

03-8336-CD
LON I. BAIRD, et al, vs. TORELL & BERNARD
REMODELING

03-836-CD

FILED

JUN 06 2003

WAIVER OF RIGHT TO FILE MECHANIC'S LIEN

William A. Shaw
Prothonotary

WHEREAS, Lon L. Baird, Jr., and Marcy S. Baird, husband and wife, have entered into a contract with Torrell & Bernardo Remodeling and Custom Homes, General Contractor, with regard to construction of a dwelling house on premises described on the attached Exhibit "A".

NOW, THEREFORE, it is hereby stipulated and agreed by and between the parties hereto, as part of the said contract and for the consideration therein set forth, that neither the undersigned General Contractor, any subcontractor, materialmen, or mechanic, nor any other person furnishing labor or materials to the said General Contractor under this contract shall file any mechanic's or other lien or claim for work done or material furnished in or about the performance of said contract against the ground upon which the structure or work herein provided for is erected or done or against any structure thereon erected or to be erected, or against any structure or property whatsoever covered by said contract.

THIS stipulation is specifically made with the purpose and intent that it be filed in the Prothonotary's Office of Clearfield County, Pennsylvania, in accordance with and under and by virtue of an Act titled Mechanic's Lien Law of 1963, P.L. 1175, No. 497, as amended, in order to operate as a complete waiver by the General Contractor and all subcontractors of the right to file any mechanic's lien of any nature and in any manner.

IN WITNESS WHEREOF, the said parties have caused this waiver to be
duly executed the 12th day of May, 2003.

WITNESS:

Kathleen M. Myers

OWNER:

Con L. Baird, Jr. (SEAL)
Con L. Baird, Jr. (SEAL)
Marcy S. Baird (SEAL)
Marcy S. Baird.

GENERAL CONTRACTOR:

By: Rubel J. Bernardo (SEAL)
Torrell & Bernardo Remodeling
and Custom Homes

Patricia A. Grushonis

Exhibit A

Lon L. Baird, Jr. and Marcy S. Baird

**Section 5, Lot 48, Treasure Lake Subdivision,
Sandy Township, Clearfield County, PA**

Tax I. D. #128.0-C02-005-0048-21

ALL that certain tract of land designated as Lot No. 48, Section 5, "Martinique", in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Miscellaneous Docket Map File No. 25.

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 Misc. Book Vol. 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 Property Owners Association, Inc., which lien shall run with the land and be an encumbrance against it.

BEING the same premises conveyed to Robert McMullen and Eileen McMullen, his wife, by deed of Treasure Lake of Pennsylvania, Inc., dated December 2, 1973, and recorded in the Office of the Recorder of Clearfield County in Volume 669, page 25.

AND BEING the same premises conveyed by deed of Robert McMullen and Eileen McMullen, husband and wife, to Lon L. Baird, Jr. and Marcy S. Baird, husband and wife, dated May 19, 2003, and intended to be recorded in the Office of the Recorder of Deeds of Clearfield County, PA, herewith.

FILED

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of 3:00 yrs
JUN 06 2003
Atlys pd. 20.00

William A. Shaw
Prothonotary