



TOWN OF DOUGLAS PLANNING BOARD

FORM L

Easement and Utilities Deed

KNOW ALL MEN BY THESE PRESENTS, that _____ (owner),
with an address of _____ hereby grants,
transfer, and delivers unto the Town of Douglas _____ with an address of
_____ county, Commonwealth of Massachusetts, the following:

- A. The perpetual rights and easement(s) to construct, inspect, 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 upon which said utilities are located for the aforesaid purposes.
- B. The perpetual rights and easement to use for _____
(describe the use or purpose) the following parcel(s) of land situated on _____
(street) in said Douglas and bounded and described as follows:

(Description)

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

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

To be completed if a mortgage exists ---

The mortgage, _____, with an address of _____
_____, the present holder of a mortgage on the above-described Deeds, Book _____.
Page _____, for consideration paid, hereby releases unto the town from the operation of said mortgage, the rights
and easement(s) hereinabove granted.



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We, the owner and his/her spouse, as far as necessary, hereby release all rights of dower, curtesy, or homestead, or any other interests that we may have in the parcel(s) of land that constitutes the subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____
Day of 20 _____.

OWNER

Signature of Owner

Date Witness

By:

Its:

Duly authorized

COMMONWEALTH OF MASSACHUSETTS

Then personally appeared before me the above-named _____,
Owner, or person duly authorized to execute this instrument on behalf of the owner, and acknowledged the
execution of the foregoing instrument to be his/her free act and deed for the purposes provided therein.

Notary Public

My commission expires:



**TOWN OF DOUGLAS
PLANNING BOARD**

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OWNER'S SPOUSE

Signature of Owner's Spouse

Date Witness

COMMONWEALTH OF MASSACHUSETTS

Then personally appeared before me the above-named _____,
and acknowledged the execution of the foregoing instrument to be his/her free act and deed for the purposes provided
therein.

Notary Public

My commission expires:

MORTGAGEE

Signature of Mortgagee Spouse

Witness

By:

Its:

Duly authorized

COMMONWEALTH OF MASSACHUSETTS

Then personally appeared before me the above-named _____, person duly authorized
to execute this instrument on behalf of the mortgagee, and acknowledged the execution of the foregoing instrument to be
his/her free act and deed for the purposes provided therein.

Notary Public

My commission expires: