

02-1094-00

CHAD M. ROSELLI -vs- SCOTT B. COWPER

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

CHAD M. ROSSELLI,  
Owner

-VS-

SCOTT B. COWFER,  
Contractor

WAIVER OF MECHANICS LIEN

FILED

012:52-01  
JUL 15 2002

By William A. Chew  
Prothonotary

LAW OFFICE

DWIGHT KOERBER, JR.

ATTORNEY-AT-LAW

110 NORTH SECOND STREET

P. O. BOX 1320

CLEARFIELD, PENNSYLVANIA 16830

50C  
444 Koerber

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

CHAD M. ROSSELLI,  
Owner

-VS-

SCOTT B. COWFER,  
Contractor

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Docket No. 02-1094-02

Type of Pleading:  
WAIVER OF MECHANICS LIEN

Filed on behalf of:  
OWNER: Chad M. Rosselli

Counsel of record for  
this party:

Dwight L. Koerber, Jr.  
PA I.D. No. 16332

110 North Second Street  
P. O. Box 1320  
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**FILED**

JUL 15 2002

William A. Shaw  
Prothonotary

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

CHAD M. ROSSELLI,  
Owner

-vs-

SCOTT B. COWFER,  
Contractor

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Docket No.


**WAIVER OF MECHANICS LIEN**

WHEREAS, CHAD M. ROSSELLI (hereinafter "OWNER") of R. D. 1, Box 455, Morrisdale, Pennsylvania, 16858, has entered into a contract with SCOTT B. COWFER, of 1359 East Bell Hollow Lane, Port Matilda, Pennsylvania, 16870 (hereinafter "CONTRACTOR"), to perform the labor and materials necessary for building construction or repair and improvement to that certain property in Union Township, Clearfield County, being a portion of the property described in Deed from Lori J. (Rosselli) Abersold to Ernest T. Rosselli dated December 7, 2000 and recorded on January 2, 2001, at Clearfield County Instrument No. 200100051. Attached hereto as Appendix A is a copy of the legal description covering said property.

NOW THEREFORE, at the time of and immediately before the execution of the contract between OWNER and CONTRACTOR, and before any authority has been given by OWNER to the said CONTRACTOR to provide the labor and material necessary for building construction or repairs and improvements, or to purchase materials for said project, in consideration of the making of the contract for the project between the OWNER and CONTRACTOR, it is agreed that neither the undersigned CONTRACTOR, and any sub-contractor, or material man, or any workman, or any other person, for labor furnished or materials purchased, shall file a lien, commonly called a Mechanic's Lien, for work done or materials furnished to the said building under the contract between the OWNER and CONTRACTOR for the building and construction or repair and improvements to the building, the right to file, maintain or have such liens being expressly waived.

WITNESS, my hand and seal this 12 day of July, 2002.

CONTRACTOR:

  
\_\_\_\_\_  
Scott B. Cowfer

COMMONWEALTH OF PENNSYLVANIA:

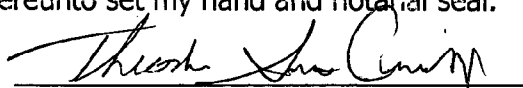
:SS:

COUNTY OF CLEARFIELD :

On this 12 day of July, 2002, before me, the undersigned officer, personally appeared SCOTT B. COWFER known to me or satisfactorily proven to be the person who, upon being duly sworn according to law, deposed and stated that he signed the foregoing WAIVER OF MECHANICS LIEN knowingly, and for the purposes therein contained.

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

My Commission Expires:



NOTARY PUBLIC

NOTARIAL SEAL  
Theodore Scott Crain, Jr., Notary Public  
Port Matilda Borough, County of Centre  
My Commission Expires Apr. 8, 2005

ALL that certain piece or parcel of land known as Lot 1 in the Minor Subdivision 2 of land of Ernie T. Rosselli, situate in Union Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a 5/8" rebar set in the southern line of Township Road T.R. 858, Spruce Hill Road, said 5/8" rebar also being the northwestern corner of the land herein described; thence by the southern line of T. R. 858 (S 75° 45' 49" E) 498.60 feet to a point in the southern line of T.R. 858; thence by land of Rickey Allan Brown and passing through a 1 1/4" iron pipe set at 16.64 feet (S 06° 30' 00" W) 325.23 feet to a 5/8" rebar; thence by Lot 2 in the Minor Subdivision 2 of land of Ernie T. Rosselli, the Grantor herein, (N 75° 50' 46" W) 589.28 feet to a 5/8" rebar; thence still by Lot 2 in the Minor Subdivision 2 of land of Ernie T. Rosselli, the Grantor herein (N 22° 29' 41" E) 326.50 feet to a 5/8" rebar set in the southern line of the aforementioned Township Road T.R. 858, Spruce Hill Road and the place of beginning. CONTAINING 4.029 acres.

BEING a portion of the same premises which were granted and conveyed unto Grantor herein by Deed of Lori J. (Rosselli) Abersold, dated December 7, 2000, and recorded with the Register and Recorder of Clearfield County on January 2, 2001, at Instrument No. 200100051.