

04-1262-CD
JACK K. MULLEN, SR., et al vs DONALD BEVERIDGE

Jack Mullen et al vs Donald Beveridge
2004-1262-CD

STIPULATION AGAINST LIENS

JACK K. MULLEN, SR.

Homeowner

ROSE A. MULLEN

Homeowner

vs.

DONALD BEVERIDGE

Contractor

In the Court of Common Pleas, County of

CLEARFIELD, Pennsylvania

Number 2004-1262-CV Term, 2004

FILED
01/13/04

WHEREAS, **JACK K. MULLEN, SR. AND ROSE A. MULLEN**, his wife, ^{AUG 16 2004} of 2534 Woodland-Bigler Hwy, Woodland, PA, 16881, about to execute contemporaneously herewith, a contract, with **DONALD BEVERIDGE**, of Munson, Pennsylvania, for the building of a residential structure upon premises situate in the Township of Bradford, Clearfield County, Pennsylvania, bounded and described as follows:

William A. Shaw
Prothonotary

I came to know

SEE EXHIBIT "A"

NOW, August 9, 2004, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **JACK K. MULLEN, SR. AND ROSE A. MULLEN**, his wife, to the said **DONALD BEVERIDGE**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **JACK K. MULLEN, SR. AND ROSE A. MULLEN**, his wife, and further by, **DONALD BEVERIDGE**, 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, 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:

Jack K. Mullen Sr.

Rose A. Mullen

Donald Beveridge

Contractor- Donald Beveridge

Homeowner- Jack K. Mullen, Sr.

Homeowner- Rose A. Mullen

Contractor- Donald Beveridge

EXHIBIT "A"

ALL that certain parcel of land known as Lot 2 of the Jack L. Lansberry and Betty L. Lansberry Subdivision dated July 2, 2003, lying approximately 1/4 mile West of the intersection of Pennsylvania State Route 970 with Lansberry Road, also known as Township Road T-202, in Bradford Township, Clearfield County, Pennsylvania, and being more particularly described as follows:

BEGINNING at a point in the centerline of Lansberry Road at the Northwest corner of Lot 4 of the above mentioned subdivision, said point being on the Southern line of Lot 1 of said subdivision, said point being the Northeast corner of the land herein conveyed and running; thence South 00 degrees 18 minutes 48 seconds East a distance of 359.56 feet, along Lot 4 to a 3/4 inch rebar set at the Northeast corner of Lot 3, said line passing through a 3/4 inch rebar set at 17.72 feet; thence South 82 degrees 15 minutes 04 seconds West a distance of 257.98 feet, along Lot 4 to a 3/4 inch rebar set on the eastern line of Lot 5, the residue parcel; thence North 00 degrees 18 degrees 48 seconds West a distance of 359.05 feet, along Lot 5 to a point in the centerline of Lansberry Road; said line passing through a 3/4 inch rebar set back 20.26 feet from said centerline of Lansberry Road; thence North 88 degrees 36 minutes 49 seconds East a distance of 14.57 feet, along the centerline of Lansberry Road to a point; thence 142.37 feet along an arc of a circle, curving to the left, with a 762.31 foot radius, the long chord of which bears North 83 degrees 19 minutes 01 seconds East a distance of 142.16 feet, along the same to a 3/4 inch rebar; thence North 77 degrees 58 minutes 01 seconds East a distance of 38.52 feet, along the same to a 3/4 inch rebar set; thence 63.07 feet along an arc of a circle, curving to the right, with a 703.00 foot radius, the long chord of which bears North 80 degrees 32 minutes 14 seconds East a distance of 63.05 feet, along the same to a point and place of beginning. Together with and subject to covenants, easements and restrictions of record. **CONTAINING** 2.089 acres total, minus 0.089 acre for the right-of-way of Lansberry Road, leaving 2.000 acres net and known as Lot 2 of the Jack L. Lansberry and Betty L. Lansberry Subdivision dated July 2, 2003, as shown on map prepared by Curry and Associates. Bearings above are based on True North.

BEING the same premises as vested unto the Borrowers herein by deed recorded to Clearfield County Instrument #200323406.

BEING further identified as Clearfield County Tax Map No. 106-M7-82 as shown on the assessment map in the records of Clearfield County, PA.