

02-1543-CD
RALPH T. ROSELLI, JR. et al. vs. RALPH T. ROSELLI, JR.

2002-1543-CD

WAIVER OF MECHANIC'S LIEN

WHEREAS, RALPH T. ROSSELLI, JR. and YVONNE A. ROSSELLI, Owners, of RR #1, Box 5R, Rockton, Clearfield County, Pennsylvania, 15856, entered into a contract with RALPH T. ROSSELLI, JR., General Contractor, of RR#1, Box 5R, Rockton, Clearfield County, Pennsylvania 15856, to provide materials and perform labor necessary for construction upon a parcel of ground located at 880 Beaver Drive, DuBois, Clearfield County, Pennsylvania, 15801, more fully bounded and described as follows:

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

BEGINNING at an existing one-inch iron pipe set by previous survey, said iron pipe being at a PC of a curve to the right on the southern Right-of-Way for Beaver Drive (70-foot R/W) and also being the northwest corner of lands now of formerly James E. and Mildred C. O'Bryan (Instrument Number 2000159), and being the northeast corner of the herein described parcel; thence South 12° 32'57" West along lands now of formerly James E. and Mildred C. O'Bryan (Instrument Number 2000159) a distance of 208.08 feet to an existing iron pipe set by previous survey, said iron pipe being the southwest corner of lands now or formerly James E. and Mildred C. O'Bryan (Instrument Number 2000159), and being the southeast corner of the herein described parcel; thence North 69° 22' 22" West along lands now the City of DuBois a distance of 232.31 feet to a rebar set by this survey, said rebar being the southwest corner of the herein described parcel; thence North 12° 32' 57" East along lands now the City of DuBois a distance of 175.44 feet to a rebar set by this survey, said rebar being the northwest corner of the herein described parcel; thence South 77° 27' 03" East along the southern Right-of-Way for Beaver Drive (70 foot R/W) a distance of 230.00 feet to an existing iron pipe, the place of beginning. CONTAINING 44,105 square feet or 1.013 acres and being part of a parcel set forth on the City of DuBois Assessment Map as Section No. 30. Being the same premises as were surveyed and drawn by Alexander & Associates, Inc., Falls Creek, PA 15840. Said survey plat is under the date of June 20, 2002, is referenced as JN2345-02.

BEING the same premises which were conveyed to Ralph T. Rosselli, Jr. and Yvonne A. Rosselli by deed of the City of DuBois, dated July 22, 2002, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument No. 200212355.

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William A. Shaw
Prothonotary

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NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties, as part of said contract and for the consideration therein set forth, that neither the undersigned General Contractor, Contractor, any subcontractor, materialman, nor any other person furnishing labor or materials to said contractor under this contract shall file a lien, commonly called a mechanic's lien, for the work done or materials furnished to the said building or any part thereof.

This stipulation is made and intended to be filed with the County Prothonotary within ten (10) days after date in accordance with the requirements of Act of Assembly of Pennsylvania, in such case provided.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals this 2nd day of October, 2002.

OWNERS:

Ralph T. Rosselli (SEAL)
Ralph T. Rosselli, Jr.

Yvonne A. Rosselli (SEAL)
Yvonne A. Rosselli

GENERAL CONTRACTOR:

Ralph T. Rosselli (SEAL)
Ralph T. Rosselli, Jr.

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William A. Shaw
Prothonotary