

02-549-CD
GARY A. RYDBOM et al -vs- YOUNGKIN CONSTRUCTION

Stipulations Against Liens

02-549.00

Gary A. Rydbom & Marianne Rydbom, Husband & Wife, Owner
vs.
YOUNGKIN CONSTRUCTION Contractor
in the Court of Common Pleas, County of CLEARFIELD, Pennsylvania
Number Term, 2002

Whereas, Gary A. Rydbom and Marianne Rydbom, husband & wife, (Owner)
of P. O. Box 103, Irvona Pennsylvania, 16656
is about to execute contemporaneously herewith, a contract, with Youngkin Construction (Contractor)
of RD 1 Box 217A, Coalport Pennsylvania, 16627
for the erection of a two (2) story residential building upon a lot of land situate
See attached legal description.

FILED

APR 09 2002
m/2:35/att/est pd \$20.00
William A. Shaw
Prothonotary

Now, April 3, 2002 2002, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said
Owner 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 Owner, 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
Melanie B. Sass
By: Richard Youngkin
Name: Richard Youngkin
Gary A. Rydbom
Marianne Rydbom
NOTARIAL SEAL
MELANIE B. SASS, NOTARY PUBLIC
COALPORT BOROUGH, COUNTY OF CLEARFIELD
MY COMMISSION EXPIRES MARCH 8, 2006

Supulation
Against Liens

Owner

GARY A. RYDBOM and
MARIANNE RYDBOM
(husband & wife)

versus

Contractor

YOUNGKIN CONSTRUCTION

No. Term, ☒

Filed ☒

GEORGE S. TEST
ATTORNEY AT LAW
P.O. Box 706
Philipsburg, PA 16866

ALL that certain piece or parcel of land situate in the Township of Beccaria, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at post corner formerly (Beech) and being the common corner dividing the James and Alexander Blain surveys; **THENCE** by line of Alexander Blain survey and Kratzer land North seven degrees and thirty minutes (7.30) East, seventy-four and eight-tenths (74.8) perches to a post near public road; **THENCE** by right of way of Public Road leading to Irvona, North eight degrees thirty minutes (8.30) East, forty-two and eight-tenths (42.8) perches to a post; **THENCE** East by lands of Witmer Land and Coal Co. twenty-one and two-tenths (21.2) perches to a post; **THENCE** by a private road and parallel with C.I.R.R. track South twenty-two degrees (22) East forty-three and four-tenths (43.4) perches, more or less, to point of curve leading to Y of C.I.R.R.; **THENCE** by right of way of arc of curve to same twenty-eight (28) rods, more or less, to point of a tangent; **THENCE** by said tangent South fifty-two degrees (52) West thirty (30) perches, more or less, to a post; **THENCE** South forty-two degrees (42) East six (6) perches to a post; **THENCE** by said tangent North fifty-two degrees (52) East, thirty (30) perches, more or less, to point of curve; **THENCE** by right of way of arc of curve twenty-eight (28) perches, more or less, to a point on right of way of C & I RR; **THENCE** by said right of way South fifty-seven degrees (57) East, nineteen and four-tenths (19.4) perches, more or less to a post; **THENCE** by lands of Witmer Land & Coal Co., South thirty-two degrees (32) West, fifteen and eight-tenths (15.8) perches to a post; **THENCE** by lands of the Witmer Land & Coal Co., South twenty-six degrees (26) and thirty-five minutes (26.35) East, forty-six and four-tenths (46.4) perches to a post on the division line, also tract line of one Kratzer, North eighty-five degrees (85) West one hundred (100) perches to place of beginning; **CONTAINING** forty-eight acres and one hundred and twenty perches (48 A. 120 P.) and being a part of the Alexander Blain Survey.

EXCEPTING AND RESERVING all the coal and other minerals with usual mining privileges as aforesaid.

ALSO, EXCEPTING AND RESERVING two (2) acres of surface sold and conveyed to Kratzer for an incline; and all of that tract of land sold and conveyed to Louis Irszak by deed dated December 5, 1946, recorded in Deed Book 380, at Page 375, and all the premises conveyed to the Pennsylvania Railroad by deed dated April 7, 1948, recorded in Deed Book 390 at Page 469.

BEING the same piece or parcel of real property granted and conveyed to Marianne Leyo, now Marianne Rydbom, by Deed of Margaret J. Dududrich, a widow, dated October 15, 1991 and recorded October 16, 1991 in Clearfield County, Pennsylvania, Record Book 1424 at Page 069.