

01-1648-CD
THOMAS L. GRICE et al -vs- TORRELL & BERNARDO REMODELING &
CUSTOM HOMES

Stipulations Against Liens 01-11648-CD

THOMAS L. GRICE and BRENDA L. GRICE

Owner

vs.

TORRELL & BERNARDO REMODELING
& CUSTOM HOMES

Contractor

In the Court of Common Pleas, County of

Clearfield, Pennsylvania

Number _____ Term, 19

WHEREAS, THOMAS L. GRICE and BRENDA L. GRICE, (hereinafter referred to as Owners) of R.D. 2, Box 51, Clearfield, PA 16830 Pennsylvania, is about to execute contemporaneously herewith, a contract, with TORRELL & BERNARDO REMODELING & CUSTOM HOMES (hereinafter CONTRACTOR) of 130 McCracken Run Road, DuBois Pennsylvania, for the erection of a story residential building upon a lot of land situate in Lawrence Township, Clearfield County, Pennsylvania

SEE ATTACHED


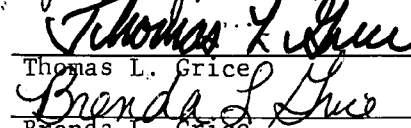
FILED
OCT 03 2001
William A. Shaw
Prothonotary

NOW, August 30 ~~20~~ 2001 at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said OWNERS to the said CONTRACTOR to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with CONTRACTOR and the further consideration of One Dollar, to CONTRACTOR paid by OWNERS, it is agreed that no lien shall be filed against the building by the contractor, or any sub-contractor, nor by any of the material men or workmen or any other person for any labor, or materials purchased, or extra labor or materials purchased for the erection of said building, the right to file such liens being expressly waived.

WITNESS, our hands and seals the day and year aforesaid.

SIGNED AND SEALED IN THE PRESENCE OF

BY:

TORRELL & BERNARDO REMODELING & COSTOM HOMES


 Thomas L. Grice
 Brenda L. Grice

Stipulation
Against Aliens

Owner

THOMAS L. GRICE and
BRENDA L. GRICE

versus

Contractor

TORRELL & BERNARDO REMODELING
& CUSTOM HOMES

No. _____ Term, 19

Filed _____ 19

ALL those certain pieces or parcels of land situate in Lawrence Township, Clearfield County, Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:

BEGINNING at stones on line of William Waite land, now owned by R. William Thompson; thence Easterly by lands formerly of Margaret Daniels, now of William Daniels, fifteen (15) perches to a post; thence Southerly by lands of said Margaret Daniels, now of William Daniels, seventeen (17) perches to stones; thence Westerly by lands of same fifteen (15) perches to stones; thence Northerly by lands formerly of William Waite, now of R. William Thompson, seventeen (17) perches to the place of beginning. Containing one (1) acre and 95 perches.

THE SECOND THEREOF:

BEGINNING at a post corner of Reuben Thompson and William Carter's land; thence along line of said Carter's land, South eighty-five (85) degrees fifty (50) minutes East seven hundred twenty-four and seven tenths (724.7) feet to post corner of other lands of said Mary Jane Daniels; thence along line of same North twenty (20) degrees fifty-five (55) minutes West eleven hundred and forty-two (1142) feet to a hemlock corner of land of R. William Thompson; thence along line of same, South thirty-eight (38) degrees fifty-eight (58) minutes West four hundred and forty-six (446) feet to an iron pin; thence South three (3) degrees forty (40) minutes West four hundred seventy-eight and two tenths (478.2) feet to a birch; thence North seventy-nine (79) degrees West to stone corner of land of Reuben W. Thompson; thence along line of same, South three (3) degrees forty (40) minutes West two hundred fifty-five and seven tenths (255.7) feet to post and place of beginning. Containing 9.93 acres.

Under and subject to use of a strip of land thirty (30) feet in width for cuts, fills and ditches as may be necessary by the Witmer Steel Company for a right-of-way. And under and subject also to a four (4) foot path along the Southern boundary of said premises which the party of the 1st part shall and may have the right to use as long as she shall have occasion to use the same.

THE THIRD THEREOF:

