

03-806-CD  
STEPHEN SHADECK, ETAL. vs. KEITH S. BILLOTTE, etal.

FILED

JUN 02 2003

STIPULATION AGAINST LIENSWilliam A. Shaw  
Prothonotary

**THIS AGREEMENT**, made the 2nd day of June, 2003, by and between STEPHEN SHADECK, of Box 145 Buck Street, Frenchville, Pennsylvania, hereinafter referred to as "CONTRACTOR" and LEZZER LUMBER, of Scofield Street, Curwensville, Pennsylvania, hereinafter referred to as "SUPPLIER"

**AND**

KEITH S. BILLOTTE and RENEE C. BILLOTTE, husband and wife, of 1301 Carbon Mine Road, Clearfield, Pennsylvania, hereinafter referred to as "OWNER",

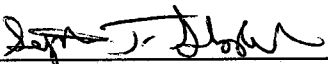
whereby the former undertook and agreed to construct a dwelling on that certain lot of ground situate in the Township of Lawrence, Clearfield County, Pennsylvania, more particularly bounded and described on Exhibit "A" attached hereto.

NOW THEREFORE, THIS AGREEMENT WITNESSETH: That the said **CONTRACTOR and SUPPLIER**, 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 and OWNER**, 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.

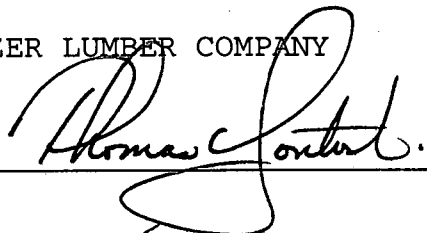
**WITNESS**, our hands and seals this 2nd day of ~~May~~<sup>June</sup>, 2003.

Signed, Sealed and Delivered  
in the presence of


\_\_\_\_\_  
  
Stephen Shadeck

ATTEST:

LEZZER LUMBER COMPANY

\_\_\_\_\_  
By   
Thomas C. Lott

\_\_\_\_\_  
  
Keith S. Billotte

\_\_\_\_\_  
  
Renee C. Billotte

ALL that certain piece or parcel of land known as Lot 1 in the Adventure Park, Keith Billotte, Subdivision situate in Lawrence Township, Clearfield County, Pennsylvania bounded and described as follows:

BEGINNING at a point on the southern bank of the West Branch of the Susquehanna River, said point also being the northwestern corner of the land herein described; thence by the West Branch of the Susquehanna River the following courses and distances: (N 74° 15' 00" E) 524.21 feet to a point; (N 53° 51' 00" E) 253.50 feet to a point; (N 42° 11' 00" E) 511.00 feet to a point and (N 76° 31' 30" E) 236.62 feet to a 5/8" rebar set in the southern bank of the West Bank of the Susquehanna River; thence by Lot 2 of the Adventure Park, Keith Billotte, Subdivision (S 45° 22' 08" E) 861.54 feet to a 5/8" rebar set in the northern line of S.R. 2025; thence by the northern line of S.R. 2025 the following courses and distances: (S 67° 53' 05" W) 781.68 feet to a point and (S 49° 02' 00" W) 232.31 feet to an iron pin set in the northern line of S.R. 2025; thence by land of John B. Walker, Jr. (N 04° 27' 00" E) 273.18 feet to a 1/2" iron pipe at the eastern edge of a stream; thence still by land of John B. Walker, Jr. and also land of Jeffery T. and Jamie L. Shirey (S 81° 06' 05" W) 487.27 feet to a point; thence still by land of Jeffery T. and Jamie L. Shirey (S 84° 19' 00" W) 250.55 feet to a point; thence by land of the Clearfield County Rails to Trails Association and crossing said land (N 27° 08' 00" W) 72.00 feet to a 3/4" iron pin; thence still by land of the Clearfield County Rails to Trails Association (S 85° 26' 00" W) 200.00 feet to a 3/4" iron pipe; thence by land of Delmont R. and Catherine S. Clark and passing through a 3/4" iron pin set at 90.38 feet (N 27° 08' 00" W) 119.00 feet to a point on the Southern Bank of the West Branch of Susquehanna River and the place of beginning. Containing 19.064 acres less 2.381 acres owned by Clearfield County Rails to Trails Association that runs the length of Lot 1 leaving 16.683 acres.

ALSO GRANTING and CONVEYING to the Grantees, their heirs, executors and assigns, a ten (10) foot utility right-of-way as depicted on the Subdivision prepared by Samuel B. Yost dated May 30, 2000 and recorded on June 27, 2000 in the Office of the Register and Recorder for Clearfield County as Instrument No. 200008984.

EXCEPTING and RESERVING, to Keith W. Billotte, et ux, their heirs, executors and assigns the free right of ingress, egress and regress over, upon and through a certain 20 foot right-of-way through the residue of the premises from which this conveyance is made as depicted on the Subdivision prepared by Samuel B. Yost dated May 30, 2000 and recorded on June 27, 2000 in the Office of the Register and Recorder for Clearfield County as Instrument No. 200008984.

FILED

013:45-81  
JUN 02 2003

Atty ~~for~~ Waddell  
of 2000  
NCC

William A. Shaw  
Prothonotary