science, which
continually take thought away from matter, and point towards Spirit. To move out of material ways, opens up the spiritual, divine way—"taking steps outward and upward" (‘02 10:14). John 4: 24 explains that "God is a Spirit: and they that worship him must worship him in spirit and in truth." More specifically, the textbook shows us that "we worship spiritually, only as we cease to worship materially" (S&H 140:16).

The questions about the constitution of this Church are also about government. In the article "Spirit and Law" Mrs. Eddy explains the spiritual nature of government: "in divine Science, God is one and All; and governing Himself, He governs the universe" (Mis. 258:15). The government of the divine Principle is supreme and never shared: "In Science, divine Love alone governs man" (Man. 40). The Scientific Declaration of Independence states that: "God has endowed man with inalienable rights, among which are self-government, reason, and conscience. Man is properly self-governed only when he is guided rightly and governed by his Maker, divine Truth and Love" (S&H 106:7).

A strong reliance on a material church organization hides these facts and retards spiritual growth. (See Ret. 45:5-13). When we take a closer look at these "laws of limitation" we discern that they are not put on the Cause itself, but on the material organization, limiting institutional power, to secure and safeguard free and individual progress. The Manual, which "... is adapted to The Mother Church only. ... stands alone, uniquely adapted to form the budding thought and hedge it about with divine Love" (Man. 104). That is why the further steps of dissolving church power and church authorities are important steps forward for the Cause.

When most of the central organized functions of The Mother Church drop away, the Board of Directors are left with the church edifice for the purpose of holding services, reading and speaking in accordance with the doctrines of Christian Science. In doing so, The Mother Church, Mary Baker G. Eddy’s Church, unexpectedly remains under our Leader’s authority. This authority does not reflect human dictatorship because it never came from a desire to impose on others (Man. 3). The church came to meet the need. It did not come in a way that was expected, but it came in a way that eventually will protect “nations, individuals and religion” (Man. 28). As our Master instructs that the truth will set us free, so does our Leader further explain that “to know the truth that makes free, and thus to be a law, not unto others, but to themselves” (Man. 84).

The branch churches receive a different treatment, because Mrs. Eddy had a different vision for branch churches. The Manual states that “each branch church shall be distinctly democratic in its government” (p.74). The Sentinel of January 15, 1910, explains Mrs. Eddy’s request for branch churches that are more or less controlled by a teacher to adopt a broader form of government. She does not allow her students to copy the government of The Mother Church. This reflects once more the line she draws between spiritual government and temporary human organization.

**Conclusion**

If we can agree that there is a legal, and a moral necessity as well as a spiritual demand for obeying the Manual, we must first understand how this can be done. The first obvious step to take would be to reinstate the Church Manual as Mrs. Eddy left it. More than fifty changes have been recorded since 1910. These changes have been made in the eighty-ninth edition, while Mrs. Eddy authorized only eighty-eight editions. Many of these changes seem small and insignificant, but careful study shows that some of them can have big implications. (See Appendix 3, p. 28).

The second step would be to address the consent/estoppel clauses with all that they entail. Many individuals have had conscientious objections to how they have been ignored since Mrs. Eddy’s passing. They have sought to point out and correct the error, which has been met with strong opposition, some resulting in excommunication or voluntary resignation.

In case objections should arise that it is wrong to look at the letter and detail of these documents as well as the spirit, let us not forget our Leader’s words:
“Whosoever learns the letter of Christian Science but possesses not its spirit, is unable to demonstrate this Science; or whosoever hath the spirit without the letter, is held back by reason of the lack of understanding. Both the spirit and the letter are requisite; and having these, every one can prove, in some degree, the validity of those words of the great Master, “For the Son of man is come to save that which was lost”” (Mis. 195:5-12).

Moreover, in her message to The Mother Church in 1900 (8:26), Mrs. Eddy explains that one must be ready in order to obey both the letter and the spirit:

“Learn to obey; but learn first what obedience is. When God speaks to you through one of His little ones, and you obey the mandate but retain a desire to follow your own inclinations, that is not obedience. I sometimes advise students not to do certain things which I know it were best not to do, and they comply with my counsel; but, watching them, I discern that this obedience is contrary to their inclination. Then I sometimes withdraw that advice and say: “You may do it if you desire.” But I say this not because it is the best thing to do, but because the student is not willing — therefore, not ready — to obey.”

When error is seen, it must be uncovered and corrected. But in order to correct it, we must be watchful and resort to spiritual means and retain a Christian attitude. Personal attack and hostility are not according to God. We can find remarkable lessons in how Mrs. Eddy would handle the repeated wrongdoings of her students. One example can be found in her attitude towards the difficulties of the first three trustees of the land for the church edifice, who refused to obey the deed of trust and Mrs. Eddy’s instructions. In a message to Ira O. Knapp on June 15, 1892, Mrs. Eddy instructs that there are two ways to respond and correct the error.

“Just as the Scriptures in Genesis and Revelation portray the two sides, so all revelation comes to me. I told you last evening the side that contest could carry on to a victory through a material hard-fought battle. Today I tell you the other side so clearly revealed, namely, “Be still and know that I am God” — I chose to take this side, and so do you. Now remain in watching and prayer …” (6 Days 410).

After taking this spiritual stand and much dedicated listening and working, Mrs. Eddy found the inspired way to make the right corrections.

When we take a new look at these unusual steps, and in particular the seven locks, it will become obvious that they are entirely in accord with Mrs. Eddy’s teachings. In Science and Health she assures us: “as the crude footprints of the past disappear from the dissolving paths of the present, we shall better understand the Science which governs these changes, and shall plant our feet on firmer ground” (p. 224:6). If then, we take a spiritual stand, and carry out this design, it might first be misunderstood and even resisted, but eventually it will work as a model for the world.

“CHURCH. The structure of Truth and Love; whatever rests upon and proceeds from divine Principle.

The Church is that institution, which affords proof of its utility and is found elevating the race, rousing the dormant understanding from material beliefs to the apprehension of spiritual ideas and the demonstration of divine Science, thereby casting out devils, or error, and healing the sick” (S&H 583).

More details and explanation can be found in the Compendium, The Continuity of the Cause of Christian Science, from the Christian Science Foundation: www.christiansciencefoundation.wordpress.com

By H. Moors
In close collaboration with the Christian Science Foundation, and with the use of the Christian Science Research Library

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Abbreviations

'02 Message to The Mother Church June 15, 1902, by Mary Baker Eddy
6 Days Mary Baker Eddy’s Six Days of Revelation, by Richard Oakes
Man. Manual of the Mother Church, The First Church of Christ, Scientist, in Boston, Massachusetts, by Mary Baker Eddy
Mis. Miscellaneous Writings 1883-1896, by Mary Baker Eddy
My. The First Church of Christ Scientist and Miscellany, by Mary Baker Eddy
Pul. Pulpit and Press, by Mary Baker Eddy
Ret. Retrospection and Introspection, by Mary Baker Eddy
S&H Science and Health with Key to the Scriptures, by Mary Baker Eddy

Appendices

Appendix 1: Plan of properties, deeds of trust & indenture (Legal documents 1, 3 & 4) p. 9
Appendix 2: List of consent clauses in the Church Manual p. 25
Appendix 3: List of changes made to the Church Manual after 1910 p. 28
Appendix 4: Mary Baker Eddy’s Last Will and Testament p. 31
Appendix 1: Plan of Properties, Deeds of Trust & Indenture

Plan of Properties | First four deeds (a) (b) | Four supplementary deeds and the indenture (d)
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Original Church site | 1. Sept. 1, 1892 (p. 10, Man. 128) | 14. Mar. 3, 1904 (p. 21)
 | | 15. Indenture Dec. 19, 1906 (p. 22)
 | | 14. Mar. 3, 1904 (p. 21)

Plan of Properties | Six deeds for the extension (c)
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32, 33 | 5. Mar. 18, 1903 (p. 13)
34, 35, 36, L | 6. Mar. 18, 1903 (p. 14)
E | 7. Mar. 20, 1903 (p. 15)
F | 8. Mar. 20, 1903 (p. 16)
G | 9. Mar. 21, 1903 (p. 17)
Z | 10. Mar. 30, 1903 (p. 18)

16. Deed of trust of Jan. 25, 1898, establishing the C.S. Publishing Society (p. 23)
The following pages show the deeds as they appear in Proceedings in Equity, pp. 1085-1093, 1179-1185.
Deed of Trust

The following is a Copy of the Deed of Trust Conveying Land for Church Edifice.

Know all Men by these Presents, That I Mary Baker G. Eddy of Concord in the County of Merrimack and State of New Hampshire in consideration of one dollar to me paid by Ira O. Knapp of Boston, Massachusetts, William B. Johnson of Boston, Massachusetts, Joseph S. Eastaman of Chelsea, Massachusetts, and Stephen A. Chase of Fall River, Massachusetts, the receipt whereof is hereby acknowledged, and, also in consideration of the trusts and uses hereinafter mentioned and established, do hereby give, bargain, sell, and convey to the said Ira O. Knapp, William B. Johnson, Joseph S. Eastaman, and Stephen A. Chase as trustees as hereinafter provided and to their legitimate successors in office forever, a certain parcel of land situate on Falmouth street in said Boston, bounded and described as follows:...

This deed of conveyance is made upon the following express trusts and conditions which the said grantees by accepting this deed agree and covenant for themselves and their successors in office to fully perform and fulfill.

1. Said grantees shall be known as the “Christian Science Board of Directors,” and shall constitute a perpetual body or corporation under and in accordance with section one, Chapter 39 of the Public Statutes of Massachusetts. Whenever a vacancy occurs in said Board the remaining members shall within thirty days fill the same by election; but no one shall be eligible to that office who is not in the opinion of the remaining members of the Board a firm and consistent believer in the doctrines of Christian Science as taught in a book entitled “Science and Health,” by Mary Baker G. Eddy beginning with the seventy-first edition thereof.

2. Said Board shall within five years from the date hereof build or cause to be built upon said lot of land a suitable and convenient church edifice, the cost of which shall not be less than fifty thousand dollars.

3. When said church building is completed said Board shall elect a pastor, reader or speaker to fill the pulpit who shall be a genuine Christian Scientist; they shall maintain public worship in accordance with the doctrines of Christian Science in said church, and for this purpose they are fully empowered to make any and all necessary rules and regulations.

4. Said Board of Directors shall not suffer or allow any building to be erected upon said lot except a church building or edifice, nor shall they allow said church building or any part thereof to be used for any other purpose than for the ordinary and usual uses of a church.

5. Said Board of Directors shall not allow or permit in said church building any preaching or other religious services which shall not be consonant and in strict harmony with the doctrines and practice of Christian Science as taught and explained by Mary Baker G. Eddy in the seventy-first edition of her book, entitled “Science and Health,” which is soon to be issued, and in any subsequent edition thereof.

6. The congregation which shall worship in said church shall be styled “The First Church of Christ, Scientist.”

7. Said Directors shall not sell or mortgage the land hereby conveyed; but they shall see that all taxes and legal assessments on said property are promptly paid.

“8. Said church building shall not be removed from said lot except for the purpose of rebuilding thereon a more expensive or a more convenient structure in which said doctrines of Christian Science only shall be preached and practised. If said church building is removed for either of the purposes above set forth, any and all tablets and inscriptions which are or shall be upon said church building at the time of removal shall be restored and placed upon the walls of the new edifice. If said building is burned, the Directors shall forthwith proceed to rebuild the church.

9. Said Directors shall maintain regular preaching, reading or speaking in said church on each Sabbath, and an omission to have and maintain such preaching, reading or speaking for one year in succession shall be deemed a breach of this condition.

