

01-498-CD
CHRISTOPHER A. ROHRBACKER et ux -vs- RODNEY D. GUENOT et al

STIPULATIONS AGAINST MECHANICS' LIENS

CHRISTOPHER A. ROHRBACKER } In the Court of Common Pleas,
and BETH ANN ROHRBACKER,) of Clearfield County,
husband and wife,) Pennsylvania
)
 Owners)
 vs.) Number _____ Term, 2001
RODNEY D. GUENOT, t/a)
RODNEY GUENOT CONTRACTING,) 01-498-CD
a sole proprietorship,)
 Contractor)

WHEREAS, CHRISTOPHER A. ROHRBACKER and BETH ANN ROHRBACKER of R.R. 4, Box 63C, Clearfield, Pennsylvania 16830, are about to execute, contemporaneously herewith, a contract, with RODNEY D. GUENOT, t/a RODNEY GUENOT CONTRACTING, a sole proprietorship of R.D. 1, Box 319D, West Decatur, Pennsylvania 16878, for the erection of a residential dwelling upon a lot of land situate in Pike Township, Clearfield County, Pennsylvania, more fully described on Exhibit A which is attached hereto and made a part hereof (hereinafter referred to as the "Subject Premises").

NOW, March 26, 2001, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said Christopher A. Rohrbacker and Beth Ann Rohrbacker to the said Rodney D. Guenot, t/a Rodney Guenot Contracting to commence work in and upon the Subject Premises, and before any work whatsoever has been commenced in and upon the Subject Premises by Rodney Guenot

FILED

APR 09 2001
VO/11451atty Lhota
William A. Shaw
Prothonotary
pd \$20.00
2cc atty Lhota

Contracting or any other person, and in further consideration of One Dollar (\$1.00), to Rodney D. Guenot t/a Rodney Guenot Contracting paid by Christopher A. Rohrbacker and Beth Ann Rohrbacker, Contractor hereby agrees that no lien shall be filed against the Subject Premises by Contractor, or by any sub-contractor of Contractor, or by any of the material men or workmen who may either furnish materials to the Subject Premises or work in and upon the Subject Premises, or by any other person for any labor, or materials purchased, for the erection of said residential dwelling, the right to file such liens, including, without limitation, mechanics' liens being hereby expressly waived.

WITNESS, my hand and seal the day and year aforesaid.

Signed in
the Presence

Debra M. Kite

Rodney D. Guenot t/a
Rodney Guenot, a sole
proprietorship

By: Rodney D. Guenot
Rodney D. Guenot,
Sole Proprietor

EXHIBIT A

ALL that certain piece or parcel of land known as Lot 2 in the Ernest J. and Althea A. Rohrbacker Subdivision situate in Pike Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a large rock found at the southwestern corner of the land herein described; thence by land now or formerly of Lester N. and Betty I. Neeper (N 4°00'00" E) 955.96 feet to a 60d spike; thence by land now or formerly of Clearfield Municipal Authority (S 86°37'07" E) 1295.90 feet to a 5/8" rebar; thence by land now or formerly of Ernest J. and Althea A. Rohrbacker, Lot 1 of the Rohrbacker Subdivision (S 4°00'00" W) 724.82 feet to a 5/8" rebar; thence still by said land now or formerly of Ernest J. and Althea A. Rohrbacker, Lot 1 of the Rohrbacker Subdivision (S 83°17'16" W) 1318.81 feet to a 5/8" rebar and the place of beginning. Containing 25.00 acres.

BEING the same premises which Ernest J. Rohrbacker and Althea A. Rohrbacker, husband and wife, granted and conveyed to Christopher A. Rohrbacker and Beth Ann Rohrbacker, husband and wife, under a deed dated July 31, 2000 which is recorded in the Office of the Recorder of Deeds in and for Clearfield County, Pennsylvania at Instrument No. 200010993.

TOGETHER WITH, ALL AND SINGULAR, UNTO GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, a perpetual right of way and easement to be used in common with grantors their heirs, successors and assigns, forever, in, upon, across, through and over a certain twenty-five (25) foot wide access road 1144.29 feet long which commences on the Southern boundary line of the hereinabove described premises and runs in an approximately Southerly direction across said lands now or formerly of Ernest J. and Althea A. Rohrbacker, to the Northern right of way of T-978 a/k/a Keller Road near the corner of said lands now or formerly of Ernest J. and Althea A. Rohrbacker and lands now or formerly of Chester A. Ogden. The aforesaid access road is more fully described on a certain map identified as: "Preliminary/Final Minor Subdivision of Land of Ernest J. & Althea A. Rohrbacker, prepared by Yost Surveying dated March 1, 2000. The aforesaid map is of record in the Office of the Recorder of Deeds in and for Clearfield County, Pennsylvania at Instrument No. 200006909.

— Lap over margin —

JOHN R. LHOTA, P.C.
ATTORNEY AT LAW
110 NORTH SECOND STREET
CLEARFIELD, PENNSYLVANIA 16830