

07-1493-CD

Bonnie Huzinec vs 422 Home Sales Inc.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

**Bonnie L. Huzinec**

Owner

vs

422 Home Sales. Inc.

Contractor

07-1493-CD

CIVIL DIVISION

NO-LIEN AGREEMENT OR  
WAIVER OF LIENS

**FILED**

SEP 12 2007

*m/w/ro/um*  
William A. Shaw  
Prothonotary/Clerk of Courts

Filed on Behalf of:

**Bonnie L. Huzinec**

Owner

COUNSEL OF RECORD FOR  
THIS PARTY:

James John Lomeo, Esquire  
Pa ID No. 49536

4232 Northern Pike, Suite 203  
Monroeville, PA 15146

(412) 856-1960

## WAIVER OF LIENS

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, **Bonnie L. Huzinec** (collectively the "Owner") and **422 Home Sales** ("Contractor") have entered into an agreement ("Agreement") relating to the construction of certain improvements to a parcel of real property known as **580 Golden Yoke Road, Luthersburg, PA 15848** as particularly described on Exhibit A attached hereto ("Premises"), as part of the consideration for which agreement this Waiver is given;

WHEREAS, the Contractor has covenanted, promised and agreed that no mechanics' liens or claims will be entered and filed against the Premises by Contractor, its subcontractors, vendors, materialmen, laborers, or anyone else for any work.

NOW, THEREFORE, Contractor, intending to be legally bound hereby, in consideration of the sum of One Dollar (\$1.00) to Contractor in hand paid, the receipt of which is hereby acknowledged, as well as for and in consideration of the entry by Owner thereunder, it is stipulated and agreed that neither the undersigned contractor, any subcontractor, vendor, materialman, laborer, nor any other person furnishing labor or materials to Contractor with respect to the Agreement shall file a lien, commonly called a mechanics' lien, for work done or materials furnished to the buildings or improvements located on the Premises or any part thereof.

This stipulation and agreement waiving the right of lien shall be an independent covenant and shall also operate and be effective with respect to work done and materials furnished under any supplemental agreement or arrangement for extra work in the erection, construction and completion of any buildings or improvements on the Premises.

In the event that any mechanics' liens or claim is filed by the undersigned, undersigned hereby irrevocably waives any right to a jury trial in any action to strike or discharge the lien.

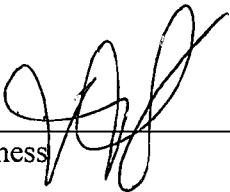
If the undersigned or any contractor or materialmen claiming by, through or under the undersigned files a mechanics' lien, notwithstanding this Waiver, the Owner or the Owner's representatives, successors or assigns shall have the right to discharge the lien by appropriate legal proceedings and to retain out of any payment then due or thereafter to become due to the undersigned an amount sufficient to completely reimburse and indemnify Owner against expenses and losses resulting from such lien. Expenses and losses shall include any attorney's fees, surety bond premiums and other costs incurred in attempting to discharge or remove such lien and any damages or other losses resulting from such lien all of which the undersigned agrees to pay. If any payment then due to the undersigned by owner is not sufficient to reimburse and indemnify Owner by way of off-set as aforesaid, the undersigned agrees to pay the amount of the difference to Owner upon demand.

The undersigned hereby warrants and represents that as of the execution of this Waiver, no work of any kind has been done and no materials or supplies of any kind have been furnished in the performance of the aforesaid Agreement or any supplemental agreement of extra work in the erection, construction and completion of any buildings on the Premises or otherwise.

