

04-475-CD  
KESSLER FAMILY TRUST, et al. vs. LEO NELEN EXCAVATING

Kessler Family Trust et al vs Nelen Excav.  
2004-475-CD

# Stipulations Against Liens

THE KESSLER FAMILY TRUST

vs.

Owner

LEO NELEN EXCAVATING

Contractor

In the Court of Common Pleas, County of

CLEARFIELD

Pennsylvania

Number 04-475-CP Term, 19

WHEREAS, NORMAND D. KESSLER and JUDITH H. KESSLER, Trustees of the  
of 2823 State Route 257, Seneca, PA 16346 (hereinafter OWNER)  
is about to execute contemporaneously herewith, a contract, with LEO NELEN EXCAVATING  
for the erection of a story of R.D. #1, Box 186, Grampian (hereinafter  
CONTRACTOR) building upon a lot of land situate  
in Penn Township, Clearfield County, PA  
(see attached description)

Pennsylvania.

Pennsylvania,

Pennsylvania,

# FILED

APR 06 2004

William A. Shaw  
Prothonotary

NOW, March 31,

2004, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said OWNER

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 with CONTRACTOR

consideration of One Dollar, to CONTRACTOR

by OWNER

paid.

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

*John D. Sales*

Witness

*John D. Sales*

Witness

THE KESSLER FAMILY TRUST

BY: *Howard D. Kessler - TRUSTEE*  
BY: *Judith H. Kessler - TRUSTEE*

*Seal*

LEO NELEN EXCAVATING

BY: *Leo Nelon*

*Seal*

*Seal*

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, as shown on map surveyed by Curry and Associates dated 23, 1993, SITUATE in Penn Township, Clearfield County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a 1½ inch iron pipe and stones found at the northeast corner of lands now or late of James B. Graham, said pipe being at the northwest corner of Holly D. McGee and southwest corner of Raymond G. Yose, et al, said pipe being also the southeast corner of the land herein conveyed and running; thence North 89 degrees 17 minutes 18 seconds West 540.07 feet along James B. Graham, Estate to a ½ inch rebar set; thence North 17 degrees 51 minutes 28 seconds East for a distance of 1041.53 feet through lands of Virgie R. Madera to a ¾ inch rebar set; thence South 89 degrees 17 minutes 18 seconds East for a distance of 239.18 feet through lands of the same to a ¾ inch rebar set on the westerly line of Raymond G. Yose, et al; thence South 1 degree 4 minutes 1 second West for a distance of 995.26 feet along Raymond G. Yose, et al, to the 1½ iron pipe and stones found, being the place of beginning.

CONTAINING 8.902 acres, more or less.

SUBJECT to easements and restrictions of record.

PARCEL NO. 009-000-00028