



**TOWN OF WINCHESTER
MIDDLESEX COUNTY, MASSACHUSETTS
PLANNING BOARD
TOWN HALL
WINCHESTER, MASSACHUSETTS 01890
Phone: 781-721-7162 Fax: 781-721-7166**

**FORM H-S
CONVEYANCE OF SEWER EASEMENTS**

(Form to be used if subdivision street is to remain privately owned and within the ownership of a Property Owner's Association)

(Name of Owner) _____, of
(Address, including county) _____,
Massachusetts, for consideration paid, hereby grants, transfers and delivers unto the
Town of Winchester, a municipal corporation in Middlesex County, Massachusetts, the
following: *

1. The perpetual rights and easements to construct, inspect, repair, remove, replace, operate and forever maintain sanitary sewer or sewers with their pipes, conduits and other appurtenances and accessory storage structures and to do all other acts incidental to the foregoing, specifically including the right to enter and to pass along and over the streets and easements shown on approved subdivision plan dated _____ and recorded in the Middlesex South Registry of Deeds in Book _____, Plan _____, land and to make excavations therein for the aforesaid purposes. I/We shall make no claim for damages or for the return of any utilities removed or replaced by the Town of Winchester or its agents.

2. The perpetual right and easement to use for _____
(describe use or purpose) the following parcel of land situated in said subdivision
on _____ (Street) in said Town of
Winchester and bounded and described as follows: (description)

The grantor warrants that the aforesaid easements and structures 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 the Middlesex South
Registry of Deeds, Book _____, Page _____.

This is not a homestead property.

And (to be completed if a mortgage exists) _____
(name and address) _____

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 of Winchester forever from the operation of said mortgages, the right and easements hereinabove granted and assents thereto.

Authorized Signature of Mortgagee

Owner

IN WITNESS WHEREOF we have hereunto set our hand and seals this _____ day of _____ 20_____.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this ____ day of _____, 2011 before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which were personally known to me to be the persons whose names are signed above, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires _____

NOTE: Conveyance of sewer easements are NOT effective until accepted by the Board of Selectmen, in accordance with M.G.L. Chapter 83, Section 1;