

04-1757-CD  
FAMILY MOBILE HOMES vs. FRANK A. KORNICHAK

Family Mobile Homes vs Frank Kornichak  
2004-1757-CD

FILED

M 12-24 GA NOV

NOV 05 2004

Return to:  
STRATFORD SETTLEMENTS INC  
506 SOUTH MAIN STREET  
SUITE 2203  
ZELIENOPLE, PA 16063

04-1757-CD

William A. Shaw  
Prothonotary

WAIVER OF LIENS

Whereas, David McCracken of Family Mobile Homes entered into a contract dated 10/26/04, ("Contract") with Frank A. Kornichak to provide materials and perform labor necessary for the erection, construction, alteration, or repair of the building known as 2005 Fleetwood Beacon Hill, situate upon that certain lot or piece of ground located at 525 Crossroads Blvd, Smoketown PA 17081, County of Clearfield, Commonwealth of Pennsylvania, and more particularly described as follows:  
(insert legal description).

\* Attached & made a part of \*

Now, therefore, it is hereby stipulated and agreed by and between the parties, as part of the Contract and for the consideration therein set forth, that neither the undersigned contractor, any subcontractor or material man, nor any other person furnishing labor or materials to the contractor under the contract may file a lien, commonly called a mechanics' lien, for work done or materials furnished to the said building or any part thereof.

This stipulation is made and intended to be filed with the County Prothonotary for the County of Clearfield, Commonwealth of Pennsylvania in accordance with the requirements of Section 402 of the Mechanics' Lien Law of 1963, codified at 49 P.S. § 1402 (Purdon 1965), of the Commonwealth of Pennsylvania in such case provided.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have set their hands and seals this 26 day of October, 04.

Signed, Sealed and Delivered

In the Presence of

(Seal)

David McCracken, Mgr.  
Family Mobile Homes

(Seal)

Commonwealth of Pennsylvania ) ss.  
County of Clearfield )

On this, the 26 day of the October [month], 04 [year], before me the undersigned officer, personally appeared David McCracken ~~Manager~~ who acknowledged themselves to be the manager ~~PA~~ of Family Mobile Homes a PA corporation, and that they, as such Manager and —, being authorized to do so, executed the foregoing Waiver of Liens for the purpose therein contained by signing the name of the corporation by themselves as such Manager and —, and desired that the same might be recorded as such.

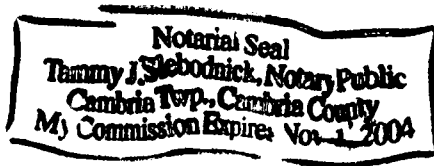
IN WITNESS WHEREOF, I hereunder set my hand and Official Seal.

(Notarial Seal)

Notary Public

My Commission Expires:

11/1/04



**SUGGESTED DEED DESCRIPTION  
FOR LANDS OF  
FRANK A. KORINCHAK**

**First Thereof:**

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

Beginning at a point on the center line of Pennsylvania State Route SR-2002, said point being the southeast corner of lands of Lanetta M. Potutschnig as described in Instrument Number 200407980, said point being the southwest corner of the parcel herein conveyed and running;

1       thence along the lands of Lanetta M. Potutschnig and also along the lands of Christine Bowie as described in Instrument Number 200208482 and along an existing tree line / fence line / hump row north 24 degrees 03 minutes 11 seconds west passing through a 1/2" pipe (found) at a distance of 181.48 feet and continuing on for a total distance of 328.19 feet to a fence post (found);

2       thence along the southern line of lands of Christine Bowie north 72 degrees 21 minutes 14 seconds east a distance of 390.96 feet to a point;

3       thence along the line of lands of Deborah A. Ballaratto as described in Deed Book 1349 page 250 south 14 degrees 45 minutes 34 seconds east a distance of 210.36 feet to a point near a metal fence post (found), said point being the northeast corner of lands of Dewey Jones as described in Deed Book 517 page 375;

4       thence along the northern line of lands of Dewey Jones south 81 degrees 09 minutes 34 seconds west passing through a 1" pipe (found) at a distance of 148.92 feet and continuing on for a total distance of 243.94 feet to a 5/8" axle (found);

5       thence still along the line of lands of Dewey Jones south 12 degrees 35 minutes 30 seconds east passing through a 1 1/4" pipe (found) at a distance of 139.17 feet and continuing on for a total distance of 176.27 feet to a point, said point being on the center line of the aforementioned Pennsylvania State Route SR-2002;

6       thence along the center line of Pennsylvania State Route SR-2002 the following courses and distances:

south 88 degrees 22 minutes 06 seconds west a  
distance of 22.90 feet to a point;

along the arc of a circle 67.08 feet, having a radius of 830.00  
feet, curving to the left, the chord of said arc running south  
86 degrees 03 minutes 11 seconds west a distance of 67.06  
feet to a point and place of beginning.

Containing 86,604.85 sq. ft. 1.988 acres as shown on map prepared by Curry & Associates map dated October 6, 2004. Bearings above are based on the southern line of lands of Samuel Serian as described in Instrument Number 199919708. Being a part of lands conveyed to the grantor by deed book 1709 page 71.

### **Second Thereof:**

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

Beginning at a fence post on the southern line of lands of Samuel Serian as described in Instrument Number 199919708, said fence post being on the western line of an unnamed street, said place of beginning being the northeast corner of the parcel herein conveyed and running;

1 thence along the western right of way line of an unnamed street south 13 degrees 57 minutes 06 seconds east a distance of 380.29 feet to a point, said point being the north east corner of lands of Deborah A. Ballaratto as described in Deed Book 768 page 252;

2 thence along the northern line of lands of Deborah A. Ballaratto south 76 degrees 21 minutes 59 seconds west passing through a ¾" pipe (found) at a distance of 207.46 feet and continuing on for a total distance of 379.20 feet to a point, said point being on the eastern line of the First thereof described above;

3 thence along an area of unclear title and possible lands of D. K. Ramey and along an existing tree line north 03 degrees 26 minutes 14 seconds west a distance of 371.93 feet to a 1 ¼" pipe (found), said pipe being on the southern line of the lands of the aforementioned Samuel Serian;

4 thence along the southern line of lands of Samuel Serian and along an existing fence line north 73 degrees 45 minutes 00 seconds east a distance of 311.57 feet to a point and place of beginning.

Containing 128,600.51 sq. ft. 2.952 acres as shown on map prepared by Curry & Associates map dated October 6, 2004. Bearings above are based on the southern line of lands of Samuel Serian as described in Instrument Number 199919708. Being a part of lands conveyed to the grantor by deed book 1709 page 71.

