



FORM L

PLANNING BOARD BERKLEY, MASSACHUSETTS

CONVEYANCE OF EASEMENTS AND UTILITIES

_____, 20__

(Name of owner) _____, of (address, including county) _____
_____ County, Massachusetts; for the consideration of
(state consideration) _____, hereby grants, transfers and delivers unto the town of Berkley, a municipal corporation in
Bristol 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 detailed description of said roads.

The perpetual rights and easements to use for (describe use or purpose) _____ of _____ the following parcel of land situated on (street) _____ in said town and bounded and described as follows:
(description) _____

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)
(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 forever from
the operation of said mortgages, the rights and easements hereinabove granted and assents thereto.

_____ Authorized Signature of Mortgagee	_____ Owner
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IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day of _____, 20____.

COMMONWEALTH OF MASSACHUSETTS
_____, ss _____, 20____

Then personally appeared the above named _____ and acknowledged the
foregoing to be _____ free act and deed, before me.

Notary Public
My commission expires _____

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