

07-813-CD
C. Lansberry vs Welcome Home al

Craig Lansberry et al vs Welcome Home et al
2007-813-CD

FILED
OCT 15 2007
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William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY

CIVIL COURT - DIVISION

**CRAIG L. LANSBERRY AND TIA N.
LANSBERRY, HIS WIFE,**

vs.

**WELCOME HOME CENTERS, INC.,
RICHARD E. BLOOM, QUALITY
MASONRY, BOYD DIXON EXCAVATING
CAPITAL IMPROVEMENTS,**

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WAIVER OF LIENS

KNOW ALL MEN BY THESE PRESENT, THAT WE, the undersigned, Contractors, 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 **CRAIG L. LANSBERRY AND TIA N. LANSBERRY**, his wife, their successors and assigns, our right under Act of Assembly, entitled "Mechanics' Lien Law of 1963, effective January 1, 1964," to file or enter on record any Mechanic's Lien or Liens against:

SEE ATTACHED EXHIBIT "A"

for any and all work done upon and material furnished for **CRAIG L. LANSBERRY AND TIA N. LANSBERRY**, his wife, or other building 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 a first Mortgage from **CRAIG L. LANSBERRY AND TIA N. LANSBERRY**, his wife, to said, **JERSEY SHORE STATE BANK**, shall be the first lien on said property, so far as are claims are concerned.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and
the date written opposite our respective signatures.

DATE

IN THE PRESENCE OF

CONTRACTOR

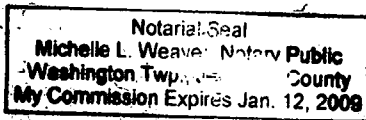
WELCOME HOMES CENTERS, INC.

5/15/07

Michelle L. Weaver
NOTARY PUBLIC

By: *Patricia A. Jayida*

Placement of Home



IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and
the date written opposite our respective signatures.

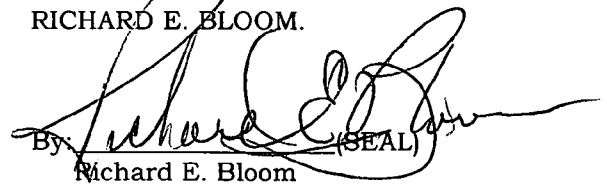
DATE

IN THE PRESENCE OF

CONTRACTOR

RICHARD E. BLOOM.

5/15/07

By:  (SEAL)
Richard E. Bloom
Heating & Plumbing

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and
the date written opposite our respective signatures.

DATE

IN THE PRESENCE OF

CONTRACTOR
QUALITY MASONRY

5/15/07

By: Rod Graham (SEAL)
Rod Graham
Foundation and Chimney

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and
the date written opposite our respective signatures.

DATE

IN THE PRESENCE OF

CONTRACTOR

BOYD DIXON EXCAVATING

5/14/07

By: Boyd Dixon (SEAL)
Excavating

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the day and
the date written opposite our respective signatures.

DATE

IN THE PRESENCE OF

CONTRACTOR
CAPITAL IMPROVEMENTS

5/15/07

By: Kevin W. Wooster (SEAL)
Kevin W. Wooster
Heating & Plumbing

ALL those certain pieces or parcels of land situate, lying and being in the Township of Bradford, Clearfield County, Pennsylvania, and being more particularly described as follows:

THE FIRST THEREOF: Known as Lot 1 of the Jack L. Lansberry and Bertha M. Lansberry Plan dated October 14, 2000, lying east of Lansberry Road, five hundred (500) feet North of the intersection of Lansberry Road with Pleasant Valley Road. **BEGINNING** at a point on the eastern right-of-way line of Lansberry Road being North twelve (12) degrees three (03) minutes forty-nine (49) seconds West four hundred seventy-two and two hundredths (472.02) feet from the intersection of the southern line of Jack L. And Bertha M. Lansberry with the centerline of Lansberry Road, said point being also the southern most corner of the lot herein conveyed and running; thence North eleven (11) degrees fifty-two (52) minutes forty-two (42) seconds West a distance of fifty and two tenths (50.2) feet along the eastern right-of-way line of Lansberry Road to a point and corner of Lot 2 of the above referenced subdivision; thence North thirty-seven (37) degrees fifty-eight (58) minutes forty-four (44) seconds East a distance of three hundred eleven and fifty-five hundredths (311.55) feet along Lot 2 to a point; thence North fifty-eight (58) degrees thirty-six (36) minutes nineteen (19) seconds East a distance of two hundred twelve and seventy-seven hundredths (212.77) feet along the same to a 3/4 inch rebar set; thence South eighteen (18) degrees seven (07) minutes thirty-one (31) seconds East a distance of two hundred seventy-three and fifty-one hundredths (273.51) feet through land of now or formerly Bertha M. Lansberry, et al to a point; thence South seventy-one (71) degrees fifty-nine (59) minutes fifty-nine (59) seconds West a distance of four hundred seventy-one and fifteen hundredths (471.15) feet along Lot 2 to a point and place of beginning. SAID property having an area of 2.00 acres and known as Lot 1 of the Jack L. And Bertha M. Lansberry Subdivision dated October 14, 2000 and shown on map prepared by Curry and Associated. Said survey map is recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania at Map File 2299, Instrument Number 200105868. The bearing of the above-described parcel is based on True North.

