

03-1198-CD

MATHEW T. NELEN, et al vs. WILBUR A. NEEPER, et al

03.1198-CD

# Know All Men by These Presents

That we, the undersigned, Contractor(s), Mechanics and Material Men, for value received, have remised, released and waived, and by these presents do, for ourselves and heirs, executors and administrators, remise, release and

waive, to and in favor of Mathew F. Nelen and Lisa L. Nelen, their heirs and assigns, our right under Act of Assembly, entitled, "An Act relating to the lien of Mechanics, and others, upon Buildings," approved the twenty-fourth day of August, A.D. 1963, and its amendments, to file or enter on record any Mechanic's Lien or Liens against all that certain piece or parcel of land situate in the Township of Pike, County of Clearfield and State of Pennsylvania,  
bounded and described as follows:

See Exhibit A for property description

for any and all work done upon and materials furnished for dwelling house or other buildings on said lot or lots, by us in the erection, building and completion thereof, or that may hereafter be done or furnished on the same, so that the said owner or owners and his, her or their heirs and assigns shall and may hold, have and enjoy the said building, lot of ground and premises free and discharged from all liens, claims and demands whatsoever which we or any of us may have, or could or might have against the same as if these presents had not been made.

WITNESS our hands and seals the 12th day of August, 2003.  
In the presence of:

|                            |   |        |
|----------------------------|---|--------|
| <u>X William A Nease</u>   | For Excavating Work                           | [Seal] |
| <u>X Matthew J McSavvy</u> | For Stone Work and Materials                  | [Seal] |
| <u>X Wayne C Steppen</u>   | For Mason Work                                | [Seal] |
|                            | For Carpenter Work and Materials              | [Seal] |
|                            | For Carpenter Work                            | [Seal] |
|                            | For Hardware and Glass                        | [Seal] |
|                            | For Plastering and Materials                  | [Seal] |
|                            | For Plastering Materials                      | [Seal] |
|                            | For Painting and Glassing Materials           | [Seal] |
|                            | For Brick Work and Materials                  | [Seal] |
|                            | For Brick Work                                | [Seal] |
|                            | For Tinting and Materials                     | [Seal] |
|                            | For Pipe Work and Materials                   | [Seal] |
|                            | For Gas Fitting, Water Plumbing and Materials | [Seal] |
|                            | For Lumber, Etc                               | [Seal] |
|                            | For Planing Mill Work and Materials           | [Seal] |
|                            | For Electrical Fixtures                       | [Seal] |
|                            | For Electrical Work                           | [Seal] |

## EXHIBIT A

**ALL** those certain pieces or parcels of land known as Lot 1 and Lot 2 in the Wilbur A. and Emma Jean Neeper Subdivision, dated July 24, 2002, lying approximately ½ mile North of the intersection of Pennsylvania State Highway 3013 with Hixon Road, also known as Township Road T-498, in Pike Township, Clearfield County, Pennsylvania, and being more particularly described as follows:

**PARCEL ONE: BEGINNING** at a point in the centerline of Hixon Road, said point being North 9 degrees 21 minutes 59 seconds West 496.16 feet from a 3/8 inch rebar found, being the corner of LeRoy M. and Nancy H. Neeper, as was conveyed by Deed Book 1836, page 201, said point being the southeast corner of the land conveyed and running: thence South 83 degrees 46 minutes 01 seconds West a distance of 346.93 feet, through lands of Wilbur A. Neeper and Emma Jean Neeper to the southeastern corner of Lot 2; thence North 06 degrees 13 minutes 59 seconds West a distance of 366.70 feet, along Lot 2 to a point; thence North 83 degrees 46 minutes 01 seconds East a distance of 179.24 feet, through lands of Wilbur A. Neeper and Emma Jean Neeper to a point in the centerline of Hixon Road, said line passing through a ¾ inch rebar set back 20.62 feet from the centerline of said Hixon Road; thence South 26 degrees 11 minutes 25 seconds East a distance of 119.70 feet, along the centerline of Hixon Road to a point; thence South 29 degrees 34 minutes 40 seconds East a distance of 101.23 feet along the centerline of Hixon Road to a point; thence South 34 degrees 45 minutes 49 seconds East a distance of 116.19 feet along the centerline of Hixon Road to a point; thence South 34 degrees 03 minutes 14 seconds East a distance of 66.91 feet along the centerline of Hixon Road to a point and place of beginning. Containing 2.153 acres total, minus 0.153 acre from the right of way of Hixon Road, leaving 2.000 acres net and known as Lot 1 of the Wilbur A. Neeper and Emma Jean Neeper Subdivision dated July 24, 2002, as shown on a map prepared by Curry and Associates.

The above-described lot includes a 20 foot easement for the installation and maintenance of a waterline. The 20 foot easement runs parallel to the western side of Hixon Road from the northern line of LeRoy M. and Nancy H. Neeper, as was conveyed to them in Deed Book 1836, page 201 to a point on the southern line of the above-described Lot 1.

**PARCEL TWO: BEGINNING** at a point at the southwest corner of Lot 1 of the above-mentioned Subdivision, said point being the southeast corner of land herein conveyed and running: thence South 83 degrees 46 minutes 01 seconds West a distance of 237.57 feet through lands of Wilbur A. Neeper and Emma Jean Neeper to the ¾ inch rebar set; thence North 06 degrees 13 minutes 59 seconds West a distance of 366.70 feet through lands of Wilbur A. Neeper and Emma Jean Neeper to the ¾ inch rebar set; thence North 83 degrees 46

minutes 01 seconds East a distance of 237.57 feet through lands of Wilbur A. Neeper and Emma Jean Neeper to a point and northwest corner of Lot 1; thence South 06 degrees 13 minutes 59 seconds East a distance of 366.70 feet along Lot 1 to a point and place of beginning. Containing 2.000 acres and known as Lot 2 of the Wilbur A. Neeper and Emma Jean Neeper Subdivision dated July 24, 2002, as shown on a map prepared by Curry and Associates.

STATE OF PENNSYLVANIA

55.

COUNTY OF CLEARFIELD

Personally appeared before me,

in and for said MATHEW F. NELEN and LISA L. NELEN, husband and wife,

who being duly sworn, says that he/she is, they are the owner(s) of the property mentioned and described in the within release; that the within release has been executed by all persons who did work as contractors and subcontractors upon, and furnished material for said building, and in the erection and completion thereof.

Sworn to and subscribed before me this

12th day of August 2003. }  
Linda Schwartz }  
Mathew F. Nelen  
Lisa L. Nelen  
Lisa L. Nelen

|                                   |                      |
|-----------------------------------|----------------------|
| <b>Release of Mechanic's Lien</b> |                      |
| No. <u>1234567890</u>             | Term, 19 <u>1999</u> |
| For the sum of <u>\$12,345.67</u> |                      |
| I, <u>John Doe</u> , Contractor   |                      |
| vs.                               |                      |
| I, <u>John Doe</u> , Contractor   |                      |
| Date <u>12/31/1999</u>            |                      |
| Filled                            |                      |