

06-1138-CD

Karen McLaughlin vs Roger Bressler

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Karen McLaughlin vs Roger Bressler

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

KAREN L. MC LAUGHLIN  
Owner

No. 2006-1138-CD

Type Of Document

A  
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D

WAIVER OF MECHANICS LIEN

ROGER BRESSLER  
Contractor

Filed on Behalf of Owners By:  
BELL, SILBERBLATT & WOOD  
By

Ann B. Wood  
Ann B. Wood, Esquire  
Supreme Court ID 23364

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

KAREN L. MCLAUGHLIN  
Owner

AND

ROGER BRESSLER  
Contractor

WAIVER OF MECHANIC'S LIEN

WHEREAS, the undersigned being contractor or materialman, has agreed to supply services and material to Karen L. McLaughlin of 201 Country Lane, Curwensville, Clearfield County, Pennsylvania for the excavation on premises situate in Pike Township, Clearfield County, Pennsylvania, described as follows on Exhibit "A" which is attached hereto.

NOW, THEREFORE, BY THESE PRESENTS WITNESSETH: That in consideration of the grant of agreement for services and materials to excavate a foundation to the undersigned, and for the performance of said work and supplying of said materials and the sum of \$1.00 in hand paid at or before the signing and delivery hereof, the undersigned, covenants and agrees that no Mechanic's Lien or Materialman's Lien or claims shall be maintained or filed by the undersigned, or by any contractor, sub-contractor, person, firm or corporation, or any of them against the above described premises or lot or other appurtenances thereto, for or on account of any work done or materials furnished by him in the construction of said excavation under his Contract to furnish the labor and materials in and about the aforesaid work; and for the undersigned, himself, his heirs and assigns, and all others acting through or under him,

hereby expressly waive and relinquishes the right to have filed and maintained any  
Mechanic's Lien or Materialman's Lien or claim against said building on the above  
described premises or any part thereof, and the undersigned further agree that this  
agreement waiving the right to file a lien is an individual covenant and shall operate  
and be effective with respect to materials furnished and labor performed under the said  
agreement for the excavation or any additions to be made to said agreement in and  
about said building or premises.

**ATTEST**

Ann B. Wood

(Print your name)

EXHIBIT "A"

ALL that certain piece or parcel of land known as Lot 1 in the John D. McLaughlin Minor Subdivision situate in Pike Township, Clearfield County, PA, bounded and described as follows:

BEGINNING at a 5/8" rebar found at the northwestern corner of the land herein described; thence by Lot 1 in the Martin K. and Donna J. Collins Subdivision II, land of Martin K. And Donna J. Collins (N 46° 50' 58" E) 276.30 feet to a 5/8" rebar; thence by the Residual Lot in the John D. McLaughlin Minor Subdivision, land of John D. McLaughlin, the Grantor herein, (S 52° 19' 48" E) 787.11 feet to a 5/8" rebar; thence by land of the Curwensville Area School District (S 36° 20' 20" W) feet to a government monument; thence by land of the United States Government (N 55° 13' 52" W) 837.61 feet to a 5/8" rebar and place of beginning. Containing 4.68 acres.

The Grantors hereby grants to the Grantee their heirs and assigns a 20 foot right-of-way as well as reserving within the Grantors their heirs and assigns the right on behalf of both the Grantors and the Grantee to use said right-of-way for purposes of ingress, egress and regress and any other lawful purpose in order that the respective parties may access their parcels of real estate from Township 473 Schofield Street Extension. The description of said 20 foot right-of-way is as follows:

Beginning at a point in the southern line of T-473 Schofield Street Extension and running through Lot 3 in the Martin K. and Donna J. Collins Subdivision II, land of Martin K. And Donna J. Collins, (S 20° 43' 55" E) 280.65 feet to a point and still through said Lot 3 and along the eastern property line of land of Dwight Evans (S 22° 57' 19" E) 200.00 feet to a point in the northern property line of the Residual Lot I the John D. McLaughlin Minor Subdivision, land of John D. McLaughlin, the Grantor herein; thence through the said Residual Lot the following courses and distances: (S 20° 25' 35" E) 138.64 feet to a point; (S 11° 08' 41" E) 171.07 feet to a point; (S 19° 53' 04" W) 94.75 feet to a point; (S 14° 55' 17" W) 55.68 feet to a point and (S 18° 12' 49" E) 65.05 feet to a point in the eastern property line of Lot 1 in the John D. McLaughlin Minor Subdivision. This 20 foot right-of-way can be found in the Plot Plan of the John D. McLaughlin Minor Subdivision prepared by Yost Surveying