

02-1765-CD

GARY L. PUBELL, etal. vs. DOUGLAS GRUMBLYATT, etal

STIPULATION AGAINST LIENS

Gary L. Plubell and
Gwendolyn Michele Plubell,

Owners

vs.

Douglas Grumblatt, d/b/a.
Grumblatt Contracting,

Contractor

: In the Court of Common Pleas of
: Clearfield County, Pennsylvania

: NO. 02-1765

CD
~~WME~~

FILED

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William A. Shaw
Prothonotary

(EWS)

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1 Cent to ATT

WHEREAS, Gary L. Plubell and Gwendolyn Michele Plubell of PO Box 385, Cemetery Road, Bigler, PA 16825, are about to execute contemporaneously herewith a contract with Douglas Grumblatt, d/b/a Grumblatt Contracting of PO Box 137, Woodland, PA 16881, for the construction of an addition and remodeling of a residential dwelling and garage upon land situate as follows:

ALL that certain parcel of land situate in Bigler in the Township of Bradford, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the line of land now or formerly of George A. Jordan, Jr. and Ruth J. Jordan, husband and wife, prior Grantors in the chain of title, where the same corners on land now or formerly of James Boron; thence by the land now or formerly of Jordan in a southwesterly direction one hundred (100') feet, more or less, to the line of the Cemetery Road; thence in a northerly direction by the western line of the Cemetery Road three hundred seventy (370') feet, more or less, to the line of land now or formerly of the Woodland-Bigler Water Authority; thence by the line now or formerly of the Water Authority in an easterly direction one hundred (100') feet, more or less, to the line of land now or formerly of James Boron; thence in a southerly direction along the land now or formerly of James Boron three hundred (300') feet, more or less, to the line of land now or formerly of George A. Jordan, Jr. and Ruth J. Jordan, husband and wife, and the place of beginning.

BEING the same premises which Gwendolyn Michele Wisor and Gary L. Plubell, by their deed dated April 29, 2002 and recorded in the Clearfield County Recorder's Office on May 3, 2002 as Instrument No. 200207097 conveyed unto Gwendolyn Michele Plubell and Gary L. Plubell, Owners herein.

NOW, this 12th day of November, 2002, 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 and in consideration of the making of the said contract between Owners and Contractor and the further consid-

eration of One (\$1.00) Dollar to the Contractor paid by Owners, receipt of which is acknowledged, it is agreed that no lien shall be filed against the building, structure and/or above-described property by the Contractor, or any subcontractor, nor by any of the material-men, workmen, suppliers, subcontractors or any other person, or entity for any labor, or materials purchased, or extra labor or materials purchased for the erection of said building and structure, the right to file such liens being expressly waived.

This agreement is further made for the purpose of inducing a lending institution to make a loan on said property and to assure that said lending institution's loan shall constitute a first lien on the above-described property, without exception to the claims of mechanics, material-men, workmen, laborers, suppliers, subcontractors, or any other person or entity providing merchandise, labor or other services for the improvement of the above-described property.

WITNESS my hand and seal the day and year aforesaid.

~~Attest:~~ *Witness*

[Signature]

Douglas Grumblatt, d/b/a Grumblatt Contracting.
By:

[Signature] (SEAL)
Douglas Grumblatt, Owner

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF CLEARFIELD :

On this, the 12th day of November, 2002, before me, the undersigned authority, personally appeared Douglas Grumblatt, who acknowledged himself to be the Owner of Grumblatt Contracting, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer and subscribed before me the day and year aforesaid.

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

[Signature]
Notary Public

My Commission Expires

NOTARIAL SEAL
KRISTEN L. ZURAT, NOTARY PUBLIC
CLEARFIELD BORO, CLEARFIELD CO., PA
MY COMMISSION EXPIRES, MAY 7 2005