



PLANNING DEPARTMENT
Community & Economic Development Division

Form M – CONVEYANCE OF EASEMENTS AND UTILITIES

_____, (Name of owner) of _____, (address) County, Massachusetts for the consideration of _____, hereby grants, transfers and deliver unto the Town of North Andover, a municipal corporation in Essex County, the following:

A. The perpetual rights and easements to construct, inspect, repair, remove, replace, operate and forever maintain (1) a 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 any 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 _____, said plan is made and said plan is incorporated herein for a complete and details description of said roads.

B. The perpetual rights and easements to use for _____ (describe use/purpose) the following parcel of land situated on _____ (Street) in said Town of North Andover and bounded and described as follows:

The grantor warrants that 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 _____, 20____, and recorded in _____ 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.
To be completed if a mortgage exists:

And _____ the present holder of a mortgage on the above described land, which mortgage is dated _____, 20____, and recorded in said Deeds, Book _____, Page _____, for consideration paid, hereby releases unto the Town forever from the operation of said mortgages, the rights and easements herein above granted and assents thereto.

Authorized signature of Mortgage

Owner

IN WITNESS WHEREOF we have hereto set our hands and seal this _____ day of _____, 20_____.

COMMONWEALTH OF MASSACHUSETTS

_____ SS _____, 20 _____

Then personally appeared _____ as the Applicant or his/its authorized agent and acknowledged the foregoing instrument to be his or her free act and deed the free act and deed of the Applicant, before me.

Notary Public

My Commissions Expires _____

NOTE: This conveyance is not effective until accepted by Town Meeting.