

01-1229-CU  
LEROY NEEPER et al -vs- RANDY L. BLOOM et al

01-1229-CD

## *Stipulation Against Liens*

THIS AGREEMENT made the 30<sup>th</sup> day of July, 2001  
by and between LEROY NEEPER, trading and doing business as LEROY NEEPER CONTRACTING,  
of Curwensville, Pennsylvania 16833

hereinafter referred to as Contractor,

AND

RANDY L. BLOOM and DONNA M. BLOOM, husband and wife, of 622  
Anderson Street, Curwensville, Pennsylvania 16833

Owner, whereby the former undertook and agreed to ~~execute and complete~~ general contracting

on that certain lot of ground situate in  
Pike Township, Clearfield County, Pennsylvania, being more  
particularly described on Exhibit "A" attached hereto and  
made a part hereof.

**FILED**

JUL 30 2001

William A. Shaw  
Prothonotary

NOW THEREFORE, THIS AGREEMENT WITNESSETH: That the said Contractor, for and in consideration of  
the sum of (\$1.00) Dollar to him in hand paid by Owner, the receipt whereof is hereby  
acknowledged, and the further consideration mentioned in the agreement aforesaid, for themselves and their  
subcontractors, and all parties acting through or under them, covenant and agree that no mechanic's liens or claims  
shall be filed or maintained by them or any of them against the said buildings and the lot of ground appurtenant  
thereto for or on account of any work done or materials furnished by them or any of them under said contract or  
otherwise, for, towards, in, or about the erection and construction of the said buildings on the lot above described,  
and the said Contractor, for themselves, their subcontractors and others under them hereby expressly waive and  
relinquish the right to have, file, and maintain any mechanic's liens or claims against the said buildings or any of  
them, and agree that this instrument, waiving the right of lien, shall be an independent covenant.

WITNESS our hands and seals this

Signed, Sealed and Delivered  
in the Presence of

*John A. Gleyzal*

30<sup>th</sup> day of July, 2001

Leroy Neeper Contracting

By: *Leroy M. Neeper*  
Leroy Neeper, Proprietor

SEAL

SEAL

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SEAL

## *Stipulation Against Liens*

*Owner* Randy L. Bloom and

Donna M. Bloom

*Contractor* Leroy Neeper, trading

Leroy Neeper Contracting

FILED

Date

Prothonotary

*Notary Public*

*In witness whereof, I have hereunto set my hand and notarial seal.*

State of \_\_\_\_\_ County of \_\_\_\_\_  
 \_\_\_\_\_ ss.

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_, known to me to be the person whose name is \_\_\_\_\_, and who acknowledges himself to be the \_\_\_\_\_, and that he is such a person as \_\_\_\_\_, being authorized to do so, executed the foregoing statement for the purposes therein contained by signing the name of the corporation by himself as \_\_\_\_\_, and that he is such a person as \_\_\_\_\_, being authorized to do so, executed the foregoing statement for the purposes therein contained by signing the name of the corporation by himself as \_\_\_\_\_.

## ACKNOWLEDGMENT FOR CORPORATION

*Title of Officer*

Notary Seal  
John A. Ayres Jr., Notary Public  
Clearfield County, Pennsylvania  
January 30, 2003

*In witness whereof, I hereunto set my hand and official seal.*

On this, the 30th day of July, 2001, before me the undersigned officer, personally appeared Leroy Neepert, tracking and doing business as Leroy Neepert Contracting known to me (or satisfactorily proven) to be the person whose name is Leroy Neepert, he executed the same for the purposes herein contained.

County of Clearfield State of Pennsylvania ss.

#### ACKNOWLEDGMENT FOR INDIVIDUAL

**EXHIBIT "A"**

ALL that certain parcel of land known as Lot No. 1 of the Leroy Neeper and Nancy H. Neeper Subdivision dated May 15, 2001, lying one (1) mile west of Curwensville along Pennsylvania State Route 3013 in Pike Township, Clearfield County, Pennsylvania, and being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Pennsylvania State Route 3013, said point being the southeast corner of the land described in Deed Book 1171, Page 504, of which this is a part, said point being also the southeast corner of the land herein conveyed and running; thence South eighty-nine (89°) degrees fifty-seven (57') minutes zero (00") seconds West a distance of three hundred ninety and twenty-six hundredths (390.26) feet through the right-of-way of Pennsylvania State Route 3013, along Thomas F. and Sharon K. Aaron, as described in Deed Book 1426, page 242, and along Robert E. Bowery, Jr., as described in Instrument No. 199902308, to a drill hole set in a large stone, said line passing through a railroad spike found at fourteen and twenty-two hundredths (14.22) feet; thence North zero (00°) degrees twenty-two (22') minutes three (03") seconds West a distance of four hundred twelve and fifty-six hundredths (412.56) feet, through lands of the Grantor to a point in the centerline of Pennsylvania State Route 3013, said line passing through a 3/4 inch rebar set back twenty-four and eight hundredths (24.08) feet from said centerline; thence along the centerline of Pennsylvania State Route 3013 the following courses and distances: South forty-seven (47°) degrees zero (00') minutes fifty-one (51") seconds East a distance of twenty-nine and thirty-three hundredths (29.33) feet; South forty-seven (47°) degrees forty-one (41') minutes six (06") seconds East a distance of forty-six and thirty-three hundredths (46.33) feet; thence South fifty (50°) degrees ten (10') minutes one (01") second East a distance of eighty-three and thirty hundredths (83.30) feet; thence South fifty (50°) degrees forty-eight (48') minutes forty-four (44") seconds East a distance of sixty-one and forty-one hundredths (61.41) feet; thence South forty-six (46°) degrees thirty (30') minutes thirty-two (32") seconds East a distance of seventy-one and fifty-two hundredths (71.52) feet; thence South thirty-nine (39°) degrees thirteen (13') minutes thirty-four (34") seconds East a distance of eighty and eighty-five hundredths (80.85) feet; thence South thirty-four (34°) degrees thirty-eight (38') minutes forty-four (44") seconds East a distance of twenty-nine and sixty hundredths (29.60) feet; thence South thirty-four (34°) degrees fourteen (14') minutes fifteen (15") seconds East a distance of sixty-six and zero hundredths (66.00) feet; thence South thirty-nine (39°) degrees thirty-four (34') minutes ten (10") seconds East a distance of fifty-six and seventy hundredths (56.70) feet; thence South forty-three (43°) degrees twenty-four (24') minutes thirty-seven (37") seconds East a distance of forty-seven and thirty-five hundredths (47.35) feet to a point and the place of beginning.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING 2.0076 acres total, minus 0.211 acres for the right-of-way of Pennsylvania State Route 3013, leaving 1.796 acre net and known as Lot No. 1 of the Leroy Neeper and Nancy H. Neeper Subdivision, dated May 15, 2001, shown on Map prepared by Curry and Associates, recorded to Instrument No. 200110138. Bearings above are based on True North.

EXCEPTING AND RESERVING unto the Grantors, their heirs, successors and assigns, an easement 40 feet in width temporary, 20 feet in width permanent, running from the centerline of the existing access road to Lot No. 1 to the western boundary line of Lot No. 1 and being parallel to the southern 33 foot right-of-way line of Pennsylvania State Route 3013, lying on the northwest section of the above-described lot.

**FILED**

JUL 30 2001

W.A. Shaw  
Prothonotary

PL - #20<sup>000</sup>  
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