

2004-1365-CD  
MICHAEL E. POWERS T/D/B/A VS SEAN P. GARRED, SR.

Michael Powers et al vs Sean Garred et al  
2004-1365-CD

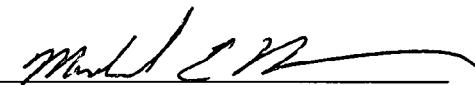
## WAIVER OF RIGHT TO FILE MECHANICS' LIENS

04-1365-C

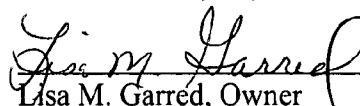
KNOW ALL MEN BY THESE PRESENTS that **MICHAEL E. POWERS t/d/b/a MICHAEL E. POWERS CONSTRUCTION**, a sole proprietorship, of 970 Treasure Lake, DuBois, Pennsylvania, General Contractor, has contracted with **SEAN P. GARRED, SR., and LISA M. GARRED**, husband and wife, of 1941 Gamelands Road, DuBois, Clearfield County, Pennsylvania, Owners, to provide the labor, materials and equipment for the construction of a dwelling house upon premises situate in Sandy Township, Clearfield County, Pennsylvania, having an address of 1941 Gamelands Road, DuBois, and more particularly described on Exhibit "A", attached hereto and made a part hereof.

**NOW, THEREFORE**, it is hereby stipulated and agreed by and between the parties hereto as part of said contract that neither the undersigned General Contractor, any subcontractor or materialman nor any other person furnishing labor and materials to the said Contractor under the said contract shall file a lien, commonly called a mechanics' lien, for work done or materials furnished in and about the construction of the said structure.

**IN WITNESS WHEREOF**, the parties hereto, intending to be legally bound hereby, have executed this agreement of waiver the 30<sup>th</sup> day of August, 2004.

  
Michael E. Powers t/d/b/a  
Michael E. Powers Construction,  
General Contractor

  
Sean P. Garred, Sr., Owner

  
Lisa M. Garred, Owner

  
FILED Atty Fennell  
09/18/04 pd. 20.00  
SEP 01 2004  
No CC

William A. Shaw  
Prothonotary/Clerk of Courts

EXHIBIT 'A'

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

BEGINNING at a post at the Southeast corner of Warrant No. 3592; thence North 30' East, by land now or formerly of John E. DuBois, 2320 feet to a post; thence North 89° 30' West by line of land now or formerly of Charles Dunlap, 1605 feet to a post in public road [T-402 (Gamelands Road)]; thence South 1° 40' East along said public road 912 feet to a post; thence still by said public road, South 4° 56' East, 200 feet to a post; thence still by said public road, South 10° 46' West, 180 feet to a post; thence by said public road South 44° 52' West, 450 feet to a post in line of lands now or formerly of A.C. Hopkins, 915 feet to a post; thence South 89° 30' East along line of land of A.C. Hopkins 2030 feet to a post and place of beginning. Containing 94.67 acres.

SUBJECT to all exceptions, reservations, conditions, restrictions, rights-of-way, utility lines and easements as fully and to the same extent as the same are contained in all prior deeds of instruments, or writings, or in any other manner touching or affecting the premises hereby conveyed.

EXCEPTING AND RESERVING from the above parcel of land the following conveyances:

(1) Parcel containing 87120 square feet or 2.0 acres of land as conveyed from Glen W. McAninch, et ux, to Larry C. McAninch and Connie J. McAninch, his wife, by deed dated September 18, 1981, recorded September 22, 1981, in Deeds & Records Book 819, page 184.

(2) Parcel containing 2,225,306 square feet or 51.09 acres of land with no building or other structures as conveyed from Glen W. McAninch, et ux, to Christopher T. McAninch and Georgia A. McAninch, his wife, by deed dated September 20, 2000, recorded September 21, 2000, in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument No. 200014036.

The premises conveyed by this deed consist of house, barn and 41.58 acres as found on Clearfield County Assessment Map Number 128-B02-000-00006.

Being the same premises which were conveyed to Sean P. Garred, Sr., and Lisa M. Garred, husband and wife, by deed of Glenn W. McAninch, widower, dated October 30, 2003, and ~~intended to be recorded concurrently herewith~~ recorded October 31, 2003, as Clearfield County Instrument No. 200319860.

MICHAEL E. POWER'S, t/d/b/a  
MICHAEL E. POWERS CONSTRUCTION,  
General Contractor

and

SEAN P. GARRED, SR., and  
LISA M. GARRED, husband and  
wife,  
Owners

WAIVER OF RIGHT TO FILE MECHANICS'  
LIENS

**FILED**

SEP 01 2004

William A. Shaw  
Prothonotary/Clerk of Courts

LAW OFFICES  
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