

03-851-CD  
NICHOLAS J. MINARCHICK, et al. vs. FINE LINE HOMES,

# Stipulations Against Liens 03-851-CD

Nicholas J. and Keila D. Minarchick  
Owner  
vs.  
Fine Line Homes, Inc.  
Contractor

In the Court of Common Pleas, County of  
Clearfield, Pennsylvania  
Number \_\_\_\_\_ Term,

WHEREAS, Nicholas J. Minarchick and Keila D. Minarchick, his wife  
of 515 Pruner Street, Apartment 10, Osceola Mills, Pennsylvania,  
is about to execute contemporaneously herewith, a contract with Fine Line Homes, Inc.  
of 1426 Benner Pike, State College, Pennsylvania,  
for the erection of a story residential building upon a lot of land situate  
in Boggs Township, Clearfield County (130 Red Jacket Road, West Decatur) Pennsylvania  
described as follows:

Please See Attached Legal Description - Exhibit "A"

# FILED

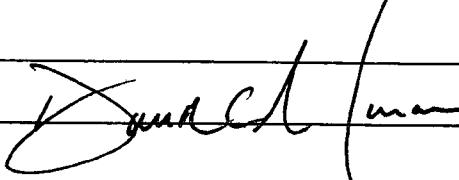
JUN 10 2003

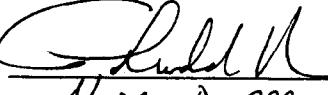
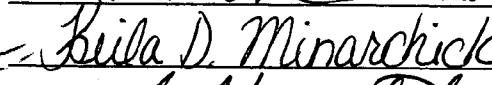
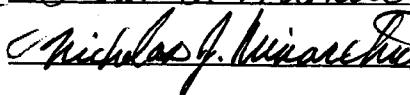
William A. Shaw  
Prothonotary

NOW, June 6, 2003, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said Nicholas J. Minarchick and Keila D. Minarchick, his wife to the said Fine Line Homes, Inc. to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with Nicholas J. Minarchick and Keila D. Minarchick, his wife and the further consideration of One Dollar, to Fine Line Homes, Inc. paid by Nicholas J. Minarchick and Keila D. Minarchick, 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, or materials purchased, or extra labor or 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



 V.P.   
 Keila D. Minarchick   
 Nicholas J. Minarchick 

**Stipulation  
Against Liens**

Owner

Nicholas J. Minarchick and wife

Keila D. Minarchick, his wife

versus

Contractor

Fine Line Homes, Inc.

No. \_\_\_\_\_ Term,

Filed \_\_\_\_\_

EDS 1 500

William A. Sprowl  
Vice President

**PARCEL NO. 1**

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

**BEGINNING** at the corner of lands of the General Refractories Company; thence North by lands of the General Refractories Company, a Corporation, Rosie Shimmel and Willis Eckley, five hundred (500) feet, more or less, to a stake corner; thence in an Easterly direction by lands of the Daniel J. Smeal Estate two hundred (200) feet, more or less, to a stake corner; thence in a Southerly direction by land of Daniel J. Smeal Estate five hundred (500) feet to a corner at the line of lands of Guy Knepp; thence West by lands of Guy Knepp two hundred (200) feet to a stake corner at the lands of the General Refractories Company and the place of beginning.

**BEING** the same premises as vested in Nicholas J. Minarchick and Keila D. Minarchick by deed of Edward Lee Smeal and Anna M. Smeal, his wife and Edward A. Smeal and Michele Smeal, his wife dated the 4<sup>th</sup> day of December, 2002, and recorded in the Office of the Recorder of Deeds of Clearfield County to Instrument Number 200219605.

**FURTHER** being known as Tax Parcel No. 105-O11-85.

**PARCEL NO. 2**

**BEGINNING** at an iron pin on the South side of Township Road T-681, said iron pin being the Northwest corner of Lot No. One, and said iron pin being the Northeast corner of the land herein described; thence along the line of land of Lot No. One South 03 degrees 09 minutes 58 seconds West 524.90 feet to an iron pin; thence along the line of land of Edward Lee and Anna Mae Smeal North 84 degrees 44 minutes 39 seconds West 123.58 feet to an iron pin; thence by same South 06 degrees 30 minutes 13 seconds West 65.10 feet to an iron pin; thence along the line of land of Raymond H. and Sheree L. English North 25 degrees 00 minutes 27 seconds West 98.12 feet to an iron pin; thence by same South 65 degrees 04 minutes 52 seconds West 141.32 feet to an iron pin; thence by same North 25 degrees 11 minutes 46 seconds West 49.75 feet to an iron pin; thence along the line of land of Gregory E. & Denise J. Minarchick, Howard J. Bone and George R. & Norma L. Smeal North 24 degrees 20 minutes 28 seconds West 223.64 feet to an iron pin; thence along the line of land of Kathy Malinish North 65 degrees 09 minutes 42 seconds East 58.32 feet to an iron pin; thence by same North 24 degrees 20 minutes 29 seconds West 332.09 feet to an iron pin; thence along the South right of way line of Township Road T-681 South 86 degrees 58 minutes 54 seconds East 527.10 feet to an iron pin and the place of beginning.

**CONTAINING** 5.075 acres.

**BEING** the same premises as vested in Nicholas J. Minarchick and Keila D. Minarchick by deed of Betty Fry, et al dated the 4<sup>th</sup> day of June, 2002, and recorded in the Office of the Recorder of Deeds of Clearfield County to Instrument Number 200217999.

**FURTHER** being known as Tax Parcel No. 105-O11-171.

FILED

RECEIVED  
JUN 10 2003  
C-31

William A. Shaw  
Prothonotary