

05-1458-CD
Robert Smith et al vs Suntech HVAC

2005-1458-CD
Robert A. Smith et al vs Suntech HVAC

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

Robert A. Smith & Lisa T. Smith
Plaintiff

CIVIL ACTION

1554 Keewaydin Road
Street Address

No. 05-1458-CD

Frenchville, PA 16836
City, State ZIP

Type of Case: Civil

Type of Pleading: Release of Liens

VS.

Sunteq HVAC
Defendant

Filed on Behalf of:

Robert A. Smith & Lisa T. Smith
Plaintiff

105 Neff Rd.
Street Address

Howard, PA 16841
City, State ZIP

Timothy E. Durant, Esquire
Filed by

201 N. 2nd St., Clearfield, PA 16830
Address

(814)765-1711
Phone

Timothy E. Durant
Signature

FILED ^{No CC}
09-49-05 Pffpd. 2000
SEP 21 2005
(m)

William A. Shaw
Prothonotary/Clerk of Courts

Know All Men by These Presents

That we, the undersigned, Contractor(s), Mechanics and Material Men, for value received, have remised, released and waived, and by these presents do, for ourselves and heirs, executors and administrators, remise, release and

waive to and in favor of ROBERT A. SMITH and LISA T. SMITH, husband and wife and assigns our right under Act of Assembly, entitled, "An Act relating to the lien of Mechanics, and Others, upon Buildings," approved the twenty-fourth day of August, A.D. 1963, and its amendments, to file or enter on record any Mechanic's Lien or Liens against all that certain piece or parcel of land situate in the Township of Covington, County of Clearfield, Commonwealth of Pennsylvania

bounded and described as follows:

SEE ATTACHED DESCRIPTION

for any and all work done upon and materials furnished for dwelling house or other buildings on said lot or lots, by us in the erection, building and completion thereof, or that may hereafter be done or furnished on the same, so that the said owners and his, her or their heirs and assigns shall and may hold, have and enjoy the said building, lot of ground and premises free and discharged from all liens, claims, and demands whatsoever which we or any of us may have, or could or might have against the same as if these presents had not been made.

WITNESS our hands and seals the 13th day of September, 2005. In the presence of:

[Seal]

For Excavating Cellar

[Seal]

For Stone Work and Material

[Seal]

For Mason Work

[Seal]

For Carpenter Work and Material

[Seal]

For Counter Tops and Material

[Seal]

For Hardware and Glass

[Seal]

For Plastering and Material

[Seal]

For Plastering Material

[Seal]

For Painting and Glazing Material

[Seal]

For Brick Work and Material

[Seal]

For Brick Work

[Seal]

For Tinning and Material

[Seal]

For Sprinkler Installation and Material

Paul Bals

G. Daniel Woolden
Sunteq HVAC

[Seal]

For Gas Fitting, HVAC, Water Plumbing and Material

[Seal]

For Lumber, Etc.

[Seal]

For Cabinets, Mill Work, and Material

[Seal]

For Electrical Work and Fixtures

[Seal]

For Flooring and Carpeting

STATE OF: PENNSYLVANIA

COUNTY OF: Clearfield

} ss

Personally appeared before me, Timothy E. Durant, a Notary Public, in and for said County, the said ROBERT A. SMITH and LISA T. SMITH, being duly sworn and known to me (or satisfactorily proven) to be the persons who are the owner(s) of the property mentioned and described in the within release; that the within release has been executed by all persons who did work as contractors and subcontractors upon, and furnished material for said building, and in the erection and completion thereof.

20th day of September, 2005.

~~ROBERT A. SMITH~~

200 -

Jian Tsivid

John T Smith

NOTARIAL SEAL
TIMOTHY E. DURANT, Notary Public
Clearfield Bord, Clearfield County, PA
My Commission Expires October 10, 2005

Release of Mechanics Lien

IVS.

Sunteq HVAC Contractor

Filled 2005, 2005

Exhibit "A"

This description is to be attached to that certain Release of Mechanics Lien.

All that certain tract or parcel of land in Covington Township, County of Clearfield, and Commonwealth of Pennsylvania, bounded and describes as follows:

BEGINNING at a stake in the southern line of the public road, known as Route No. 879, leading from Keewaydin to Karthaus, which stake is in the western line of a forty (40) foot right-of-way and is situate forty (40) feet West of the line of land now or formerly of J. Reiter; thence by said (40) foot right-of-way South seven (7) degrees eleven (11) minutes West four hundred eighty-six and one tenths (486.1) feet to a post; thence by other lands now or formerly of Harold J. Boulton North eighty-three (83) degrees thirty (30) minutes West four hundred forty-eight (448) feet to a post; thence still by lands now or formerly of Harold J. Boulton and lands now or formerly of Walter Michaels North seven (7) degrees eleven (11) minutes East [erroneously stated in prior deeds as West] four hundred eighty-six and one-tenth (486.1) feet to a post in the South line of the public road known as No. 879; thence by the line of said public road South eighty-three (83) degrees thirty (30) minutes East four hundred forty-eight (448) feet, more or less, to a stake and the place of beginning.

Tax Parcel ID No. 111-S5-24.

CONTAINING five (5) acres, more or less, and being a part of Warrant No. 1902.

Having thereon erected a single family dwelling.

EXCEPTING and RESERVING, nevertheless, all the coal, stone, fire clay, oil, and gas or other minerals of whatever kind or character lying or being in or upon the above described land, together with the right of ingress, egress, and regress into, upon and from said land for the purpose of examining and searching for and of mining manufacturing and preparing said coal, stone, fire clay, oil, and gas and other minerals for market and taking, storing, removing, and transporting the same from the said lands or other lands and for the purposes to open drifts, shafts, air-ways, or haulage ways and to build and maintain roads and drains upon or under the surface of said land and to locate and maintain such structures with the necessary curtilages as may be necessary and proper for the convenient use and operation of said mines or works with a right to deposit dirt, wash, or drainage from said mines or works on the surface, ALL WITHOUT LIABILITY FOR DAMAGE TO THE SURFACE WHICH MAY BE CAUSED IN ANY WAY BY THE EXERCISING OF THE RIGHTS ABOVE MENTIONED AND RESERVED.

UNDER and SUBJECT to all restrictions, easements, rights-of-way, covenants, exceptions, and reservations, granted or conveyed by predecessors in title as set forth above and in prior instruments of record.

BEING the same premises which vested in Robert A. Smith and Lisa T. Smith, husband and wife, by deed dated August 11, 2005 from Robert A. Smith and Lisa T. Smith, husband and wife, and recorded in the Clearfield County Recorder's Office in Deeds and Records as Instrument No. 2005-12659 on August 12, 2005