

01-1289-CD
ROGER A. HOWELL -vs- THOMAS COULTER

RELEASE AND WAIVER OF LIENS

WHEREAS, ROGER A. HOWELL ("Owner") entered into an oral contract on or about June 15, 2001 with the undersigned to provide materials and perform labor in conjunction with the erection and/or construction of a residential dwelling upon those certain parcels of real estate situate in Ferguson Township, Clearfield County, Pennsylvania, and more particularly described on Exhibit "A" which is attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of One (\$1.00) Dollar and in further consideration of the forthcoming payment for services thus far rendered from the mortgage proceeds to be received from County National Bank, the sufficiency of which is hereby acknowledged, the undersigned does hereby, jointly and severally, release, discharge, and remise unto ROGER A. HOWELL, all and all manner of liens, claims and demands whatsoever, which he now has, or might or could have, on or against the premises described in Exhibit "A", for work done or to be done, or materials furnished, or to be furnished by him, and therefore, ROGER A. HOWELL, his heirs, personal representatives, successors and assigns, shall have, hold and enjoy the premises described on Exhibit "A" free and discharged from all liens, claims or demands, whatsoever, which the undersigned now has or might have against said premises, if these presents were not made.

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 10th day of August, 2001.

Signed, Sealed and Delivered
in the Presence of:

Shawn J. Bailey
FILED

AUG 10 2001
0/11:10/10
William A. Shaw
Prothonotary

Thomas Coulter
Thomas Coulter
Scofield Street
Curwensville, PA 16833

COMMONWEALTH OF PENNSYLVANIA

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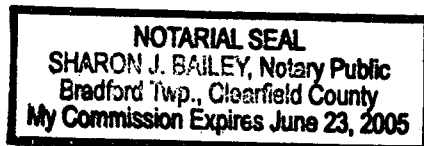
SS:

COUNTY OF CLEARFIELD

On this, the *10th* day of *August*, 2001, before me, the undersigned officer, personally appeared THOMAS COULTER, who acknowledged himself to be the person who executed the foregoing WAIVER AND RELEASE OF LIEN for the purposes therein contained by signing his name thereto, and desire that the same might be recorded as such.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:



Sharon J Bailey

ALL those two adjacent pieces or parcels of land situate in Ferguson Township, Clearfield County, Pennsylvania, bounded and described as follows:

