

NORTHBRIDGE PLANNING BOARD

FORM L

CONVEYANCE OF EASEMENTS
AND UTILITIES



_____, 2 _____

_____, of _____
Name of Owner Address

Worcester County, Massachusetts; for the consideration of _____
State consideration

Hereby grants, transfers, and delivers unto the Town of Northbridge, a municipal corporation in Worcester County, the following:

- A. The perpetual rights and easements to construct, inspect, repair, remove, replace, operate, and forever maintain (1) sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, (2) pipes, conduits and their appurtenances for the conveyance of water, and (3) a covered surface and ground water drain or drains with manholes, pipes, conduits and their appurtenances, and to do all other acts incidental to the foregoing, including the right to pass along and over the land for the aforesaid purposes, in, through, and under the whole of _____ dated _____, 2 _____, said plan is made and said plan is incorporated herein for a complete and detailed description of said roads.
- B. The perpetual rights and easements to use for _____ of the following parcel of land situated on _____ in the Town of Northbridge and bounded as described as follows: _____

The grantor warrants the aforesaid easements are free and clear of all liens or encumbrances, that he (it) has good title to transfer the same, and that he will defend the same against claims of all persons.

For grantor's title see deed from _____ dated _____, 2 _____, and recorded in the Worcester District Registry of Deeds, Book _____, Page _____, or under Certificate of Title No. _____ registered in _____ District of the Land Court, Book _____, Page _____.

This is not a homestead property.

And (to be completed if a mortgage exists) _____
the present holder of a mortgage on the above described land, which mortgage is dated _____, 2 _____

and recorded in said Deeds, Book _____, Page_____, for consideration paid, hereby releases unto the Town of Northbridge forever from the operation of said mortgages, the rights and easements hereinabove granted and assents thereto.

Authorized Signature of Mortgagee

Owner

IN WITNESS THEREOF we have hereunto set our hands and seals this _____ of _____, 2

COMMONWEALTH OF MASSACHUSETTS

Worcester County, _____, 2

Then personally appeared _____ one of the above named members of the Planning Board of Northbridge, Massachusetts and acknowledged the foregoing instrument to be their free act and deed.

Signature of Notary Public

My Commission expires:_____

NOTE: This conveyance is not effective until accepted by town meeting vote.