

PLANNING BOARD
TOWN OF WILMINGTON, MASSACHUSETTS
DATE _____

SUBDIVISION NAME _____ PLAN# _____

FORM K

CONVEYANCE OF EASEMENTS AND UTILITIES

I/we, _____ with an address of _____
_____ for consideration paid, hereby
grant to the Town of Wilmington, a municipal corporation located in Middlesex County, Massachusetts,
having its principal place of business at 121 Glen Road, Wilmington, Massachusetts 01887 with
QUITCLAIM COVENANTS, 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 and manholes, pipes, conduits and other appurtenances, (2) pipes, conduits and their appurtenances for the conveyance for 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 _____ in Wilmington as shown on plan entitled: _____ dated: _____ scale: _____ owner: _____ engineer: _____ and bounded and described (metes and bounds) as follows: _____.
- B. The rights and easements to use for _____ (described use or purpose)
the following parcel of land situated on _____ (street)
in said _____ (City/Town)
and bounded and described (metes and bounds) as follows:

- C. The rights and easements to use for a public way together with others lawfully entitled thereto the following parcel of land situated on _____ in said _____ (street)
_____ (City/Town) and bounded and described (metes and bounds) as follows:

TO HAVE AND TO HOLD the above described rights and easements unto the said Town of Wilmington and its successors and assigns forever.

And, for the consideration aforesaid, the said grantors do hereby give, grant, sell, transfer and deliver unto the said Town of Wilmington and its successors and assigns forever, all water, sewer and drain pipes, conduits, manholes, culverts and their appurtenances that have been constructed or installed in _____ and in the said Drainage and Utility Easements, and all other easements in the above-described land. The title as to said water pipes, sewer and drain pipes, conduits, manholes, culverts and their appurtenances, however, shall not pass until such time, if ever, as the Town of Wilmington establishes said _____ as a Town way, and the

said _____ hereby covenants with the Town of Wilmington that the undersigned is the lawful owner of the foregoing articles, that they are free from all encumbrances, that the grantor has good right to sell and transfer the same as aforesaid and the grantor will warrant and defend the same against the claims and demands of all persons.

For grantor's title see deed from _____, dated _____ and recorded in Middlesex North Registry of Deeds, Book _____ Page _____.

IN WITNESS WHEREOF, the undersigned, applicant as aforesaid, does/do hereunto set his/her hand and seal this _____ day of _____.

Signature

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex }ss.

On this ____ Day of _____, 20____, before me, _____, the undersigned Notary Public, personally appeared _____ provided to me through satisfactory evidence of identity, which was/were _____, to be the person(s) whose name(s) is/are signed on this document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

As Members of the Wilmington Planning Board for the Town of Wilmington

Signature Notary Public

My Commission Expires

Mortgagee's Consent

(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 _____
_____, recorded with Middlesex North District Deeds in Book _____ Page
_____, for consideration paid, hereby consents to the granting of the rights and easements contained in
the foregoing instrument and hereby agrees with the Grantee and its successors and assigns to hold its said
mortgage subject and subordinate to said rights and easements.

EXECUTED as a sealed instrument this _____ day of _____.

Name and Title

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex }ss.

On this ____ Day of _____, 20____, before me, _____, the undersigned Notary
Public, personally appeared _____ provided to me through satisfactory
evidence of identity, which was/were _____, to be the person(s)
whose name(s) is/are signed on this document, and acknowledged to me that he/she/they signed it
voluntarily for its stated purpose.

As Members of the Wilmington Planning Board for the Town of Wilmington

Signature Notary Public

My Commission Expires