



TOWN OF DOUGLAS  
**FORM L**  
Easement and Utilities Deed

OFFICE USE ONLY
APPL No. _____
SUBMITTED _____
FEE _____

**I. Applicant Information**

Owners Name _____	Contact Person _____	
Street Address _____	Additional Address _____	
City/Town _____	State _____ Zip Code _____	
Telephone Number _____	Fax Number _____	Email Address _____
Other Comments _____		

**II. Owner Information**

Name _____	Contact Person _____	
Street Address _____	Additional Address _____	
City/Town _____	State _____ Zip Code _____	
Telephone Number _____	Fax Number _____	Email Address _____
Other Comments _____		

**III. Plan Information**

Title of Plan: \_\_\_\_\_

Drawn By: \_\_\_\_\_

PLS registration #: \_\_\_\_\_

Date on Plan: \_\_\_\_\_

Date of approval of plan: \_\_\_\_\_

Date of endorsement of approval of plan: \_\_\_\_\_

Recording information of originally approved plan: \_\_\_\_\_



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**IV. 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 easements 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 of land situated on \_\_\_\_\_  
(street) in said Douglas 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/she/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 \_\_\_\_\_,  
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  
land, which mortgage is dated \_\_\_\_\_, \_\_\_\_\_, and recorded in said Registry of  
Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, for consideration paid, hereby releases unto the town from the  
operation of said mortgage, the rights and easements 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 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.

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\_\_\_\_\_  
Notary Public

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\_\_\_\_\_  
My commission expires:



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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:

**MOARTGAGEE**

\_\_\_\_\_  
Signature of Mortgagee Spouse                      DATE                      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 mortgage, 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: