

01-1827-CD
MORRIS P. KEPHART et al "vs" HOLDEN BUILDERS, INC.

Stipulations Against Liens

FILED

NOV 05 2001

MORRIS P. KEPHART	:	William A. Shaw
ROBBIN L. KEPHART	:	Prothonotary
Owners	:	In the Court of Clearfield County, PA
	:	
vs.	:	
HOLDEN BUILDERS, INC.	:	Number <u>01-1827-CD</u> Term, 2001
Contractor		

Whereas, MORRIS P. KEPHART and ROBBIN L. KEPHART are about to execute contemporaneously herewith, a contract with HOLDEN BUILDERS, INC. for the construction of a two-story frame dwelling upon a lot of land described as:

ALL those two certain pieces or tracts of land situate, lying and being in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows, to wit:

THE FIRST THEREOF: BEGINNING at a stake corner on land now or formerly of Stephen A. Kephart and Curtis Reams; thence along line now or formerly of said Kephart North Forty-seven degrees East (N 47° E) Thirty-four (34) perches to railroad; thence North Seventy-eight degrees West (N 78° W) Fifty (50) perches to post on lands now or formerly of W. Reams; thence along land now or formerly of said W. Reams South Seven degrees West (S 7° W) Thirty-one (31) perches to a post corner on line now or formerly of Curtis Reams; thence along land now or formerly of said Curtis Reams South Eighty-eight degrees East (S 88° E) Twenty-seven (27) perches to a post and place of beginning.

THE OTHER PIECE being a narrow strip about Four (4) perches in width and Fifty (50) perches long running parallel with Township Road and Railroad leading from the Houtzdale Borough to farm now or formerly of Lewis Fulton and bounded on the Southwest by Railroad; on the Northeast by said Township Road and containing in both pieces about Eight (8) acres, more or less.

BEING further identified by Clearfield County Assessment Number 112-013-116.

EXCEPTING AND RESERVING therefrom that certain parcel of land which was granted and conveyed to William R. Wolstencroft, et ux, by deed dated May 11, 1977, and entered for record in the Office for the Recording of Deeds of Clearfield County, Pennsylvania, in Deed Book Volume 738, Page 417.

EXCEPTING AND RESERVING, also, that certain parcel of land which was granted and conveyed to Viola M. Nicholson and William Wolstencroft by deed dated May 20, 1971, and entered for record in the Office for the Recording of Deeds of Clearfield county, Pennsylvania, in Deed Book Volume 575, Page 383.

EXCEPTING AND RESERVING also such exceptions and reservations as may be contained in prior deeds in the chain of title.

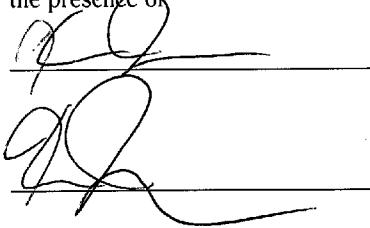
BEING the same premises which vested in Morris P. Kephart and Robbin L. Kephart, husband and wife, by deed from Morris Kephart and Marilyn L. Kephart, husband and wife, dated July 10, 2001 and recorded in the Clearfield County Recorder's Office as Instrument No. 200110687 on July 11, 2001.

Now, July 12, 2001, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said MORRIS P. KEPHART and ROBBIN L. KEPHART to the said HOLDEN BUILDERS, INC. to commence work on the said building, or purchase materials for the same in consideration of the making of the said

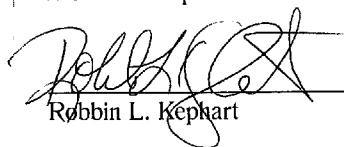
contract with MORRIS P. KEPHART AND ROBBIN L. KEPHART and the further consideration of One Dollar, to be paid by HOLDEN BUILDERS, INC, it is agreed that no lien shall be filed against the building by the contractor, or any sub-contractor, nor by any of the material men or workmen or any other person 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.

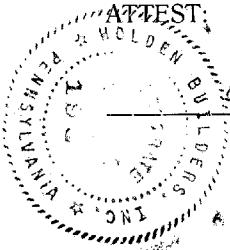
Witness, our hands and seals the day and year aforesaid.

Signed and Sealed in
the presence of

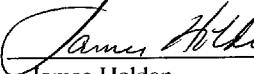


 (SEAL)
Morris P. Kephart

 (SEAL)
Robbin L. Kephart

ATTEST:

 (Corp.
Seal)

HOLDEN BUILDERS, INC.

BY:  (SEAL)
James Holden,

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ROBBIN L. KEPHART

Owners

versus

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Contractor

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William A. Shaw
Prothonotary