

01-895-CD

PAUL J. MAHAFFEY et al -vs- JOHN A. BRACKEN

CONTRACTOR'S WAIVER OF LIENS

THIS AGREEMENT made and entered into this 10th day of May, 2001, by and between Paul J. Mahaffey and Betty A. Mahaffey, hereinafter "Owners", of RR 2 Box 775, Mahaffey, PA 15757, and John A. Bracken, hereinafter "Contractors" of RD 1 Box 49, Mahaffey, PA 15757,

See Exhibit "A" which is attached hereto, incorporated herein, and made a part hereof as though fully set forth herein

NOW, THEREFORE, INTENDING TO BE LEGALLY BOUND HEREBY, the parties do agree as follows:

1. The Contractor for himself and anyone else acting or claiming through or under him, intending to be legally bound hereby, does hereby waive and relinquish all right to file a mechanics' lien, claim or notice of intention to file any lien or claim, and does hereby covenant, promise and agree that no mechanics' lien or claim or other lien or claim of any kind whatsoever shall be filed or maintained against the improvements or the estate or the title of the Owner in the Property or the curtilage or curtilages appurtenant thereto, by or in the name of the Contractor or any subcontractor, materialmen or laborers for work done or materials furnished under the Contract or by any other party acting through or under them or any of them for and about the improvements or the Property or any part thereof, or on credit thereof, and that all subcontractors, materialmen and laborers on the works shall look to and hold Contractor personally liable for all subcontractors, materials furnished and work and labor done, so that there shall not be any legal or lawful claim of any kind whatever against Owner for any work done or labor or materials furnished under the Contract for and about the erection, construction and completion of the improvements or under any contract for extra work, or for work supplemental thereto, or otherwise.

2. The Contractor does hereby remise, release and waive for himself, subcontractor and materialmen the right under the Act of Assembly entitled the Mechanics' Lien Act of 1963 to file or enter on record any Mechanics' Lien or Liens against ALL that certain piece, parcel or lot of ground situate in the Borough of Mahaffey, County of Clearfield State of Pennsylvania:

JUN 11 2001

William A. Shaw
Prothonotary

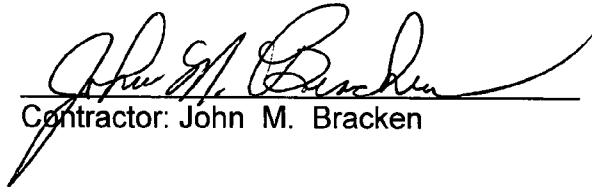
3. This Agreement waiving the right of lien shall be an independent covenant and shall operate and be effective as well with respect to work done and materials furnished under any supplemental contract for extra work in the erection, construction

and completion of the improvements as to any work and labor done and materials furnished under the Contract.

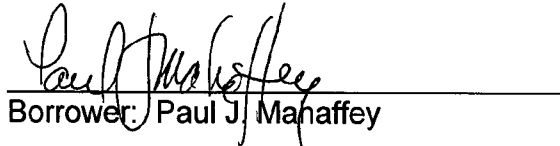
4. In the event Contractor consists of more than one person, firm or corporation, the undertakings hereunder of each of such persons, firms or corporations shall be joint and several, and the word "Contractor" shall mean all or some or any of them. For purposes of this Agreement, the singular shall be deemed to include the plural, and the neuter shall be deemed to include the masculine and feminine, as the context may require. This Agreement shall be binding upon the parties hereto, their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto intending to be legally bound hereby do execute this Agreement the day and year first above written.

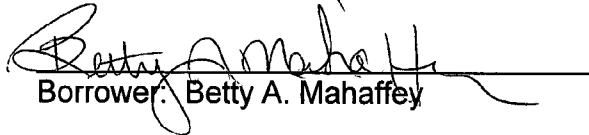
Witness:
(SEAL)


Contractor: John M. Bracken

(SEAL)


Borrower: Paul J. Mahaffey

(SEAL)


Borrower: Betty A. Mahaffey

(SEAL)

EXHIBIT "A"

ALL those certain pieces, parcels and tracts of land situate, lying and being in the BOROUGH OF MAHAFFEY, CLEARFIELD COUNTY, PENNSYLVANIA, bounded and described as follows, to-wit:

BEGINNING at the Northwestern corner of the intersection of Pine and Spruce Streets; thence in a westerly direction along Spruce Street, 180 feet to Deer Alley; thence in a northerly direction along Deer Alley, 180 feet to Bear Alley; thence in an easterly direction along Bear Alley, 180 feet to Pine Street; thence in a southerly direction, 180 feet along Pine Street to the Northwestern corner of Pine and Spruce Street and place of beginning. Being Lots Nos. 86, 87 and 88, each lot having a frontage of 60 feet on Spruce Street and extending back a uniform width of 180 feet to Bear Alley.

Further identified in the Clearfield County Tax Assessment Office as Tax Map No. 013-0-C11-301-00070 (Control No. 02849).

BEING the same premises granted and conveyed to Paul J. Mahaffey and Betty J. Mahaffey, husband and wife, from Donald B. Jones and Ruth A. Jones, husband and wife, by deed dated April 13, 1990 and recorded in the Recorder's Office of Clearfield County, Pennsylvania in Deed Book Volume 1341, at page 161.

[illegible]