

08-1089-CD
Neal Pryal vs Grumblatt Custom Builder

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

NEAL L. PRY and DRENA L. PRY
husband and wife,

Owners

No. 2008-1089-cv

A
N
D

Grumblatt Custom Builders
Kohlhepp Custom Counter Tops
Matt McGarry, ~~Eric Williams~~
Carpet One Clearfield
D J Contracting J.W. Pry & Sons

Contractor

FILED

JUN 13 2008
0112-3076
William A. Shaw
Prothonotary/Clerk of Courts
No 4C

WAIVER OF MECHANIC'S LIEN

WHEREAS, the undersigned, on or about the 13rd day of
June, 2008, entered into a Contract with
(CONTRACTOR) of Above, Pennsylvania, for the construction of
a dwelling house on premises situate in Bradford Township,
Clearfield County, Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

ALL that certain lot situate in the Township of Lawrence,
County of Clearfield and Commonwealth of Pennsylvania, bounded and
described as follows:

BEGINNING at a pin at the Northeast corner of Lot No. 7
on the Southern line of Pauline Drive West; thence, along

Eastern line of Lot No. 7, South 35 degrees 54 minutes West, one hundred fifty seven and eight-tenths (157.8) feet to a pin; thence, South 48 degrees 27 minutes East ninety five (95) feet to a pin at the Southwest corner of Lot No. 5; thence, along Western line of Lot No. 5, North 30 degrees 58 minutes East, one hundred sixty eight and sixty-five hundredths (168.5) feet to a pin on the Southern line of Pauline Drive West; thence, by an arc curving to the Northwest along the Southern line of Pauline Drive West, the chord of which is North 54 degrees 45 minutes West, eighty (80) feet to a pin at the Northeast corner of Lot No. 7 and place of beginning.

ALSO known as Clearfield County Tax Parcel No. 123-L8-684-6.

BEING the same premises which Jose Alves, Jr., and Maria Z. Alves, husband and wife, conveyed to Neal L. Pry, a single adult individual and Drena L. Aveni, a single adult individual by Deed dated the 10th day of May, 1997, said Deed being recorded in the office of the Register and Recorder of Clearfield County, Pennsylvania to Deed Book Volume 1841 at Page 425.

THE SECOND THEREOF:

ALL their right, title, and interest in that lot or parcel of land situated in Township of Bradford, County of Clearfield, State of Pennsylvania bounded and described as follows:

BEGINNING at an iron pin located on the East side of State Route 2049, and said point is also the Southwest corner of, now or formerly, Stanley M. and Diane L. Wisor; thence along same South sixty-eight degrees, thirteen minutes, five seconds East (S 68° 13' 05" E) four hundred eight and ten hundredths (408.10) feet to an iron pin; thence along other lands of GRANTORS, C. Alan and Judith H. Walker) the following courses and distances: South thirty degrees, thirty-eight minutes, twenty seconds West (S 30° 38' 20" W) two hundred twelve and ninety-three hundredths (212.93) feet to an iron pin; thence North sixty-eight degrees, thirteen minutes, five seconds West (N 68° 13' 05" W) three hundred ninety and ninety-seven hundredths (390.97) feet to an iron pin located on the East side of the above mentioned road, S.R. 2049; thence along same North twenty-six degrees, two minutes, twenty seconds East (N 26° 02' 20"E) two hundred eleven and four hundredths (211.04) feet to an iron pin and place of beginning. Known as Lot No. 1 on

a survey map prepared by P.R. Mondock for Shirokey Surveys dated August 4, 2007.

CONTAINING 1.9297 acres and being part of the same premises conveyed to C. Alan and Judith H. Walker, and recorded in Clearfield under Instrument No. 200417914.

EXCEPTING and RESERVING from this conveyance all of the oil, gas and associated liquid hydrocarbons upon, in or under said premises and all drilling and operating rights incident thereto.

ALSO subject to any Right-of-Ways, Easements, or other Reservations that may appear in the chain of title.

It is the intention of the GRANTORS here to convey any and all right, title and interest they may have in the surface of the subject premises to the GRANTEE herein.

BEING the same premises which C. Alan Walker and Judith H. Walker, husband and wife, conveyed to Neal L. Pry and Drena L. Pry, husband and wife, by Deed dated the 15th day of October, 2007, said Deed being recorded in the office of the Register and Recorder of Clearfield County, Pennsylvania to Instrument Number 200717877.

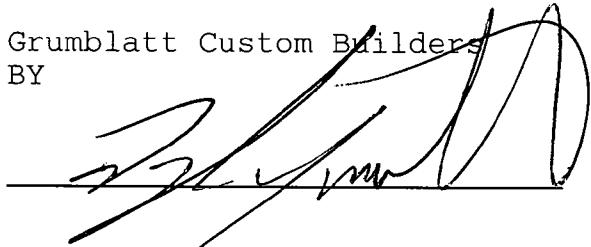
NOW, THEREFORE, BY THESE PRESENTS WITNESSETH: That in consideration of the grant of the Contract for the construction of said dwelling to the undersigned, and for the performance of said work and the sum of \$1.00 in hand paid at or before the signing and delivery hereof, the undersigned, covenants and 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 dwelling under his Contract to furnish all 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 waives 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 agrees 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 Contract for the construction of said dwelling or any extra additions to be made to said Contract in and about said building or premises.

ATTEST



Grumblatt Custom Builders
BY



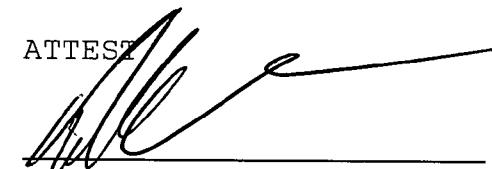
ATTEST



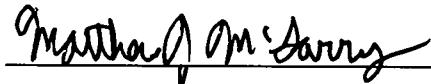
Kohlhepp Custom Counter Tops
BY



ATTEST



Matt McGarry
BY



ATTEST

~~Eric Williams~~
BY

N/A

ATTEST



Carpet One Clearfield
BY



ATTEST



D J Contracting
BY



ATTEST



J. W. Pry & Sons
BY

