

03-1591-CD
MICHAEL C. PRISTASH, et al. vs. KENNETH L. TEAMAN, et al.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

Michael C. Pristash and
Charlotte D. Pristash
Owner

*

-vs-

Kenneth L. Teaman
t/d/b/a Valley Homes, Inc.,
Contractor

*

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* 03-1591-C

Type of Pleading:
WAIVER OF MECHANICS LIEN

Filed on behalf of:

OWNER: Michael C. Pristash and
Charlotte D. Pristash

Counsel of record for
this party:

Dwight L. Koerber, Jr.
PA I.D. No. 16332

110 North Second Street
P. O. Box 1320
Clearfield, PA 16830
(814) 765-9611

FILED

OCT 23 2003

William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

Michael C. Pristash &
Charlotte D. Pristash
Owner

*

-vs-

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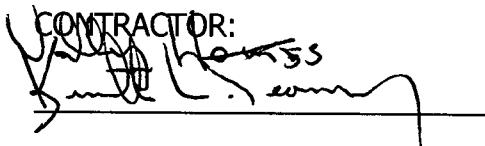
Kenneth L. Teaman,
t/d/b/a Valley Homes, Inc.
Contractor

WAIVER OF MECHANICS LIEN

WHEREAS, Michael C. and Charlotte D. Pristash. (hereinafter "OWNER") of 75 Hardscrabble Road, Philipsburg, Pennsylvania, 16866, has entered into a contract with Kenneth L. Teaman, t/d/b/a Valley Homes, Inc., of 1125 Eagle Valley Road, Bellefonte, Pennsylvania, 16823, (hereinafter "CONTRACTOR"), to perform the labor and materials necessary for building construction or repair and improvement to that certain property in Morris Township, Clearfield County, and being more particularly described in Deed from Helen Chutko and Nick Chitko to Michael C. Pristash and Charlotte D. Pristash, dated on September 24, 1976 and recorded on October 5, 1976, at Clearfield County Register and Recorder's Office which is recorded in Book 728, Page 044. Attached hereto as Appendix A is a copy of the legal description covering said property.

NOW THEREFORE, at the time of and immediately before the execution of the contract between OWNER and CONTRACTOR, and before any authority has been given by OWNER to the said CONTRACTOR to provide the labor and material necessary for building construction or repairs and improvements, or to purchase materials for said project, in consideration of the making of the contract for the project between the OWNER and CONTRACTOR, it is agreed that neither the undersigned CONTRACTOR, and any sub-contractor, or material man, or any workman, or any other person, for labor furnished or materials purchased, shall file a lien, commonly called a Mechanic's Lien, for work done or materials furnished to the said building under the contract between the OWNER and CONTRACTOR for the building and construction or repair and improvements to the building, the right to file, maintain or have such liens being expressly waived.

WITNESS, my hand and seal this 21st day of Oct., 2003.

CONTRACTOR:

Kenneth L. Teaman

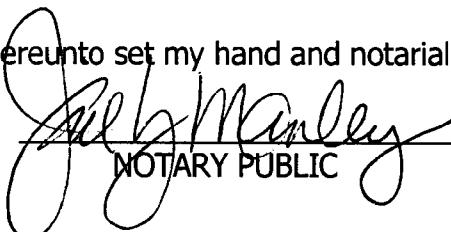
COMMONWEALTH OF PENNSYLVANIA:

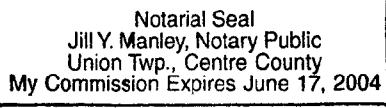
Centre :SS:
COUNTY OF CLEARFIELD :

On this 21st day of Oct., 2003, before me, the undersigned officer, personally appeared Kenneth L. Teaman t/d/b/a Valley Homes Inc., known to me or satisfactorily proven to be the person who, upon being duly sworn according to law, deposed and stated that he signed the foregoing WAIVER OF MECHANICS LIEN knowingly, and for the purposes therein contained.

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

My Commission Expires:


NOTARY PUBLIC



Member, Pennsylvania Association of Notaries

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



BEGINNING at a stake corner on the East right-of-way line of State Highway, Legislative Route 17061, leading from Hawk Run to Morrisdale, said right-of-way line being Sixteen and Five-tenths (16.5') feet from the centerline thereof, said stake also being the Southwest corner of lands of Steve and Helen Sotock; thence by the lands of said Steve and Helen Sotock North Fifty-six degrees Forty minutes East (N 56° 40' E) Three Hundred Eight (308') feet to a stake corner of said Sotock lands and the lands of the Grantors, Helen and Nick Chutko, (mother and son); thence by the lands of the Grantors, South Twenty-five degrees Fifty minutes East (S 25° 50' E) One Hundred Twenty-six and Five-tenths (126.5') feet to a stake corner on the Northwest right-of-way line of State Highway Legislative Route 17063 leading from Legislative Route 17061 to Munson, said right-of-way line being Sixteen and Five-tenths (16.5') feet from the center line thereof. Thence by said Legislative Route 17063 South Thirty-four degrees Ten minutes West (S 34° 10' W) Two Hundred Fifty-seven and two-tenths (257.2') feet to the intersection of the right-of-way lines of said L. R. 17063 and a short cut road from said L. R. 17063 to L. R. 17061. The right-of-way on said short cut surveyed to Sixteen and Five-tenths (16.5') feet from said centerline. Thence by said short cut the following three courses and distances, South Eighty-three degrees Thirty-five minutes West (S 83° 35' W) Forty-four and Two-tenths (44.2') feet to a stake; thence North Seventy-seven degrees Twenty minutes West (N 77° 20' W) Fifty (50.0') feet to a stake; thence North Forty-nine degrees Thirty minutes West (N 49° 30' W) Fifty (50.0') feet to a stake corner on the East right-of-way line of said Legislative Route 17061; thence by said right-of-way line North Seventeen degrees Thirty minutes West (N 17° 30' W) One Hundred Twenty-five (125.0') feet to a stake corner and the place of

CONTAINING 1.28 acres.

BEING the Southwest portion of a tract of land conveyed by Helen Chutko to Helen Chutko and Nick Chutko by deed dated March 14, 1961, and entered of record in the Office for the Recording of Deeds of Clearfield County, Pennsylvania, in Deed Book Vol. 488, Page 30.

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA
DOCKET NO.

Michael C. Pristash and
Charlotte D. Pristash

-vs-

Kenneth L. Teaman,
t/d/b/a Valley Homes

WAIVER OF MECHANICS LIEN

FILED 300 10/23/2000
Oct 23 2000
Atty Ad 2000

William A. Shaw
Prothonotary/Clerk of Courts

LAW OFFICE

DWIGHT KOERBER, JR.

ATTORNEY AT LAW

110 NORTH SECOND STREET

P. O. BOX 1320

CLEARFIELD, PENNSYLVANIA 16830