



Bk: 36713 Pg: 301 Doc: DEED  
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# QUITCLAIM DEED

**We, Mark S. Lachman and Janice S. Lachman**, Westborough, Worcester County, Massachusetts;

For consideration paid, and in full consideration of NINE HUNDRED THIRTY THOUSAND (\$930,000.00) Dollars;

\*husband and wife, as tenants by the entirety, both  
Grants to **Cynthia M. Wolpert and Michael A. Wolpert**, of 55 Nourse Street, Westborough, Worcester County, Massachusetts 01581  
*quitclaim covenants*

Land in the Commonwealth of Massachusetts, County of Worcester, Town of Westborough, on the northerly side of Nourse Street (Route 30) shown as Lot 8 on a plan of land entitled, "Plan of Property owned by The Wile Family Trust, Route 30 (a.k.a. Nourse Street), Westborough, Massachusetts", dated March 13, 1997, revised April 4, 1997, recorded with Worcester District Registry of Deeds, Plan Book 714, Plan 91, to which plan reference may be made for a more particular description.

Said premises are conveyed subject to any and all other rights, easements and restrictions of record insofar as the same are in force and applicable to the subject premises, including, but not limited to, a Declaration of Covenants for Woodland Preserve dated May 21, 1997, recorded with the Worcester District Registry of Deeds, Book 18846, Page 158.

Copperbeech Partnership Limited, Inc., Developer, as named in said Declaration of Covenants, hereby grants Approval of the plans and specifications submitted by the Grantee for the construction of a home and all other improvements to be constructed thereon. Said Approval is granted pursuant to Grantor's authority as set forth in Article 1 of the Declaration of Covenants.

This conveyance does not represent all or substantially all of the Grantor's assets situated within the Commonwealth of Massachusetts and is made in the ordinary course of business.

The premises are conveyed subject to Proposed Easement for Future Roadway Purposes as shown on said plan.

BEING the same premises conveyed to Mark S. Lachman and Janice S. Lachman by deed of Classic Homebuilding, Inc. dated May 1, 1998, and recorded with said Deeds in Book 19911, Page 154.

After recording, please return to:  
T. Ashley Edwards  
Lane, Greene, Murtha & Edwards, LLP  
446 Main Street, Suite 1500  
Worcester, MA 01608

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 07/01/2005 12:41 PM  
Ctn# 038408 29576 Doc# 00108643  
Fee: \$4,240.80 Com: \$680,000.00

Affected Premises: 55 Nourse Street, Westborough, MA