

04-1272-CD  
DANA R. CROYLE, et al VS FINE LINE HOMES, et al

Dana Croyle et al vs Fine Line Homes et al  
2004-1272-CD

# Stipulations Against Liens 2004-1272-CV

*Dana R. Croyle*  
*William L. Croyle Jr.*  
*Dana R. Croyle and*  
*William L. Croyle Jr.*, Owner  
*Fine Line Homes, INC. AKA*  
*Fine Line Homes, LP* Contractor

In the Court of Common Pleas, County of

Clearfield, Pennsylvania

Number \_\_\_\_\_ Term,

WHEREAS,

of *Dana R. Croyle + William L. Croyle JR.* of *Kylestown* Pennsylvania,  
 is about to execute contemporaneously herewith, a contract, with  
*Fine Line Homes, INC. AKA* *State College* Pennsylvania,  
*Fine Line Homes, LP* for the erection of a \_\_\_\_\_ story building upon a lot of land situate

Exhibit "A"  
 Legal Description Attached

## FILED

AUG 18, 2004 *File*

0/11:00/11:00  
 William A. Shaw  
 Prothonotary

NOW,

, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said *Dana R. Croyle + William L. Croyle JR.*  
 to the said *Fine Line Homes, LP, AKA*  
 to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with *Dana R. Croyle + William L. Croyle JR.* and the further consideration of One Dollar, to *Fine Line Homes, INC. AKA* *Fine Line Homes, LP* paid by *Dana R. Croyle + William L. Croyle JR.* 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

*Arson M. Condon**Rodd A. Wendt*

Seal

Seal

Seal



EXHIBIT "A"  
LEGAL DESCRIPTION

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

Beginning at an existing 3/4" rebar set on the northern right of way line of Erickson Drive, said rebar being the south east corner of lot number 7, said rebar being south west corner of the parcel herein conveyed and running;

1. Thence north 38 degrees 16 minutes 29 seconds east a distance of 211.29 feet, along the line of lot 7 to a 3/4 inch rebar set;
2. Thence south 45 degrees 56 minutes 37 seconds east a distance of 19.34 feet, along the line of Roger L. Larson et al as was conveyed in deed book 1421 page 347 to a 3/4 inch rebar set;
3. Thence south 00 degrees 35 minutes 28 seconds east and passing through an existing 3/4 inch rebar found at a distance of 105.13 feet and continuing on for a total distance of 226.86 feet, along the line of Roger L. Larson et al to a 3/4 inch rebar set;
4. Thence south 55 degrees 39 minutes 18 seconds west a distance of 42.64 feet, along the line of Roger L. Larson et al to a 3/4 inch rebar set on the northern right-of-way line of Erickson Drive;
5. Thence, 53.09 feet along an arc of a circle, curving to the left with a 175.00 foot radius, along chord of which bears north 43 degrees 02 minutes 06 seconds west a distance of 52.88 feet, along Erickson Drive to a 3/4 inch rebar set;
6. Thence north 51 degrees 43 minutes 31 seconds west a distance of 96.59 feet, along to a distance of 96.59 feet, along to a 3/4 inch rebar set and the place of beginning;

Containing 0.488 acres, and being Lot 8 of the Larson Subdivision as shown on map prepared by Curry and Associated dated June 8, 2004, and recorded at Clearfield County Instrument Number 200409204, a true and correct copy of which is attached hereto and incorporated herein by reference.

UNDER AND SUBJECT to the Declaration of Restrictive Covenants adopted and recorded by the Grantors on May 4, 2004 at Clearfield County Instrument Number 200406822.

EXCEPTING AND RESERVING coal, gas, oil, clay, stone and other minerals.

BEING the same premises which became vested in William L. Croyle, Jr. and Dana R. Croyle, husband and wife, by Deed from Roger L. Larson and Cathy R. Larson, husband and wife, and Alan R. Larson and Judith S. Larson, husband and wife, by Deed dated June 21, 2004 and recorded June 29, 2004 in Clearfield County in Instrument Number 200410427.