

02-987-CD

Arthur Coble vs Black's Home Sales

02

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ARTHUR LEE COBLE -vs- BLACKS HOMES SALES

02. 987.00

CONTRACTOR'S WAIVER OF LIENS

THIS AGREEMENT, made and entered into this 18th day of June, 2002, by and between **ARTHUR LEE COBLE**, of 343 Firehouse Road, Grass Flats, Pennsylvania 16839, hereinafter "Owner" and **BLACKS HOMES SALES**, hereinafter "Contractor", of 3750 Walton Street, Osceola Mills, Pennsylvania 16666.

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 mechanic's 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's Lien Act of 1963 to file or enter on record any Mechanic's Lien or Liens against ALL that certain tract of land designated as 343 Firehouse Road, Grass Flats, Pennsylvania 16839, Pennsylvania recorded in the Recorder of Deeds Office.

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.

FILED

JUN 20 2002

0/11:27/absolute pd
William A. Shaw \$20.00
Prothonotary
no cc


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:



Owner

 (Seal)
Arthur Lee Coble

Attested to:

BLACKS HOMES SALES, Contractor

(Seal)

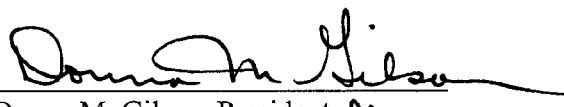
By: 
Donna M. Gilson, ~~President~~ Manager.

EXHIBIT A

ALL that certain piece or parcel of land located in the Village of Grassflat, Cooper Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin corner on the West right-of-way line of Township Route T-726 leading from Grassflat to State Highway Route 53, said right-of-way line being (16.5) feet from the centerline thereof. Said corner is also the Southeast corner of lands of Walter Ralston; thence by said right-of-way line South eight degrees eighteen minutes West (S 8 18 W) two hundred ninety and seven-tenths (290.7) feet to a corner of a tract of land conveyed by Ann Lisik to William D. and Margaret B. Panik; thence by said Panik lands North eighty-three degrees thirty-six minutes West (N 83 36 W) seven hundred seventy-five and three-tenths (775.3) feet to a corner of said Panik lands and the line of a lot of Sones; thence by said Sones lot North six degrees thirty minutes East (N 6 30 E) two hundred ninety (290.0) feet to a corner of said lot and the line of Martin lands; thence by said Martin lot and lands of Walter Ralston, South eighty-three degrees thirty-six minutes East (S 83 36 E) seven hundred eighty-three and eight-tenths (783.8) feet to an iron pin corner and place of beginning. CONTAINING 5.19 acres.