

03-1339-CD
RAYMOND P. AVRAMOVICH, etal vs. TORRELL AND BERNARDO REMODEL

03-1339-0

CONTRACTOR'S WAIVER AND RELEASE OF LIENS

THIS AGREEMENT made and entered into as of September 2003, by and between Raymond P. Avramovich and Monica M. Avramovich, hereinafter "Owners", of Treasure Lake Section 15 Lot 295, DuBois, PA 15801, and the undersigned Contractors, Subcontractors and suppliers of materials, collectively known as "Releasors", of 130 McCracken Run Road, DuBois, PA 15801.

WHEREAS it is the desire of the Owner that the undersigned for themselves and anyone else acting or claiming through or under them, waive or release any right or claim that they may now have or may in the future have that are commonly known as Mechanics or Materialmens Liens or Claims on the premises described more particularly in Exhibit 1 attached hereto and made a part hereof.

Now therefore intending to be legally bound hereby the parties do agree as follows:

1. That the undersigned Releasors for themselves, their Subcontractors, Materialmen, their heirs, executors, administrators, assigns or anyone else acting or claiming through or under them intending to be legally bound hereby do hereby waive or relinquish all right to file a Mechanics Lien, claim or Notice of Intention to file any lien or claim and do hereby covenant, promise and agree that no Mechanics Lien or claim or other lien or claim of any kind whatsoever shall be filed or maintained against the improvements of the estate or title of the Owner in the property or the curtilage or curtilages appurtenant thereto by or in the name of the Contractor or any other Subcontractor, Materialmen or Laborer for work done and materials furnished under the contract or by any other party acting through or under them or any of them for and about the improvements or the property or any part thereof or on credit thereof and that all Subcontractors, Materialmen and Laborers on the work shall look to and hold the Contractor personally liable for all subcontracts, materials furnished and work and labor done so that there shall not be any legal or lawful claim of any kind whatsoever against the Owner for any work done or labor or materials furnished under the contract for and about the erection, construction, completion of the improvements, or under any contract for any extra work or for work supplemental thereto or otherwise.
2. This Agreement waiving the right of lien shall be an independent covenant and shall operate and be effective as well as in respect to work done and materials furnished under any supplemental contract for extra work in the erection, construction, and completion of the improvements under the contract. The Releasors for themselves and anyone else acting or claiming through or under them including any Subcontractors, Materialmen, or Laborers do hereby agree for themselves, their heirs, successors, administrators and assigns to release all liens which they may now have or hereafter may have on the premises described herein by reason of any materials furnished or yet to be furnished or work performed or yet to be performed by them or any person claiming under them for and towards the erection and construction of improvements on said premises.
3. The Releasors for themselves, Subcontractors, Laborers, Materialmen or anyone else claiming or acting through or under them including their heirs, administrators, executors and assigns do hereby agree to release and forever quitclaim and by these presents do remise, release and forever quitclaim on to the Owner, their heirs and assigns, all manner of liens, claims and demands whatsoever that any of them might have or could have had or may in the future have for work done or yet to be done or materials furnished or yet to be furnished by any or them and hereby agree not to file any liens, claims or demands against the premises or if any liens, claims or demands have been filed against the premises, to promptly discharge the same.
4. It is the desire of the parties hereto that all benefits of this Agreement shall inure not only to the Owner but also to any mortgagees.
5. This Agreement shall be binding upon the parties hereto as well as any person claiming under them in regard to the erection, construction or completion of any improvements that have been erected or will be erected on the premises that are described more particularly in Exhibit 1, attached hereto and made a part hereof.
6. This Agreement shall be filed in the Prothonotary's office of Clearfield County, Commonwealth of Pennsylvania in accordance with the Mechanics Lien Act of 1963 and is the express intent of the parties to be legally bound hereby in accordance with the provision of the Mechanics Lien Act of 1963.
7. By executing this Agreement, the Owner does hereby certify that either no work has been performed or materials have been supplied by any person, partnership or corporation that would entitle that person, partnership or corporation at this time or in the future to file any Mechanics Lien or claim against the premises or in the alternative if any person, partnership or corporation may, prior to the execution of this Agreement have had the right or will in the future have any right to file a Mechanics Lien or claim, that any such right has been extinguished and terminated by the execution of this Agreement and that all persons,

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William A. Shaw
Prothonotary

partnerships or corporations shall be prevented from maintaining or filing any Mechanics Lien or claims by virtue of the fact that they have executed this Agreement or some other party has executed this Agreement, and they would be prevented from filing or maintaining any Mechanics Lien or claim as a result of that party's execution of this Agreement.

WITNESS the due execution hereof and intending to be legally bound hereby that as of at least one day before any labor or materials have been provided for the improvements to the premises.

Torrell and Bernardo Remodeling and Custom Homes

By: Ronald C. Torrell
(Type or Print Name)

Attest:

Raymond P. Avramovich
Owner: Raymond P. Avramovich

Monica M. Avramovich
Owner: Monica M. Avramovich

Subcontractor:

Subcontractor

Subcontractor

Subcontractor

Subcontractor

Subcontractor

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF clearfield :

ss.

On this, the 10th day of September, 2003, before me, the undersigned officer, personally appeared Ronald C. Torrell of Torrell and Bernardo Remodeling and Custom Homes, known to me (or satisfactorily proven) to be the one of the persons whose names are subscribed to the within instrument, and acknowledged that he executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

NOTARIAL SEAL
DAVID J. HOPKINS, NOTARY PUBLIC
CITY OF DuBOIS, CLEARFIELD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2007

EXHIBIT 'A'

Raymond P. and Monica M. Avramovich

ALL that certain tract of land designated as Section No. 15, Lot 295 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Office of the Recorder of Clearfield County.

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, p. 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 know as Clearfield County Tax Parcel No. 128-D3-15-295-21.