THE FIRST THEREOF: BEGINNING at a point on the northern right of way line of River Road, also known as Township Road T-324, said point being South 80 degrees 43 minutes 47 seconds East a distance of 56.86 feet from the southwest corner of lands of Lot No. 1 of the McFadden/Howell approved Subdivision and as recorded in Clearfield County Map File 2337, and being on the eastern line of land of the Susquehanna Recreation Corporation, with said place of beginning also being on the southwest corner of the parcel herein described; thence along the eastern line of land of Lot No. 1 of the McFadden/Howell Subdivision, and also along the western right of way of an access road which is to run through Lot No. 3 to Lot No. 2 the following courses and distances: North 57 degrees 08 minutes 48 seconds East a distance of 41.24 feet to a point; North 66 degrees 27 minutes 41 seconds East a distance of 92.88 feet to a point; North 61 degrees 55 minutes 25 seconds East a distance of 53.77 feet to a point; North 55 degrees 01 minutes 05 seconds East a distance of 59.37 feet to a point; North 46 degrees 41 minutes 06 seconds East a distance of 35.32 feet to a 3/4 inch rebar (set); thence still along the western right of way of the aforementioned access road and running past the turning point in said access road North 34 degrees 23 minutes 26 seconds West a distance of 255.41 feet to a point; thence still along the eastern line of Lot No. 1 of the McFadden/Howell Subdivision the following courses and distances: North 01 degrees 56 minutes 18 seconds East a distance of 180.51 feet to a point; North 42 degrees 31 minutes 49 seconds East a distance of 165.97 feet to a point; South 88 degrees 03 minutes 42 seconds East a distance of 170.86 feet to a point; thence along the line of Lot No. 1 and along the southern line of Lot No. 2 of the aforementioned McFadden/Howell Subdivision South 52 degrees 09 minutes 49 seconds East a distance of 168.06 feet; thence along the southern line of Lot No. 2 of the McFadden/Howell Subdivision, the following courses and distances: South 01 degrees 56 minutes 18 seconds West a distance of 205.74 feet to a point; North 89 degrees 55 minutes 20 seconds East a distance of 137.78 feet to a 3/4 inch rebar (set), said rebar also being on the western line of Lot No. 4 of the aforementioned McFadden/Howell Subdivision; thence along the western line of lands of Lot No. 4 of the aforementioned McFadden/Howell Subdivision South 26 degrees 52 minutes 29 seconds West, passing through a 3/4 inch rebar (set) at a distance of 426.39 feet and continuing on for a total distance of 432.39 feet to a point, said point being on the northern right of way line of Township Road T-324; thence along the northern line of Township Road T-324 the following courses and distances: North 71 degrees 06 minutes 07 seconds West a distance of 66.33 feet to a point; North 82 degrees 03 minutes 27 seconds West a distance of 97.71 feet to a point; south 89 degrees 25 minutes 33 seconds West a distance of 59.07 feet to a point; South 89 degrees 11 minutes 33 seconds West a distance of 90.01 feet to a point; South 89 degrees 11 minutes 33 seconds West a distance of 24.23 feet to a point; North 87 degrees 04 minutes 27 seconds West a distance of 81.79 feet to a point; and North 80 degrees 43 minutes 47 seconds West a distance of 40.49 feet to a point and place of beginning. Containing 5.998 acres and being designated as Lot No. 3 of the McFadden/Howell Approved Subdivision shown on the map of Curry and Associates dated May 11, 2001 which appears of record in Clearfield County Map File 2337.

EXCEPTING AND RESERVING from this conveyance a 33.00 foot access road for purposes of supplying access to Lot No. 2 of the McFadden/Howell Subdivision to Township Road T-324. The said center of said access road

being described as follows:

BEGINNING at a point on the center line of Township Road T-324, said point being South 80 degrees 43 minutes 47 seconds East a distance of 62.71 feet from the intersection of the eastern line of lands of Susquehanna Recreation Corporation with center line of Township Road T-324, said point of beginning being the southern most point of the said access road; thence along the center line of said access road, the following courses and distances: North 57 degrees 08 minutes 48 seconds East a distance of 46.25 feet to a point; North 66 degrees 27 minutes 41 seconds East a distance of 92.19 feet to a point; North 61 degrees 55 minutes 25 seconds East a distance of 55.42 feet to a point; North 55 degrees 01 minutes 05 seconds East a distance of 61.57 feet to a point; North 46 degrees 41 minutes 06 seconds East a distance of 42.81 feet to a 3/4 inch rebar (set); North 15 degrees 44 minutes 33 seconds East a distance of 12.19 feet to a point; thence through Lot No. 3 of the aforementioned McFadden/Howell Subdivision the following courses and distances: North 34 degrees 23 minutes 26 seconds West a distance of 205.08 feet to a point; thence along an arc of a circle having a radius of 43.50 feet and an arc distance of 65.51 feet, curving to the right, the chord of said arc running North 08 degrees 45 minutes 14 seconds East a distance of 59.49 feet to a point; thence North 51 degrees 53 minutes 53 seconds East a distance of 372.45 feet to a point, said point being on the southern line of Lot No. 2 of the aforementioned McFadden/Howell Subdivision and being South 52 degrees 09 minutes 49 seconds East a distance of 17.01 feet from the common corner of Lot No. 2 of the McFadden/Howell Subdivision and the southeast corner of Lot No. 1 of the aforementioned Subdivision and end of said access road.

