



Town of Canton Planning Board
 Memorial Town Hall
 801 Washington Street
 Canton, MA 02021
 781-821-5019

FORM J
CONVEYANCE OF EASEMENTS AND UTILITIES

Date: _____

Subdivision Name: _____

Property Street Address: _____

Canton Assessor's Map Number(s): _____ Lot Number/Parcel(s): _____

Plans prepared by (Name/ Company): _____ Plans Dated: _____

Recorded in Norfolk Registry of Deeds as Plan No. _____, of _____ in Plan Book _____, Page _____

(Owner) _____ of (Address) _____,
 _____ (County), Massachusetts, hereby grant to the Town of Canton, a municipal corporation in
 Norfolk County, Massachusetts, with quitclaim covenants, the following:

- A. The perpetual rights and easements to construct, inspect, repair, renew, replace, operate, and forever maintain:
 1. A sanitary sewer or sewers with any manholes, pipes, conduits, and other appurtenances, and
 2. Pipes, conduits and their appurtenances for the conveyance of water, and
 3. To do all 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 _____ Street(s) and _____ Road(s) in said Canton as shown on the plan referenced above, and reference to said plan is incorporated herein for a complete and detailed description of said ways.
- B. The perpetual rights and easements to construct, inspect, repair, renew, replace, operate, and forever maintain:
 1. A sanitary sewer or sewers with any manholes, pipes, conduits, and other appurtenances, and
 2. Pipes, conduits and their appurtenances for the conveyance of water, and
 3. To do all acts incidental to the foregoing including the right to pass along and over the land for the aforesaid purposes, in, through, and under a strip of land situation in Canton on the aforesaid plan bounded and described as follows:

And, for the consideration aforesaid, the said grantor does hereby Grant to the said Town of Canton and its successors and assigns forever, all water and sewer pipes, manholes, conduits, and all appurtenances thereto that are now or hereafter constructed or installed in said _____ Street(s) and said _____ Road(s), and in the above described land.

And said grantor hereby covenants with the grantee that the undersigned is the lawful owner of the foregoing property; that they are free from all incumbrances; that the grantor has good right to transfer the same as aforesaid; and that the grantor will warrant and defend the same against the claims and demands of all persons.

And I (spouse, if applicable) _____ of said grantor hereby release to said grantee and its successors and assigns forever all rights of tenancy by the courtesy dower and homestead interests therein.

For grantor's title, see deed from _____ Dated _____, and recorded in Norfolk Registry of Deeds, Book _____ Page _____.

And, _____ a banking corporation in _____ County, Massachusetts, the present holder of a mortgage on the above described land, which mortgage is dated _____ and recorded in said Deeds, Book _____, Page _____ for consideration paid, hereby release unto the said grantee and its successors and forever from the operation of said mortgage, the rights and easements herein above granted and assents thereto.

In witness whereof we have hereunto set our hands and seals this _____ day of _____(month), _____(year).

All owners must sign below:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

Date: _____

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

_____ (Notary Public) _____ (Commission expires)