

02-1896-CD
BRIAN E. COLLINS, et al vs. WAYNE NEPPER

WAIVER OF MECHANICS' LIEN

02-1896-C2

WHEREAS, WAYNE NEEPER, of R.D. #1, Curwensville, Pennsylvania, 16833, hereinafter referred to as CONTRACTOR, entered into a construction agreement dated the _____ of _____, 2002, with BRIAN E. COLLINS and AMY J. COLLINS, his wife, of 850 Firetower Road, Clearfield, Pennsylvania, 16830, hereinafter referred to as OWNERS, said contract being to provide material and perform labor necessary for the construction of a home upon a lot of ground located on those certain pieces or parcels of land situated in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

I. BEGINNING at a 2" iron pin, said pin being the southern line of a 20' private road and also being the northwestern corner of Lot 3, the Lot herein described; thence by the southern line of said 20' private road South sixty-one (61) degrees forty-three (43) minutes nine (09) seconds East, four hundred sixteen and fifty-three one-hundredths (416.53) feet to a 3/8" rebar; thence by land of Stanley B. Owens South twenty-eight (28) degrees thirty-one (31) minutes twenty (20) seconds West two hundred sixty-five and ninety-eight one-hundredths (265.98) feet to a 3/8" rebar; thence by land of Ronald E. and Kathryn L. Boron North sixty (60) degrees forty-five (45) minutes twenty-four (24) seconds West, three hundred fifty-two and forty-four one-hundredths (352.44) feet to a point;

William A. Prothone
of Stanley B. Owens
Prothonotary

thence by land of Henry J. and Jean Hubler and passing through a ½" iron rod and also passing through a 1 3/4" iron pipe North fourteen (14) degrees thirty-nine (39) minutes thirty-six (36) seconds East, two hundred sixty-seven and fifty-eight one-hundredths (267.58) feet to a 2" iron pin and place of beginning.

Containing 2.319 acres and being Lot 3 of the Subdivision of Land of Maurice C. and Olive J. Haney.

BEING the same premises conveyed to Brian E. Collins and Amy J. Collins, husband and wife, from Ardell Shirey and Joyce A. Shirey, a/k/a E. Joyce Shirey, husband and wife, by deed dated September 6, 2002, recorded at Clearfield County Instrument Number 200214392.

II. BEGINNING at an iron pin located on the northern line of a twenty (20) foot wide roadway which leads from L.R. 17120 and being the southwest corner of the property herein described; thence along lands now or formerly of R. Tibbens, North twenty-four (24) degrees three (3) minutes East, one hundred eighty-six and eight tenths (186.8) feet to an iron pin; thence along lands now or formerly of H. Owens, South sixty-four (64) degrees forty-one (41) minutes East, three hundred fifteen (315) feet to a stone on line now or formerly of S. Owens; thence along S. Owens, South twenty-five (25) degrees nineteen (19) minutes West, one hundred seventy-nine and nine tenths (179.9) feet to an iron pin located on the northern line of a twenty (20) foot wide roadway; thence along the

northern line of said roadway, North sixty-five (65) degrees fifty-seven (57) minutes West, three hundred ten and nine tenths (310.9) feet to an iron pin and place of beginning.

Containing 1.317 acres.

TOGETHER with the right to use a private roadway, twenty (20) feet in width, which extends from L.R. 17120 along the southern boundary of the property herein conveyed, said roadway being set forth on the survey map of William E. Maines dated April, 1973.

BEING the same premises conveyed to Brian E. Collins and Amy J. Collins, husband and wife, from Olive J. Haney by deed dated October 10, 2002, recorded at Clearfield County Instrument Number 200216568.

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties, as part of the said contract or proposal and for the consideration therein set forth, that neither the undersigned contractor, any sub-contractor or material man, nor any other person furnishing labor or materials to the said contractor under this contract shall file a lien, commonly called a Mechanics' Lien, for any work done or materials furnished to the said building or any part thereof.

This stipulation is made and intended to be filed with the Clearfield County Prothonotary, 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 6th day of DECEMBER, 2002.

WITNESS:

CONTRACTOR:

Sonya D. Giffre

Wayne C. Nepper (SEAL)
WAYNE NEPPER

OWNERS:

Brian E. Collins (SEAL)
BRIAN E. COLLINS

Amy J. Collins (SEAL)
AMY J. COLLINS

BRIAN E. COLLINS and AMY J. COLLINS, his wife, Owners
and
WAYNE NEEPER Contractor
WAIVER OF MECHANICS' LIEN
012-5001 Any Ryan pd. 20.00 No CC
COLAVECCHI RYAN & COLAVECCHI ATTORNEYS AT LAW 221 EAST MARKET STREET (ACROSS FROM COURTHOUSE) P. O. BOX 131 CLEARFIELD, PA 16830