

04-749-CD
JERRY E. COWFER, et al. vs. TEACO, INC.

Jerry Cowfer vs Teaco Inc.
2004-749-CD

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

JERRY E. COWFER and
RHONDA L. COWFER,
Owners

VS.

TEACO, INC. t/d/b/a
VALLEY HOMES, INC.
Contractor

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Docket No. 04-749-4

Type of Pleading:
WAIVER OF MECHANICS' LIEN

Filed on Behalf of:
Owners:
Jerry E. Cowfer and Rhonda L. Cowfer

Counsel of Record for
This Party:

Dwight L. Koerber, Jr., Esquire
PA I.D. 16332

LAW OFFICES OF
DWIGHT L. KOERBER, JR.
110 N. Second Street
P.O. Box 1320
Clearfield, PA 16830
(814) 765-9611

FILED

MAY 25 2004

William A. Shaw
Prothonotary



Investors Title Insurance Company

P.O. Drawer 2687

Chapel Hill, North Carolina 27515-2687
(919) 968-2200 (800) 326-4842 Fax: (919) 968-2235

Local Agent:

Bankers Settlement Services
of Southwest Pennsylvania, LLC
PO Box 537
Hollidaysburg, PA 16648
Ph: 888/632-0011 Fax: 877/721-0011

Commonwealth of Pennsylvania, County of Clearfield

STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment / Policy No. _____

On this _____ day of _____, 2004, before me personally appeared Jerry E. Cowfer and Rhonda L. Cowfer, husband and wife, Owner of the property ("Owner"), and Teaco, Inc. t/d/b/a Valley Homes, General Contractor ("Contractor"), to me personally known, who, being duly sworn on their oaths, did say as follows:

WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor necessary for construction of the following improvements:

Installation of premanufactured home, foundation and related lot improvements

located on the real property described as follows:

See attached deed

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties as part of the said contract and for the consideration therein set forth, that neither the Contractor, any subcontractor or materialman, nor any other person furnishing labor or materials to the Contractor under this contract shall file a lien, commonly called a mechanics' lien, for work done or materials furnished to, or in connection with, the property described above.

This stipulation is made and intended to be filed with the County Prothonotary in accordance with the requirements of Section 1402 of the Mechanics' Lien Law of 1963 of the Commonwealth of Pennsylvania.

<u>Jerry E. Cowfer</u>		<u>Rhonda L. Cowfer</u>								
Jerry E. Cowfer Owner		Rhonda L. Cowfer Owner								
State of <u>Pennsylvania</u> , County of <u>Clearfield</u>										
<input checked="" type="checkbox"/> INDIVIDUAL: On this, the <u>13th</u> day of <u>May</u> , 2004, the undersigned officer, personally appeared <u>Jerry E. Cowfer and Rhonda L. Cowfer, husband and wife</u> , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.										
<input type="checkbox"/> CORPORATION: On this, the _____ day of _____, 20_____, the undersigned officer, personally appeared _____, acknowledged himself to be the _____ of _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____.										
In witness whereof, I hereunto set my hand and official seal.										
<u>Tammy J. Mostyn</u> Signature		<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Notarial Seal</td> <td style="text-align: center;">Title</td> </tr> <tr> <td colspan="2" style="text-align: center;">Tammy J. Mostyn, Notary Public</td> </tr> <tr> <td colspan="2" style="text-align: center;">Decatur Twp., Clearfield County</td> </tr> <tr> <td colspan="2" style="text-align: center;">My Commission Expires Oct. 24, 2005</td> </tr> </table>	Notarial Seal	Title	Tammy J. Mostyn, Notary Public		Decatur Twp., Clearfield County		My Commission Expires Oct. 24, 2005	
Notarial Seal	Title									
Tammy J. Mostyn, Notary Public										
Decatur Twp., Clearfield County										
My Commission Expires Oct. 24, 2005										
If Notary, my commission expires: _____										

<u>Kenneth L. Teaman</u>		<u>Jill Y. Manley</u>
BY: <u>Teaco, Inc. t/d/b/a Valley Homes</u>		President
State of <u>Pennsylvania</u> , County of <u>Centre</u>		
<input type="checkbox"/> INDIVIDUAL: On this, the _____ day of _____, 20_____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledge that he/she/they executed the same for the purposes therein contained.		
<input checked="" type="checkbox"/> CORPORATION: On this, the <u>24th</u> day of <u>May</u> , 2004, the undersigned officer, personally appeared <u>Kenneth L. Teaman</u> , acknowledged himself to be the <u>President</u> of <u>Teaco, Inc. t/d/b/a Valley Homes</u> , a corporation, and that he as such <u>President</u> , being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as <u>President</u>		
In witness whereof, I hereunto set my hand and official seal.		
<u>Kenneth L. Teaman</u> Signature		<u>Jill Y. Manley</u> Title
If Notary, my commission expires: _____		

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CLEARFIELD COUNTY, PENNSYLVANIA

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RHONDA L. COWFER,
Owners

vs.

TEACO, INC. t/d/b/a VALLEY HOMES,
INC.,

Contractor

WAIVER OF MECHANIC'S LIEN

MAY 25 2004
C 2:54 PM 3/20/02
Dw Koerber
Dwight Koerber
Dwight Koerber

ATTORNEY-AT-LAW

110 NORTH SECOND STREET

P. O. BOX 1320
CLEARFIELD, PENNSYLVANIA 16830