

2004-555-CD  
ROBERT TIBBENS, JR., ETAL

VS JOHN P. TRACTK

Robert Tibbens et al vs. Welcome Home Ctr.  
2004-555-CD



# Investors Title Insurance Company

P.O. Drawer 2687  
 Chapel Hill, North Carolina 27515-2687  
 (919) 968-2200 (800) 326-4842 Fax: (919) 968-2235

Local Agent:

BANKERS SETTLEMENT SERVICES  
 OF SOUTHWEST PENNSYLVANIA, LLC  
 PO BOX 537  
 HOLLIDAYSBURG, PA 16648  
 PH: 814.696.9800 FAX: 814.696.9802

Commonwealth of Pennsylvania, County of Clearfield

## STIPULATION/WAIVER OF MECHANICS' LIENS

04-555-CD

Commitment/Policy No. 200400424SA

On this April day of 04, before me personally appeared Robert M. a/k/a Robert Tibbens, Jr. and Kathryn a/k/a Kathryn A. Tibbens, Owner of the property ("Owner"), and Welcome Home Centers, Inc., General Contractor ("Contractor"),

to me personally known, who, being duly sworn on their oaths, did say as follows:

WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor necessary for construction of the following improvements:

Tax Map No. 115-N05-000-00030  
Construction of New Home

**FILED**

located on the real property described as follows:  
1.01 A. in Fee

**APR 21 2004**

William A. Shaw  
 Prothonotary/Clerk of Courts

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties as part of the said contract and for the consideration therein set forth, that neither the Contractor, any subcontractor or materialman, nor any other person furnishing labor or materials to the Contractor under this contract shall file a lien, commonly called a mechanics' lien, for work done or materials furnished to, or in connection with, the property described above.

This stipulation is made and intended to be filed with the County Prothonotary in accordance with the requirements of Section 1402 of the Mechanics' Lien Law of 1963 of the Commonwealth of Pennsylvania.

<u>Robert M. Tibbens</u>		<b>Owner</b>	<u>Kathryn R. Tibbens</u>		<b>Owner</b>
Owner			Owner		
State of <u>Pennsylvania</u> , County of <u>Clearfield</u>					
<p><input checked="" type="checkbox"/> <b>INDIVIDUAL:</b> On this, the <u>16th</u> day of <u>April</u>, 20 <u>04</u>, the undersigned officer, personally appeared <u>Robert M. a/k/a Robert Tibbens, Jr. and Kathryn a/k/a Kathryn R. Tibbens</u>, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.</p> <p><input type="checkbox"/> <b>CORPORATION:</b> On this, the _____ day of _____, 20 _____, the undersigned officer, personally appeared _____, acknowledged himself to be the _____ of _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____.</p>					
<p>In witness whereof, I hereunto set my hand and official seal.</p> <p><u>Jennifer A. Michaels</u></p>					
Signature		Title		Notary Public	
If Notary, my commission expires: _____				<div style="border: 1px solid black; padding: 2px; text-align: center;"> <small>JENNIFER A. MICHAELS, NOTARY PUBLIC    CLEARFIELD BORO., CLEARFIELD COUNTY    MY COMMISSION EXPIRES JUNE 17, 2007</small> </div>	

<b>General Contractor</b>					
By: _____					
State of <u>Pennsylvania</u> , County of _____					
<p><input type="checkbox"/> <b>INDIVIDUAL:</b> On this, the _____ day of _____, 20 <u>04</u>, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.</p> <p><input checked="" type="checkbox"/> <b>CORPORATION:</b> On this, the _____ day of <u>April</u>, 20 <u>04</u>, the undersigned officer, personally appeared _____, acknowledged himself to be the _____ of _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____.</p>					
<p>In witness whereof, I hereunto set my hand and official seal.</p> <p><u>Jennifer A. Michaels</u></p>					
Signature		Title		Notary Public	
If Notary, my commission expires: _____					



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Commonwealth of Pennsylvania, County of Clearfield

## STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment/Policy No. 200400424SA

On this April 20 04, before me personally appeared Robert M. a/k/a Robert Tibbens, Jr. and Kathryn a/k/a Kathryn A. Tibbens, Owner of the property ("Owner"), and Welcome Home Centers, Inc., General Contractor ("Contractor"), to me personally known, who, being duly sworn on their oaths, did say as follows:

WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor necessary for construction of the following improvements:

Tax Map No. 115-N05-000-00030

Construction of New Home

located on the real property described as follows:

1.01 A. in Fee

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties as part of the said contract and for the consideration therein set forth, that neither the Contractor, any subcontractor or materialman, nor any other person furnishing labor or materials to the Contractor under this contract shall file a lien, commonly called a mechanics' lien, for work done or materials furnished to, or in connection with, the property described above.

This stipulation is made and intended to be filed with the County Prothonotary in accordance with the requirements of Section 1402 of the Mechanics' Lien Law of 1963 of the Commonwealth of Pennsylvania.

Owner	
Owner	Owner
State of <u>Pennsylvania</u> , County of <u>Clearfield</u>	
<input checked="" type="checkbox"/> INDIVIDUAL: On this, the _____ day of <u>April</u> , 20 <u>04</u> , the undersigned officer, personally appeared <u>Robert M. a/k/a Robert Tibbens, Jr. and Kathryn a/k/a Kathryn R. Tibbens</u> , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.	
<input type="checkbox"/> CORPORATION: On this, the _____ day of _____, 20 _____, the undersigned officer, personally appeared _____, acknowledged himself to be a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____.	
In witness whereof, I hereunto set my hand and official seal.	
Signature	Notary Public
If Notary, my commission expires: _____	

<u>Leonard O. Brown, Pres.</u> General Contractor By: <u>Leonard O. Brown, Pres.</u> State of <u>Pennsylvania</u> , County of _____	
<input type="checkbox"/> INDIVIDUAL: On this, the _____ day of _____, 20 _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.	
<input checked="" type="checkbox"/> CORPORATION: On this, the <u>19th</u> day of <u>April</u> , 20 <u>04</u> , the undersigned officer, personally appeared <u>LEONARD O. BROWN</u> , the <u>President</u> of <u>Welcome Home Centers, Inc.</u> , acknowledged himself to be a corporation, and that he as such <u>President</u> , being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as <u>President</u> .	
In witness whereof, <u>Michelle L. Weaver, Notary Public</u> <u>Hamlin Twp. McKean County</u> My Commission Expires Jan. 10, 2005 Signature: <u>Michelle L. Weaver</u> Notary Public Title: _____ If Notary, my commission expires: <u>1/10/2005</u>	

FILED  
01/31/2004  
APR 21 2004  
Nocce

(copy)

William A. Shaw  
Prothonotary/Clerk of Courts