

04-1003-CD
PAUL C DALE, et al vs THE ROWLZ GROUP

Paul Dale et al vs Rowlz Group
2004-1003-CD

Stipulations Against Liens

04-1003-C

PAUL C. DALE and PAMELA S. DALE

Owner

vs.

The Rowlz Group

Contractor

In the Court of Common Pleas, County of

Clearfield

Pennsylvania

Number _____ Term, 19

WHEREAS, PAUL C. DALE and PAMELA S. DALE, (hereinafter OWNERS) of 906 Cumberland St., Clearfield,

Pennsylvania,

is about to execute contemporaneously herewith, a contract with THE ROWLZ GROUP, (hereinafter CONTRACTOR)

of 72 Neeper Lane, Clearfield

Pennsylvania,

for the erection of a

story residential

building upon a lot of land situate

in Lawrence Township, Clearfield County, Pennsylvania

SEE ATTACHED DESCRIPTION

FILED

JUL 01 2004

William A. Shaw
Prothonotary/Clerk of Courts

NOW, June 25, 2004 at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said OWNERS

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 and the further

consideration of One Dollar, to CONTRACTOR

paid

by OWNERS 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

Paul C. Dale

Seal

Pamela S. Dale

Seal

THE ROWLZ GROUP

Seal

BY:

Christopher M. Rowles

Stipulation
Against Lien

Owner

PAUL C. DALE and

PAMELA S. DALE

versus

Contractor

THE ROWLZ GROUP

No. _____ Term, 19

Filed _____ 19

PARCEL ONE:

ALL that certain piece or parcel of land known as Lot 4 of the Hand and Lumadue Subdivision situate in Lawrence Township, Clearfield County, bounded and described as follows:

BEGINNING at a 1 1/2" iron pipe found in the western line of S.R. 0322, said 1 1/2" iron pipe also being the northwestern corner of the land herein described; thence by the western line of said S. R. 0322 the following courses and distances: South 61 degrees 17 minutes 30 seconds East 563.05 feet to a fence post; South 50 degrees 27 minutes 24 seconds East 681.27 feet to a fence post and South 41 degrees 04 minutes 22 seconds East 146.45 feet to a 5/8" rebar set in the western line of said S. R. 0322; thence by Lot 2 of the Hand and Lumadue Subdivision South 58 degrees 26 minutes 43 seconds West 446.27 feet to a 5/8" rebar set in the eastern line of a twenty (20) foot private road and by Lot 1 of the Hand and Lumadue Subdivision South 69 degrees 06 minutes 31 seconds West 529.79 feet to a 5/8" rebar; thence by Lot 3 of the Hand and Lumadue Subdivision North 31 degrees 37 minutes 59 seconds West 709.75 feet to a 5/8" rebar; thence by land of the Commonwealth of Pennsylvania North 11 degrees 47 minutes 25 seconds East 646.41 feet to a 1 1/2" iron pipe and the place of beginning. Containing 19.056 acres.

TOGETHER with the right to use the twenty (20) foot private road, 525.85 feet long, that crosses Lot 1 of the Hand and Lumadue Subdivision to provide access to S.R. 1003 (known as the Mt. Zion Road) and from there to S.R. 0322. (The prior deed in the chain of title incorrectly stated it was to provide access to S. R. 322.)

Said property being identified as Lot 4, having been approved as part of a subdivision in Lawrence Township, Clearfield County, Pennsylvania, as shown on map prepared by Yost Surveying dated September 14, 2001, and recorded in the Recorder's Office of Clearfield County to Map File No. 2434 and Instrument No. 200117012.

FILED *copy*
Aug 12 2004
JUL 01 2004
Amy Gates
Pd. 20.00

William A. Shaw
Prothonotary/Clerk of Courts

No AC