

06-1223-CD

Robert Glaze vs John T. Schaffer et al

2006-1223-CD

Robert Glaze vs John Schaffer et al

06-1223-CD

FILED Blakley & Jones  
07-31-06 pd. \$0.00  
JUL 31 2006  
No CC  
William A. Shaw  
Prothonotary/Clerk of Courts

WAIVER OF RIGHT TO FILE MECHANIC'S LIEN CLAIM

WAIVER OF LIENS

This instrument is executed this 31st day of July, 2006, by  
ROBERT D. GLAZE ("Contractor") (or "Subcontractor") in  
favor of JOHN THOMAS SCHAFER ("Owner")  
and LINDAY D. GRAY  
WITNESSETH:

A. Contractor is a contractor within the meaning of the Mechanics Lien Law of 1963.

B. Owner and Contractor intend to enter or have entered into a certain contract ("Contract") in connection with building a home on a parcel of ground known as Coal Hill Rd., Luthersburg, Pennsylvania ("Property"), described as follows:

SEE Exhibit "A".

C. Contractor has, by this instrument and the promises contained herein, covenanted, promised and agreed that no mechanic's or materialmen's liens shall be filed or maintained against the estate or title of Owner in the Property or any part thereof, or the appurtenances thereto, either by itself or anyone else acting or claiming through or under it for or on account of any work, labor or materials supplied in the performance of the work under the Contract or under any supplemental contract or for extra work.

NOW THEREFORE, in consideration of the contract and the covenants of Owner therein contained, and the sum of one dollar (\$1.00) paid in hand to contractor, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby:

1. Contractor, for itself and anyone else acting or claiming through or under it, does hereby waive and relinquish all right to file a mechanic's or materialmen's lien, or notice of intention to file any lien, and does hereby covenant, promise and agree that no mechanic's lien or other lien of any kind whatsoever shall be filed or maintained against the estate or title of Owner in the Property or the appurtenances thereto, by or in the name of Contractor, or any subcontractor, materialman or laborer acting or claiming through or under the Contractor for work done or materials furnished in connection with the Contract or by any other party acting

IN WITNESS WHEREOF, Contractor has executed this instrument as of the day and year first above written.

CONTRACTOR:

Attest:

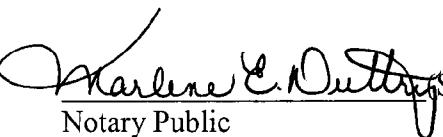
---

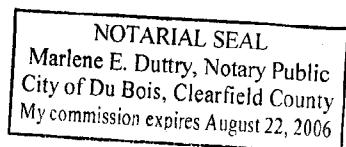
BY: Robert D. Glaze

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CLEARFIELD :

On this 31st day of July, 2006, before me, the undersigned officer, personally appeared Robert D. Glaze, 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.

  
Marlene E. Duttry (SEAL)  
Notary Public  
My commission expires:



ALL THAT PARCEL OF LAND KNOWN AS LOT 1 OF THE JAMES A. AND H. MAXINE GRAY SUBDIVISION, DATED NOVEMBER 2, 2005, LYING DIRECTLY ACROSS FROM THE INTERSECTION OF SCHUCKER ORCHARD ROAD AND PENNSYLVANIA STATE ROUTE 219 IN BRADY TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 3/4 inch rebar set South 36 degrees 19 minutes 04 seconds East, 344.49 feet from the eastern corner of Thomas L. and Jodi S. Milliren, as was conveyed to them by instrument number 200320090, said rebar being the northern corner of the land herein described and running; thence South 36 degrees 38 minutes 17 seconds East a distance of 340.20 feet, through lands of the grantor to a 3/4 inch rebar set; thence South 54 degrees 35 minutes 00 seconds East a distance of 222.70 feet, through lands of the grantor to a point in the centerline of Pennsylvania State Route 219, said line passing through a 3/4 inch rebar set back 52.43 feet from the centerline of Pennsylvania State Route 219; thence North 36 degrees 32 minutes 49 seconds West a distance of 340.19 feet along said centerline of Pennsylvania State Route 219 to a point; thence North 54 degrees 35 minutes 00 seconds East a distance of 222.16 feet through lands of the Grantor to a 3/4 inch rebar set and place of beginning, said line passing through a 3/4 inch rebar set at 30.47 feet

**TOGETHER** with and subject to covenants, easements and restrictions of record.

**CONTAINING** 1.737 acre total minus 0.234 acre for the right-of-way of Pennsylvania State Route 219, leaving 1.503 acre net and known as Lot No. 1 of the James A. and H. Maxine Gray Subdivision, as shown on map prepared by Curry and Associates dated November 2, 2005.

**BEING** the same premises which became vested in the Mortgagors herein by deed of James A. Gray, widower, dated February 14, 2006 and recorded in Clearfield County as Instrument Number 200602811.

**UNDER AND SUBJECT, NEVERTHELESS,** to all exceptions, reservations and restrictions contained in prior deeds of conveyance.

EXHIBIT "A"

**FILED**

**JUL 31 2006**

William A. Shaw  
Prothonotary/Clerk of Courts