10. Whenever said Directors shall determine that it is expedient to maintain preaching, reading or speaking in said church in accordance with the terms of this deed, they are authorized and required to convey forthwith said lot of land with the building thereon to Mary Baker G. Eddy, her heirs and assigns forever by a proper deed of conveyance.

11. The omission or neglect on the part of said Directors to strictly comply with any of the conditions herein contained shall constitute a breach thereof, and the title hereby conveyed shall revert to the grantor Mary Baker G. Eddy, her heirs and assigns forever, upon her entry upon said land and taking possession thereof for such breach.

To Have and to Hold the above granted premises with all the privileges and appurtenances thereon be longing to said grantees and their successors in office to the uses and trusts above described forever.

And the said grantor for herself and her heirs, executors and administrators covenants with the said grantees and their successors in office that she is lawfully seized in fee simple of the aforesaid premises, that they are free from all incumbrances not herein mentioned or referred to, that she has good right to sell and convey the same to the said grantees and their successors in office as aforesaid, and that she will and her heirs, executors, and administrators shall, warrant and defend the said grantee and their successors in office forever against the lawful claims and demands of all persons.

In Witness Whereof I the said Mary Baker G. Eddy have hereunto set my hand and seal this 1st day of September, 1892.

MARY BAKER G. EDDY.

Signed, sealed, and delivered in presence of

Laura E. Sargent.
R. E. Walker.

September 1st, 1892.
State of New Hampshire,
Merrimack

Then personally appeared the above named Mary Baker G. Eddy and acknowledged the foregoing instrument to be her free act and deed,
Before me

R. E. WALKER.
Notary Public.

September 2, 1892.
Suffolk Registry of Deeds, Lib. 2081, Fol. 257.
2. Deed of Trust of October 23, 1896 (P in E 1087)

LOT K

Know all Men by these Presents, That I Albert Metcalf of Newton in the County of Middlesex and Commonwealth of Massachusetts in consideration of one dollar and other valuable considerations made and paid by Ira O. Knapp, William B. Johnson and Joseph Armstrong all of Boston in the County of Suffolk and Stephen A. Chase of Fall River in the County of Bristol and all in said Commonwealth as they are the “Christian Science Board of Directors” the receipt whereof is hereby acknowledged do hereby grant, bargain, sell and convey unto the said Knapp, Johnson, Armstrong and Chase as aforesaid their successors and assigns. A parcel of land with the buildings thereon situated in said Boston bounded and described as follows: . . . To Have and to Hold the granted premises with all the privileges and appurtenances thereto belonging to the said Knapp, Johnson, Armstrong and Chase as the “Christian Science Board of Directors” and their successors and assigns to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators covenant with the grantees and their successors and assigns that the granted premises are free from all incumbrances made or suffered by me and that I will and my heirs executors and administrators shall warrant and defend the same to the grantees and their successors and assigns forever against the lawful claims and demands of all persons claiming by through or under me but against none other. And for the consideration aforesaid I Mary C. Metcalf wife of the said Albert Metcalf hereby release unto the grantees and their successors and assigns all right of or to both dower and homestead in the granted premises. In Witness Whereof we the said Albert Metcalf and Mary C. Metcalf hereunto set our hands and seals this twenty third day of October in the year one thousand eight hundred and ninety six. Albert Metcalf Mary C. Metcalf and each a seal. Signed and sealed in presence of ----.

Commonwealth of Massachusetts. Suffolk, ss. Boston October 23d, 1896. Then personally appeared the above named Albert Metcalf and acknowledged the foregoing instrument to be his free act and deed, before me John H. Appleton, Justice of the Peace. ----

March 14, 1899 at ten o’clock and fifty minutes A. M. Received, Entered and Examined. -----.


Attest: STEPHEN A. JENNINGS, Asst. Register.

3. Deed of Trust of January 25, 1898 (P in E 1088)

OLD PUBLISHING SOCIETY SITE

LOTS H AND I

EDDY TO THE FIRST CHURCH OF CHRIST, SCIENTIST.

Libro 2504, Page 79

Know all Men by these Presents, That I, Mary Baker G. Eddy of Concord, in the County of Merrimack and State of New Hampshire, for and in consideration of the sum of one dollar, and other good and valuable consideration to me, in hand, before the delivery hereof, well and truly paid by “The First Church of Christ, Scientist, in Boston, Mass.” a corporation duly established under the laws of the Commonwealth of Massachusetts, hereby remise, release and forever quitclaim unto the said Church its successors and assigns forever, a parcel of land, with the buildings thereon, situated in Boston, in the County of Suffolk and said Commonwealth bounded and described as follows: . . . Reserving, however, the right to have & occupy so much room conveniently & pleasantly located in the Publishing House as may be necessary to carry on the publication & sale of the books of which I am or may be the author, & other literature connected therewith. To have and to hold the said remised premises, with all the privileges and appurtenances thereunto belonging, to the said Church, its successors & assigns forever; and I do hereby covenant with the said grantee, its successors & assigns that I will warrant & defend the said premises to the said grantee, its successors and assigns, against the lawful claims & demands of any person or persons claiming by, from or under me, except as aforesaid. In witness whereof I have hereunto set my hand & seal this twenty-fifth day of January, in the year of our Lord, one thousand eight hundred & ninety eight.

Mary Baker G. Eddy and a seal.


Attest: Wm. T. A. Fitzgerald, Register.
Know all Men by these Presents That I, E. Noyes Whitcomb of Boston, in the County of Suffolk, and Commonwealth of Massachusetts, in consideration of One Dollar and other valuable considerations, paid by Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase as they are the “Christian Science Board of Directors” under a deed and declaration of Trust made by Mary Baker G. Eddy, dated September 1st, 1892, recorded with Suffolk Deeds, Book 2080, Page 257, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, a parcel of land with the buildings thereon situated in said Boston being lot J on a plan made by William H. Whitney, dated December 30th, 1886, recorded with Suffolk Deeds, Book 1756, page 17, and bounded as follows: . . . To Have and to Hold the above released premises, with the privileges and appurtenances thereto belonging to the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase Directors as aforesaid their successors, heirs and assigns, to their use and behoof forever. And I do hereby, for myself and my heirs, executors and the administrators covenant with the said grantees and their successors, heirs and assigns, that the granted premises are free from all incumbrances, made by me, except as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantees and their successors, heirs and assigns forever against the lawful claims and demands of all persons, claiming by, through, or under me, except as aforesaid but against none other. And for the consideration aforesaid I, Mittie A. Whitcomb wife of the said grantor do hereby release unto the said grantees and their successors heirs and assigns all right of or to both dower and homestead exemption in the granted premises. In Witness Whereof we the said E. Noyes Whitcomb and Mittie A. Whitcomb have hereunto set our hands and seals this seventeenth day of March in the year of our Lord nineteen hundred and two. E. Noyes Whitcomb and a seal. Mittie A. Whitcomb and a seal. Signed, sealed and delivered in presence of May Whitcomb. Commonwealth of Massachusetts. Suffolk ss. March 17th, 1902. Then personally appeared the above named E. Noyes Whitcomb and acknowledged the foregoing instrument to be his free act and deed, before me ----- Malcolm McLoud, Justice of the Peace. ----- March 19, 1902, at three o’clock and thirty minutes P. M. Received, Entered and Examined. ----- Attest: Thos. F. Temple, Reg. A true copy from the Records of Deeds for the County of Suffolk. Book 2813, Page 79. Attest: Wm. T. A. Fitzgerald, Register
5. Deed of Trust of March 18, 1903 (P in E 1090)

LOTS 32 AND 33

METCALF to KNAPP et als.
Libro 2886, Page 444

Know all Men by these Presents, That I, Albert Metcalf of Newton, in the County of Middlesex and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Ira O. Knapp, William B. Johnson, and Joseph Armstrong of Boston, and Stephen A. Chase of Fall River, all in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit claim unto the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, as they are the Christian Science Board of Directors, upon the trusts, but not subject to the conditions mentioned in the deed creating said board given by Mary Baker G. Eddy, the author of the textbook, “Science and Health With Key to the Scriptures,” be given therefor, or unless at the written request of Mrs. Eddy, the Executive Members of the First Church of Christ Scientist (formerly called the “First Members”) by a two thirds vote of all their numbers decide so to do. And that the same inscription which is on the outside of the present church edifice shall be placed on any new church erected on this lot. To Have and to Hold the above released premises, with the privileges and appurtenances thereto belonging to the said grantees and their heirs, successors, and assigns to their own use and behoof forever, but upon the trusts fully set forth in said deed from Mary Baker G. Eddy, and with all the powers therein contained, including the power to appoint new trustees by filling vacancies in said board as in said deed expressed. And I do hereby for myself and my heirs, executors and administrators covenant with the said grantees and their heirs, successors, and assigns that the granted premises are free from all incumbrances made by me, except as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantees and their heirs, successors and assigns forever against the lawful claims and demand of all persons claiming by, through or under me, except as aforesaid, but against none other. And for the consideration aforesaid I, Mary C. Metcalf, wife of the said grantor, do hereby release unto the said grantees and their heirs, successors and assigns all right of or to both dower and homestead exemption in the granted premises. In Witness Whereof we, the said Albert Metcalf and Mary C. Metcalf, have hereunto set our hands and seals this eighteenth day of March in the year of our Lord nineteen hundred and three. Albert Metcalf, Mary C. Metcalf and each a seal.

In Witness Whereof we, the said Albert Metcalf and Mary C. Metcalf, have hereunto set our hands and seals this eighteenth day of March in the year of our Lord nineteen hundred and three. Albert Metcalf, Mary C. Metcalf and each a seal. Signed, sealed and delivered in presence of Malcolm McLoud. Commonwealth of Massachusetts, Suffolk ss. March 18th, 1903. Then personally appeared the above named Albert Metcalf and acknowledged the foregoing instrument to be his free act and deed before me, Malcolm McLoud, Justice of the Peace.

March 19, 1903, at three o’clock and fifty-nine minutes P. M. Received, Entered and Exam’d.

Attest: THOS. F. TEMPLE, Reg.

A true copy from the Records of Deed for the County of Suffolk, Libro 2886, Page 444.

