

Thompson Hill Homes v. Jeffrey Reed
2005-887-CD

05-887-CD
Thompson Hill vs. J. Reed et al

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

Thompson Hill Homes
(Plaintiff)

CIVIL ACTION

367 Southridge Rd.
(Street Address)

No. 05-887-CD

St. Marys, PA 15857
(City, State ZIP)

Type of Case: _____

Type of Pleading: _____

VS.
Jeffrey A. Reed
Jennifer J. Reed
(Defendant)

Filed on Behalf of:

(Plaintiff/Defendant)

644 Treasure Lake
(Street Address)

Dubois, PA 15801
(City, State ZIP)

Falcon Research + Settlement Inc.
(Filed by)

4181 Brookville St. Hawthorn, PA
(Address) 16230

(814) 365-5455
(Phone)

(Signature)

FILED NOCC
JUN 21 2005 Falcon pd.
20.00

RECEIVED
William A. Shaw
Prothonotary/Clerk of Courts

MECHANIC'S LIEN WAIVER

THOMPSON HILL HOMES of 367 Southridge Road, St. Marys, Pennsylvania, ("CONTRACTOR"), entered into a contract with **JEFFREY A. REED** and **JENNIFER J. REED** of 844 Treasure Lake, DuBois, Pennsylvania, ("OWNERS") to furnish labor and/or materials for construction of a modular home (the "Contract") on property owned by 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, Contractor waives any right that Contractor 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 Contractor, or any other person furnishing labor or materials to the Contractor 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 Contractor 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 Contractor has caused this Waiver to be executed by the above mentioned individuals this 17th day of June, 2005, with full knowledge of the rights afforded the Contractor under the laws of the Commonwealth of Pennsylvania.

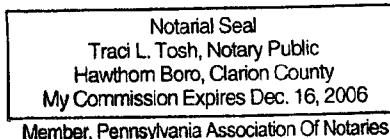
Thompson Hill Homes
BY Kevin Wolfel
Kevin Wolfel

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF EIK : S.S.

On this, the 17th day of June, 2005, 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 he executed the same for the purposes therein contained.

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



Notary Public
My Commission Expires: 12/16/06

EXHIBIT "A"

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

THE FIRST THEREOF: BEGINNING at a point at the right of way line of I-80, said point being the Southwest corner of the herein described parcel; thence North 2° 13' 53" East, (record North 5 degrees 18 degrees East) along land now or formerly of Hofman, 481.80 feet to a point; thence South 88° 34' 07" East, 673.20 feet to a point; thence South 2° 13' 53" West, 666.0 feet to a point in T-400; Thence North 89° 47' 50" West, 260.0 feet to the right of way line of I-80; thence North 64° 28' 03" West, 450.0 feet along the right of way of I-80 to the point of beginning. CONTAINING 9.396 acres. MAP #128-B03-000-00085

THE SECOND THEREOF: BEGINNING at a point, said point being the Southwest corner of the herein described parcel; thence North 2° 13' 53" East along the land now or formerly of Hofman and Norquist, 440.00 feet to the centerline of T-402; thence along the centerline and tangent of T-402, North 74° 13' 50" East, 470.08 feet to the P.I. of a curve right; thence along the tangent line from the P.I. to the P.C. of a curve right South 58° 56' 40" East, 242.40 feet to a point in the centerline of T-402; thence South 2° 13' 53" West along the land now or formerly of Nelson, 459.19 feet to a point; thence North 88° 34' 07" West 659.50 feet to the point of beginning. CONTAINING 7.76 acres, less .82 acre for highway purposes, leaving a total of 6.94 acres. MAP #128-B03-000-00013

FURTHER EXCEPTING AND RESERVING from this parcel of land, the following:

(a) Portion thereof reserved unto former Grantors, John A. Hanes and Barbara J. Hanes, bounded and described as follows to wit:

BEGINNING at an iron pin located at the intersection of the Southerly line of Township Route T-402 and the Northeast corner of lands now or formerly of Hofman-Dick-Norquist; thence along the Southerly line of said Township Road, North 74° 14' East a distance of 105 feet to an iron pin; thence South 2° 14' West a distance of 105 feet to an iron pin; thence South 2° 14' West a distance of 234.33 feet to an iron pin; thence North 87° 46' West a distance of 99.88 feet to an iron pin located at the said Easterly line of lands now or formerly of Hofman-Dick-Norquist; thence along the Easterly line North 2° 14' East a distance of 201.88 feet to an iron pin and the place of beginning. CONTAINING 0.5 acres and being Lot No. 40.

(b) Portion thereof being Lot No. 1 of the Indian Hills Estates conveyed by John A. Hanes, et ux, to James E. Mauk, et ux by deed dated July 17, 1981 ad recorded at Clearfield, Pennsylvania in Deed Book 815, page 531.

BEING the same premises conveyed by James K. Parlavecchio, single, to Jeffrey A. Reed and Jennifer J. Reed, husband and wife, by deed dated October 1, 2004 and recorded October 10, 2004, in Clearfield County Record at Instrument #200416569.