

04-999-CD
FRAN L DUBLIN VS RICHARD W NEEPER CONTRACTING

Fran Dubin vs Richard Neeper Contracting
2004-999-CD

04-999-C

STIPULATION AGAINST LIENS

FRAN L. DUBIN

Homeowner
vs.

In the Court of Common Pleas, County of
Clearfield, Pennsylvania
Number _____ Term, 2004

RICHARD W. NEEPER CONTRACTING

Contractor

WHEREAS, **FRAN L. DUBIN**, an adult individual, currently of 47 Spruce Street, Woodland, Pennsylvania, 16881, about to execute contemporaneously herewith, a contract, with **RICHARD W. NEEPER CONTRACTING** of 661 Naulton Road Extension, Curwensville, Pennsylvania, 16833, for the construction of home improvements to a residential building upon premises situate at 287 Bloomington Avenue Extension, Curwensville, Pennsylvania, 16833, bounded and described as follows:

PLEASE SEE ATTACHED LEGAL DESCRIPTION -- EXHIBIT "A"

NOW, this 24 day of JUNE, 2004, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **FRAN L. DUBIN**, an adult individual, to the said **RICHARD W. NEEPER CONTRACTING**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **FRAN L. DUBIN**, an adult individual, and the further consideration of One Dollar, to **RICHARD W. NEEPER CONTRACTING**, paid by **FRAN L. DUBIN**, an adult individual, 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 or workmen or any other person for any labor, 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:

David C. Shaw

Fran L. Dubin
Fran L. Dubin

Homeowner

Richard W. Neepn Contracting
Richard W. Neepn Contracting

Contractor

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FILED

JUN 30 2004

William A. Shaw
Prothonotary/Clerk of Courts



**LEGAL DESCRIPTION
FOR
FRAN L. DUBIN, an adult individual
(287 Bloomington Avenue Extension, Curwensville, PA 16833)**

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

BEGINNING at a point on the Western line of lands of Daniel Passmore as recorded in Deed Book 330, Page 545, said point being North thirty (30°) degrees fourteen (14') minutes forty nine (49") seconds East a distance of two hundred twenty three and thirty nine hundredths (223.39) feet from the Southeast corner of the original fifteen (15') acres parcel conveyed to the Grantor herein, said point of beginning being the Southeast corner of the parcel herein conveyed and running; 1) Thence through lands of the Grantor for new subdivision line the following courses and distances; North seventy five (75°) degrees fifty three (53') minutes forty four (44") seconds West a distance of two hundred fifty and seventy three hundredths (250.73) feet to a point; North sixteen (16°) degrees fifty seven (57') minutes thirty (30") seconds West a distance of one hundred fifty four and thirty three hundredths (154.33) feet to a point; North fifty nine (59°) degrees six (06') minutes thirty eight (38") seconds East a distance of one hundred fifty two and seventy four hundredths (152.74) feet to a point; North seventy four (74°) degrees thirty (30') minutes fifteen (15") seconds East a distance of eighty seven and sixty eight hundredths (87.68) feet to a point; South eighty two (82°) degrees fifty two (52') minutes fifty four (54") seconds East a distance of one hundred thirty three and fifty six hundredths (133.56) feet to a point; South thirty six (36°) degrees nine (09') minutes forty five (45") seconds East a distance of one hundred five and twelve hundredths (105.12) feet to a point, said point being on the Western line of the aforementioned lands of Daniel Passmore; 2) thence along the Western line of lands of Daniel Passmore South thirty (30°) degrees fourteen (14') minutes forty nine (49") seconds West a distance of two hundred forty two and nine hundredths (242.09) feet to a point and place of beginning.

CONTAINING eighty three thousand nine hundred forty three and thirty six hundredths (83,943.36) sq. ft. two (2.00) acres and known as Lot 1 of the Test/Ryan/Norris Subdivision dated January 6, 2004, and shown on map prepared by Curry & Associates.

Also granting and conveying a fifty (50) foot access road for the right of egress, ingress and regress over, through and upon as access road to gain access to the parcel here above described from Township Road T-454, said rebar being described as follows:

BEGINNING at a point on the Western line of lands of Daniel Passmore as recorded in Deed Book 330, Page 545, said point being North thirty (30°) degrees fourteen (14') minutes forty nine (49") seconds East a distance of two hundred twenty three and thirty nine hundredths (223.39) feet from the Southeast corner of the original fifteen (15') acres parcel conveyed to the Grantor herein, said point of beginning being the Northeast corner of the access road herein conveyed and running; 1) thence along the Western line of lands of Daniel Passmore South thirty (30°) degrees fourteen (14') minutes forty nine (49")

seconds West a distance of two hundred twenty three and thirty nine hundredths (223.39) feet to a 3/4 inch square pin (found); 2) thence still along the line of lands purported to be owned by Daniel Passmore South eighty two (82°) degrees twenty seven (27') minutes zero (00) seconds West passing through a 3/4 inch rebar (set) at a distance of four hundred thirty one and forty one hundredths (431.41) feet and continuing on for a total distance of four hundred eighty seven and thirty eight hundredths (487.38) feet to a point, said point being the Eastern right of way line of Township Road T-454; 3) thence along the Eastern right of way line of T-454 North twenty six (26°) degrees thirty three (33') minutes forty (40") seconds East a distance of fifty two and eighty seven hundredths (52.87) feet to a point; 4) thence through lands of the Grantor for a new right of way line the following courses and distances: North eighty two (82°) degrees twenty seven (27') minutes zero (00) seconds East a distance of four hundred fifty five and sixty two hundredths (445.62) feet to a point; along an arc of a circle forty five and fifty six hundredths (45.56) feet a radius of fifty (50.00) feet, curving to the left, the chord of said arc running North fifty six (56°) degrees twenty (20') minutes fifty four (54") seconds East a distance of forty four (44.00) feet to a point; North thirty (30°) degrees fourteen (14') minutes forty nine (49") seconds East a distance of one hundred fifty nine and ninety three hundredths (159.93) feet to a point; South seventy five (75°) degrees fifty three (53') minutes forty four (44") seconds East a distance of fifty two and five hundredths (52.05) feet to a point and place of beginning.

BEING the same premises as vested in Fran L. Dubin, a single individual by deed of Joseph B. Test, a single individual, dated the 21st day of May, 2004, and recorded in the Office of the Recorder of Deeds of Clearfield County to Instrument Number 200408933.

FILED *Attn: D. Mason*
RECEIVED *pd. 20-00*
JUN 30 2004
No CC
W.A. Shaw
Prothonotary/Clerk of Courts