THE SECOND THEREOF: **BEGINNING** at a point on the southern bank of the Susquehanna River, said point being the northwest corner of lands now or formerly of Thomas K. Kelly et al as described in Clearfield County Deeds and Records Book 1657, Page 42 (Parcel No. 4 therein), said place of beginning also being the northeast corner of the premises herein described; thence along the western line of lands of Thomas K. Kelly et al South 04 degrees 45 minutes 10 seconds West a distance of 970.00 feet to a 3/4 inch pipe (found); thence along Lot No. 4 (The First Thereof) of the McFadden/Howell Subdivision which appears of record in Clearfield County Map File 2337, South 26 degrees 52 minutes 29 seconds West a distance of 546.06 feet to a 3/4 inch rebar (set), said rebar being on the western line of lands of Lot No. 4 of the aforementioned McFadden/Howell Subdivision, and also being the northeast corner of Lot No. 3 of the same Subdivision; thence along Lot No. 3 of the McFadden/Howell Subdivision the following courses and distances: South 89 degrees 55 minutes 20 seconds West a distance of 137.78 feet to a point; North 01 degrees 56 minutes 18 seconds East a distance of 205.74 feet to a point; North 52 degrees 09 minutes 49 seconds West a distance of 111.06 feet to a point, said point being the southeast corner of Lot No. 1 of the aforementioned McFadden/Howell Subdivision; thence along line of Lot No. 1 of the McFadden/Howell Subdivision North 11 degrees 21 minutes 23 seconds East a distance of 1,393.02 feet to a point, said point being on the southern bank of the Susquehanna River; thence along the southern bank of the Susquehanna River its various courses and distances and the entire line to be described is South 55 degrees 38 minutes 39 seconds East a distance of 328.81 feet to a point and place of beginning. Containing 12.024 acres and otherwise being identified as Lot No. 2 in the McFadden/Howell approved Subdivision and as shown on the map of Curry and Associates dated May 11, 2001 and which appears of record in Clearfield County Map File 2337.

ALSO GRANTING AND CONVEYING to the Grantee herein, his heirs, personal representatives and assigns, a 33 foot access road to gain access from Township Road T-324 through The First Thereof and the premises herein described. The center line of said access road being described as follows:

BEGINNING at a point on the center line of Township Road T-324, said point being South 80 degrees 43 minutes 47 seconds East a distance of 62.71 feet from the intersection of the eastern line of lands of the Susquehanna Recreation Corporation and with the center line of Township Road T-324, said point also being the southern most point of said access road; thence along the center of said access road the following courses and distances: North 57 degrees 08 minutes 48 seconds East a distance of 46.25 feet to a point; North 66 degrees 27 minutes 41 seconds East a distance of 92.19 feet to a point; North 61 degrees 55 minutes 25 seconds East a distance of 55.42 feet to a point; North 55 degrees 01 minutes 05 seconds East a distance of 61.57 feet to a point; North 46 degrees 41 minutes 06 seconds East a distance of 42.81 feet to a 3/4 inch rebar (set); North 15 degrees 44 minutes 33 seconds East a distance of 12.19 feet to a point; thence continuing through Lot No. 3 of the McFadden/Howell Subdivision the following courses and distances: North 34 degrees 23 minutes 26 seconds West a distance of 205.08 feet to a point; thence along an arc of a circle having a radius of 43.50 feet an arc distance of 65.51 feet, curving to the right, the chord of said arc running North 08 degrees 45 minutes 14 seconds East a distance of 59.49 feet to a point; thence North 51 degrees 53 minutes 53 seconds East a distance of 372.45 feet to a point, said point being on the southern line of Lot No. 2 of the McFadden/Howell Subdivision, being South 52 degrees 09 minutes and 49 seconds East a distance of 17.01 feet from the common corner of Lot No. 2 and the southeast corner of Lot No. 1 of the aforementioned McFadden/Howell Subdivision and end of said access road.