

01-556-CD

SHERMAN M. BLOOM et al -vs- WAYNE NEPPER

01-556-00

WAIVER OF MECHANICS' LIEN

WHEREAS, WAYNE NEEPER, of R.R. 1, Box 366, Curwensville, Pennsylvania, 16833, hereinafter referred to as CONTRACTOR, entered into a construction agreement dated the 17 day of APRIL, 2001, with SHERMAN M. BLOOM and LESLIE M. BLOOM, of 9 Penn Street, P.O. Box 177, Grampian, Pennsylvania, 16838, hereinafter referred to as OWNER, said contract being to provide material and perform labor necessary for construction of a building upon a lot of ground located on all that certain piece or parcel of land situated at R.D. 1, Hollow Road, Clearfield County, Grampian, Pennsylvania, and being described as follows:

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

Parcel No. I:

BEGINNING at a pin on line of land of Clarence Thomas and also being the southwest corner of the parcel herein being conveyed; thence along line of Albert Wall South 75 degrees 00 minutes East 326.6 feet to a stake; thence along line of Amos Wall North 14 degrees 30 minutes East 199.5 feet to a stake; thence continuing along line of Amos Wall South 88 degrees 45 minutes East 295 feet

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William A. Shaw
Prothonotary

to a stake; thence North 6 degrees 15 minutes East 112.8 feet to a stake; thence North 9 degrees 42 minutes West 227.5 feet to a stake; thence North 77 degrees 37 minutes East 88 feet to a point in Township Road No. T-472; thence by said Township Road North 8 degrees 35 minutes West 97.4 feet to a stake; thence continuing by said Township Road North 2 degrees 00 minutes East 190 feet to a point in said Township Road; thence along line of Alice Redinger South 88 degrees 30 minutes West 275 feet to a stake on line of Clarence Thomas; thence along line of Clarence Thomas South 30 degrees 40 minutes West 858 feet to pin and place of beginning. Containing 7.33 acres, having Clearfield County Tax Map Number 125-G10-000-00021.

EXCEPTING and RESERVING therefrom all of the coal, oil, gas and other minerals.

BEING the same premises conveyed to Sherman M. Bloom and Leslie M. Bloom, husband and wife, from Gerald D. McDonald and Lenore A. McDonald, husband and wife, by deed dated December 11, 2000, recorded at Clearfield County as Instrument Number 200018261

Parcel No. II:

The First Thereof:

BEGINNING at a pin in Township Road T-472 and being the Southeast corner of the parcel herein being conveyed; thence along line of land of Amos Wall North 88 degrees 45 minutes West 80 feet to a pin at corner of lands heretofore conveyed to Gerald D.

McDonald and Lenore A. McDonald; thence along lands of Gerald D. McDonald and Lenore A. McDonald North 6 degrees 15 minutes East 112.8 feet to a pin; thence along remaining lands of Gerald D. McDonald and Lenore A. McDonald, his wife, South 77 degrees 44 minutes East 80.5 feet to a pin in Township Road T-472; thence by line in said Township Road South 6 degrees 15 minutes West 94.4 feet to a pin and place of beginning. Containing 0.193 acres.

BEGINNING at the Northwest corner of The First Thereof, above described; thence along lands now or formerly of Gerald D. McDonald and Lenore A. McDonald, his wife, North 9 degrees 42 minutes West 100 feet to stake; thence South 77 degrees 44 minutes East 80 feet, more or less, to western side of Township Road T-472; thence by said Township Road South 05 degrees 30 minutes East 108 feet, more or less, to the Northeast corner of first hereof; thence along northern line of the first hereof, North 77 degrees 44 minutes West 80.5 feet to a stake or point and place of beginning. Having a sawmill thereon.

EXCEPTING and RESERVING therefrom, all the coal, oil, gas, and other minerals.

The Second Thereof:

BEGINNING at a point at the Southeast corner of the premises herein being conveyed on the line of land of Mary and Ethel Wall; thence in a westerly direction through middle of a spring along line of Mary and Ethel Wall a distance of 308 feet to a point on

Township Road T-472; thence North 5 degrees 30 minutes West 20 feet, more or less, to a point at the Northeast corner of parcel Number Two as described in the deed of E. Millard Wall and Goldie F. Wall, to Gerald D. McDonald and Lenore A. McDonald dated August 11, 1980; thence along northern line of said Parcel Number 2, North 77 degrees 44 minutes West 80 feet, more or less, to line of land of Gerald D. McDonald and Lenore A. McDonald; thence along said McDonald line North 9 degrees 42 minutes West 130 feet, more or less, to a point; thence North 77 degrees 37 minutes East along line of McDonald a distance of 88 feet to a point in Township Road T-472; thence by line of said Township Road North 8 degrees 35 minutes West 97.4 feet to a point; thence along said Township Road North 2 degrees 0 minutes East 90 feet, more or less, to a point at the Southwest corner of 2.54 acre parcel conveyed by Millard H. Wall and Dorothy Wall, by deed dated August 11, 1980; thence along line of Millard H. Wall and Dorothy Wall North 88 degrees 33 minutes East 363.1 feet to a point on line of land of Mary and Ethel Wall; thence along line of Mary and Ethel Wall, South 3 degrees 0 minutes West 372 feet, more or less, to a point and place of beginning. Containing 3 acres, more or less.

EXCEPTING and RESERVING therefrom, all the coal, oil, gas and other minerals.

The Third Thereof:

BEGINNING at a point on Township Road T-472 at the Southeast

corner of the premises herein being conveyed; thence North 77 degrees 44 minutes West along line of Gerald D. McDonald and Lenore A. McDonald a distance of 80 feet, more or less, to a point; thence along said McDonald line North 9 degrees 42 minutes West a distance of 130 feet, more or less, to a point; thence still along McDonald line North 77 degrees 37 minutes East, a distance of 88 feet, more or less, to a point in Township Road T-472; thence along said Township Road in a southerly direction a distance of 130 feet, more or less, to place of beginning.

EXCEPTING and RESERVING therefrom, all the coal, oil, gas and other minerals.

BEING the same premises conveyed to Sherman M. Bloom and Leslie M. Bloom, husband and wife, from Gerald D. McDonald and Lenore A. McDonald, husband and wife, by deed dated August 16, 2000, recorded at Clearfield County as Instrument Number 200012134.

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties, as part of the said contract or proposal and for the consideration therein set forth, that neither the undersigned contractor, any sub-contractor or material man, nor any other person furnishing labor or materials to the said contractor under this contract shall file a lien, commonly called a Mechanics' Lien, for any work done or materials furnished to the said building or any part thereof.

IN WITNESS WHEREOF, the said parties hereto have hereunto set
their hands and seals this 17th day of APRIL,
2001.

Patricia A. Nepper

Wayne C. Nepper (SEAL)
WAYNE NEPPER

[Signature]

Leslie M Bloom POA (SEAL)
SHERMAN M. BLOOM

Leslie M Bloom (SEAL)
LESLIE M. BLOOM

WAYNE NEEPER,

Contractor

and

SHERMAN M. BLOOM and LESLIE
M. BLOOM, Husband and Wife,

Owner

WAIVER OF MECHANICS' LIEN

FILED

APR 17 2001

01/348/acth Ryan
William A. Shaw,
Prothonotary

\$20.00

no cc

COLAVECCHI
RYAN & COLAVECCHI

ATTORNEYS AT LAW
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ACROSS FROM COURTHOUSE
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CLEARFIELD, PA 16830