FURTHER GRANTING AND CONVEYING to the Grantees herein, their heirs, successors and assigns, forever, the perpetual right and privilege to install and maintain a water line within a 20 foot easement running through lands of now or formerly Jack L. and Bertha M. Lansberry, beginning at a point at the northeast right-of-way intersection of Pleasant Valley Road with Lansberry Road; thence North 18 degrees 22 minutes 58 seconds East 581.67 feet to a point on the southern line of the above-described lot, said end point being South 71 degrees 59 minutes 59 seconds West 159.98 feet from the southeastern corner of the above-described lot. The Grantees herein, their heirs, successors and assigns, shall be responsible for restoring and seeding any disturbed land area in the exercise of the rights and privileges herein granted and shall restore the surface to its original contour.

THE SECOND THEREOF: Known as Lot 2 of the Jack L. Lansberry and Bertha M. Lansberry Plan dated October 14, 2000, lying east of Lansberry Road, five hundred (500) feet North of the intersection of Lansberry Road with Pleasant Valley Road. **BEGINNING** at a point on the centerline of Lansberry Road, said point being North fourteen (14) degrees zero (00) minutes forty-two (42) seconds West four hundred forty-three and ninety-seven hundredths (443.97) feet from the intersection of the southern line of now or formerly Jack L. and Bertha M. Lansberry with the centerline of Lansberry Road, said point being also the southern most corner of the Lot herein conveyed and running; thence North eleven (11) degrees fifty-two (52) minutes forty-two seconds West a distance of two hundred fifty-three and eighty-one hundredths (253.81) feet along the centerline of Lansberry Road to a point; thence North two (02) degrees eighteen (18) minutes twenty-two (22) seconds West a distance of one hundred (100.00) feet along the same by an arc of a circle curving to the right to a point; thence North twenty-four (24) degrees fifty-six (56) minutes twenty-two (22) seconds East a distance of fifty-two and nineteen hundredths (52.19) feet along the same by an arc of a circle curving to the right to a point; thence North fifty-seven (57) degrees ten (10) minutes twenty-six (26) seconds East a distance of fifty (50.00) feet along the same by an arc of a circle curving to the right to a point; thence North eighty-seven (87) degrees fifty-one (51) minutes eleven (11) seconds East a distance of three hundred sixty-four and thirty-five hundredths (364.35) feet through lands of now or

formerly, Jack L. and Bertha M. Lansberry to a 3/4 inch rebar set at the northern corner of Lot 1 of the above-referenced subdivision, said line passing through a 3/4 inch rebar set at sixty-one and ninety-two hundredths (61.92) feet; thence South fifty-eight (58) degrees thirty-six (36) minutes nineteen (19) seconds West a distance of two hundred twelve and seventy-seven hundredths (212.77) feet along Lot 1 to a point; thence South thirty-seven (37) degrees fifty-eight (58) minutes forty-four (44) seconds West a distance of three hundred eleven and fifty-five hundredths (311.55) feet along the same to a point on the Eastern right-of-way line of Lansberry Road; thence South eleven (11) degrees fifty-two (52) minutes forty-two (42) seconds East a distance of fifty and twenty hundredths (50.20) feet along Lot 1 and the Eastern right-of-way line of Lansberry Road to a point; thence North seven-one (71) degrees fifty-nine (59) minutes fifty-nine (59) seconds East a distance of four hundred seventy-one and fifteen hundredths (471.15) feet along Lot 1 to a point; thence South eighteen (18) degrees seven (07) minutes thirty-one (31) seconds East a distance of eighty-five and sixty-eight hundredths (85.68) feet through lands of now or formerly, Jack L. and Bertha M. Lansberry to a 3/4 inch rebar set; thence South seventy-eight (78) degrees fifty-three (53) minutes eight (08) seconds West a distance of four hundred ninety-two and eighty-three hundredths (492.83) feet through lands of now or formerly, Jack L. and Bertha M. Lansberry to a point in the centerline of Lansberry Road and place of beginning, said line passing through a 3/4 inch rebar set back nineteen and three hundredths (19.03) feet from said centerline of Lansberry Road. Said property having an area of 2.151 acres total, minutes 0.151 acre for the right-of-way of Lansberry Road, leaving 2.00 acres net and known as Lot 2 of the Jack L. and Bertha M. Lansberry Subdivision dated October 14, 2000 and shown on map prepared by Curry and Associated. Said survey map is recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania at Map File 2299, Instrument Number 200105868. The bearing of the above-described parcel is based on True North.

BEING further identified as Clearfield County Tax Parcel No. 106-M7-81 as shown on the assessment map in the records of Clearfield County, PA.