

01-1080-CD
Marie Smith vs Mary Singer al



STIPULATION AGAINST MECHANICS' LIENS

MARIE U. SMITH, a single } In the Court of Common Pleas
adult individual, and } of Clearfield County,
LESLIE H. SMITH, a } Pennsylvania
single adult individual, }
Owners }
vs. } Number _____ Term 2001
MARY SINGER, t/a } 01-1080-CO
SINGER CONSTRUCTION, }
COMPANY, a sole }
proprietorship, }
Contractor)

WHEREAS, Marie U. Smith and Leslie H. Smith, whose address is c/o Marie U. Smith, P.O. 907, Clearfield, Pennsylvania 16830 (hereinafter referred to as "Owners") are about to execute, contemporaneously herewith, a contract, with MARY SINGER t/a SINGER CONSTRUCTION COMPANY, a sole proprietorship (hereinafter referred to as "Contractor"), of Back Creek Road, R.D. 1, Box 530, Champion, Pennsylvania 15622, providing for the construction and/or erection of improvements in and upon a parcel of land situate in Lawrence Township, Clearfield County, Pennsylvania, more fully described in Exhibit A which is attached hereto and made a part hereof (hereinafter referred to as the "Subject Premises").

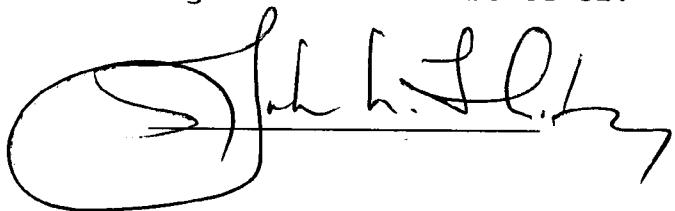
NOW, June 28, 2001, at the time of and/or immediately before the execution of the aforesaid contract, and before any authority has been given by Owners to Contractor to commence

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the construction and/or erection of the aforesaid improvements in and upon the Subject Premises and before Contractor has commenced the construction and/or erection of the aforesaid improvements, and in further consideration of One Dollar (\$1.00), to Contractor paid by Owners, it is agreed that no lien shall be filed against the Subject Premises by Contractor, or by any sub-contractor of Contractor, or by any of Contractor's material men or workmen or by any other person for any labor or materials purchased, or extra labor or materials purchased, for or in connection with the erection and/or construction of said improvements, the right to file such liens, including, without limitation, mechanic's liens and/or claims for mechanic's liens, being hereby expressly waived and/or stipulated against.

IN WITNESS WHEREOF, I have executed this Stipulation Against Mechanic's Liens as of the day and year aforesaid.

Signed in the Presence of:

A handwritten signature in black ink, appearing to read "John H. Singer". It is written in a cursive style with a large, stylized "J" at the beginning.

MARY SINGER, t/a SINGER CONSTRUCTION COMPANY,
a sole proprietorship

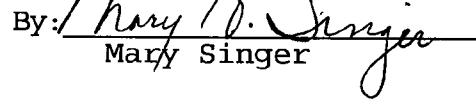
By: A handwritten signature in black ink, appearing to read "Mary H. Singer". It is written in a cursive style with a large, stylized "M" at the beginning.

EXHIBIT A
TO STIPULATION AGAINST MECHANIC'S LIENS
BETWEEN MARIE U. SMITH, A SINGLE ADULT INDIVIDUAL
AND LESLIE H. SMITH, OWNERS AND
MARY SINGER t/a SINGER CONSTRUCTION COMPANY, CONTRACTOR

ALL that certain piece or tract of land situate in the Township of Lawrence, County of Clearfield and State of Pennsylvania, bounded and described as follows:

BEGINNING at a found 4" x 4" concrete monument, said monument being the northwestern corner of the property described herein; thence along land now or formerly of Robert E. Jury and Ethel J. Jury North eighty-six (86) degrees forty-five (45) minutes thirty-nine (39) seconds East, a distance of one hundred forty-three and seventy-seven one-hundredths (143.77) feet to a point on the centerline of Thomas Smeal Road; thence along said centerline by a curve to the right, the chord of which is South four (4) degrees forty-two (42) minutes fifty-five (55) seconds East, a distance of one hundred fourteen and eighty-four hundredths (114.84) feet to a point; thence still along said centerline, South nine (9) degrees thirty-three (33) minutes fifty-eight (58) seconds West, a distance of thirty-six and fifty-two one-hundredths (36.52) feet to a point; thence along land now or formerly of Joseph Paul Lenhart South eighty-nine (89) degrees fifty-four (54) minutes West, a distance of one hundred forty-six and seventy-one-hundredths (146.70) feet to a set iron pin; thence along land now or formerly of Mae R. McPherson, North zero (0) degrees five (5) minutes three (3) seconds West, a distance of one hundred forty-two and fifty-five one-hundredths (142.55) feet to a found 4" x 4" concrete monument, the place of beginning.

Containing 0.508 acres as shown on subdivision plan titled, "Final Plan, Joseph Paul Lenhart, Clearfield, Pennsylvania, Map of Subdivision, Lawrence Township, Clearfield County," as prepared by Hess and Fisher Engineers, Inc. dated June 3, 1996, based upon a survey and map prepared by Curry and Associates dated July 14, 1995.

BEING the same premises granted and conveyed unto Marie U. Smith, a single individual, by Deed of Joseph P. Lenhart, a single individual, dated September 23, 1996, and recorded in the Clearfield County Recorder's Office in Deeds and Records Book Volume 1795, Page 226.

Said Subdivision Plan having been recorded in the Office of the Recorder of Deeds for Clearfield County, Pennsylvania, to Apperture Card Number 1234.

Grantor does further grant and convey to Grantees, their heirs and assigns, a right of way for a sewer and water line along a twenty (20) foot wide right of way extending from State Route 1004 across lands of Grantor to the property herein conveyed. Said twenty (20) foot wide right of way is shown on the Subdivision Plan referenced hereinabove.