Attest: THOS. F. TEMPLE, Reg.
LOTS 34, 35, 36 AND LOT L

WHITCOMB to KNAPP et als.
Libro 2886, Page 442

Know all Men by these Presents, That I, E. Noyes Whitcomb of Boston, in the County of Suffolk and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Ira O. Knapp, William B. Johnson, and Joseph Armstrong of said Boston, and Stephen A. Chase of Fall River in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit claim unto the said Ira O. Knapp, William B. Johnson, Joseph Armstrong & Stephen A. Chase, as they are the Christian Science Board of Directors upon the trusts, but not subject to the conditions mentioned in the deed creating said Board given by Mary Baker G. Eddy to Ira O. Knapp and others, dated September 1st 1892, and recorded with Suffolk Deeds, Lib. 2081 Page 257, the following parcels of land situated in said Boston, being the estates numbered 32, 34, 36 and 38 on Norway Street and the premises conveyed to me by the following deeds, to wit: Book 2728 page 458 from Harlan P. Whitcomb; Book 2728 Page 457 from Harlan P. Whitcomb; Book 2730 Page 282 from Edward Z. and Margery A. Hickey. Said premises are conveyed subject to such incumbrances as of record appear, and with all the rights, privileges and appurtenances thereunto belonging. In addition to the trusts contained in said deed of September 1, 1892 from Mary Baker G. Eddy this property is conveyed on the further trusts, that no new tenet or By Law shall be adopted nor any tenet or By Law amended or annulled by the grantees unless the written consent of said Mary Baker G. Eddy, the author of the text book “Science and Health with Key to the Scriptures” be given therefor, or unless at the written request of Mrs. Eddy the Executive Members of The First Church of Christ, Scientist (formerly called the “First Members”) by a two thirds vote of all their number, decide so to do. And that the same inscription which is on the outside of the present church edifice shall be placed on any new church erected on these lots. To Have and to Hold the above released premises, with the privileges and appurtenances thereto belonging to the said grantees and their heirs, successors and assigns to their own use and behoof forever, but upon the trusts fully set forth in said deed from Mary Baker G. Eddy and with all the powers therein contained, including the power to appoint new Trustees by filling vacancies in said Board as in said deed expressed. And I do hereby, for myself and my heirs, executors and administrators covenant with the said grantees and their heirs, successors and assigns that the granted premises are free from all incumbrances made by me except as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees and their heirs, successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under me, except as aforesaid, but against none other. And for the consideration aforesaid I, Mittie A. Whitcomb, wife of the said grantor do hereby release unto the said grantees and their heirs, successors and assigns all right of or to both dower and homestead exemption in the granted premises. In Witness Whereof, we, the said E. Noyes Whitcomb and Mittie A. Whitcomb have hereunto set our hands and seals this eighteenth day of March in the year of our Lord nineteen hundred and three. E. Noyes Whitcomb and Mittie A. Whitcomb and each a seal. Signed, sealed and delivered in presence of Malcolm McLoud. Commonwealth of Massachusetts Suffolk ss. March 18th 1903. Then personally appeared the above named E. Noyes Whitcomb and acknowledged the foregoing instrument to be his free act and deed before me, Malcolm McLoud, Justice of the Peace -------- March 19, 1903 at three o’clock and fifty nine minutes P. M. Received, Entered and Examined.

Attest: THOS. F. TEMPLE, Reg.
A true copy from the Records of Deeds for the County of Suffolk Libro 2886 Page 442.

Attest: (sg) THOS. F. TEMPLE, Reg.
Know all Men by these Presents, That we, Edward P. Bates and Caroline S. Bates, his wife in her right of Boston, in the County of Suffolk and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Ira O. Knapp, William B. Johnson and Joseph Armstrong of said Boston and Stephen A. Chase of Fall River, in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, as they are the Christian Science Board of Directors upon the trusts, but not subject to the conditions mentioned in the deed creating said Board given by Mary Baker G. Eddy to Ira O. Knapp and others, dated September 1st, 1892, and recorded with Suffolk Deeds, Lib. 2081 Page 257, a parcel of land with the buildings thereon situated in said Boston, being lot E on a plan made by W. H. Whitney, Surveyor, dated December 30th, 1886, recorded with Suffolk Deeds, Book 1756 Page 17, bounded as follows: . . . In addition to the trusts contained in said deed of September 1, 1892, from Mary Baker G. Eddy this property is conveyed on the further trusts that no new tenet or By Law shall be adopted, nor any tenet or By Law amended or annulled by the grantees unless the written consent of said Mary Baker G. Eddy, the author of the textbook "Science and Health with Key to the Scriptures" be given therefor, or unless at the written request of Mrs. Eddy the Executive Members of The First Church of Christ, Scientist (formerly called the "First Members") by a two thirds vote of all their numbers decide so to do. And that the same inscription which is on the outside of the present church edifice shall be placed on any new church erected on said lot. To Have and to Hold the above released premises, with the privileges and appurtenances thereto belonging to the said grantees and their heirs, successors and assigns to their own use and behoof forever, but upon the trusts fully set forth in said deed from Mary Baker G. Eddy, and with all the powers therein contained, including the power to appoint new Trustees by filling vacancies in said Board as in said deed expressed. We do hereby for ourselves and our heirs, executors and administrators warrant and defend the same to the said grantees and their heirs, successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under us, except as aforesaid, but against none other. In Witness Whereof we, the said Edward P. Bates and Caroline S. Bates have hereunto set our hands and seals this twentieth day of March in the year of our Lord nineteen hundred and three. Edward P. Bates, Caroline S. Bates and each a seal. Signed, sealed and delivered in presence of Malcolm McLeod. Commonwealth of Massachusetts, Suffolk ss., March 2lst, 1903. Then personally appeared the above named Edward P. and Caroline S. Bates and acknowledged the foregoing instrument to be their free act and deed before me, Malcolm McLeod, Justice of the Peace ------- March 21, 1903, at one o'clock and thirty minutes P. M. Received, Entered and Examined.

Attest: THOS. F. TEMPLE, Reg.

A true copy from the Records of Deeds for the County of Suffolk, Libro 2887 Page 67.

Attest:
(Sg) THOS. F. TEMPLE, Reg.
Know all Men by these Presents,
That we, Marcellus Munroe and Mary W. Munroe, his wife in her right of Somerville, in the County of Middlesex and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Ira O. Knapp, William B. Johnson & Joseph Armstrong of Boston, and Stephen A. Chase of Fall River, both in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, as they are the Christian Science Board of Directors, upon the trusts, but not subject to the conditions mentioned in the deed creating said Board given by Mary Baker G. Eddy to Ira O. Knapp and others, dated September 1st, 1892, and recorded with Suffolk Deeds, Lib. 2081 Page 257, a parcel of land with the buildings thereon situated in Boston, in the County of Suffolk and Commonwealth aforesaid, being lot F, on a plan made by Fuller and Whitney, dated December 10th 1886, recorded with Suffolk Deeds, Book 1756 Page 17, bounded as follows: . . . Subject also to such encumbrances as of record appear. In addition to the trusts contained in said deed of September 1, 1892 from Mary Baker G. Eddy this property is conveyed on the further trusts that no new tenet or By Law shall be adopted, nor any tenet or By Law amended or annulled by the grantees unless the written consent of said Mary Baker G. Eddy, the author of the text book “Science and Health with Key to the Scriptures” be given therefor, or unless at the written request of Mrs. Eddy the Executive Members of The First Church of Christ, Scientist (formerly called the “First Members”) by a two thirds vote of all their number, decide so to do. And that the same inscription which is on the outside of the present church edifice shall be placed on any new church erected on said lot. To Have and to Hold the above released premises, with the privileges and appurtenances thereto belonging to the said grantees and their heirs, successors and assigns to their own use and behoof forever, but upon the trusts fully set forth in said deed from Mary Baker G. Eddy and with all the powers therein contained, including the power to appoint new Trustees by filling vacancies in said Board as in said deed expressed. And we do hereby for ourselves and our heirs, executors and administrators covenant with the said grantees and their heirs, successors and assigns that the granted premises are free from all incumbrances made by us, except as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees and their heirs, successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under us, except as aforesaid, but against none other. In Witness Whereof we, the said Marcellus Munroe and Mary W. Munroe have hereunto set our hands and seals this twentieth day of March in the year of our Lord nineteen hundred and three. Marcellus Munroe, Mary W. Munroe and each a seal. Signed, sealed and delivered in presence of Malcolm McLoud. Commonwealth of Massachusetts, Suffolk ss. March 20, 1903. Then personally appeared the above named Marcellus and Mary W. Munroe and acknowledged the foregoing instrument to be their free act and deed before me, Malcolm McLoud, Justice of the Peace ------- March 20, 1903, at four o’clock and fifty three minutes P.M. Received, Entered and Examined.

Attest: THOS. F. TEMPLE, Reg.
A true copy from the Records of Deeds for the County of Suffolk, 2886 Page 619.
Attest: THOS. F. TEMPLE, Reg. (sg)
Know all Men by these Presents, That we, Joseph Armstrong and Mary E. Armstrong, his wife, in her right, of Boston, in the County of Suffolk and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Ira O. Knapp, William B. Johnson and Joseph Armstrong of said Boston, and Stephen A. Chase of Fall River in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby release and forever quit claim unto the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, as they are the Christian Science Board of Directors, upon the trusts, but not subject to the conditions mentioned in the deed creating said Board given by Mary Baker G. Eddy to Ira O. Knapp and others, dated September 1st, 1892, and recorded with Suffolk Deeds, Lib. 2081 Page 257, a parcel of land with the buildings thereon situated in said Boston, being lot G. on a plan made by William H. Whitney, dated December 30th, 1886, recorded with Suffolk Deeds, Book 1756 Page 17, bounded as follows: . . .

In addition to the trusts contained in said deed of September 1, 1892, from Mary Baker G. Eddy this property is conveyed on the further trusts, that no new tenet or By Law shall be adopted nor any tenet of By Law amended or annulled by the grantees unless the written consent of said Mary Baker G. Eddy the author of the text book “Science and Health, with Key to the Scriptures” be given therefor, or unless at the written request of Mrs. Eddy the Executive Members of The First Church of Christ, Scientist (formerly called the “First Members”) by a two thirds vote of all their number decide so to do. And that the same inscription which is on the outside of the present church edifice shall be placed on any new church erected on said lot. To Have and to Hold the above released premises, with the privileges and appurtenances thereto belonging to the said grantees and their heirs, successors, and assigns to their own use and behoof forever, but upon the trusts fully set forth in said deed from Mary Baker G. Eddy, and with all the powers therein contained, including the power to appoint new Trustees by filling vacancies in said Board as in said deed expressed. And we do hereby for ourselves and our heirs, executors and administrators covenant with the said grantees and their heirs, successors and assigns that the granted premises are free from all incumbrances, made by us, except as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees and their heirs, successors and assigns forever against the lawful claims and demand of all persons claiming by, through or under us, except as aforesaid, but against none other. In Witness Whereof we, the said Joseph Armstrong and Mary E. Armstrong have hereunto set our hands and seals this twenty first day of March in the year of our Lord nineteen hundred and three. Joseph Armstrong, Mary E. Armstrong and each a seal.

Attest: Thos. F. Temple, Reg.
A true copy from the Records of Deeds for the County of Suffolk Libro 2887 Page 69.

Attest: Thos. F. Temple, Reg.
LOT Z

CARPENTER to KNAPP et al.

Libro 2888, Page 375

Know all Men by these Presents,
That I, Gilbert C. Carpenter of Providence in the State of Rhode Island, in consideration of one dollar and other valuable considerations paid by Ira O. Knapp, William B. Johnson and Joseph Armstrong of Boston, and Stephen A. Chase of Fall River, both in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit claim unto the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, as they are the Christian Science Board of Directors, upon the trusts, but not subject to the conditions mentioned in the deed creating said Board given by Mary Baker G. Eddy to Ira O. Knapp and others, dated September 1, 1892, and recorded with Suffolk Deeds, Lib. 2081 Page 257, a parcel of land with the buildings thereon situated in said Boston and shown as lot “Z” on two plans recorded with the Suffolk Deeds, Book 1756 Pages 17 and 600 respectively. . . . In addition to the trusts contained in said deed of September 1, 1892 from Mary Baker G. Eddy, this property is conveyed on the further trusts that no new tenet or By Law shall be adopted nor any tenet or By Law amended or annulled by the grantees unless the written consent of said Mary Baker G. Eddy, the author of the text book “Science and Health with Key to the Scriptures” be given therefor, or unless at the written request of Mrs. Eddy the Executive Members of “Mary Baker G. Eddy’s Church, The First Church of Christ, Scientist” (formerly called the “First Members”) by a two thirds vote of all their number, decide so to do. And that the same inscription which is on the outside of the present church edifice shall be placed on any new church erected on said lot. To Have and to Hold the above released premises, with the privileges and appurtenances thereto belonging, to the said grantees and their heirs, successors and assigns, to their own use and behoof forever, but upon the trusts fully set forth in said deed from Mary Baker G. Eddy, and with all the powers therein contained, including the power to appoint new Trustees by filling vacancies in said Board as in said deed expressed. And I do hereby for myself and my heirs, executors and administrators, covenant with the said grantees and their heirs successors and assigns that the granted premises are free from all incumbrances made by me except as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees and their heirs, successors and assigns all right of or both Dower and Homestead Exemption in the granted premises. In Witness Whereof we, the said Gilbert C. Carpenter and Minnie C. Carpenter have hereunto set our hands and seals this 30th day of March in the year of our Lord nineteen hundred and three. Gilbert C. Carpenter, Minnie C. Carpenter and each a seal. Signed, sealed and delivered in presence of . . . Commonwealth of Massachusetts Suffolk ss. March 30th, 1903. Then personally appeared the above named Gilbert C. Carpenter and acknowledged the foregoing instrument to be his free act and deed before me, Percy E. Walbridge Notary Public. ----- March 30, 1903 at three o’clock and fifty three minutes P. M. Received, Entered and Examined.

