

02-1897-CD
JOHN P. SWEAL, etal. vs. BLACK'S. HOME SALES.

STIPULATION AGAINST LIENSJOHN P. SMEAL
HomeownerJODY K. SMEAL
Homeowner

vs.

BLACK'S HOME SALES
Contractor

In the Court of Common Pleas, County of

Clearfield, Pennsylvania

Number _____ Term, 2002

02-1897-CD

WHEREAS, **JOHN P. SMEAL AND JODY K. SMEAL**, his wife, currently of 176 Colorado Drive, Houtzdale, PA 16651, about to execute contemporaneously herewith, a contract, with **BLACK'S HOME SALES**, of Route 53, Osceola Mills, Pennsylvania, for the placement of a residential building upon premises situate in the Township of Woodward, Clearfield County, Pennsylvania, bounded and described as follows:

SEE EXHIBIT "A"

NOW, _____, 2002, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **JOHN P. SMEAL AND JODY K. SMEAL**, his wife, to the said **BLACK'S HOME SALES**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **JOHN P. SMEAL AND JODY K. SMEAL**, his wife, and the further **JOHN P. SMEAL AND JODY K. SMEAL**, his wife, 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, 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:

Karen Hensel

John P. Smeal

Homeowner- John P. Smeal

Jody K. Smeal

Homeowner- Jody K. Smeal

Donna Ann Wilson

Contractor-Black's Home Sales

FILED

DEC 03 2002

William A. Shaw
Prothonotary

EXHIBIT "A"

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

BEGINNING at an iron pin located on the southern side of an existing access road (now known as Pinto Road), said pin being the northwest corner of Parcel 2; thence along said access road South 84 degrees 40 minutes 55 seconds East a distance of 43.27 feet to an iron pin; thence South 83 degrees 17 minutes 46 seconds East a distance of 193.43 feet to an iron pin; thence along the line of lands of now or for formerly Richard Scott and Michelle Kephart South 23 degrees 03 minutes 00 seconds East a distance of 395.84 feet to an existing iron pin; thence along the line of land of now or formerly Teddy Wriglesworth North 81 degrees 43 minutes 15 seconds West a distance of 241.16 feet to an iron pin; thence along the line of land of now or formerly Richard and Judith Kephart North 23 degrees 03 minutes 00 seconds West a distance of 387.00 feet to an iron pin and the point of beginning. **CONTAINING** 1.853 acres, more or less, and being Parcel 2 as shown the Kephart Subdivision as prepared by George A. Cree, Registered Surveyor, dated June 8, 2002, and recorded August 26, 2002 in Clearfield County to Instrument #200213602, Map File #2597.

ALSO conveyed herewith is the right of access on or over the existing driveway from State Route 670, also known as State Route 163, to this parcel of land.

TAX ID# 130-M13-TO BE ASSESSED.

FILED
DEC 06 2002
1000
Attg Thompson
Attg pd. 20.00

William A. Shaw
Prothonotary