

04-1154-CD
JAMES E. JANOSKY VS M & J BUILDERS

James Janosky vs M & J Builders
2004-1154-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA

FILED

01/12:32 PM
JUL 30 2004

JAMES E. JANOSKY
Owner

:

vs.

:

No. 2004-1154-C

M&J BUILDERS
P. O. Box 222
Kylertown, Pa., 16847
Contractor

:

:

:

:

William A. Shaw
Prothonotary/Clerk of Courts

Atty J. Carley pd
20:00 16 CC

STIPULATION AGAINST LIENS

WHEREAS, James E. Janosky, a single individual, of 593
Rollingstone Road, P. O. Box 175, Kylertown, Clearfield County,
Pennsylvania, of the one part, herein called "Owner",

AND

M&J Builders of P. O. Box 222, Kylertown, Clearfield County,
Pennsylvania, of the other part, herein called "Contractor", did
execute a contract for the construction of a home situate as
follows:

ALL that certain piece or parcel of land situate in Jo-Lin Acres,
Pike Township, Clearfield County, Pennsylvania, bounded and
described as follows:

BEGINNING at a 5/8" rebar at the northwestern corner of the parcel
herein described; thence by Lot C8 and C9 in the Plan of Lots of
Jo-Lin Acres, North 45° 14' 40" East 100.00 feet to a 5/8" rebar;
thence by Lot C27 in the Plan of Lots of Jo-Lin Acres, South 44°
45' 20" East 135.00 feet to a 5/8" rebar set in the northern right-
of-way line of Caroline Street, a fifty (50) foot wide street;
thence by the northern line of said Caroline Street, South 45° 14'
40" West 100.00 feet to a 5/8" rebar set in the northern right-of-
way line of said Caroline Street; thence by Lot C25 in the Plan of
Lots of Jo-Lin Acres, North 44° 45' 20" West 135.00 feet to a 5/8"
rebar and the place of beginning.

Containing 0.310 acres or 13,500.00 square feet and being Lot C26
in the Plan of Lots of Jo-Lin Acres.

UNDER AND SUBJECT to all Declarations of Protective Covenants filed previously.

EXCEPTING AND RESERVING an easement for the construction and maintenance of utility lines.

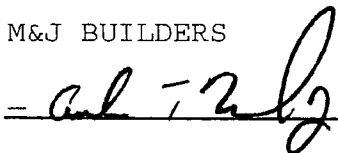
BEING the same premises granted and conveyed unto the owner herein by deed of D.D.M. Development, Inc. dated July 22, 2004, and entered for record in the office of the Recorder of Deeds of Clearfield County, Pennsylvania, as Instrument Number 2004**12398**.

Now, this 30th day of July, 2004, before any authority has been given by the said Owner to Contractor to commence work or furnish materials for the same, and before any work has been done or materials furnished, and in consideration of the making of the contract and the further consideration of the sum of One (\$1.00) Dollar by each of the parties to the other in hand paid, the receipt whereof is hereby acknowledged, it is agreed that no lien shall be filed against the buildings or improvements to be erected upon the above described premises, nor against the estate or title of the Owner in the property above described by any contractor, including the contractor executing this agreement, nor by any sub-contractor, nor by any of the materialmen, or workmen or any other person, firm or corporation for any labor or materials purchased or furnished for extra labor or materials purchased or furnished for the construction and erection of the said building; the right to file such liens being hereby expressly waived.

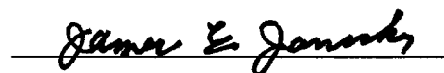
WITNESS the due execution of this agreement the day and year first above written.

CONTRACTOR:

M&J BUILDERS



OWNER:



STATE OF PENNSYLVANIA :

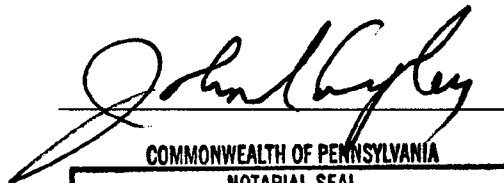
COUNTY OF

Centre

On this 30th day of July, 2004, before me, the

undersigned officer, personally appeared Andrew T. Mandell, Jr. of M&J Builders known to me to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

JOHN R. CARFLEY, NOTARY PUBLIC
PHILIPSBURG BORO., CENTRE COUNTY
MY COMMISSION EXPIRES APRIL 18, 2008

STATE OF PENNSYLVANIA :

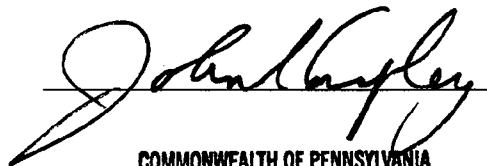
COUNTY OF

CENTRE

On this 30th day of July, 2004, before me, the

undersigned officer, personally appeared James E. Janosky known to me to be the persons whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

JOHN R. CARFLEY, NOTARY PUBLIC
PHILIPSBURG BORO., CENTRE COUNTY
MY COMMISSION EXPIRES APRIL 18, 2008

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