Attest: THOS. F. TEMPLE, Reg.
A true copy from the Records of Deeds for the County of Suffolk Libro 2886 Page 375.

Attest: THOS. F. TEMPLE, Reg.
11. Supplementary Deed of March 19, 1903 (P in E 1088, Man. 136)

Adding Trusts to Deed of Trust of October 23, 1896

LOT K

DEED CONVEYING LAND FOR CHURCH PURPOSES
METCALF to KNAPP et als.
Libro 2886, Fol. 521

Know all Men,
That I, Albert Metcalf, the grantor in a certain deed given to Ira O. Knapp and others dated October 23, 1896, and recorded with Suffolk Deeds, Book 2813, page 79, do hereby declare that the land conveyed by said deed was conveyed to the grantees therein, as they are the Christian Science Board of Directors, upon the trusts, but not subject to the conditions mentioned in the deed creating said board given by Mary Baker G. Eddy to Ira O. Knapp and others, dated September 1st, 1892, and recorded with Suffolk Deeds, Book 2591, page 398, do hereby declare that the land conveyed by said deed was conveyed to the grantees therein, as they are the Christian Science Board of Directors, upon the trusts, but not subject to the conditions mentioned in the deed creating said board given by Mary Baker G. Eddy to Ira O. Knapp and others dated September 1st, 1892, and recorded with Suffolk Deeds, Book 2898, page 484.

In consideration of one dollar to me paid by said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, the receipt whereof is hereby acknowledged, I do hereby confirm the deed as above mentioned, and do grant and release unto them, their heirs, successors and assigns in trust as aforesaid, the premises therein described.

In Witness Whereof I have hereunto set my hand and seal this nineteenth day of March, A. D. nineteen hundred and three.

ALBERT METCALF. [Seal]
Commonwealth of Massachusetts, Suffolk ss. March 20th, 1903.

Then said Albert Metcalf acknowledged the foregoing instrument to be his free act and deed.

Before me
MALCOLM McLOUD,
Justice of the Peace.
March 20, 1903, at twelve o’clock and sixteen minutes P. M.
Received, Entered and Examined.
Attest: THOS. F. TEMPLE, Reg.
A true copy from the Records of Deeds for the County of Suffolk, Lib. 2886, Fol. 521.

12. Supplementary Deed of March 31, 1903 (P in E 1089)

Adding Trusts to Deed of Trust of March 17, 1902

LOT J

WHITCOMB to KNAPP et als.
Book 2898, Page 484

Know all Men that I, E. Noyes Whitcomb, the grantor in a certain deed given to Ira O. Knapp and others, dated March 17th, 1902, and recorded with Suffolk Deeds, book 2813, page 79, do hereby declare that the land conveyed by said deed was conveyed to the grantees therein, as they are the Christian Science Board of Directors upon the trusts, but not subject to the conditions mentioned in the deed creating said board given by Mary Baker G. Eddy to Ira O. Knapp and others dated September 1st, 1892, and recorded with Suffolk Deeds, Book 2898, page 484.

In consideration of one dollar to me paid by said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, the receipt whereof is hereby acknowledged, I do hereby confirm the deed as above mentioned, and do grant and release unto them, their heirs, successors and assigns in trust as aforesaid, the premises therein described.

In Witness Whereof I have hereunto set my hand and seal this thirty first day of March, A. D. nineteen hundred and three.

ALBERT METCALF. [Seal]
Commonwealth of Massachusetts, Suffolk ss. March 20th, 1903.

Then said Albert Metcalf acknowledged the foregoing instrument to be his free act and deed.

Before me
MALCOLM McLOUD,
Justice of the Peace.
March 20, 1903, at twelve o’clock and six minutes P. M.
Received, Entered and Examined.
A true copy from the Records of Deeds for the County of Suffolk, Lib. 2886, Fol. 521.
Attest: Wm. T. A. Fitzgerald, Register
OLD PUBLISHING SOCIETY SITE, LOTS H AND I

EDDY to KNAPP et als.

Book 2943, Page 2

Know all Men by these Presents,

That whereas I, Mary Baker G. Eddy, of Concord, in the County of Merrimack in the State of New Hampshire, did, on the twenty-fifth day of January one thousand eight hundred and ninety eight, convey two parcels of land with the buildings thereon being lots I and H on a plan made by William H. Whitney, dated December 30, 1886, and recorded with Suffolk Deeds, Book 1756, page 17, the grantee named in said conveyance being "The First Church of Christ, Scientist, in Boston, Mass., a corporation duly established under the laws of the Commonwealth of Massachusetts," And whereas it has now been brought to my attention that said grantee was not a corporation, but said Church is a voluntary association of individuals the title to the Church property being vested in a board of trustees named in the deed of trust by me conveying the land upon which is situated the edifice in which said Church worships, said deed of trust being dated September 1st, 1892, and recorded in Suffolk Registry of Deeds, Book 2081, Page 257, and Whereas said deed of January 25, 1898, conveying said lots I and H was delivered to and accepted by said Board of Trustees and said Trustees have been in the actual possession of the property since the date of said conveyance and are now about to build an additional church edifice upon said two lots and adjoining property held by them, And whereas I now desire to modify the reservation to me contained in said deed of a right of occupation of a portion of said premises, and I further desire to correct the error in the description of the grantee named in the said deed, and to add to the trusts upon which this property is to be held. Now, therefore, I the said Mary Baker G. Eddy, in consideration of one dollar and other good and valuable considerations to me in hand paid by Ira O. Knapp, William B. Johnson, and Joseph Armstrong, all of Boston in the County of Suffolk and Commonwealth of Massachusetts and Stephen A. Chase of Fall River, in the County of Bristol, and said Commonwealth, as they are the present Trustees known as the Christian Science Board of Directors under said deed of trust hereinafore referred to as dated September 1st, 1892, the receipt whereof is hereby acknowledged, do hereby release, remise and forever quit-claim unto the said Trustees, their successors in said trust and assigns forever, the parcels of land hereinafore referred to being lots I and H on said plan, for a more particular description of which reference is hereby made to said deed by me of January 25, 1898. With reference to the reservation in said deed of January 25, 1898, of which the following is a copy, namely: "Reserving however the right to have and occupy so much room conveniently and pleasantly located in the publishing house as may be necessary to carry on the publication and sale of the books of which I am or may be the author and other literature connected therewith." I for myself my executors, and assigns, do hereby agree with said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase as present trustees and as said Christian Science Board of Directors, with their successors in said trust, that the rights so reserved in said deed of January 25, 1898, shall be suspended and unenforceable so long and for such times as said Christian Science Board of Directors, and their successors shall provide, free of expense to me, my executors and assigns for rent and storage, suitable rooms conveniently and pleasantly located in the Christian Science Publishing House, as may be necessary to carry on the publication and sale of books of which I am or may be the author and other literature connected therewith. In addition to the trusts contained in said deed of September 1, 1892, this property is conveyed on the further trusts that no new tenet or By-Law amended or annulled by the grantees unless the written consent of said Mary Baker G. Eddy the author of the textbook "Science and Health with Key to the Scriptures" be given therefor, or unless at the written request of Mrs. Eddy the Executive Members of "Mary Baker G. Eddy's Church, The First Church of Christ, Scientist" (formerly called the "First Members") by a two-thirds vote of all their number decide so to do. And that the same inscription which is on the outside of the present church edifice shall be placed on any new church erected on said lot. To Have and to Hold the said remised premises and said reservation to the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase as they are the Christian Science Board of Directors their successors in said trust and assigns forever, upon the trusts aforesaid and upon the trusts but not subject to the conditions mentioned in said deed creating said Board, dated September 1, 1892, with all the powers therein contained, including the power to appoint new trustees by filling vacancies in said Board as in said deed expressed. In Witness Whereof I have hereunto set my hand and seal this twenty first day of December in the year of our Lord one thousand nine hundred and three. Mary Baker G. Eddy and a seal. Signed sealed and delivered in the presence of us Calvin A. Frye, Geo. H. Kinter, State of New Hampshire, Merrimack, ss. December 21, A.D. 1903. Personally appearing the above named Mary Baker G. Eddy acknowledged the foregoing instrument to be her voluntary act and deed, before me Fred N. Ladd Notary Public and his notarial seal. . . January 7, 1904, at ten o'clock and forty minutes A.M. Received Entered and Examined.


A true copy from the Records of Deeds for the County of Suffolk, Book 2943, Page 2.

Attest: Wm. T. A. Fitzgerald Register.
Joseph S. Eastaman and Stephen A. Chase as trustees under the designation of the “Christian Science Board of Directors” a certain parcel of land situated on Falmouth Street in Boston in said County of Suffolk and the Commonwealth of Massachusetts bounded as described in said deed,—said conveyance being subject to certain trusts and conditions therein stated—and it was therein provided that, under certain contingencies said grantees would be authorized and required to reconvey said land, with the buildings thereon, to the grantor her heirs and assigns, and that the omission or neglect on the part of said grantees strictly to comply with any of the conditions therein contained, should constitute a breach thereof, and that the title conveyed by said deed should revert to the grantor, Mary Baker G. Eddy her heirs and assigns; and Whereas I the said Mary Baker G. Eddy on the twenty-fifth day of January 1898 by deed recorded in said Suffolk Registry of Deeds Book 2504, page 79 did convey to Ira O. Knapp, William B. Johnson and Joseph Armstrong all of Boston in the County of Suffolk and Commonwealth of Massachusetts and Stephen A. Chase of Fall River in the County of Bristol and said Commonwealth as they are the present trustees known as the “Christian Science Board of Directors” under said deed of trust hereinbefore referred to as dated September 1, 1892, the receipt whereof is hereby acknowledged do hereby remise, release and forever quit-claim unto the said trustees their successors in said trust and assigns forever, all the rights at law, in equity or otherwise, which my heirs may, or at any time hereafter might, have to require a reconveyance of said lands or buildings or any of them, or to enter upon, have, receive or demand any of the lands or buildings described in said deeds of September 1, 1892, January 25, 1898, and December 21, 1903 by reason of any omission or neglect on the part of said directors, or their successors in trust or assigns strictly to comply with any of the conditions contained in said deeds or by reason of the breach of any duty or trust therein created; also all contingent rights of reversion which my heirs may at any time hereafter have in or to said lands and buildings, or any of them because of any provision contained in any of said deeds above mentioned. Nothing in this deed contained shall ever be construed as a waiver or as permitting a modification in any degree or any of the trusts and conditions as the same are now established and exist under and by virtue of the deeds above described. I do further declare that nothing herein contained shall ever be construed as a waiver or as permitting a modification in any degree of the further trusts set forth in deed of Albert Metcalf to Ira O. Knapp and others dated March 19, 1903 and recorded in said Suffolk Registry of Deeds Book 2886, page 521, whereby it is provided that no new tenet or by-law shall be adopted nor any tenet or by law amended or annulled by the grantees, unless the written consent of said Mary Baker G. Eddy the author of the text book “Science and Health with Key to the Scriptures” be given therefor; or unless at the written request of Mrs. Eddy the executive members of the First Church of Christ Scientist known and designated as “Mary Baker G. Eddy’s Church, The Mother Church, or The First Church of Christ, Scientist, in Boston, Mass.” and whereby it is further provided that the same inscription on said nineteenth day of March 1903 was on the outside of the church edifice shall be placed on any new church erected on said lot. But all said trusts and conditions as now established by all said deeds shall be performed and carried out as fully and effectually as though this deed had not been executed. To have and to hold the said remised premises and the said contingent rights and reversion and reconveyance as above described with all the privileges and appurtenances thereunto belonging to the said Ira O. Knapp, William B. Johnson, Joseph Armstrong and Stephen A. Chase, as they are the Christian Science Board of Directors, to themselves and their successors in trust and their assigns forever. And I the said Mary Baker G. Eddy for my heirs and assigns, do hereby covenant and warrant that my heirs shall not make any claim or demand with reference to, or have any rights in said lands and buildings, or any of them, inconsistent with the provisions of this deed; and I do further covenant with said grantees their successors in trust and assigns that I will warrant and defend the premises and rights hereby conveyed, to the said grantees their successors in trust and assigns against the lawful claims and demands of any person or persons claiming by, from or under me. In Witness Whereof I have hereunto set my hand and seal this third day of March in the year of our Lord 1904. Mary Baker G. Eddy and a seal. Signed sealed and delivered in the presence of us. Geo. H. Kinter, August Mann. State of New Hampshire, Merrimack ss. Personally appearing the above named Mary Baker G. Eddy acknowledged the foregoing instrument to be her voluntary act and deed. Before me. Dated the third day of March, 1904. Fred N. Ladd Notary Public and his Notarial Seal ------- March 11, 1904, at three o’clock and
15. Indenture of December 19, 1906 (P in E 1086)