BEGINNING at a stone, the Southeast corner of lands owned by R. William Thompson and on lands of Reuben H. Thompson; thence by lands of R. William Thompson North three (3) degrees forty (40) minutes East crossing the Witmer Steel Company railroad for a distance of nine hundred twenty-one and five tenths (921.5) feet to an iron pin at corner of land of Jane Fenton; thence by land of Jane Fenton North sixty-eight (68) degrees forty-eight (48) minutes East for two hundred forty-seven and five tenths (247.5) feet to an iron pin; thence still by land of Jane Fenton, North three (3) degrees forty (40) minutes East two hundred eighty and five tenths (280.5) feet to an iron pin, at residue of lands of the party of the first part; thence by same North sixty-one (61) degrees twenty-seven (27) minutes East for one hundred twenty-two and seven tenths (122.7) feet to an iron pin; thence still by same South seventy-nine (79) degrees thirty (30) minutes East for two hundred thirty-three and no tenths (233.0) feet to a white oak; thence still by same South twenty-nine (29) degrees fifteen (15) minutes West for three hundred and thirty-three (333) feet to a White oak; thence still by same South thirty-five (35) degrees eighteen (18) minutes West for three hundred and eighteen (318) feet to a hemlock near stream and railroad; thence crossing railroad South thirty-eight (38) degrees fifty-eight (58) minutes West for four hundred forty-six (446) feet to an iron pin; thence still by lands of party of the first part South three (3) degrees forty (40) minutes West for four hundred seventy-eight and two tenths (478.2) feet to a birch; thence North seventy-nine (79) degrees no (00) minutes West for forty-nine (49) feet to the stone, the place of beginning. Containing 6.12 acres.

Together with the right to use, have and enjoy a private road sixteen and one-half (16½) feet wide and to run along the Northern end of the piece of land herein conveyed and the Jane Fenton piece of land and to extend from a lane of the party of the first part back to land formerly conveyed by the party of the first part to the part of the second part, said private way being over the land of the party of the first part and said road to be for the benefit of said party of the second part, his heirs and assigns.

EXCEPTING and RESERVING all rights, etc. granted to the Whitmer Steel Company for the lumber railroad constructed and now in use over the property.

Also excepting and reserving to A.B. Weaver and F.G. Betts, Trustee, their heirs and assigns, all the coal fireclay, oil, gas and other minerals together with all mining rights and privileges as contained in Deed dated December 28, 1905, from William S. Daniel and Mary Jane Daniel, his wife, and recorded in Deed Book 152, Page 53.

THE FOURTH THEREOF:

BEGINNING at stones at the Southwest corner of this piece of land where the same corners with land of Cyrus Lyddic on land of Reuben Thompson; thence along land of Cyrus Lyddic North four (4) degrees thirty (30) minutes East five hundred seventy-seven and five tenths (577.5) feet to post; thence South eighty-five (85) degrees thirty (30) minutes East sixteen and five tenths (16.5) feet to post; thence North along land of Cyrus Lyddic three (3) degrees forty (40) minutes East six hundred eighty-two and eight tenths (682.8) feet to stones; thence along land of Ephraam Manahan South eight-five (85) degrees twenty (20) minutes East three hundred forty eight and eight tenths (348.8) feet to red oak; thence South along land of Mary Jane Daniel three (3) degrees forty (40) minutes West fourteen hundred and twenty-seven (1427) feet to stone; thence along land of Reuben Thompson North sixty (60) degrees thirty (30) minutes West four hundred twenty-one and two tenths (421.2) feet to stones and place of beginning. Containing 11.9 acres.

Also, a right-of-way for a wagon road in, over and through her adjoining lands to the aforesaid piece of land herein granted and conveyed.

EXCEPTING and RESERVING any interest conveyed in a lot one hundred (100) feet by four hundred (400) feet by R. William Thompson to Daisy Thompson, recorded in Deed Book 285 at page 434, and conveyed by Daisy Thompson to Daisy Thompson and Harry G. Shaffer as joint tenants with right of survivorship, recorded in Deed Book 390, page 563.

SAID properties being the First Thereof through the Fourth Thereof above are currently assessed under Assessment Map #123-0-K07-000-00004.

THE FIFTH THEREOF:

BEGINNING at a stone pile in the line of a public road where the lands of R. William Thompson corner with the lands now or formerly of R.H. Thompson; thence by line of land of said R. William Thompson, North four (4) degrees thirty (30) minutes East four hundred and fifty-four (454) feet to a post which is duly witnessed; thence by residue of lands of Henry Gelnett North eighty-one (81) degrees West one hundred ninety-five and five tenths (195.5) feet to an oak corner; thence by the same South twenty-one and one-half (21½) degrees West three hundred and forty-seven (347) feet to a hemlock tree on the line of lands now or formerly of R.H. Thompson; thence by same South forty-seven degrees East fifty-five (55) feet to an old oak stump; thence still by same South sixty and one-half (60½) degrees East two hundred twenty-one and five tenths (221.5) feet to the stone pile heretofore mentioned and the place of beginning. Containing about 2 acres of land.

Being currently assessed as Assessment Map #123-0-K07-638-00013.

THE SIXTH THEREOF:

BEGINNING at a hemlock, corner of land previously conveyed to R. William Thompson, which was formerly the Mary Jane Daniel tract; thence by land of R. William Thompson North thirty-five (35) degrees eighteen (18) minutes East three hundred and eighteen (318) feet to a white oak; thence by residue of Mary Jane Daniel tract South sixty-nine (69) degrees one (1) minute East one hundred and seventy-four (174) feet to a post; thence by same South thirteen (13) degrees forty-three (43) minutes West five hundred and seventy (570) feet to an oak; thence by same North eighty-five (85) degrees fifty (50) minutes West seventy-eight (78) feet more or less to land previously conveyed to R. William Thompson twenty (20) degrees fifty-five (55) minutes West three hundred and seventy-five (375) feet more or less to place of beginning. Containing 2.83 acres. Being currently assessed as Assessment Map #123-0-K07-000-00005.

