

03-853-CD

TORRELL ADD BERNARDO LAND CORP. VS. TORRELL AND
BERNARDO REMODELING APR 2000

Henry S. Cherry
23 EAST PARK AVENUE
DUBOIS, PENNSYLVANIA 15801

53-853-CD

WAIVER OF MECHANIC'S LIEN

WHEREAS, TORRELL and BERNARDO LAND CORPORATION, Owners, of 130 McCracken Run Road, DuBois, Clearfield County, Pennsylvania, entered into a contract with TORRELL AND BERNARDO REMODELING AND CUSTOM HOMES, Contractor, of 130 McCracken Run Road, DuBois, Clearfield County, Pennsylvania, to provide materials and perform labor necessary for construction upon a parcel of ground located at Lot No. 6, Arminta Hill Estates Subdivision, DuBois, Clearfield County, Pennsylvania, more fully bounded and described as follows:

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

BEGINNING at an iron pin in the southerly line of land of F. Heffner, being also the northeast corner of Lot No. 5; thence by the southerly line of land of F. Heffner and partly by lands of the City of DuBois N 33-00-36 E 100.00 feet to an iron pin the northwest corner of Lot No. 7; thence by the westerly line of Lot No. 7 S 57-12-08 E 155.00 feet to an iron pin in the right of way line of Tower Lane; thence by the right of way line of Tower Lane S 33-00-36 W 100.00 feet to an iron pin the southeast corner of Lot No. 5; thence by the westerly line of Lot No. 5 N 57-12-08 W 155.00 feet to an iron pin and the place of beginning.

Containing 15,050 sq. ft., 0.35 Acre, more or less and being known as Lot No. 6 in the Arminta Hill Estates Subdivision in the City of DuBois, Pennsylvania.

EXCEPTING and reserving a right-of-way easement ten (10.00) feet wide for the construction and maintenance of Utility lines along and adjacent to Tower Lane right-of-ways.

BEING the same premises which were conveyed to Jeffrey M. Baronick and Tina M. Baronick by Deed of Torrell and Bernardo Land Corp. dated April 19, 2001, and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument No. 200106389.

FILED
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JUN 10 2003

William A. Shaw
Prothonotary

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 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.

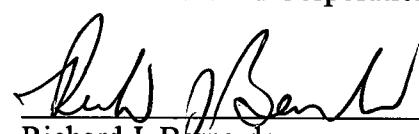
IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals this 23rd day of May, 2003.



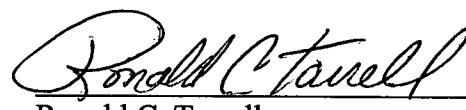
(SEAL)
Richard J. Bernardo, President of Torrell and Bernardo Land Corporation



(SEAL)
Ronald C. Torrell, Sec./Treasurer of Torrell and Bernardo Land Corporation



(SEAL)
Richard J. Bernardo
Torrell and Bernardo Remodeling and Custom Homes



(SEAL)
Ronald C. Torrell
Torrell and Bernardo Remodeling and Custom Homes