

03-495-Cd
Nelson Building & Remodeling vs. James L. Freeland, et al.

STIPULATION AGAINST LIENS

03-495-CD

THIS AGREEMENT, made the 44 day of April, 2003, by and C. E. NELSON BUILDING AND REMODELING, of 670 Treasure Lake, DuBois, Pennsylvania, hereinafter referred to as "**CONTRACTOR**",

AND

JAMES LEE FREELAND and JUDITH ANN FREELAND, husband and wife, of 305 Meyers Circle, Clearfield, Pennsylvania, hereinafter referred to as "**OWNER**",

whereby the former undertook and agreed to construct a dwelling on that certain lot of ground situate in Lawrence Township, Clearfield County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin, being a westerly corner of Lot No. 62 and lying in an easterly R/W line of Rocky Bend Road Cul-De-Sac (50' R/W); thence along said R/W along a curve to the left, having a chord bearing of N 71° 05' 57" W, a chord distance of 54.75 feet, a radius of 50.00 feet, and an arc length of 57.94 feet to an iron pin, lying along said cul-de-sac and being a southerly corner of Lot No. 64; thence along said Lot N 14° 17' 53" W, 604.69 feet to an iron pin, being a northerly corner of said Lot, lying along an easterly edge of the Clearfield Creek and the southerly edge of the West Branch of the Susquehanna River; thence along the southerly edge of West Branch of the Susquehanna River the following bearings and distances: along a curve to the right, having a chord bearing of S 85° 10' 23" E, a chord distance of 189.51 feet, a radius of 225.00 feet, and an arc length of 195.61 feet to an iron pin; thence along a curve to the right, having a chord bearing of S 53° 36' 16" E, a chord distance of 198.80 feet, a radius of 856.77 feet, and an arc length of 199.25 feet to an iron pin; thence along a curve to the right, having a chord bearing of S 34° 35' 53" E, a chord distance of 85.51 feet, a radius of 200.00 feet and an arc length of 86.18 feet to an iron pin; thence along a curve to the left, having a chord bearing of S 26° 40' 51" E, a chord distance of 15.43 feet, a radius of 100.00 feet, and an arc length of 15.45 feet to an iron pin, lying along the southerly edge of said River and being a northerly corner Lot No. 62; thence along said Lot S

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William A. Shaw,
Prothonotary

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27° 47' 18" W, 435.87 feet to an iron pin, being the place of beginning, containing 3.174 acres.

NOW THEREFORE, THIS AGREEMENT WITNESSETH: That the said **CONTRACTOR**, for and in consideration of the sum of **One (\$1.00) DOLLAR** to Contractor in hand paid by **OWNER**, the receipt whereof is hereby acknowledged, and further consideration mentioned in the agreement aforesaid, for themselves and their subcontractors, and all parties acting through or under them, covenant and agree that no mechanic's liens or claims shall be filed or maintained by them or any of them against the said buildings and the lot of ground appurtenant thereto for or on account of any work done or materials furnished by them or any of them under said contract or otherwise, for, towards, in, or about the erection and construction of the said buildings on the lot above described, and the said **CONTRACTOR**, for themselves, their subcontractors and others under them hereby expressly waive and relinquish the right to have, file, and maintain any mechanic's liens or claims against the said buildings or any of them, and agree that this instrument, waiving the right of lien, shall be an independent covenant.

WITNESS, our hands and seals this 4 day of April, 2003.

Signed, Sealed and Delivered
in the presence of

WITNESS:

C. E. NELSON BUILDING & REMODELING

_____ By CE Nelson Building & Remodeling

_____ James L. Freeland
James Lee Freeland

_____ Judith A. Freeland
Judith Ann Freeland

JAMES A. NADDEO
ATTORNEY AT LAW
211 1/2 EAST LOCUST STREET
P.O. BOX 552
CLEARFIELD, PENNSYLVANIA 16830

Lap over margin

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William A. Shaw
Prothonotary