



FORM K

CONVEYANCE OF EASEMENTS AND UTILITIES

_____, of Middlesex County, Massachusetts for good and adequate consideration, hereby grants, transfers and delivers unto the Town of Pepperell, a municipal corporation in Middlesex 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;
- (3) a covered surface and groundwater 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, in, through and under the whole of the following described land and to and from extensions of said easements so as to access extensions of said utilities on adjacent lands appearing on a plan entitled _____ dated _____. Said plan is incorporated herein for a complete and detailed description of said roads.

B. The perpetual rights to pass and re-pass for all purposes of the following parcel of land situated on _____ in said Town of Pepperell and bounded and described as follows:

Title _____

Date _____

Prepared by _____

C. The perpetual right and easement to pass and re-pass over the ways shown on said Plan to access all lots fronting thereon, and to access all other easements granted herein; and, upon acceptance of said way by the Town, the right to pass and re-pass by the general public for all purposes for which said way or ways are laid out and accepted.

The grantor warrants that the aforesaid easements are free and clear of all liens or encumbrances, that he 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 _____ and recorded in South Middlesex Registry of Deeds Book _____ Page _____ or under Certificate of Title No. _____ registered in Land Court, Book _____, Page _____.

This is not a homestead property.

**To be completed only if a mortgage exists:

_____, the present holder of a mortgage on the above described land, which mortgage is dated _____ and recorded as Book _____, Page _____ for consideration, hereby releases unto the Town of Pepperell forever from the operation of said mortgages the rights and easements hereinabove granted and assents thereto.

Mortgagee

Owner

In witness whereof we have hereunto set our hands this ____ day of _____, 2008.

OWNER

On this _____ day of _____, 2008, before me, the undersigned notary public, personally appeared _____, proved to me through satisfactory evidence of identification, which was one of the following (check appropriate box): a driver's license; a valid passport; personally known to be the person whose name is signed on the preceding or attached document; or other _____, and acknowledged to me that he/she signed it voluntarily for its stated purpose as a member of the Planning Board of the Town of Pepperell.

NOTARY PUBLIC

My Commission Expires:

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