

03-1152-CD  
BRENT L. LYKENS, etal vs. STEPHEN J. SHADECK

#2

**STIPULATION AGAINST LIENS**

**FILED**

**AUG 05 2003**

Brent L. Lykens and  
Kristina J. Lykens,

Owners

vs.

Stephen J. Shadeck,

Contractor

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

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: NO. 03- 1152 -CD

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William A. Shaw  
Prothonotary/Clerk of Courts

**WHEREAS**, BRENT L. LYKENS and KRISTINA J. LYKENS, his wife, of 405 Maple Ave. Clearfield, Clearfield County, Pennsylvania, are about to execute contemporaneously herewith a contract with STEPHEN J. SHADECK, Sole Proprietorship, of 145 Backstreet, Frenchville, Pennsylvania for the erection of a single-family residential dwelling with garage upon a lot of land situate as follows:

ALL that parcel of land known as Lot 4 of the Terry L. and Michele L. Thomas Subdivision dated November 14, 2002, lying approximately three (3) miles West of Clearfield along Pennsylvania State Route 1003 (Martin St. Extension) in Lawrence Township, Clearfield County, Pennsylvania, and being more particularly described as follows:

BEGINNING at an existing three-fourth (3/4") inch rebar at the southwest corner of Michael and Paula Kerr, as was conveyed to them by Deed Book 1355, page 470, said rebar being at the southeast corner of Lot 3 of the above-referenced subdivision, said rebar being on the northern line of the land herein conveyed and running; thence North eighty-four (84°) degrees twenty-two (22') minutes forty-three (43'') seconds West a distance of six hundred three and thirty-three hundredths (603.33) feet, along Lot 3 to a three-fourth (3/4") rebar set; thence South four (04°) degrees forty-seven (47') minutes thirty-two (32'') seconds West a distance of ninety-nine and eighty-eight (99.88) feet, along Lot 3 and through the fifty (50) foot radius cul-de-sac to a radius point at end of a fifty (50) foot Private Road; thence North eighty-four (84°) degrees forty-four (44') minutes twenty-two (22'') seconds West a distance of four hundred eighty-one and thirty-three hundredths (481.33) feet, along the centerline of said fifty (50) foot Private Road and Lot 3 to a point and common corner of Lots 2, 3, 4, and 5; thence South four (04°) degrees forty-two (42') minutes twenty-three (23'') seconds West a distance of twenty-five (25.00) feet along lot 5 to a three-fourth (3/4") inch rebar set at the common corner of Lots 4 and 6; thence South eighty-four (84°) degrees forty-four (44') minutes twenty-two (22'') seconds East a distance of four hundred thirty-seven and seventy-nine hundredths (437.79) feet, along Lot 6 to a three-fourth (3/4") inch rebar set; thence fifty-two and seventy-seven hundredths (52.77) feet along an arc of a circle, curving to the left, with a fifty (50) foot radius, the long chord of which bears South fifty-four (54°) degrees fifty-eight (58') minutes twenty-five (25'') seconds East a distance of fifty and thirty-five hundredths (50.35) feet along Lot 6 to a three-fourth (3/4") rebar set; thence South four (04°) degrees forty-seven minutes thirty-two (32'')

seconds West a distance of seventy-two and thirty hundredths (72.30) feet along Lot 6 to a five-eighth (5/8") rebar found at the northwest corner of Clifford W. and Linda D. Simcox, as was conveyed to them by Deed Book 1315, page 338; thence South eighty-six (86°) degrees zero (00') minutes zero (00'') seconds East a distance of one thousand three hundred eighty-two and eighty-three hundredths (1,382.83) feet along Clifford W. and Linda D. Simcox to a point on the western line of Michael and Paul Kerr; thence North four (04°) degrees forty (40') minutes one (01'') second East a distance of two hundred eight and thirty hundredths (208.30) feet along Michael and Paul Kerr to an existing three-fourth (3/4") inch rebar; thence North eighty-six (86°) degrees fourteen (14') minutes five (05'') seconds West a distance of seven hundred seventy-nine and ten hundredths (779.10) feet along Michael and Paula Kerr to an existing three-fourth (3/4") inch rebar and place of beginning.

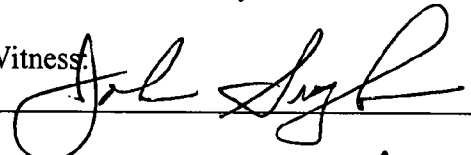
Containing 6.95 acres total minus .0384 acres for the right-of-way of the fifty (50) foot Private Road, leaving 6.566 acres net and known as Lot 4 of the Terry L. and Michele L. Thomas Subdivision dated November 14, 2002, as shown on Map prepared by Curry and Associates, which map was recorded on February 18, 2003 in the Office of the Recorder of Deeds for Clearfield County to Instrument No. 200302329.

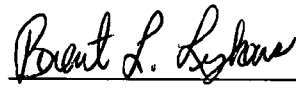
BEING a portion of the same premises conveyed to the Grantors herein by Deed and Record Book 1779, page 39 and by Deed and Record Book 1793, page 284.

NOW, July 31, 2003, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said Owner(s) to the said Contractor to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract between Owner(s) and Contractor and the further consideration of One (\$1.00) Dollar to the Contractor paid by Owner(s), receipt of which is acknowledged, it is agreed that no lien shall be filed against the building by the Contractor, or any subcontractor, nor by any of the material men, workmen, suppliers, or any other person 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.

WITNESS my hand and seal the day and year aforesaid.

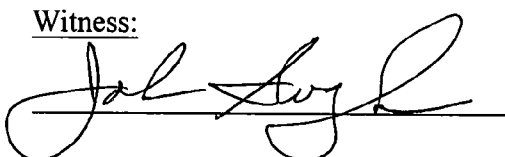
Witness:

  
as to both


 (SEAL)  
Brent L. Lykens

 (SEAL)  
Kristina J. Lykens

Witness:



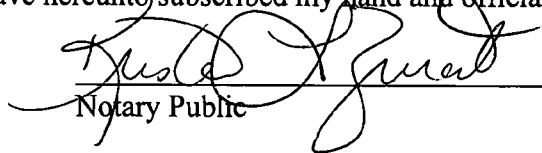
Contractor:

 (SEAL)  
Stephen J. Shadeck, Sole Proprietor

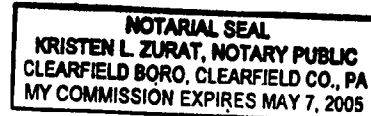
COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :

On this, the 31<sup>st</sup> day of July, 2003, before me the undersigned authority, personally appeared BRENT L. LYKENS and KRISTINA J. LYKENS, husband and wife, known to me (or satisfactorily proven) to be the persons whose name are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

  
Notary Public

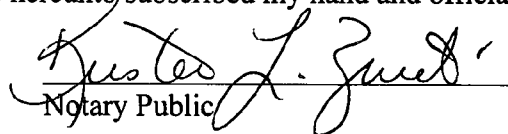
My Commission Expires :



COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :

On this, the 31<sup>st</sup> day of July, 2003, before me the undersigned authority, personally appeared STEPHEN J. SHADECK, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public

My Commission Expires :

