

2002-1642-CD

Andrew John Faudie, Contr. vs Dustin L. Miller, Owner

RELEASE OF MECHANICS' LIEN

02-1642-CD

This release of Mechanics' Lien is made, executed and delivered as of this 11th day of October 2002, by and from ANDREW JOHN FAUDIE, a single adult individual, whose address is RR #2, Box 270 ½, Brookville, PA 15825 hereinafter referred to as "Contractor"

TO

DUSTIN L. MILLER and CYNTHIA A. MILLER husband and wife of Sandy Township, Clearfield County PA, hereinafter referred to as "Owners"

WHEREAS, Contractor has, prior to the date of this release of mechanics' lien, erected and constructed certain improvements and/or furnished materials to Owner for the erection and construction of certain improvements, in and upon premises which are located and situated in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, more fully described in Exhibit A which is attached hereto and made a part hereof (hereinafter referred to as the "Subject Premises"); and

WHEREAS, Contractor has agreed to release all liens which Contractor may now have or hereafter may have with respect to the Subject Premises, with the appurtenances thereto, by reason of materials furnished or to be furnished, or work performed or to be performed by Contractor for and towards the erection and construction of the aforesaid improvements.

NOW, THEREFORE, WITNESSETH THAT:

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, Contractor does hereby remise, release and forever quit-claim and by

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this release of mechanics' lien does hereby remise, release and forever quit-claim unto Owner, his successors and/or assigns, forever, all and any manner of liens, claims and demands whatsoever, including, without limitation, the right to lien or claim a mechanics' lien, which Contractor now has or might or could have on or against the Subject Premises for work done or to be done, or materials furnished or to be furnished by Contractor for the erection and construction of the aforesaid improvements, so that Owner, his successors and/or assigns shall have, hold and enjoy the Subject Premises freed and discharged from all liens, claims or demands whatsoever, which Contractor now has or might have in the future on or against the Subject Premises if this release of mechanics' lien were not made, executed and delivered.

INWITNESS WHEREOF, ANDREW JOHN FAUDIE has caused this release to mechanics' lien to be executed and delivered as of the day and year first above written.



ANDREW JOHN FAUDIE

EXHIBIT A
TO RELEASE OF MECHANICS ' S LIEN
FROM ANDREW JOHN FAUDIE
TO DUSTIN L. MILLER AND CYNTHIA A. MILLER

ALL that certain tract of land designated as Lot No. 82, Section No. 4, "Trinidad" in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 24. Excepting and reserving therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc., recorded in Miscellaneous Book Volume 146, Page 476, all of said restrictions being covenants which run with the land.
3. All minerals and mining rights of every kind and nature.
4. A lien for all unpaid charges or assessments as may be made by Treasure Lake, Inc., its successors, or Treasure Lake Property Owners Association, Inc.; which lien shall run with the land and be an encumbrance against it.

JOHN R. LHOYA, P.C.
ATTORNEY AT LAW
110 NORTH SECOND STREET
CLEARFIELD, PENNSYLVANIA 16830

Lap over margin

File
Rec'd
#20-

0 / 11:15 a.m.

3 cc to atty