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YAR ASSOCIATES

TO

NEW BEDFORD GAS AND EDISON
LIGHT COMPANY ET AL

EASEMENT

RECEIVED FOR
FEB 17 10 33 AM '76
NEW BEDFORD GAS AND EDISON
LIGHT COMPANY

FROM THE OFFICE OF
HENRY F. SMITH
ATTORNEY-AT-LAW
HYANNIS, MASS.

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YAR ASSOCIATES, a limited partnership duly organized and existing according to the laws of the Commonwealth of Massachusetts, the general partners of which are HILAM ELIACHAR and LAWRENCE J. SPERBER, both of Wellesley, Norfolk County, Massachusetts, whose mail address is 1330 Boylston Street, Chestnut Hill, Massachusetts (hereinafter called the Grantors), for consideration paid, grant to NEW BEDFORD GAS AND EDISON LIGHT COMPANY, a corporation duly organized under the laws of the Commonwealth of Massachusetts and having a principal place of business at 693 Purchase Street, New Bedford, Bristol County, Massachusetts and NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a corporation duly organized under the laws of the State of New York and having a principal place of business at Barnstable (Hyannis), Barnstable County, Massachusetts (hereinafter called the Grantees) with QUITCLAIM COVENANTS the perpetual right and easement to enter upon, dig up, lay, maintain, construct, reconstruct, repair, replace, operate, inspect and remove conduits, wires, cables, apparatus, equipment and other usual fixtures deemed necessary for the distribution supply of electricity for light, heat, telephone, telegraph or any other purpose, in, under, across and along the land of the Grantors situated in Yarmouth (West), Barnstable County, Massachusetts on the Northerly side of Buck Island Road so-called and said premises being shown on Land Court Subdivision Plan 32462-D5 filed with the Land Court at Boston, a copy of which is filed in Barnstable County Registry of Deeds and said premises are shown thereon as LOT 7E. The easements herein granted are in, under, upon and along the ways as shown on said plan, the parking areas and adjacent thereto as shown by dashed lines on a copy of said plan 32462-D5 in red and on file with New Bedford Gas and Edison Light Company.

Also the perpetual right and easement to install, maintain, construct, reconstruct, repair, replace, operate, inspect and remove transformer pad mounts, transformers, pedestals, cable terminal cubicles, and all other apparatus, equipment and fixtures for all of the above purposes in areas ten (10) feet in width and ten (10) feet in depth as shown in red on a copy of said plan on file with New Bedford Gas and Edison Light Company, a copy of which is annexed hereto and incorporated herein by reference and made a part hereof.

Also the perpetual right and easement at anytime and from time, and without further payment therefor, to clear and keep clear the area or areas in which the easements are herein granted, or any part thereof, of trees, underbrush or other obstructions and to add to and otherwise change the location of the conduits, cables, apparatus, transformer pad mounts, transformers, pedestals, cable terminal cubicles, wires, fixtures and other equipment and each and every part thereof and the location thereof within the areas herein granted and the right to pass along said strips of land, private ways and parking areas for all of the above purposes and the removal of said conduits, wires, cables, apparatus, transformer pad

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mounts, transformers, pedestals, cable terminal cubicles and equipment,
as reasonably required

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Together with the right to install on said premises and the areas in which the easements are herein granted, temporary overhead line or lines wherever in the judgment of either of the grantees it is required for the emergency maintenance of service.

In all cases the making of repairs or improvements shall be completed and the temporary overhead line or lines removed as soon as practical.

It is agreed that said conduits, cables, wires, transformer pad mounts, transformers, pedestals, cable terminal cubicles, apparatus and equipment, including temporary overhead poles, wires and lines and each and every part thereof, whether fixed to the realty or not shall be and remain the property of the Grantees, their successors and assigns as their interest may appear.

For title see Land Court Certificate of Title No. C-1 filed in the Land Registration Office at Barnstable.

IN WITNESS WHEREOF YAR ASSOCIATES has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Hiam Eliachar and Lawrence J. Sperber, general partners, this 9 day of JANUARY 1976

YAR ASSOCIATES

By Hiam Eliachar
Hiam Eliachar,
General Partner

FEB 18 1976
LAND COURT
APPROVED FOR REGISTRATION

By Lawrence J. Sperber
Lawrence J. Sperber,
General Partner

By John B. Rosbury
Chief Title Examiner

COMMONWEALTH OF MASSACHUSETTS

BARNSTABLE, ss
Middlesex, ss

JANUARY 9 1976

Then personally appeared Lawrence J. Sperber General Partner as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Yar Associates, before me

William H. O'Neil
Notary Public

My Commission expires: 2/3/78



CONDOMINIUM
MODIFICATION PLAN OF LAND IN YARMOUTH

32462D5

Eldredge Surveying Co.
Robert B. Eldredge, Surveyor

September 3, 1974
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HORSE (A GREAT ROAD) POND

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