

2004-549-CD  
BRIAN S. WOLFE ET AL. VS  
BLACK'S HOME SALES, INC.

Brian Wolfe et al vs Black's Home Sales  
2004-549-CD

04-549-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

BRIAN S. WOLFE and )  
LISA M. WOLFE, ) No.  
Owner )  
)  
vs. )  
)  
BLACK' S HOME SALES, INC. )  
)  
Contractor )

**FILED**

APR 20 2004

William A. Shaw  
Prothonotary

**STIPULATION AGAINST LIENS**

WHEREAS, Brian S. Wolfe and Lisa M. Wolfe, Owner, of Penfield, Pennsylvania, is about to execute contemporaneously herewith, a contract, with Black's Home Sales, Inc. of Osceola Mills, Pennsylvania, for the erection of a modular home upon a lot of land situate in Huston Township, Clearfield County, Pennsylvania more particularly described on Exhibit A attached hereto.

NOW, April 16, 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 commence work on the building, or purchase materials for the same in consideration of the making of the said contract with Contractor and the further consideration of One Dollar, to it in hand paid by Owner, 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

WITNESS:

Brian S. Wolfe (SEAL)  
Brian S. Wolfe

WITNESS:

Lisa M. Wolfe (SEAL)  
Lisa M. Wolfe

ATTEST:

M. Hernandez

BLACK'S HOME SALES, INC.

Donna M. Hines

ALL that certain piece, parcel or tract of land situate in the VILLAGE OF PENFIELD, HUSTON TOWNSHIP, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of Woodward Street at the southeast corner of premises conveyed by Mabel Hewitt Johnson to John C. Chase and Anna C. Chase and recorded in Deed Book 326, page 46; thence in a northerly direction along said line now or formerly of Chase 230 feet to a post; thence in a westerly direction and parallel to Woodward Street 75 feet to a post; thence in a southerly direction and parallel to the line now or formerly of Chase 230 feet to a post on the northerly side of Woodward Street; thence in an easterly direction along Woodward Street 75 feet to the place of beginning. Being a parcel of land 75 feet along Woodward Street and extending back a uniform depth of 230 feet.

BEING the same premises which were conveyed to Ray W. Himes, Sr., by deed of Cheryl Kay Caliari, dated July 30, 1984, and recorded in the Office of the Register and Recorder of Deeds of Clearfield County, Pennsylvania, in Deeds and Records Book Vol. 966, page 160.

This deed is made and accepted under and subject to all the rights, restrictions, and reservations contained in any and all former deeds covering these same lands.

ALSO BEING the same premises which was the subject of an Installment Sale Land Contract between Ray W. Himes, Sr., and Brian S. Wolfe and Lisa Marie Henry, dated September 21, 1987, and recorded in Clearfield County deeds and Records Book Vol. 1183, Page 534, on September 24, 1987. The said Brian S. Wolfe and Lisa Marie Henry have since married and the said Lisa Marie Henry is now known as Lisa Marie Wolfe.

EXHIBIT "A"

Walter A. Himes  
Clearfield County  
Pennsylvania