

04-31-CD  
SHERRY LYNN GABRIELSON vs. JEFF DICK HOME SALES, INC.

Sherry Gabrielson vs. Jeff Dick Home Sales  
2004-31-CD

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

Sherry Lynn Gabrielson.,  
Owner

-vs-

Jeff Dick Home Sales, Inc.  
Contractor

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Docket No. 04-31-02

Type of Pleading:  
WAIVER OF MECHANICS LIEN

Filed on behalf of:  
OWNER: Sherry Lynn Gabrielson

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**

**JAN 07 2004**

William A. Shaw  
Prothonotary/Clerk of Courts

**WAIVER OF MECHANICS LIEN**

**THIS WAIVER OF MECHANICS LIEN** is made, executed and delivered as of this 6<sup>th</sup> day of January 2004, by **Jeff Dick Home Sales, Inc.**, a Pennsylvania corporation, whose address is **1063 Old Route 220 South, Duncansville, Pa 16635**, hereinafter referred to as "Contractor";

**TO**

**Sherry Lynn Gabrielson**, a single individual, whose address is **887 Maple Road, Coalport, PA 16627**, hereinafter referred to as "Owner".

**WITNESSETH:**

That in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Contractor does hereby waive, release, and relinquish any and all liens or claims, or the right to lien or claim, for labor or materials, or both, furnished to the date hereof, as to premises known and described as Clearfield County Map No. 1-116-15 and further identified on Deed to Owner dated August 9, 2002, recorded at Clearfield County Instrument No. 200213142, Pennsylvania, which premises are more fully described in Exhibit A which is attached hereto and made a part hereof.

**ALL** that certain piece or parcel of land in the Township of Beccaria, the County of Clearfield, and the Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin at the Northwest corner of the land, now or formerly, of Donald Gabrielson and Southwest corner of this parcel; thence North four (4) degrees forty-two (42) minutes East along the line of land, now or formerly, of Steven Bandrowsky and the line of land, now or formerly, of Lyncroft Associates eight hundred eighty-five and eighty-one one-hundredths (885.81) feet to an iron pin; thence South eighty-six (86) degrees four (04) minutes East along the line of land, now or formerly, of Joann C. Natoli three hundred forty-eight (348.00) feet to an iron pin; thence South thirteen (13) degrees thirty-five (35) minutes thirty (30) seconds East along the line of land, now or formerly, of Robert Gabrielson nine hundred twenty-eight and eighty-four one-hundredths (928.84) feet to an iron pin; thence North eighty-six (86) degrees four (04) minutes West along the line of land, now or formerly, of Donald Gabrielson six hundred thirty-nine and fifty-five one hundredths (639.55) feet to an iron pin and place of beginning, containing 10.04 acres, more or less.

EXCEPTING AND RESERVING unto the Grantors, their heirs, successors and assigns, the full, free liberty and right at all times hereafter forever, to have and use a passageway 20 feet wide along the Eastern side of the land hereby granted for any and all purposed connected with the use and occupation of other land now owned by the Grantor(s) or prior Grantor(s) or joining the land hereby granted.

FURTHER SUBJECT to any and all restrictions, exceptions, reservations, easements, and conditions as contained in prior deeds of conveyance.

BEING identified by Clearfield County Map No. 1-I16-15.

BEING the same premises as were granted and conveyed onto Grantors herein by Deed of Robert C. Gabrielson and Alice Mae Gabrielson, husband and wife, dated December 23, 1994, as recorded in the Office of Register and Recorder in and for Clearfield County at Deed Book Volume 1651, Page 517.

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA

DOCKET NO:

Sherry Lynn Gabrielson

-vs-

Jeff Dick Home Sales, Inc.

WAIVER OF MECHANICS LIEN

3cc  
Atty Koerber  
Atty Pd. 20.00  
013:20:64  
072:34

LAW OFFICE

DWIGHT KOERBER, JR.

ATTORNEY-AT-LAW

110 NORTH SECOND STREET

P. O. BOX 1320

CLEARFIELD, PENNSYLVANIA 16830