

04-510-CD  
THOMPSON HILL HOMES vs. NEIL R. KREYDT, et al.

**Thompson Hill Homes vs Neil Kreydt et al**  
**2004-510-CD**

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## MECHANIC'S LIEN WAIVER

**THOMPSON HILL HOMES** of 367 Southridge Road, St. Marys, Pennsylvania, ("SUBCONTRACTOR"), entered into a contract with **NEIL R. KREYDT** and **DIANA L. KREYDT** of 1301 Treasure Lake, DuBois, Pennsylvania, ("CONTRACTORS/OWNERS") to furnish labor and/or materials for construction of a site built home (the "Contract") on property owned by Contractors/Owners situate in Sandy 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 the above mentioned individuals this 8<sup>th</sup> day of April, 2004, with full knowledge of the rights afforded the Subcontractor under the laws of the Commonwealth of Pennsylvania.

Thompson Hill Homes  
BY Kevin Wolfel  
Kevin Wolfel

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF Elk : S.S.

On this, the 8<sup>th</sup> day of April, 2004, before me, the undersigned Officer, personally appeared Kevin Wolfel, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Mary Louise R. Maloney  
Notary Public  
My Commission Expires: 11-25-06

**FILED**

APR 13 2004

William A. S. S.  
Prothonotary, Clerk of Courts

NOTARIAL SEAL  
MARY LOUISE R. MALONEY, NOTARY PUBLIC  
CITY OF ST. MARYS, ELK COUNTY  
MY COMMISSION EXPIRES NOVEMBER 25, 2006

## **EXHIBIT "A"**

**ALL that certain tract of land designated as Lot No. 4, Section No. 4 in the Treasure Lake Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder of Deeds Office in Misc. Docket Map File No. 25. MAP #128-C02-004-00004.**

**BEING the same premises conveyed by James E. O'Brien and Edith C. O'Brien, husband and wife to Neil R. Kreydt and Diana L. Kreydt, husband and wife, by deed dated July 21, 2003 and recorded August 6, 2003 in Clearfield County at Instrument No. 200314034.**

FILED No cc  
OCT 25 2001 Falcon Research  
APR 13 2004 Pd-20.00  
William A. Shaw  
Prothonotary/Clerk of Courts