

FORM M

**DARTMOUTH
PLANNING BOARD**

400 Slocum Road
Dartmouth, MA 02747
(508) 910-1816



GRANT OF EASEMENT (STREET)

File 2 forms with the Dartmouth Planning Board. After endorsement of the plan, the Planning Board will keep one copy and the other will be returned to the applicant, who shall record it at the Bristol County (S.D.) Registry of Deeds.

I/We, the undersigned,

_____ [individual or entity] of

_____ [address]

_____ County, Massachusetts (the "Grantor"), in consideration of \$1.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby give and grant unto the Homeowner's Association (the "Grantee"), with QUITLAIM COVENANTS, the perpetual right and easement to lay out, construct, inspect, repair, remove, replace, extend, operate, use and forever maintain

_____ [name of way(s)]

as well as all surface and subsurface storm water drains, in, through or under said named way(s), and to do all other acts incidental to the forgoing, including the right to pass and repass along and over said named way(s) for the aforesaid purposes, and the right to license others to do the same, said named ways being on the land in Dartmouth more particularly described as

" _____ "

as shown on a plan entitled " _____ "

dated _____

prepared by _____

of _____, Massachusetts, and recorded with the Bristol County (S.D.) Registry of Deeds in

Plan Book _____ Page _____

TO HAVE AND TO HOLD the above-described rights and easements unto the Grantee and its successors and assigns forever.

And the Grantor hereby covenants with the Grantee that the undersigned is the lawful owner of the above-described land; that the above-described Easement is free from all encumbrances; that the Grantor has good right to grant said Easement; and that the Grantor will warrant and defend said covenants and the Grantee against the claims and demands of all persons seeking to challenge, invalidate or undermine Grantor's title to the above-described land or right to grant said Easement free and clear of all encumbrances.

Also for the aforesaid consideration, the Grantor does hereby, for [himself/herself or itself] and [his/her/its] heirs, legal representatives, personal representatives, agents, administrators, executors, successors and assigns, covenant and agree with the Grantee and its successors and assigns that [he/she/it] will not and those claiming under [him/her/it] shall not make any claim for damages to [his/her/its] property, real or personal, by reason of any use, digging or other acts and things done by this Grantee, or its employees, independent contractors, designees, successors, assigns, agents, servants, or licensees, in and to the above-described land, pursuant to the rights granted hereby, and that [he/she/it] will not and those claiming under [him/her/it] shall not, in any way or manner, interfere with the maintaining, repairing, replacing, and inspecting of any or all said works or any part thereof.

Grantor

Date

Grantee

Date