

00-1568-CD
KAREN H. McDONALD -vs- SHOWCASE MOBILE HOMES, INC.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

FILED

DEC 18 2000

KAREN H. McDONALD,

Owner

00- -WML

vs.

00-1568-00

William A. Shaw
Prothonotary

SHOWCASE MOBILE HOMES, INC.,

Contractor

WAIVER OF MECHANIC'S LIEN

THIS AGREEMENT, waiving the right to file Mechanic's Lien, is made this 4th day of December, 2000, between KAREN H. McDONALD, with mailing address of RR 1, Grampian, Pennsylvania, 16838, hereinafter called "Owner", and SHOWCASE MOBILE HOMES, INC. with place of business at 10189 Route 322, Suite 2, Shippensburg, Pennsylvania, 16254, hereinafter collectively referred to as "CONTRACTOR".

WHEREAS, CONTRACTOR has agreed to furnish certain materials and labor for the construction or improvement to or upon all that certain piece or parcel of land situate in Penn Township, Clearfield County, to which Karen H. McDonald took title by deed in Clearfield County Record Volume 1299, Page 499, and more particularly described as follows:

ALL that certain piece or parcel of land situate in Penn Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a one and one quarter inch iron pipe which is the northeastern corner of the premises here in, thence along land of David G. Gallaher, Jr. and Rhonda S. Gallaher south twenty eight degrees thirty six minutes eleven seconds west 867.41 feet to a one inch iron pipe; thence north seventy six degrees nine minutes twenty two seconds west 814.87 feet to a cut stone; thence north twenty eight degrees twenty two minutes 0.5 seconds east 818.11 feet to a stone corner; thence south seventy nine degrees twenty two minutes fifty five seconds east 832 feet to a one and one quarter inch iron pipe and place of beginning.

BEING the residue of Parcel Number One conveyed to Karen H. McDonald by deed recorded in Clearfield County recorded Volume 1299 Page 499.

It is also the intent of Karen H. McDonald & August N. Hugney to mortgage to County National Bank by this instrument all the right title and interest they acquired in a right-of-way by virtue of an agreement dated July 19, 2000 between themselves and David G. Gallaher, Jr. and Rhonda S. Gallaher which is recorded at Clearfield County Instrument Number 200010376 and a second right-of-way by an Easement Agreement dated December 9, 1983 from Fred W. Antes and Grace M. Antes and recorded in Clearfield County Record Volume 922 Page 367.

August N. Hugney joins in this mortgage to for the purpose of encumbering his interest in the right-of-ways identified in the preceding paragraph and to encumber the equitable interest that he has acquired and the legal interest he will inquire in the premises by virtue of a prenuptial agreement between himself and Karen H. McDonald dated November 13, 2000, under which Karen H. McDonald will convey the subject premises to herself and August N. Hugney upon the consummation of their marriage.

NOW, THEREFORE, it is hereby stipulated by and between the said parties as part of the said Contract and for the consideration set forth, that before any of the above construction is commenced, neither the undersigned CONTRACTOR, any sub-contractor or Materialman, nor any other person furnishing labor or materials to the said CONTRACTOR under the contract above referred to, shall file a lien commonly known as a Mechanic's Lien, for work done or materials furnished to the said building or any part thereof.

This stipulation is made and intended to be filed with the Clearfield County Prothonotary in accordance with the requirements of the Act of Assembly of Pennsylvania in such cases made and provided.

CONTRACTOR acknowledges that he, it or they have inspected the land in question and that no part of it has been disturbed by the CONTRACTOR or any one claiming by or through him prior to the execution of this Agreement.

IN WITNESS WHEREOF, the parties has properly executed this Agreement the day and year first above written.

OWNER:

Karen H. McDonald
Karen H. McDonald

CONTRACTOR:
SHOWCASE MOBILE HOMES, Inc.

Susan Mike, Sec.

AFFIDAVIT

STATE OF PENNSYLVANIA :
:SS
COUNTY OF CLEARFIELD :

Before me, the undersigned officer, personally appeared who KAREN H. McDONALD, being duly sworn according to law deposes and says that she is the Owner in the foregoing Waiver of Mechanic's Lien, and further that she executed the foregoing Waiver of Mechanic's Lien for the purposes contained therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 4th day of December, 2000.

Maggie S. Coudriet
Notary Public
NOTARIAL SEAL
MAGGIE S. COUDRIET, Notary Public
Clearfield Boro. Clearfield County, PA
My Commission Expires. October 21, 2002

AFFIDAVIT

STATE OF PENNSYLVANIA :
COUNTY OF Clarion :SS
:

Before me, the undersigned officer, personally appeared who Susan Slike, being duly sworn according to law deposes and says that she is the Secretary of Showcase Mobile Homes in the foregoing Waiver of Mechanic's Lien, and further that he executed the foregoing Waiver of Mechanic's Lien for the purposes contained therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 7th day of December, 2000.

Deborah K. Myers
Notary Public