EDDY to KNAPP et al.
Libro 3178, Page 551

This Indenture made this 19th day of December in the year one thousand nine hundred and six, between Mary Baker G. Eddy, of Concord, in the County of Merrimack and State of New Hampshire, of the first part, and Ira O. Knapp, Joseph Armstrong and William B. Johnson, all of Boston, in the County of Suffolk, Stephen A. Chase, of Fall River in the County of Bristol and Archibald McLellan of Brookline, in the County of Norfolk and all in the Commonwealth of Massachusetts, at present constituting the Christian Science Board of Directors, a body corporate duly existing under the provisions of the thirty-seventh chapter of the Revised Laws of said Commonwealth & especially of the first section thereof, of the second part. Witnesseth: That Whereas the said party of the first part by her deed dated September 1, 1892, and recorded with Suffolk Deeds, Lib. 2081, page 257, conveyed to Ira O. Knapp and others, whereby constituted the Christian Science Board of Directors, a certain lot of land containing seventy-eight hundred and twenty-eight (7828) square feet situate at the corner of Falmouth Street and Norway Street (formerly called Caledonia Street) in said Boston, said conveyance being therein stated to be made subject to certain trusts and conditions in said deed set forth, providing among other things for the erection upon said lot of a suitable and convenient church edifice and for the maintenance therein of regular preaching, reading or speaking on each Sabbath, which said edifice has lately been erected on adjoining land, and it becomes appropriate that public worship should henceforth be maintained in said new edifice in accordance with the doctrines of Christian Science, and it is probable that weekly services will cease to be held with regularity in the original edifice; And whereas the said deed contains further provisions, trusts and conditions; And whereas the said party of the first part while hereby re-affirming all the trusts and agreements in said deed contained except as herein modified; desires also and hereby provides that no event or contingency mentioned in said deed or deemed to occur or arise upon any construction thereof, shall require a reconveyance of said lot of land or of said edifice to her or to her heirs or assigns, and that no breach of any of said trusts or conditions and no omission or neglect on the part of said Directors to comply with any of the trusts or conditions contained in said deed, shall operate by law or otherwise to revest the title, legal or equitable, of said lot or edifice in her or in her heirs or assigns, or to cause or give rise to any forfeiture of any grant made by said deed, and that in no event shall the said title revert to her or her heirs or assigns; And, whereas, she desires also to remove all other doubts which except for this indenture might arise in regard to the construction of said deed dated September 1, 1892. Now, Therefore, it is hereby agreed by and between the said party of the first part and the said parties of the second part, that the provisions contained in said deed shall be henceforth construed not as technical conditions or as involving a possible forfeiture of the grants made by said deed dated September 1, 1892, but only as trusts and agreements to be duly observed so far as consistent with present or future circumstances or as required for the welfare of The First Church of Christ, Scientist, and among other things that the regular preaching, reading, or speaking in said original edifice on each Sabbath provided for in said deed shall be no longer required. And it is further agreed that said original church edifice and the lot upon which it stands, being the lot described in said deed, shall not be sold nor shall said Board of Directors or their successors allow its use for any other purpose or purposes than those of reading, instruction, worship and service in accordance with the doctrines of genuine Christian Science. And the said party of the first part in consideration of the premises and of one dollar to her paid by said parties of the second part, the receipt whereof is hereby acknowledged, doth hereby remise, release and forever quit-claim unto the said parties of the second part, and their heirs, successors and assigns, the land described in said deed with the buildings thereon, but subject to the trusts in said deed contained, except as herein modified. To have and to hold the above released premises to the said Ira O. Knapp, Joseph Armstrong, William B. Johnson, Stephen A. Chase and Archibald McLellan, at present constituting the Christian Science Board of Directors as aforesaid, their heirs successors and assigns, to their own use and behoof forever, but subject to the said trusts except as herein modified. In witness whereof, the parties hereto have hereunto set their hands and seals on the day and year first above written, said parties of the second part having adopted no particular form of seal as a corporation. Mary Baker G. Eddy and a seal. State of New Hampshire Merrimack ss. December 19th, 1906. Then personally appeared the above-named Mary Baker G. Eddy and acknowledged the foregoing instrument to be her free act and deed, before me, Josiah E. Fernald, Notary Public and his Notarial Seal. ----- December 20, 1906 at three o'clock and thirty-eight minutes P. M. Received, Entered and Examined.

Attest: Wm. T. A. Fitzgerald, Reg.

A true copy from the records of Deeds for the County of Suffolk, Libro 3178, Page 551.

Attest: Wm. T. A. Fitzgerald, Register.
16. Deed of Trust of January 25, 1898
For the Christian Science Publishing Society (P in E 1179-1185)

Deed of Trust
January 25, 1898, by Mary Baker Eddy

BE IT KNOWN THAT I, Mary Baker G. Eddy of Concord, New Hampshire, in consideration of one dollar to me paid by Edward P. Bates, James A. Neal, and William P. McKenzie, all of Boston, Massachusetts, and in consideration of their agreement to faithfully observe and perform all the conditions hereinafter specified to be by them observed and performed, and for the purpose of more effectually promoting and extending the religion of Christian Science as taught by me, do hereby sell and convey to them, the said Bates, Neal and McKenzie, and their successors in the trust hereinafter established all and singular the personal property, goods, and chattels which were sold and conveyed to me by the Christian Science Publishing Society by its bill of sale dated January 21st, 1898, said property being located in the premises numbered 95 and 97 Falmouth Street in said Boston, including the publication called “The Christian Science Journal,” (not including the copyrights thereof), the linotype, all pamphlets, tracts and other literature conveyed to me by said bill of sale, the Hymnal, the subscription lists of “The Christian Science Journal” and of “The Christian Science Quarterly,” all stationary fixtures, stock on hand manufactured or otherwise, machinery, tools, mailing lists, book accounts, notes, drafts, checks and bills, whether in process of collection or not, five United States bonds of one thousand dollars each, all cash and bank accounts and all personal property of whatsoever kind or nature which belonged to said Society and which were conveyed to me as aforesaid, excepting only such of said property as may have been used and disposed of since the date of said sale to me, upon the following perpetual and irrevocable trust and confidence, namely:

1. Said trustees shall hold and manage said property and property rights exclusively for the purpose of carrying on the business, which has been heretofore conducted by the said Christian Science Publishing Society, in promoting the interests of Christian Science; and the principal place of business shall be in said Boston.

2. The business shall be done by said trustees under the unincorporated name of “The Christian Science Publishing Society.”

3. Said trustees shall energetically and judiciously manage the business of the Publishing Society on a strictly Christian basis, and upon their own responsibility, and without consulting me about details, subject only to my supervision, if I shall at any time elect to advise or direct them.

4. Said trustees shall keep accurate books of account of all the business done by them, and shall deposit in a responsible and reliable Bank or Trust Company all bonds, mortgages, deeds, and other documents or writings obligatory of every kind and nature for safe keeping; also all surplus funds over and above the sum necessary to defray the running expenses of the business, until the same shall be paid over to the Church Treasurer, as herein provided. No papers or monies shall be taken from said Bank or Trust Company excepting by and in the presence of a majority of said Trustees. Once in every six months the trustees shall account for and pay over to the treasurer of “The First Church of Christ, Scientist, in Boston, Mass.,” the entire net profits of said business. The “net profits” shall be understood to mean the balance remaining at the end of each six months after paying the usual and legitimate expenses incurred in conducting the business. No authority is intended to be conferred upon the trustees to expend the money of the trust for property not necessary for the immediate successful prosecution of the business, or to invest the same for purposes of speculation, or to incur liabilities beyond their ability to liquidate promptly from the current income of the business. Said treasurer shall hold the money so paid over to him subject to the order of “The First Members” of said Church, who are authorized to order its disposition only in accordance with the rules and by-laws contained in the Manual of said Church.

5. The business manager shall present to the Trustees, at the end of each month, a full and correct statement of the receipts and expenditures of the month.

6. Said Trustees shall employ all the help necessary to the proper conduct of said business, and shall discharge the same in their discretion or according to the needs of the business, excepting that the business manager may call in at times of necessity such temporary help as will facilitate the business.
7. The Trustees shall employ such number of persons as they may deem necessary to prepare Bible Lessons or Lesson Sermons to be read in the Christian Science churches, the same to be published Quarterly as has heretofore been done by and in the name of the Christian Science Quarterly; and they may, in their discretion, change the name or style of such Quarterly publication as occasion may demand. They shall also fix the compensation of the persons so selected.

8. Said Trustees shall have direction and supervision of the publication of said Quarterly, and also of all pamphlets, tracts, and other literature pertaining to said business, using their best judgment as to the means of preparing and issuing the same, so as to promote the best interests of the Cause, reserving the right to make such changes as I may think important.

9. Said trustees and their successors in trust shall not be eligible to said trusteeship or to continue in the same, unless they are loyal, faithful, and consistent believers and advocates of the principles of Christian Science as taught by me in my book, “Science and Health with Key to the Scriptures.”

10. Whenever a vacancy shall occur in said trusteeship for any cause, I reserve the right to fill the same by appointment, if I shall so desire, so long as I may live; but if I do not elect to exercise this right, the remaining trustees shall fill said vacancy. The First Members together with the directors of said Church shall have the power to declare vacancies in said trusteeship for such reasons as to them may seem expedient.

11. I also reserve the right to withdraw from said trust, if I shall so desire, the publication of the Christian Science Journal, but if I do not exercise this reserved option, then said Journal shall remain a part of the trust property forever.

12. Upon my decease, in consideration aforesaid, I sell and convey to said trustees my copyright of “The Christian Science Journal,” to be held by them as the other property of said trust.

13. Said trustees shall each receive annually one thousand dollars for their services in that capacity, payable semi-annually in payments of five hundred dollars, or such salary as the said Church may determine from time to time.

