

03-1417-CD  
WELCOME HOME CENTERS, INC. vs. HEATHER L. SERAFIN

03-1417-CD FILED

MECHANIC'S LIEN WAIVER

SEP 22 2003

William A. Shaw  
Prothonotary/Clerk of Courts

WELCOME HOME CENTERS, INC of Brockway, Pennsylvania, ("SUBCONTRACTOR"), entered into a contract with HEATHER L. SERAFINI and RUSSELL H. COLLINS of Hyde, Pennsylvania, ("CONTRACTORS/OWNERS") to furnish labor and/or materials for the manufacturer of a modular home bearing serial number \_\_\_\_\_ (the "Contract") to be delivered to property owned by Contractors/Owners situate in Lawrence Township, Clearfield County, Pennsylvania, more particularly described on Exhibit "A" hereof.

NOW THEREOF, as part of the Contract and for the consideration therein set forth, Subcontractor waives any right that Subcontractor now has or in the future may have to file a lien, commonly called a mechanic's lien, against the above described real estate or against the improvements located thereon to secure payment for work done or materials furnished by Subcontractor, or any other person furnishing labor or materials to the Subcontractor under the Contract. It is the intention of the parties that this Waiver shall be recorded in the Office of the Prothonotary of Clearfield County, Pennsylvania, to provide constructive notice of this Waiver to any and all subcontractors, material men, and other persons furnishing labor or materials under the Contract.

The Subcontractor hereby certifies that no work has been performed and no materials have been provided pursuant to the Contract as of the date of this Mechanic's Lien Waiver.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Subcontractor has caused this Waiver to be executed by its Agent this 19<sup>th</sup> day of September, 2003, with full knowledge of the rights afforded the Subcontractor under the laws of the Commonwealth of Pennsylvania.

WELCOME HOME CENTERS, INC  
BY *Patricia A. Iorfida*  
Patricia A. Iorfida  
Agent

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF *McKean* : S.S.

On this, the 19<sup>th</sup> day of September, 2003 before me, the undersigned Officer, personally appeared Patricia A. Iorfida, who acknowledged herself to be an Agent for Welcome Home Centers, Inc., a Pennsylvania Corporation, and that she as an Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as an Agent.

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

*Michelle L. Weaver*  
Notary Public  
My Commission Expires: 1/10/2005

Notarial Seal
Michelle L. Weaver, Notary Public
Hamlin Twp., McKean County
My Commission Expires Jan. 10, 2005

## EXHIBIT "A"

**ALL** that certain piece or parcel of ground situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on road (Highway Route No. 17038) leading from Clearfield to Glen Richey being the Northeast corner of Property owned by prior Grantors, Joseph A. Schickling et ux, thence South 22 degrees 30 minutes East 210 feet to a point; thence South 46 degrees 45 minutes West 200 feet to a point; thence North 22 degrees 30 minutes West 210 feet to road as aforesaid; thence North 46 degrees 45 minutes East 200 feet to place of beginning. **CONTAINING** approximately one (1) acre. MAP #123-K09-000-006.1

**EXCEPTING AND RESERVING**, however, unto the grantors' predecessors in title all the coal and mining rights as set forth in the former deeds.

**UNDER and SUBJECT TO** all restrictions, reservations, easements, rights of way, outsales or other matters of record or apparent by visual inspection.

**BEING** the same premises conveyed Heather L. Serafini, single to Heather L. Serafini, single and Russell H. Collins, single, as joint tenants with right of survivorship, by deed dated September 19, 2003 and recorded September 22, 2003 at Clearfield County Instrument No. 200317127.

FILED NOCC  
Sep 11 18 2003 Fallon Research  
Sep 22 2003 pd. 20.00  
William A. Shaw  
Prothonotary/Clerk of Courts