EXCEPTING and RESERVING to A.B. Weaver and F.G. Betts, Trustees, their heirs and assigns, all the coal, fireclay, oil, gas and other minerals together with all mining rights and privileges as contained in Deed dated December 28, 1905, from William S. Daniel and Mary Jane Daniel, his wife, and recorded in Deed Book 152, page 53.

Having been described by survey as set forth on the map dated November 24, 1964 by John W. Hess, Engineer, copy of which was attached to Deed in Deeds and Records Book 1757, Page 301. A copy of said map is also recorded as Instrument No. 200108281.

BEING the same premises which Geraldine Louise Adams Shaffer, widow, conveyed to Geraldine Louise Adams Shaffer, Trustee of the Geraldine Louise Adams Shaffer Trust, by Deed dated the 2nd day of May, 1996 and recorded in the Office of The Recorder of Deeds of Clearfield County, Pennsylvania in Deeds and Records Book 1757 at Page 301.

THE SEVENTH THEREOF:

BEGINNING at a post distant fifty (50) feet (north three (3) degrees forty (40) minutes east) from a stone in the line of land of Reuben Thompson; thence north three (3) degrees and forty (40) minutes east, four hundred (400) feet to a post; thence north sixty (60) degrees and thirty (30) minutes west, one hundred (100) feet to a post; thence south three (3) degrees and forty (40) minutes west, four hundred (400) feet to a post; thence south sixty (60) degrees and thirty (30) minutes east, one hundred (100) feet to a post and the place of beginning. Said tract being that parcel which was reserved in the tract described as The Fourth Thereof in this Deed and being assessed as part of Assessment Map #123-0-K07-000-00004.

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

BEGINNING at a 2" iron pipe set at the northeastern corner of the parcel herein described; thence by land of Dorothy Faye Kos, said land being Lot 2 in the Subdivision of Dorothy Faye Kos, South twenty-six (26) degrees thirty-eight (38) minutes zero (00) seconds West, six hundred eighty-three and ninety-four one-hundredths (683.94) feet to a ½ inch iron rod set at the northwestern corner of the land of David P. and Patricia L. Anderson; thence by land of David P. and Patricia L. Anderson, South twenty-seven (27) degrees thirty-four (34) minutes fifty-one (51) seconds West, three hundred ninety-seven and one one-hundredths (397.01) feet to a 5/8 inch iron rod set at the northwestern corner of land of James R. and Priscilla B. Gray; thence by land of James R. and Priscilla B. Gray, South eight (8) degrees thirty-four (34) minutes forty-six (46) seconds West, two hundred seventeen and thirty-seven one-thousandths (217.037) feet to a 3/8 inch rebar; thence by land of Marie Whaling, et al, North eighty-four (84) degrees thirty-three (33) minutes seventeen (17) seconds West, three hundred forty-three and twenty-two one-hundredths (343.221) feet to a 3/4 inch iron rod; thence still by land of Marie Whaling, et al, and also land of A. D. Gormont, North eight (8) degrees twenty-two (22) minutes twenty-one (21) seconds East, four hundred thirty-two and seventy-seven one-hundredths (432.77) feet to a 3/4 inch iron bolt; thence by land of A. D. Gormont and also land of Paul B. and Ruth L. Gormont, North twenty-nine (29) degrees thirty-nine (39) minutes eleven (11) seconds East, seven hundred four and four hundred forty-five one-thousandths (704.445) feet to a 2½ inch iron pipe; thence by land of Howard C. and Catheryn Schickling, South seventy-six (76) degrees fifty-eight (58) minutes fifty-two (52) seconds East, seventy-three and forty-two one-thousandths (73.042) feet to a 2½ inch iron pipe; thence still by land of Howard C. and Catheryn Schickling, North fifty-three (53) degrees one (01) minute fifty-four (54) seconds East, one hundred ninety-eight and thirty-three one-hundredths (198.33) feet to a 3/4 inch iron pipe; thence still by land of Howard C. and Catheryn Schickling, South eighty-three (83) degrees twenty (20) minutes forty (40) seconds East, two hundred ninety-four and eight hundred forty-five one-thousandths (294.845) feet to a 2 inch iron pipe and the place of beginning. Containing 11.406 acres and being the premises identified as Lot No. 1 on the survey and subdivision plan prepared by Samuel B. Yost with a final revision date of August 4, 1998, said Plan to be recorded.

FILED
OCT 23 2001
William A. Shaw
Prothonotary
Atty Gates pd.
20.00