14. The delivery of this instrument to, and its acceptance by, said trustees shall be regarded as the full establishment of the trust and as the agreement by the trustees to honestly and faithfully do and perform all things to be done and performed by them within the terms, objects and purposes of this instrument.

WITNESS my hand and seal at Concord New Hampshire, this twenty fifth day of January, 1898.

(signed) Mary Baker G. Eddy (+seal)

We accept the foregoing Trust.

January 25th, 1898 (signed) \[ Edward P. Bates \
\[ James A. Neal \
\[ Wm. P. McKenzie \]
Appendix 2: List of consent clauses in the Church Manual

Emphasis added:

CHURCH OFFICERS.

ARTICLE I.
NAMES, ELECTION, AND DUTIES.

p. 25 President. Sect. 2. The President shall be elected, subject to the approval of the Pastor Emeritus, by the Board of Directors on Monday preceding the annual meeting of the Church. …

p. 25 Clerk and Treasurer. Sect. 3. The term of office for the Clerk and the Treasurer of this Church (also for the editors and the manager of The Christian Science Publishing Society, and the manager of the general Committee on Publication in Boston) is one year each, dating from the time of election to office. Incumbents who have served one year or more, may be re-elected, or new officers elected, at the annual meeting held for this purpose, by a unanimous vote of the Christian Science Board of Directors and the consent of the Pastor Emeritus given in her own handwriting.

p. 25 Readers. Sect. 4. Every third year Readers shall be elected in The Mother Church by the Board of Directors, which shall inform the Pastor Emeritus of the names of its candidates before they are elected; and if she objects, said candidates shall not be chosen. …

p. 26 Directors. Sect. 5. The Christian Science Board of Directors shall consist of five members. They shall fill a vacancy occurring on that Board after the candidate is approved by the Pastor Emeritus. A majority vote or the request of Mrs. Eddy shall dismiss a member. …

p. 27 Trusteeships and Syndicates. Sect. 8. Boards of Trustees and Syndicates may be formed by The Mother Church, subject to the approval of the Pastor Emeritus.

ARTICLE II.
READERS OF THE MOTHER CHURCH.

p. 30 Removal. Sect. 3. If a Reader in The Mother Church be found at any time inadequate or unworthy, he or she shall be removed from office by a majority vote of the Board of Directors and the consent of the Pastor Emeritus, and the vacancy supplied.

MEETINGS.

ARTICLE XIII.
REGULAR AND SPECIAL MEETINGS.

p. 57 Called only by the Clerk. Sect. 3. Before calling a meeting of the members of this Church (excepting its regular sessions) it shall be the duty of the Clerk to inform the Board of Directors and the Pastor Emeritus of his intention, and to state definitely the purpose for which the members are to convene. The Clerk must have the consent of this Board and the Pastor Emeritus, before he can call said meeting.

READING ROOMS.

ARTICLE XXI.

p. 63 Librarian. Sect. 2. The individuals who take charge of the Reading Rooms of The Mother Church shall be elected by the Christian Science Board of Directors, subject to the approval of Mary Baker Eddy. …

RELATION AND DUTIES OF MEMBERS TO PASTOR EMERITUS.

ARTICLE XXII.

p. 65 Obedience Required. Sect. 3. It shall be the duty of the officers of this Church, of the editors of the Christian Science Journal, Sentinel, and Der Herold, of the members of the Committees on Publication, of the Trustees of The Christian Science Publishing Society, and of the Board of Education promptly to comply with any written order, signed by Mary Baker Eddy, which applies to their official functions. Disobedience to this By-Law shall be sufficient cause for the removal of the offending member from office.

The vacancy shall be supplied by a majority vote of the Christian Science Board of Directors, and the candidate shall be subject to the approval of Mary Baker Eddy.

p. 67 Private Communications. Sect. 8. A strictly private communication from the Pastor Emeritus to a member of her Church shall not be made public without her written consent.

p. 67 Unauthorized Legal Action. Sect. 9. A member of this Church shall not employ an attorney, nor take legal action on a case not provided for in its By-Laws — if said case relates to the person or to the
property of Mary Baker Eddy — without having personally conferred with her on said subject.

p. 70 Pastor Emeritus to be Consulted. Sect. 18. The Mother Church shall not make a church By-law, nor enter into a business transaction with a Christian Scientist in the employ of Rev. Mary Baker Eddy, without first consulting her on said subject and adhering strictly to her advice thereon.

GUARDIANSHIP OF CHURCH FUNDS.

ARTICLE XXIV.

p. 76 Finance Committee. Sect. 4. There shall be a Committee on Finance, which shall consist of three members of this Church in good standing. Its members shall be appointed annually by the Christian Science Board of Directors and with the consent of the Pastor Emeritus. …

p. 78 Debt and Duty. Sect. 7. The Mother Church shall not be made legally responsible for the debts of individuals except such debts as are specified in its By-Laws. Donations from this Church shall not be made without the written consent of the Pastor Emeritus. Also important movements of the manager of the Committee on Publication shall be sanctioned by the Board of Directors and be subject to the approval of Mary Baker Eddy. (See Article I, Sect. 6.)

p. 79 Committee on Business. Sect. 9. The Christian Science Board of Directors shall elect annually a Committee on Business, which shall consist of not less than three loyal members of The Mother Church, who shall transact promptly and efficiently such business as Mrs. Eddy, the Directors, or the Committee on Publication shall commit to it. While the members of this Committee are engaged in the transaction of the business assigned to them they shall be paid from the Church funds. Before being eligible for office the names of the persons nominated for said office shall be presented to Mrs. Eddy for her written approval.

THE CHRISTIAN SCIENCE PUBLISHING SOCIETY.

ARTICLE XXV.

p. 80 Vacancies in Trusteeship. Sect. 3. The Christian Science Board of Directors shall have the power to declare vacancies in said trusteeship, for such reasons as to the Board may seem expedient.

Whenever a vacancy shall occur, the Pastor Emeritus reserves the right to fill the same by appointment; but if she does not elect to exercise this right, the remaining trustees shall fill the vacancy, subject to her approval.

EDITORS AND MANAGER.

ARTICLE XXVIII.

p. 80 Editors and Manager. Sect. 4. The term of office for the editors and the manager of The Christian Science Publishing Society is one year each, dating from the time of election to the office. Incumbents who have served one year or more can be re-elected, or new officers elected, by a unanimous vote of the Christian Science Board of Directors, and the consent of the Pastor Emeritus given in her own handwriting.

p. 81 Suitable Employees. Sect. 5. A person who is not accepted by the Pastor Emeritus and the Christian Science Board of Directors as suitable, shall in no manner be connected with publishing her books, nor with editing or publishing The Christian Science Journal, Christian Science Sentinel, Der Herold der Christian Science, nor with The Christian Science Publishing Society.

p. 81 Books to be Published. Sect. 8. Only the Publishing Society of The Mother Church selects, approves, and publishes the books and literature it sends forth. If Mary Baker Eddy disapproves of certain books or literature, the Society will not publish them. The committees on Publication are in no manner connected with these functions. A book or an article of which Mrs. Eddy is the author shall not be published nor republished by this Society without her knowledge or written consent.

BOARDS OF LAW.

ARTICLE XXVIII.

p. 88 Officers. Section 1. There shall be a Board of Education, under the auspices of Mary Baker Eddy, President of the Massachusetts Metaphysical College, consisting of three members, a president, vice-president, and teacher of Christian Science. Obstetrics will not be taught.

p. 88 Election. Sect. 2. The vice-president shall be elected annually by the Christian Science Board of Directors. Beginning with 1907, the teacher shall be elected every third year by said Board, and the candidate shall be subject to the approval of the Pastor Emeritus.

p. 89 Presidency of College. Sect. 4. Should the President [Mary Baker Eddy] resign over her own signature or vacate her office of President of the Massachusetts Metaphysical College, a meeting of the Christian Science Board of Directors shall immediately be called, and the vice-president of the Board of Education being found worthy, on receiving her approval shall be elected to fill the vacancy.
ARTICLE XXX.
ACTION OF THE BOARD.

p. 91 Signatures. Sect. 3. The signature of the teacher and of the President of the College shall be on all certificates issued.

BOARD OF LECTURESHIP.
ARTICLE XXXI.
ORGANIZATION AND DUTIES.

p. 93 Election. Section 1. This Church shall maintain a Board of Lectureship, the members of which shall be elected annually on Monday preceding the Annual Meeting, subject to the approval of the Pastor Emeritus. The lecture year shall begin July 1 of each year.

p. 94 Circuit Lecturer. Sect. 5. Upon the written request of Mrs. Eddy, The Mother Church shall appoint a Circuit Lecturer. His term of office, if approved, shall not be less than three years. He shall lecture in the United States, in Canada, in Great Britain and Ireland. …

COMMITTEE ON PUBLICATION.
ARTICLE XXXIII.

p. 97 In The Mother Church. Section 1. There shall be appointed by The Mother Church a Committee on Publication, which shall consist of one loyal Christian Scientist who lives in Boston, and he shall be manager of the Committees on Publication throughout the United States, Canada, Great Britain and Ireland. He shall be elected annually by an unanimous vote of the Christian Science Board of Directors and the consent of the Pastor Emeritus given in her own handwriting, and shall receive an annual salary, paid quarterly, of not less than four thousand dollars.

p. 100 Case of Necessity. Sect. 6. If a suitable man is not obtainable for Committee on Publication, a suitable woman shall be elected. If at any time the Christian Science Board of Directors shall determine that the manager of the general Committee on Publication needs an assistant, the Board shall, with the approval of the Pastor Emeritus, appoint an assistant manager, who shall receive an adequate salary from The Mother Church.

CHURCH BUILDING.
ARTICLE XXXIV.

p. 103 The Mother Church Building. Sect. 3. The edifice erected in 1894 for The First Church of Christ, Scientist, in Boston, Mass., shall neither be demolished, nor removed from the site where it was built, without the written consent of the Pastor Emeritus, Mary Baker Eddy.

CHURCH MANUAL.
ARTICLE XXXV.

p. 104 For The Mother Church Only. Section 1. The Church Manual of The First Church of Christ, Scientist, in Boston, Mass., written by Mary Baker Eddy and copyrighted, is adapted to The Mother Church only. It stands alone, uniquely adapted to form the budding thought and hedge it about with divine Love. This Manual shall not be revised without the written consent of its author.

p. 105 Amendment of By-Laws. Sect. 3. No new Tenet or By-Law shall be adopted, nor any Tenet or By-Law amended or annulled, without the written consent of Mary Baker Eddy, the author of our textbook, SCIENCE AND HEALTH.
Appendix 3: List of changes made to the Church Manual since 1910

The first edition of the Church Manual was published in 1895. Mrs. Eddy kept fine-tuning the Manual and by September 1910 eighty-eight editions had been issued. As had become the standard procedure, the eighty-eighth edition was announced in the Sentinel of September 17, 1910, as shown below:

THE MANUAL

The 88th edition of The Mother Church Manual, containing all of the recent changes, has been issued and is now on sale.

Subsequent editions of the Manual will be issued when new by-laws are made or when important changes are made in by-laws already in effect; and due notice of each new edition will appear in the Sentinel.

Address all orders to Allison V. Stewart, Publisher, Falmouth and St. Paul streets, Boston.

Two weeks after Mrs. Eddy’s passing in December 1910, changes were made to the Manual, issued and sold as the eighty-ninth edition for which there was no announcement. Over the course of the following years, more changes were made.

