

FORM M

CONVEYANCE OF EASEMENTS AND UTILITIES

A. C. Builders, Inc., a Massachusetts Corporation, of Andover, Essex, County, Massachusetts; for the consideration of One Dollar (\$1.00), hereby grants, transfers and delivers unto the Town of North Andover, a municipal corporation in Essex 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 their right through, and under the whole of the ways marked Colonial Avenue, Puritan Avenue and Oxbow Circle and drain easements on lots 6, 12, 13, 18, 19, 20, 27, all shown on a plan entitled "Definitive Plan Woodland Estates North Andover, Massachusetts; Developer/Owner-Co-Owner A. C. Builders, Inc.; Engineer: Hayes Engineering Associates, Inc.; Dated: August 14, 1992; revised: November 30, 1992" as further revised, as to land located off of route 114, North Andover, Massachusetts and showing twenty-nine proposed building lots. Said plan is incorporated herein for a complete and detailed description of said roads and marked easement areas.

The Grantor warrants that the aforesaid easements are free and clear of all liens or encumbrances, that it has good title to transfer the same, and that it will defend the same against claims of all persons.

For Grantor's title see deed from Salem Five Cents Savings Bank, dated January 3, 1992, and recorded in Essex North District Registry of Deeds, Book 3375, Page 22.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 1st day of May, 1993.

A.C. Builders, Inc.
By [Signature]
as President

By [Signature]
as Treasurer

LATHAM & LATHAM, PC
643 MAIN ST
READING, MA 01867

9755

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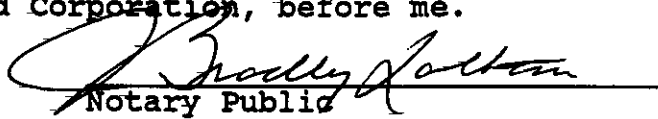
Essex Registry of Deeds
North District

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

May 1, 1993

Then personally appeared the above-named Aurele Cormier
as President and Aurele Cormier Treasurer of A.C.
BUILDERS, INC. and acknowledged the foregoing to be their free
act and deed on behalf of said Corporation, before me.


Notary Public

My Commission Expires:

NOTE: This conveyance is not effective until accepted by Town
Meeting or the Board of Selectmen.

OBLcormier:sf:4/2/93