

04-531-CD
EUGENE F. EICHENLAUB, et al. vs. FINE LINE HOMES, LP

Eugene Eichenlaub et al vs Fine Line Homes
2004-531-CD

Stipulations Against Liens

04-531-CD

Eugene F. Eichenlaub & Lana M. Eichenlaub
Owner

vs.

Fine Line Homes, LP
Contractor

In the Court of Common Pleas, County of

Clearfield

, Pennsylvania

Number _____ Term, _____

WHEREAS, Eugene F. Eichenlaub and Lana M. Eichenlaub

PENN. JUD. X

of 2222 North McQueen Road, Apt. 1140, Chandler, Arizona, 85225

is about to execute contemporaneously herewith, a contract, with Fine Line Homes, LP

of 1426 Benner Pike, State College, PA 16801

Pennsylvania,

for the erection of a

story

building upon a lot of land situate

SEE ATTACHED

FILED

APR 16 2004

W. J. A. Brown
Prothonotary, Clerk of Courts

Said lot having an address of Albert Run Road, West Decatur, PA 16878

NOW.

April 16, 2004

, at the time of and immediately before the execution of the prin-

cipal contract, and before any authority has been given by the said Eugene F. Eichenlaub and Lana M. Eichenlaub

to the said

Fine Line Homes, LP

to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with

Eugene F. Eichenlaub and Lana M. Eichenlaub

and the further

consideration of One Dollar, to Fine Line Homes, LP

paid

by

Eugene F. Eichenlaub and Lana M. Eichenlaub

, 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

Aaron H. Cantel

Robert H. Wendt vs Seal

Seal

Seal

**Stipulation
Against Liens**

Owner

versus

Contractor

No. _____ Term,

Filed _____

ALL that certain piece or parcel of land situate in the Township of Boggs, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the Southern side of the right-of-way of Township Road 757, which iron pin is also the Northeastern corner of lands currently owned by Norman R. Collins and Patricia L. Collins; thence South Eighty-five Degrees Fifty-eight Minutes Forty Five Seconds East (S 85° 58' 45" E) along the Southern side of the right-of-way of Township Road 757 a distance of Thirty-four and Fifty-seven One Hundredths Feet (34.57') to an iron pin; thence South Two Degrees Twenty-two Minutes Thirty-two Seconds West (S 02° 22' 32" W) through the lands of Lewis Lumadue and Melva Lumadue, Grantors herein, a distance of Seven Hundred Fifty-one and Forty One Hundredths Feet (751.40') to an iron pin, which iron pin is at the Northwestern corner of lands of Marvin L. Lumadue; thence South Two Degrees Twenty-two Minutes Thirty-two Seconds West (S 02° 22' 32" W) along the lands of the said Marvin L. Lumadue a distance of Sixty-two and Zero One Hundredths Feet (62.00') to an oak tree, which oak is at the Northeastern corner of lands of Darrel D. Collins and Doris J. Collins; thence South Seventy-two Degrees Eighteen minutes Fifteen Seconds West (S 72° 18' 15"W) along the lands of the said Darrel D. Collins and Doris J. Collins a distance of Two Hundred Fifty and Zero One Hundredths Feet (250.00') to an iron pin, which iron pin is the Northwestern corner of the lands of the said Darrel D. Collins and Doris J. Collins; thence South Two Degrees Twenty-two Minutes Thirty-two Seconds West (S 02° 22' 32" W) along the lands of the said Darrel D. Collins and Doris J. Collins a distance of Two Hundred Fifty-eight and Twenty-one One Hundredths Feet (258.21') to an iron pin on the Northern side of the right-of-way of Township Road 759, which iron pin is at the Southwestern corner of the lands of the said Darrel D. Collins and Doris J. Collins; thence South Sixty-seven Degrees Forty-three Minutes Ten Seconds West (S 67° 43' 10" W) along the Northern side of the right-of-way of Township Road 759 a distance of Fifty-three and Thirty-three one Hundredths Feet (53.33') to an iron pin, which iron pin forms a corner of lands of Edna M. Kephart and Gerald Kephart; thence North Five Degrees Twenty-one Minutes Two Seconds East (N 05° 21' 02" E) along the lands of the said Edna M. Kephart and Gerald Kephart a distance of Seven Hundred Thirty-five and Seventy-one One Hundredths Feet (735.71') to a one-inch iron pin, which iron pin forms a corner of lands of Edna M. Kephart and Gerald Kephart at the point where said lands meet the lands of Norman R. Collins and Patricia L. Collins; thence North Two Degrees Thirty-five Minutes Zero Seconds East (N 02° 35' 00" E) along the lands of Norman R. Collins and Patricia L. Collins a distance of Two Hundred Forty-two and Ninety-two One Hundredths Feet (242.92') to an iron pin; thence South Eighty-five Degrees Fifty-eight Minutes Fifty-one Seconds East (S 85° 58' 51" E) a distance of Two Hundred Nine and Zero One Hundredths Feet (209.00') to an iron pin, which iron pin forms the Southeastern corner of lands of Norman R. Collins and Patricia L. Collins; thence North Two Degrees Thirty-four Minutes Forty-six Seconds East (N 02° 34' 46" E) along the lands of the said Norman R. Collins and Patricia L. Collins a distance of Two Hundred

Nine and Zero One Hundredths Feet (209.00') to an iron pin on the Southern side of the right-of-way of Township Road 757 and the place of beginning. Containing 4.213 acres more or less.

BEING a portion of the premises previously conveyed to Lewis G. Lumadue and Melva V. Lumadue by Deed of Harry B. Varner dated October 17, 1942 and recorded in the Recorder's Office of Clearfield County, Pennsylvania on November 20, 1942 at Deed Book Vol. 348, Page 242. The said Lewis G. Lumadue having become deceased on April 6, 1992, title to the subject premises became vested solely in Melva V. Lumadue, Grantor herein, as surviving tenant by the entireties.

ALSO BEING the same premises identified as Lot No. 1 in the Lewis and Melva Lumadue subdivision dated November 7, 2003 and recorded in the Recorder's Office of Clearfield County, Pennsylvania on December 23, 2003 at Instrument No. 200323179, which map is hereby incorporated herein by reference.

FILED
0/3:16 24
APR 16 2004
Attg Collins
pd 2000
No cc
PROMOTED TO CHIEF OF COURTS