In the Sentinel of January 8, 1955 and the February Journal of that year “An Important Statement” was made that says: “Since her passing in 1910 no change whatever has been made in anything which she has written. The text of all her writings as published remains today exactly as she left it, and will, of course, be preserved permanently in this form.” It then continues: “The changes which have appeared in her books since her passing, changes in typography and bindings to keep them abreast of the times, and a few others—none of them altering her own words—have all been due to specific instructions from her or policies firmly established by her.”

Below is a list of the recorded changes based on the copies that are available in the Christian Science Research Library at the Christian Science Foundation. The changes are listed in order of appearance in the Manual. The very first changes that were made to the 89th edition of the Manual are listed as 1911 because this was the date on the cover and the title page, although it was issued on Saturday December 17, 1910.

<table>
<thead>
<tr>
<th>No. of Change)</th>
<th>Page</th>
<th>Change</th>
<th>Year</th>
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<tbody>
<tr>
<td>1)</td>
<td>Cover</td>
<td>Omission of date in which the copy was issued</td>
<td>1914</td>
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<tr>
<td>2)</td>
<td>Cover</td>
<td>Added Cross and Crown seal</td>
<td>1916</td>
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<tr>
<td>3)</td>
<td>Cover</td>
<td>Added Author’s name</td>
<td>1918</td>
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<tr>
<td>4)</td>
<td>Cover</td>
<td>Added “Authorized Edition” – to some editions</td>
<td>1933</td>
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<tr>
<td>5)</td>
<td>Cover</td>
<td>All wording removed leaving Cross and Crown seal only – to some editions</td>
<td>1938</td>
</tr>
<tr>
<td>6)</td>
<td>Cover</td>
<td>Facsimile signature of Mary Baker Eddy added – to some editions</td>
<td>1976-77</td>
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<tr>
<td>7)</td>
<td>Opposite Title Page</td>
<td>Added note: “The facsimile of the signature of Mary Baker Eddy and the design of the Cross and Crown seal are registered trademarks of the Trustees under the Will of Mary Baker G. Eddy”</td>
<td>1944-45; Moved note to Copyright page (see No. 17) 1970-71</td>
</tr>
<tr>
<td>8)</td>
<td>Title Page</td>
<td>Capitalized “the” to “The Mother Church”</td>
<td>1914</td>
</tr>
<tr>
<td>9)</td>
<td>Title Page</td>
<td>Added descriptive title of author under her name: “Discoverer and Founder of Christian Science, and Author of the Christian Science Text Book ‘Science and Health with Key to the Scriptures’”</td>
<td>1911</td>
</tr>
</tbody>
</table>
11) Title Page Added facsimile signature of Mary Baker Eddy – to some editions 1943-44; Later added permanently 1943-44; Added ® mark 1959-60
12) Title Page Added “For the Trustees under the Will of Mary Baker G. Eddy” after “Boston, U.S.A., Published by Allison V. Stewart” 1915
13) Title Page Publisher changes: changed from “Allison V. Stewart, Falmouth and St. Paul Streets” to “The Christian Science Publishing Society, under the Will of Mary Baker Eddy” 1918; Changed to “The Trustees under the Will of Mary Baker G. Eddy” 1923; Changed into “The First Church of Christ, Scientist, in Boston, Massachusetts, U.S.A.” 1973-74
14) Title Page Removed date of edition 1940
15) Title Page Changed “Published by” from “Trustees under the Will of Mary Baker G. Eddy” to “The First Church of Christ, Scientist, in Boston, Massachusetts, U.S.A.” 1915; Changed into “The Trustees under the Will of Mary Baker G. Eddy” 1923; Changed into “The First Church of Christ, Scientist, in Boston, Massachusetts” 1915; Removed 1973-74
16) Copyright Page Added “Authorized Literature of The First Church of Christ, Scientist, in Boston, Massachusetts” 1915; Removed 1973-74
17) Copyright Page Moved and adapted note from opposite title page (No. 7): “The facsimile of the signature of Mary Baker Eddy and the design of the Cross and Crown seal are trademarks of the Trustees under the Will of Mary Baker G. Eddy, registered in the United States and other countries.” 1970-71; Later changed from “the Trustees under the Will of Mary Baker G. Eddy” to “The Christian Science Board of Directors” 1973-74
18) Copyright Page Changes of copyright dates: Removed Mrs. Eddy’s first copyright date “1903” 1918; Added “Copyright renewed, 1923” after “By Christian Science Board of Directors” and “By James A. Neal and Thomas W. Hatten” 1925; Added more copyright renewal dates to Mr. Neal and Mr. Hatten “1924, 1925, 1926, 1927” 1927; Added copyright renewal date to Mr. Neal and Mr. Hatten “1929” 1930; Added “Copyright renewed, 1932” after “By Mary Baker G. Eddy” 1933; Restored Mrs. Eddy’s first copyright date “1903” 1937; Added copyright renewal dates to Mrs. Eddy “1934, 1936” 1937; Added another copyright renewal date to Mrs. Eddy “1931” 1942-43; Removed copyright renewal date “1924” to Mr. Neal and Mr. Hatten 1948-49; Added “All rights reserved” after all copyright dates 1972-73; Removed “All rights reserved” 1990-91; Moved original copyright date by Mr. Neal and Mr. Hatten to Mrs. Eddy “1898” 1992-93
19) Page 14 Added “And Branch Churches” to index titles for pages 120 and 127 1914
20) Page 15 Added footnote “From Science and Health with Key to the Scriptures by Mary Baker Eddy. ©1971 The Christian Science Board of Directors. Copyright under Special Act of Congress. All rights reserved in all editions.” 1973-74; Shortened to “From Science and Health with Key to the Scriptures by Mary Baker Eddy.” 1990-91
21) Pages 15-12 Added line numbers in the margin 1938
22) Page 17 Changed date from “April 19” to “April 12” 1931
23) Page 17 Capitalized “the” to “The Mother Church” 1915
24) Page 18 Added footnote “The Charter itself bears the date August 23, 1879.” 1931
25) Page 19 Moved revised footnote from p. 18 to p. 19: “Steps were taken to promote the Church of Christ, Scientist, in April, May and June; formal organization was accomplished and the charter obtained in August, 1879.” 1933
26) Page 21 Removed “Rev. Mary Baker Eddy, Pastor Emeritus” from list of Church Officers 1911; Restored to list 1924
27) Page 21 Added date of each new edition on bottom of the page 1940-41
28) Page 45 Capitalized “he” to “He supplies” 1914
29) Page 45 Capitalized “the” to “The Mother Church Manual” 1933
30) Page 51 Capitalized “church” to “No Church” 1933
31) Page 51 Capitalized “church” to “Church members” 1933
32) Page 64 Capitalized “reading rooms” to “Reading Rooms” 1933
33) Page 68 Capitalized “the” to “The Mother Church” (sect. 12) 1919
34) Page 70 Capitalized “By-law” to “By-Law” 1933
35) Page 74 Capitalized “reading-rooms” to “Reading Rooms” 1933
36) Page 84 Last three lines moved to the following page 1914
37) Page 110 Added “exactly” before “complied with” 1912
38) Page 110 Changed “signers” to “approvers” 1912
39) Pages 114, 116, 118 Application form: clerk’s name “John V. Dittemore, Clerk” replaced by each new clerk, as found in the list of church officers (p. 21), except when Miss. Mary G. Ewing was the first female clerk, appointed from 1942 till 1946, the form still printed the name of the previous clerk, Ezra W. Palmer. From around 1986 onwards, the form mentions consistently “William B. Johnson, C.S.B., Clerk,” who was the first clerk of the reorganized church from 1895 till 1909.

40) Pages 115, 117 Changed from “I am not a member of any church.” to “I was formerly a member of . . . denomination, but have definitely severed my connection therewith” 1912
41) Pages 115, 117, 118 Removed “Yours in Truth and Love” 1912
42) Pages 118 Added line “I was formerly a member of . . . denomination, but have definitely severed my connection therewith” 1912
43) Page 120 Added “and Branch Churches” to title 1911
44) Page 120 Item 7. Capitalized “explanatory note” to “Explanatory Note” 1933
45) Page 120 Item 9. Capitalized “selection” to “Selection” 1953-54
46) Page 125 Item 8. Capitalized “explanatory note” to “Explanatory Note” 1933
47) Page 125 Item 10. Capitalized “Scriptural selection” to “Scriptural Selection” 1953-54
48) Page 126 Item 14. Changed capitalization and removed quotation marks from “Reading ‘The scientific statement of being’” to “Reading the Scientific Statement of Being” 1933
49) Page 127 Capitalized “the” to “The Mother Church” in title 1915
50) Page 127 Added “and Branch Churches” to title 1911
51) Page 127 Added footnote “If a collection is taken, it should be taken in the classes before they reassemble.” 1911
52) Page 130 Added note to footnote “Editor's Note: In May 1971, this statute (renumbered section one of Chapter 68) was amended by substituting ‘residents’ for ‘citizens.’” 1972-73
53) Page 139 Added eleven page Topical Index. The Topical Index did not list every By-Law or every reference to the selected word. Names of some By-Laws were amended. For example, “Local self-government”, p. 70, was listed as “Local Government” 1925; Removed Topical Index 1952-53

More information about these changes and their impact can be found in the following documents:

- The Church Manual: Yesterday—Today—Forever, by Christeen Anderson
Appendix 4: Last Will and Testament of Mary Baker G. Eddy

Last Will and Testament of Sept. 13, 1901

Be It Known that I, Mary Baker G. Eddy, of Concord, New Hampshire, being of sound and disposing mind and memory, do make, publish and declare this to be my last will and testament in manner and form following, that is to say;

1. I hereby nominate and appoint Honorable Henry M. Baker, of Bow, New Hampshire, sole executor of this my last will and testament; and, having ample confidence in his ability and integrity, I desire that he shall not be required to furnish sureties on his official bond.

2. Having already transferred and given to my son, George W. Glover, of Lead City, South Dakota, four certain mortgage deeds bought of the Farmers Loan and Trust Company, of the State of Kansas, and having already given him a house and lot located in Lead City, South Dakota, and monies at various times, I hereby confirm and ratify said transfers and gifts, and, in addition thereto, I give and bequeath to my said son, George W. Glover, the sum of ten thousand dollars.

3. I give and bequeath to George H. Moore, of Concord, New Hampshire, the sum of one thousand dollars; to each of the five children of my son, George W. Glover, the sum of ten thousand dollars; to Mrs. Mary A. Baker, of Boston, Massachusetts, widow of my late brother, the sum of five thousand dollars; to Frances A. Baker, of Concord, New Hampshire, the sum of one thousand dollars; to Henrietta E. Chanfrau, of Philadelphia, Penn., the sum of one thousand dollars; to Fred N. Ladd, of Concord, New Hampshire, the sum of three thousand dollars; to my adopted son, Benjamin J. Foster, M.D., the sum of five thousand dollars; to Calvin A. Frye, of Concord, New Hampshire, the sum of ten thousand dollars, provided he continues in my service to the date of my decease; to Pauline Mann, of Concord, New Hampshire, the sum of one thousand dollars; to Joseph G. Mann, of Concord, New Hampshire, three thousand dollars, provided he continues in my service to the date of my decease; to Joseph Mann, of Concord, New Hampshire, the sum of ten thousand dollars; to Calvin A. Frye and Joseph G. Mann, above named, provided they shall respectively remain in my service to the date of my decease, the right, during the term of their respective natural lives, to occupy and use my homestead and grounds called “Pleasant View,” in Concord, New Hampshire, as their residence and home, but the rights hereby conditionally granted to said Frye and Mann shall not be assignable to any other person. Said homestead and grounds connected therewith shall not be leased to, or occupied by, any persons, except as herein provided. No part of said homestead, or lands connected therewith, shall be devoted to any other uses or purposes than those of a home for said Frye and Mann during their respective lives (provided they respectively remain in my service to the date of my decease) and a home for my grandchildren according to the terms of this will and, after the termination of the rights of said Frye and Mann and my grandchildren as herein provided, as a place for the reception, entertainment, and care of Christian Science visitors and their friends, and to such other purposes looking to the general advancement of the Christian Science religion as may be deemed best by the residuary legatee. All the personal property, except my jewelry, in and about said homestead and lands shall be kept and carefully used on said premises.

