

02-1423-CD
DONALD A. READ et al. vs. VALLEY HOMES

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

DONALD A. READ and
MARGARET J. READ,
Owners

:

vs.

:

No. 2062-1423-C

FILED

VALLEY HOMES,
Contractor

:

SEP 13 2002

0/12:15/100
William A. Shaw
Prothonotary

STIPULATION AGAINST LIENS

WHEREAS, DONALD A. READ and MARGARET J. READ, of R. D. 1, Box 664, Morrisdale, Clearfield County, Pennsylvania, of the one part, herein called "Owner",

AND

VALLEY HOMES of 1125 South Eagle Valley Road, Wingate, Pennsylvania, of the other part, herein called "Contractor", did execute a contract for the construction of a one-story home to be erected on Owners' lot situate as follows:

ALL those certain lots or parcels of land situate in the Township of Morris, County of Clearfield and State of Pennsylvania, bounded and described as follows:

PARCEL NUMBER 1:

BEGINNING at an iron pin located on the South side of Legislative Route 17113 which iron pin is 16.5 feet from the centerline of said road, and which iron pin is S 04° 29' E, 210.0 feet from the corner of line of lands now or formerly of Bert Hubler and James Hummel and also approximately 1205.0 feet in a Southeasterly direction from the intersection of L.R. 17061 and L.R. 17113; thence along L. R. 17113, South eighty-four degrees twenty-nine minutes East (S 84° 29' E) two hundred eight and seventy-five hundredths feet (208.75) to an iron pin; thence along line of lands now or formerly of Charles A. Hubler et. ux. South two degrees forty-five minutes West (S 2° 45' W) two hundred eight and seventy-five hundredths feet (208.75) to an iron pin; thence North eighty-four degrees twenty-nine minutes West (N 84° 29' W) two hundred eight and seventy-five

hundredths feet (208.75) to an iron pin and place of beginning. Containing 1.0 acres as more fully outlined on the survey map attached to the Deed.

BEING the same premises granted and conveyed to the Owners herein by Deed of Charles A. Hubler et. ux. dated June 22, 1982, and entered for record in the office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deeds & Records Volume 841, Page 102.

PARCEL NUMBER 2:

BEGINNING at an iron pin located on the South side of Legislative Route 17113 and is (16.5) feet from centerline of said road and is also the Northwest corner of Steve Custaney property; thence along lands of Steve Custaney, and Frank Albert Estate, South two degrees seven minutes West (S 2° 07' W) four hundred forty-two feet (442.0) to an iron pin; thence along other lands of Grantors, North eighty-four degrees nineteen minutes West (N 84° 19' W) three hundred ninety-seven and seven tenths feet (397.7) to an iron pin; thence still along other lands of Grantors, North two degrees forty-five minutes East (N 2° 45' E) two hundred thirty-three and twenty-five hundredths (233.25) feet to an iron pin and also the Southwest corner of other lands of Donald Read; thence along other lands of Donald Read, South eighty-four degrees twenty-nine minutes East (S 84° 29' E) two hundred eight and seventy-five hundredths feet (208.75) to an iron pin; thence still along other lands of Donald Read, North two degrees forty-five minutes East (N 2° 45' E) two hundred eight and seventy-five hundredths feet (208.75) to an iron pin located 16.5 feet from centerline of L.R. 17113 on the South side of said road; thence along said road, South eighty-four degrees twenty-nine minutes East (S 84° 29' E) one hundred eighty-seven and five hundredths feet (187.75) to an iron pin and place of beginning. Containing 3.0 acres.

BEING the same premises granted and conveyed unto the Owners herein by deed of Charles A. Hubler et. ux. dated June 3, 1983, and entered for record in the office of the Recorder of Deeds of Clearfield County, Pennsylvania, in Deeds & Records Volume 890, Page 548.

EXCEPTING AND RESERVING all exceptions and reservations as contained in previous deeds.

Now, this 13th day of September, 2002, before any authority has been given by the said Owner to Contractor to commence work or furnish materials for the same, and before any work has been done or materials furnished, and in consideration of the making of the contract and the further consideration of the sum of One (\$1.00) Dollar by each of the parties to the other in hand paid, the receipt whereof is hereby acknowledged, it is agreed that no lien shall be filed against the buildings or improvements to be erected upon the above described premises, nor against the estate or title of the Owner in the property above described by any contractor, including the contractor executing this agreement, nor by any sub-contractor, nor by any of the materialmen, or workmen or any other person, firm or corporation for any labor or materials purchased or furnished for extra labor or materials purchased or furnished for the construction and erection of the said building; the right to file such liens being hereby expressly waived.

WITNESS the due execution of this agreement the day and year first above written.

CONTRACTOR:

VALLEY HOMES

Y. L. Teamy

OWNER:

Daniel A. Read
Margaret J. Read

STATE OF PENNSYLVANIA :

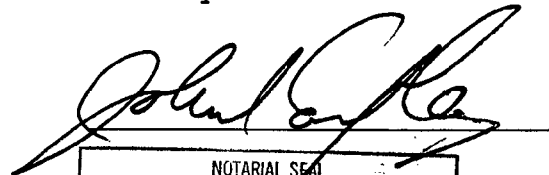
COUNTY OF CENTRE :

On this 13 th day of September, 2002, before me, the undersigned officer, personally appeared Kenneth L. Teaman of Valley Homes, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same on behalf of Valley Homes, being authorized so to do for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

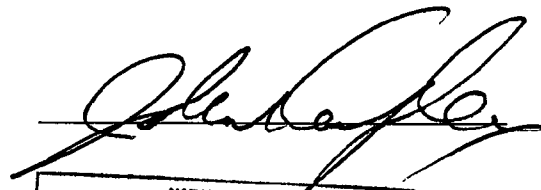
STATE OF PENNSYLVANIA :

COUNTY OF CENTRE :


NOTARIAL SEAL
JOHN R. CARFLEY, NOTARY PUBLIC
PHILIPSBURG BORO., CENTRE COUNTY
MY COMMISSION EXPIRES APRIL 18, 2004

On this 13th th day of September, 2002, before me, the undersigned officer, personally appeared Donald A. Read and Margaret J. Read, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.


NOTARIAL SEAL
JOHN R. CARFLEY, NOTARY PUBLIC
PHILIPSBURG BORO., CENTRE COUNTY
MY COMMISSION EXPIRES APRIL 18, 2004

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William A. Shaw
Prothonotary