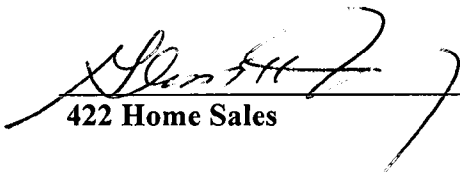
This Agreement and Waiver is made and intended to be filed with the Prothonotary of the Court of Common Pleas of the County where the Premises are located and Contractor agrees that it, all subcontractors, vendors, materialmen, laborers on said work shall look to and hold Contractor liable for the Agreement, materials furnished and work and labor done, so that there shall not be any legal or lawful claims of any kind whatsoever against Owner for any work done or labor or material furnished under the Agreement with the Contractor.

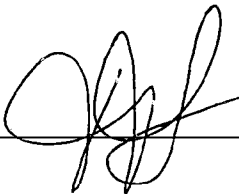
It is expressly understood that the foregoing Waiver and all of the provisions and remedies herein contained shall be available to and for the protection of Owner.

IN WITNESS WHEREOF, Contractor and the Owners have signed and sealed these presents as of the 10<sup>th</sup> Day of September, 2007.

  
\_\_\_\_\_  
Witness

CONTRACTOR:

  
\_\_\_\_\_  
422 Home Sales

  
\_\_\_\_\_  
Witness

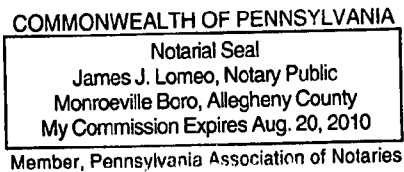
OWNER:

  
\_\_\_\_\_  
Bonnie L. Huzinec

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY ) SS:

On this the 10<sup>th</sup> Day of September, 2007, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared **Bonnie L. Huzinec** as known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the herein instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and seal.

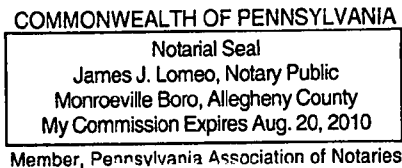


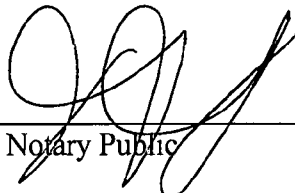
  
\_\_\_\_\_  
Notary Public

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF ALLEGHENY ) SS:

On this the 10<sup>th</sup> Day of September, 2007, before me, a Notary Public in and for the Commonwealth of Pennsylvania, personally appeared GLEN TOY  
\_\_\_\_\_ of **422 Home Sales** who known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the herein instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and seal.



  
\_\_\_\_\_  
Notary Public

LEGAL DESCRIPTION  
EXHIBIT A

ALL that certain lot or piece of ground situate in the Township of Brady, County of Clearfield, and Commonwealth of Pennsylvania, and being more fully bounded and described as follows; to-wit:

BEGINNING in the centerline of State Route 4008, said point being the Southeast corner of the herein described parcel, thence South 88 degrees 50' 50" West a distance of 400.08 feet along the centerline of State Route 4008, thence North 00 degrees 00' 00" East a distance of 320.06 feet along the residual lands now or formerly of Kurtz to a Rebar and Cap, said line passing through a Rebar and Cap at a distance of 25.00 feet thence North 90 degrees 00' 00" East a distance of 190.00 feet still along the residual lands now or formerly of Kurtz to a Rebar and Cap, thence North 00 degrees 00' 00" East a distance of 435.17 feet still along the residual lands now or formerly of Kurtz to a Rebar and Cap, thence North 90 degrees 00' 00" East a distance of 210.00 feet still along the residual lands now or formerly of Kurtz to a Rebar and Cap, thence South 00 degrees 00' 00" East a distance of 747.18 feet along the East line of the herein described parcel to a point in the Centerline of State Route 4008, said line passing through a Rebar and Cap at a distance of 722.18 feet, said point being the place of beginning.

BEING designated as Map No. 107-C7-91.

BEING the same property that Henry J. Kurtz and Polly M. Kurtz conveyed to Mortgagors by deed dated March 29, 2005 and recorded in the Recorder's Office of Clearfield County, Pennsylvania in Instrument No. 200504236.