

06-1334-CD
Dennis Nelson et al vs Charles Nelson et al

Dennis Nelson et al vs Charles Nelson et al
2006-1334-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY PENNSYLVANIA
(CIVIL DIVISION)

Dennis B. Nelson & Elizabeth T. Nelson :
Steven C. Nelson & Kiley J. Nelson :

vs. :

Charles E. Nelson t/d/b/a :
C. E. Nelson Building & Remodeling :

No. -2006 - 1334-CD

Type of Pleading: Contractor's Waiver
of Liens

Filed on behalf of: Owners

Counsel of Record for this party:

HOPKINS HELTZEL LLP

DAVID J. HOPKINS, Esquire
Attorney at Law
Supreme Court No. 42519

LEA ANN HELTZEL, Esquire
Attorney at Law
Supreme Court No. 83998

100 Meadow Lane, Suite 5
DuBois, Pennsylvania 15801

(814) 375-0300

FILED

AUG 21 2006

0/12:10/00
William A. Shaw
Prothonotary/Clerk of Courts

[Signature]
i CEN to AGD

[Signature]
David J. Hopkins, Esquire

CONTRACTOR'S WAIVER OF LIENS

THIS AGREEMENT, made and entered into this 19th day of August, 2006, by and between Dennis B. Nelson and Elizabeth T. Nelson, husband and wife, of 3830 River Place Court, Columbus, Ohio, 43221, and Steven C. Nelson and Kiley J. Nelson, husband and wife of 3830 River Place Court, Columbus, Ohio, 43221 hereinafter "Owner" and Charles E. Nelson, t/d/b/a C. E. Nelson Building and Remodeling , of 670 Treasure Lake, DuBois, Pennsylvania 15801, hereinafter "Contractor".

NOW, THEREFORE, INTENDING TO BE LEGALLY BOUND HEREBY, the parties do agree as follows:

1. The Contractor for himself and anyone else acting or claiming through or under him, intending to be legally bound hereby, does hereby waive and relinquish all right to file a mechanic's lien, claim or notice of intention to file any lien or claim, and does hereby covenant, promise and agree that no mechanics' lien or claim or other lien or claim of any kind whatsoever shall be filed or maintained against the improvements or the estate or the title of the Owner in the Property or the curtilage or curtilages appurtenant thereto, by or in the name of the Contractor or any subcontractor, materialmen or laborers for work done or materials furnished under the Contract or by any other party acting through or under them or any of them for and about the improvements or the Property or any part thereof, or on credit thereof, and that all subcontractors, materialmen and laborers on the works shall look to and hold Contractor personally liable for all subcontractors, materials furnished and work and labor done, so that there shall not be any legal or lawful claim of any kind whatever against Owner for any work done or labor or materials furnished under the Contract for and about the erection, construction and completion of the improvements or under any contract for extra work, or for work supplemental thereto, or otherwise.

2. The Contractor does hereby remise, release and waive for himself, subcontractor and material men the right under the Act of Assembly entitled the Mechanic's Lien Act of 1963 to file or enter on record any Mechanic's Lien or Liens against:

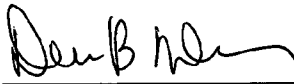
ALL that certain tract of land designated as 13th Street and Lots 3 & 4, Oklahoma-Salem Road, Sandy Township, Clearfield County, Pennsylvania, recorded in the Office of the Recorder of Clearfield County. Tax Parcel Numbers 128-0-A4-134, 128-C4-422-29.1 and 128-C4-422-29.6

3. This Agreement waiving the right of lien shall be an independent covenant and shall operate and be effective as well with respect to work done and materials furnished under any supplemental contract for extra work in the erection, construction and completion of the improvements as to any work and labor done and materials furnished under the Contract.

4. In the event Contractor consists of more than one person, firm or corporation, the undertakings hereunder of each of such persons, firms or corporations shall be joint and several, and the word "Contractor" shall mean all or some or any of them. For purposes of this Agreement, the singular shall be deemed to include the plural, and the neuter shall be deemed to include the masculine and feminine, as the context may require. This Agreement shall be binding upon the parties hereto, their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto intending to be legally bound hereby do execute this Agreement the day and year first above written.

Witness:

 (Seal)
Dennis B. Nelson, Owner

Witness:

 (Seal)
Elizabeth T. Nelson, Owner

Witness:

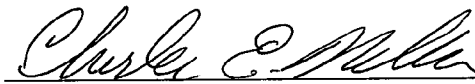
 (Seal)
Steven C. Nelson, Owner

Witness:

 (Seal)
Kiley J. Nelson, Owner

C. E. Nelson Building and Remodeling

Witness:

 (Seal)
Charles E. Nelson