

02-25-01
TORRELL AND BERNARDO, REMODELING -vs- JAMES LUX et ux
AND CUSTOM HOMES

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
(Civil Division)

TORRELL and BERNARDO, REMODELING
and CUSTOM HOMES

Contractor

and

James Lux and Erin Lux, husband and wife
Owners

No. 2002-225-CO

Type of Pleading:

WAIVER OF MECHANICS' LIEN

FILED

FEB 15 2002

0/1:45/07
William A. Shaw
Prothonotary

3 cfm 1 to Ann

(Handwritten signature)

PD. 20.

WAIVER OF MECHANICS' LIEN

This agreement is made by and between, Torrell and Bernardo Remodeling and Custom Homes, (Contractor), and James and Erin Lux, husband and wife, (Owners).

NOW THEREFORE, in consideration of the sum of one dollar (\$1.00), and other valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, Contractor does hereby waive, release, and relinquish any and all liens or claims or right to lien or claim, that Contractor or parties working under or through Contractor, including subcontractors, for labor or materials, or both furnished for the Owners premises known and described as:

(See Attachment A)

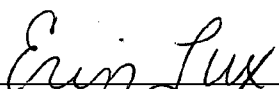
Witness our hands and seals this 12 day of July, 2002.



Torrell and Bernardo Remodeling and Custom Homes
Authorized Agent



James Lux, Owner



Erin Lux, Owner

ALL that certain piece, parcel or tract of land lying and being
situate in Sandy Township, Clearfield County, Pennsylvania,
bounded and described as follows, to wit:

BEGINNING at a P.K. nail set in the centerline of S.R. 4015 (33-foot R/W), said P.K. nail being S 00 Degrees 18 Minutes W a distance of 50.13 feet from the southeast corner of lands (referenced on survey map as Corner Number 2) now or formerly Betty J. Russell & Donald R. Russell (Deed Book 437, Page 565, dated November 30, 1976), said P.K. nail also being the northeast corner of the herein described parcel and further being referenced as Corner Number 3 on survey map; thence S 00 Degrees 18 Minutes W along the centerline of S.R. 4015 (33-foot R/W) and along the lands now or formerly Angelo J. Ferraraccio & Jeanne M. Johnson (Deed Book 1270, Page 132, dated February 16, 1989) a distance of 348.88 feet to a P.K. nail set in said centerline of S.R. 4015, said P.K. nail being southeast corner of the herein described parcel and further being referenced as Corner Number 4 on survey map; thence N 85 Degrees 33 Minutes W through the western right-of-way for S.R. 4015 (33-foot R/W) and also through the lands now or formerly Steven M. Petrini (Deed Book 1942, Page 548, dated March 26, 1998) a distance of 561.47 feet to a one-inch iron pipe set by this survey, said iron pipe being the southwest corner of the herein described parcel and further being referenced as Corner Number 9 on survey map; thence N 00 Degrees 18 Minutes E through the lands now or formerly Steven M. Petrini (Deed Book 1942, Page 548, dated March 26, 1998) a distance of 247.69 feet to a one-inch iron pipe set by this survey, said iron pipe being referenced as Corner Number 10 on survey map; thence N 85 Degrees 39 Minutes W through the lands now or formerly Steven M. Petrini (Deed Book 1942, Page 548, dated March 26, 1998) a distance of 80.20 feet to a one-inch iron pipe set by survey, said iron pipe being referenced as Corner Number 11 on survey map; thence N 00 Degrees 18 Minutes E through the lands now or formerly Steven M. Petrini (Deed Book 1942, Page 548, dated March 26, 1998) a distance of 100.25 feet to a one inch iron pipe set by survey, said iron pipe being the northwest corner of the herein described parcel and further being referenced as Corner Number 12 on the herein described parcel; thence S 85 Degrees 39 Minutes E through the lands now or formerly Steven M. Petrini (Deed Book 1942, Page 548, dated March 26, 1998) and through the western right-of-way for S.R. 4015 (33-foot R/W) a distance of 641.60 feet to a P.K. Nail set in the centerline of said S.R. 4015, said P.K. Nail being the northeast corner of the herein described parcel and further being referenced as Corner Number 3 on survey map, the place of beginning. CONTAINING 203,128.8 square feet or 4.66 acres.

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| | | | | WILLIAM A. SHAW, JR. ATTORNEY AT LAW 211 NORTH SECOND STREET CLEARFIELD, PA 16830 |
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THE B1 MEMORANDUM CO. WILLIAM SHAW, JR.

WILLIAM A. SHAW, JR.
 ATTORNEY AT LAW
 211 NORTH SECOND STREET
 CLEARFIELD, PA 16830