

02-545-CD
ROBERT E. MULHOLLEM, JR. et ux -vs- FOSTER-PANNEBAKER CONTRACTING

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

ROBERT E. MULHOLLEM, JR. and
PAMELA A. MULHOLLEM
husband and wife,

Owners

No. 2002- 545-60

A N D

FOSTER-PANNEBAKER
CONTRACTING

Contractor

WAIVER OF MECHANIC'S LIEN

WHEREAS, the undersigned, on or about the 19th day of February, 2002 , entered into a Contract with Robert E. Mulhollem, Jr. and Pamela A. Mulhollem, husband and wife, of 900 Barclay Street, Clearfield, Pennsylvania, for repairs and renovations to a dwelling house on premises situate in Clearfield Borough, Clearfield County, Pennsylvania, bounded and described on Exhibit "A" which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, BY THESE PRESENTS WITNESSETH: That in consideration of the grant of the Contract for the construction of said dwelling to the undersigned, and for the performance of said work and the sum of \$1.00 in hand paid at or before the signing and delivery hereof, the undersigned, covenants and agrees that no Mechanic's Lien or Materialman's Lien or claims shall be maintained or filed by the undersigned, or by any contractor, sub-contractor, person, firm or corporation, or any of them against the above described premises or lot or other appurtenances thereto, for or on account of any work done or materials furnished by him in the construction of said dwelling under his Contract to furnish all the labor and materials in and about the aforesaid work; and for the undersigned, himself, his heirs and assigns, and all others acting through or under him, hereby expressly waives and relinquishes the right to have filed and maintained any Mechanic's Lien or Materialman's Lien or claim against said building on the above described premises or any part thereof, and the undersigned further agrees that this agreement waiving the right to file a lien is an individual covenant and shall operate and be effective with respect to materials furnished and labor performed under the said Contract for the construction of said dwelling or any extra additions to be made to said Contract in and about said building or premises.

FILED

APR 09 2002
0111421 atty wood pd \$20.00
William A. Shaw
Prothonotary

To give owner full power and authority to protect itself, the property, the estate, or title of owner therein, and the appurtenances thereto, against any and all liens filed by contractor or anyone acting under or through it in violation of the foregoing covenant, contractor hereby irrevocably authorizes and empowers any attorney of any Court of Common Pleas of the Commonwealth of Pennsylvania (i) to appear as attorney for it, them or any of them, in any such Court, and in its or their name or names, to the extent permitted by law, mark satisfied of record at the cost and expense of contractor or of any subcontractor or materialman, any and all lien or liens, filed in violation of the foregoing covenant, or (ii) to cause to be filed and served in connection with such lien or liens any pleading or instrument, or any amendment to any pleading or instrument previously filed by it or them, and to incorporate therein, as part of the record, the waiver contained in this instrument; and for such act or acts this instrument shall be good and sufficient warrant and authority. A reference to the court, term and number in which and where this agreement shall have been filed shall be conclusive evidence of the authority herein to warrant such action, and contractor, for itself and for them, hereby remises, releases and quitclaims all rights and all manner of errors, defects and imperfections whatsoever in entering such satisfaction or in filing such pleading, instrument or amendment, or in any way concerning them. In the event anyone acting through or under contractor shall so file a lien in violation of the foregoing covenant, owner may not exercise its rights under this Paragraph 3 unless such lien has not been stricken or discharged (by payment, posting of a bond or other means) for a period of ten days after notice of such lien shall have been received by contractor.

IN WITNESS WHEREOF, contractor has executed this instrument as of the day and year first above written.

Witness



FOSTER-PANNEBAKER CONTRACTING

By:

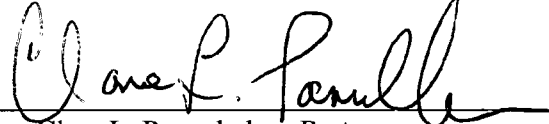

Clare L. Pannebaker, Partner

EXHIBIT A

ALL that certain lot or tract of land situate in the Third Ward of the Borough of Clearfield, Clearfield County, Pennsylvania (formerly Lawrence Township), bounded and described as follows:

BEGINNING at a point on the westerly line of Barclay Street at the northeast corner of lot previously sold to H. A. Fletcher; along Barclay Street North thirty-one (31°) degrees West one hundred twenty-nine and twenty-five hundredths (129.25) feet to a post; thence South approximately sixty-nine (69°) degrees West one hundred eighty (180) feet, more or less, to a post on an alley; thence along said alley South thirty-two and one-half ($32\frac{1}{2}^{\circ}$) degrees East one hundred six (106) feet, more or less, to the north west corner of lot previously sold to H. A. Fletcher; thence along said Fletcher lot North sixty-six (66°) degrees fifty (50') minutes East one hundred seventy-four and three-tenths (174.3) feet to westerly line of Barclay Street and place of Beginning.

BEING the same premises which Murray W. Kohan and Shari A. Kohan, husband and wife, conveyed to Robert E. Mulhollem, Jr. and Pamela A. Mulhollem, husband and wife, by Deed dated the 9th day of June, 1989 and recorded in Clearfield County in Deed and Record Book 1285 at Page 521.