In my contract with Edward A. Kimball, of Chicago, dated October 9, 1899, provision is made for the creation of a trust fund for the purpose of procuring an annual revenue or income which shall be used for maintaining in a perpetual state of repair my said homestead. A further provision is also made for that purpose in said contract. If for any reason, sufficient funds for such purposes shall not be provided from the sources named in said contract, then I direct that my residuary legatee shall provide and expend such sums, from time to time, as may be necessary for the purpose of maintaining said homestead and grounds in a perpetual state of repair and cultivation.

I hereby give and devise to my grandson, George W. Glover, Jr., the right and privilege of living and having a home at Pleasant View and of being supported therein in a reasonable manner at the expense of my estate while he is obtaining his education preparatory to admission to Dartmouth College, provided he shall select and choose to obtain his education at that institution. I also direct my executor to pay all of said George W. Glover, Jr.’s, reasonable expenses while at said college, giving him, in the meantime, the privilege of a home at Pleasant View.

I also give and devise to my granddaughters the right and privilege of living and having a home at Pleasant View, and of being supported therein in a reasonable manner at the expense of my estate, while they, or either of them, are obtaining a high school education, provided they, or either of them, desire the advantages of such course.

6. I give and bequeath to the Christian Science Board of Directors of The Mother Church—The First Church of Christ, Scientist, in Boston, Massachusetts—and their successors in office, the sum of one...
hundred thousand dollars, but, nevertheless, in trust for the following purposes, namely; said trustees shall hold, invest, and reinvest the principal of said fund and conservatively manage the same, and shall use the income and such portion of the principal, from time to time, as they may deem best, for the purpose of providing free instruction for indigent, well-educated, worthy Christian Scientists at the Massachusetts Metaphysical College and to aid them thereafter until they can maintain themselves in some department of Christian Science.

I desire that the instruction for which provision is hereby made shall be at the said College, but my said trustees are hereby authorized to provide said instruction elsewhere, if, in the unanimous judgment of all said trustees for the time being, such course shall seem best. The judgment and discretion of said trustees with reference to the person to be aided as herein provided and the amount of aid furnished to each of said persons shall be final and conclusive.

7. I hereby ratify and confirm the following trust agreements and declarations, viz.:

(1) The deed of trust dated September 1, 1892, conveying land for church edifice in Boston and on which the building of the First Church of Christ, Scientist, now stands.

(2) The trust agreement dated January 25, 1898, conveying to Edward P. Bates, James A. Neal, and William P. McKenzie, and their successors, the property conveyed to me by the Christian Science Publishing Society, by bill of sale dated January 21, 1898, the said trust being created for the purpose of more effectually promoting and extending the religion of Christian Science as taught by me.

(3) The trust agreement dated February 12, 1898, specifying the objects, purposes, terms, and conditions on which the First Church of Christ, Scientist, in Boston, Massachusetts, shall hold the real estate situated at # 385 Commonwealth Avenue, in Boston, Massachusetts, which was conveyed to me by said church on said February 12, 1898.

(4) The trust agreement dated January 31, 1898, whereby certain real estate was conveyed to George H. Moore, Calvin A. Frye, and Ezra M. Buswell, and their successors, and in addition thereto, the sum of one hundred thousand dollars, for the purpose of a Christian Science Church to be erected on said real estate.

(5) The trust agreement dated May 20, 1898, under which the sum of four thousand dollars was transferred to The First Church of Christ, Scientist, in Boston, for the benefit of the children contributors of the Mother's room in said church.

(6) The deed of trust dated December 21, 1895, transferring five hundred dollars to the trustees of Park Cemetery Association, of Tilton, New Hampshire.

8. I give, bequeath and devise all the rest, residue and remainder of my estate, of every kind and description, to the Mother Church—The First Church of Christ, Scientist, in Boston, Massachusetts, in trust for the following general purposes; I desire that such portion of the income of my residuary estate as may be necessary shall be used for the purpose of keeping in repair the church building and my former house at # 385 Commonwealth Avenue in said Boston, which has been transferred to said Mother Church, and any building or buildings which may be, by necessity or convenience, substituted therefor; and so far as may be necessary, to maintain my said homestead and grounds ("Pleasant View" in Concord, New Hampshire) in a perpetual state of repair and cultivation for the uses and purposes heretofore in this will expressed; and I desire that the balance of said income, and such portion of the principal as may be deemed wise, shall be devoted and used by said residuary legatee for the purpose of more effectually promoting and extending the religion of Christian Science as taught by me.

Witness my hand and seal this thirteenth day of September, A.D. 1901.

Mary B. G. Eddy (L.S.)

Signed, sealed and declared by the above named Mary Baker G. Eddy as and for her last will and testament, in the presence of us, who, at her request, in her presence, and in the presence of each other, have subscribed our names as witnesses hereto.

Mary E. Tomlinson
Irving C. Tomlinson
Myron J. Pratt
Alvin B. Cross

1st Codicil of November 7, 1903

BE IT KNOWN that I, Mary Baker G. Eddy, of Concord, New Hampshire, do hereby make, publish and declare a codicil to my last will and testament, originally dated September 13, 1901, a duplicate of said will having been this day re-executed by me upon the discovery of the loss of the original dated September 13, 1901, as aforesaid, in manner following, namely;

1. I hereby revoke the bequest in paragraph numbered 5 of my said will, to Joseph G. Mann, of the right to occupy with Calvin A. Frye my homestead premises known as "Pleasant View," during the lifetime of the said Mann, and I hereby bequeath unto Irving C. Tomlinson, of Concord, New Hampshire, and to his sister Mary E. Tomlinson the right during the term of their respective lives to occupy and use as a home said premises known as "Pleasant View," said occupancy and use by them to be personal to them and not assignable to any other person by them or either of them and shall be exercised with due regard to the rights of other persons named in said will, excepting said Mann, to occupy and enjoy said premises.

2. I give and bequeath to Laura E. Sargent the sum of Five Thousand Dollars ($5000), this legacy to be

Signed, sealed and declared by the above named Mary Baker G. Eddy as and for her last will and testament, in the presence of us, who, at her request, in her presence, and in the presence of each other, have subscribed our names as witnesses hereto.

Mary E. Tomlinson
Irving C. Tomlinson
Myron J. Pratt
Alvin B. Cross
in lieu of the legacy provided for her in paragraph numbered 3 of my said will, and to be unconditional.

3. I give, devise and bequeath to the Second Church of Christ, Scientist, in New York City, a sum not exceeding One Hundred and Seventy-five Thousand Dollars ($175,000) sufficient to pay the indebtedness which may exist at the time of my decease upon the church edifice of said Second Church of Christ, Scientist, and direct that said sum of One Hundred and Seventy-five Thousand Dollars ($175,000), or so much thereof as may be necessary for the purpose, shall be applied as soon as may be after my decease to or towards the extinguishment of said indebtedness; if the amount required for this purpose shall not be as much as One Hundred and Seventy-five Thousand Dollars ($175,000), then this legacy shall be limited to the amount actually required.

4. I give and bequeath to Mrs. Pamela J. Leonard, of Brooklyn, New York, the sum of Three Thousand Dollars ($3000); to Mrs. Augusta E. Stetson, of New York City, my “crown of diamonds” breastpin; to Mrs. Laura Lathrop, of New York City, my diamond cross; to Mrs. Rose Kent, of Jamestown, New York, my gold watch and chain; and to Henry M. Baker, of Bow, New Hampshire, my portrait set in diamonds.

5. Mrs. Mary A. Baker, to whom I have bequeathed Five Thousand Dollars ($5000), by my will having deceased since the original execution of said will on September, 13, 1901, I hereby revoke the legacy therein provided for her.

6. The bequest in my will to Calvin A. Frye is hereby increased to twenty thousand dollars, but subject to the same condition as therein provided.

I hereby ratify and reaffirm my will as originally executed on September 13, 1901, and as again executed this day, in all respects except as herein modified.

In witness whereof I have hereunto set my hand and seal at Concord, New Hampshire, this seventh day of November, A.D. 1903.

Mary Baker G. Eddy (L.S.)

Signed, sealed, published and declared by the above named Mary Baker G. Eddy to be a codicil to her last will and testament in presence of us, who at her request, in her presence and in the presence of each other have subscribed our names as witnesses hereto.

Myron J. Pratt
Alvin B. Cross
Calvin C. Hill
34 St. Stephen St., Boston

2nd Codicil of May 14, 1904

BE IT KNOWN THAT I, MARY BAKER G. EDDY, of Concord, New Hampshire, do hereby make, publish, and declare this second codicil to my last will and testament originally dated September 13, 1901, a duplicate of said will having been re-executed by me on November 7, 1903, in manner following, namely;

1. I hereby direct and require that the executor of my will shall sell, within three months after his appointment, at public auction or, if he sees fit, at private sale, for such price as he may determine upon and to such purchaser as he may see fit, my real estate in said Concord known as “Pleasant View,” consisting of my homestead and the grounds occupied in connection therewith, and I hereby direct that the proceeds of such sale shall be forthwith paid over to the Directors of the First Church of Christ, Scientist, in Boston, Massachusetts, to be used for such purposes in connection with said Church as said Directors may determine. Nothing contained in my will or codicil thereto shall be considered inconsistent with said Church purchasing said real estate, if the Directors may consider it desirable so to do.

II. I hereby give and bequeath to The First Church of Christ, Scientist, in Boston, Massachusetts, all the contents of my said homestead and of the other buildings at “Pleasant View,”—except so far as any of the same may be specifically bequeathed in my will and codicil thereto, which specific bequests I do not modify by this provision,—the same to be kept or disposed of as may be determined by the Directors of said Church; but I direct that Calvin A. Frye shall have the privilege of selecting from said articles such keepsakes or mementos, not exceeding in intrinsic value the sum of five hundred dollars, as he may desire, and I give and bequeath the same to him when so selected.

III. I hereby direct that said Calvin A. Frye shall be provided with a suitable home in my house at No. 385 Commonwealth Avenue, Boston, if he so desires, he to have the exclusive occupancy of two furnished rooms therein, to be designated by my executor, and to have his board, suitable heat, light, and all other things necessary for his comfortable occupancy of said premises during his natural life, the expense thereof to be provided out of the income from the residue of my estate which I have left to said The First Church of Christ, Scientist, in Boston, Massachusetts.

IV. I give and bequeath to Lydia B. Hall, of Brockton, Massachusetts, the sum of one thousand dollars.

V. I give and bequeath to Irving C. Tomlinson, of said Concord, the note which I hold signed by him, it being my intention hereby to release him from said indebtedness.

In all other respects except as herein specified, I hereby ratify and reaffirm my will and codicil above mentioned.
IN WITNESS WHEREOF I have hereunto set my hand and seal at Concord, New Hampshire, this fourteenth day of May, A.D. 1904.

Mary Baker G. Eddy (L.S.)

Signed, sealed, published and declared by the above named Mary Baker G. Eddy to be a codicil to her last will and testament, in presence of us, who, at her request have subscribed our names as witnesses hereto.

Josiah E. Fernald
Mary E. Thompson
Calvin C. Hill

Suffolk S.S., Dec. 6, 1928
Probate Court
A true copy, attest
John R. Nichols, Asst. Register.