

02-1488-CD  
JOHN E. LEE et al. vs. BILL E. CRATER, JR. CONTRACTING

2002-1488-cp

CONTRACTOR'S WAIVER OF LIENS

THIS AGREEMENT, made and entered into this 23 day of September, 2002, by and between JOHN E. LEE and SUZANNE LEE, husband and wife, of DuBois, Pennsylvania 15801, hereinafter "Owner" and BILL E. CRATER, JR. CONTRACTING, INC., of DuBois, Pennsylvania 15801, hereinafter "Contractor".

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 lot or parcel of ground situate, lying and being in Sandy Township, Clearfield County, and Commonwealth of Pennsylvania, and being known as Lot 22 in the Schall Land Company Plan of Lots, bounded and described on Exhibit "A" attached hereto.

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**

SEP 25 2002  
10:12:05 AM  
TCS

William A. Shaw  
Prothonotary

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:

MB Berleas

Witness:

Megan Rice

Witness:

megan Rice

John E. Lee (Seal)  
JOHN E. LEE

Suzanne Lee (Seal)  
SUZANNE LEE

BILL E. CRATER, JR. CONTRACTING,  
INC.

BILL E. CRATER, JR. (Seal)  
BILL E. CRATER, JR., Contractor

Exhibit "A"

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

BEGINNING at a point bring the southeast corner of lot 22 and the northeast corner of lot 23 of the Schall Land Company plan of lots;

THENCE, North  $50^{\circ} 58' 30''$  West along lot 23, a distance of 136.03 feet to a point;

THENCE, North  $50^{\circ} 34' 59''$  East along lot 85, a distance of 143.79 feet to a point in right-of-way of Sylvan Heights Drive;

THENCE, South  $44^{\circ} 33' 21''$  East along right-of-way of Sylvan Heights Drive, a distance of 52.55 feet to a point;

THENCE, South  $50^{\circ} 58' 30''$  East, along right-of-way of Sylvan Heights Drive, a distance of 20.00 feet to a point;

THENCE, along a curve to the right, being the intersection of Sylvan Heights Drive and William Penn Avenue, the chord of which is South  $5^{\circ} 58' 30''$  East with a length of 49.05 feet to a point;

THENCE, South  $39^{\circ} 01' 30''$  West, along William Penn Avenue, a distance of 100.00 feet to the point and place of beginning.

CONTAINING 0.37 acres.