

01-1088-CJ  
GREGORY RICHARD SUSLOW et al -vs- BEN PALUMBO BUILDING CONTRACTOR

CONTRACTOR'S WAIVER OF LIENS

THIS AGREEMENT made and entered into this 6<sup>th</sup> day of July, 2001, by and between Gregory Richard Suslow a/k/a Gregory R. Suslow, and Laurel Montplaisir a/k/a Laurel M. Suslow, hereinafter "Owners", of Section 1, Lot 159, Treasure Lake, DuBois, Pennsylvania 15801, and Ben Palumbo Building Contractor, hereinafter "Contractor" of 1332 Treasure Lake, DuBois, Pennsylvania 15801,

**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 Township of Sandy, County of Clearfield, State of Pennsylvania; which premises is more particularly described on Exhibit "A" attached hereto and made a part hereof.

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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.

Ben Palumbo Building Contractor:

Witness: Stephoney Wessinger By: Ben Palumbo (SEAL)  
Contractor: Ben Palumbo

Witness: Stephoney Wessinger Gregory Richard Suslow (SEAL)  
Gregory Richard Suslow

Witness: Stephoney Wessinger Gregory R. Suslow (SEAL)  
Gregory R. Suslow

Witness: Dorothy Montplaisir Laurel Montplaisir (SEAL)  
Laurel Montplaisir

Witness: Dorothy Montplaisir Laurel M. Suslow (SEAL)  
Laurel M. Suslow

Exhibit "A"

ALL that certain tract of land with a residential dwelling and other improvements thereon designated as Lot 159, Section No. 1 "Barbados" in the Treasure Lake Subdivision in the Township of Sandy, County of Clearfield, Commonwealth of Pennsylvania, recorded in the Recorder of Deed's Office in Miscellaneous Docket Map File No. 25.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc., recorded in Miscellaneous Book Vol. 146, page 476; all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.

BEING the same premises which were conveyed to Gregory Richard Suslow and Laurel Montplaisir, husband and wife, by Deed of Arthur Douglas Mellors and Patricia Ruth Mellors, husband and wife, dated June 29, 1993, and recorded in Clearfield County Deeds and Records Book Vol. 1543, Page 584, on July 16, 1993.

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Dana G. Cherry  
William A. Shaw  
Prothonotary  
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