

04-1458-CD

TORRELL AND BERNARDO REMODELING & CUSTOM HOMES VS. KENNETH C. LEZZER

**Torrell and Bernardo vs Kenneth Lezzer et
2004-1458-CD**

04-1458-C

FILED No CC
013:3761 Atty Nadded
SEP 21 2004 pd.20.00

STIPULATION AGAINST LIENS

William A. Shaw
Prothonotary/Clerk of Courts

THIS AGREEMENT, made the 16th day of September, 2004, by
and between TORRELL AND BERNARDO REMODELING AND CUSTOM HOMES, of
130 McCracken Run Road, DuBois, Pennsylvania, hereinafter
referred to as "CONTRACTOR"

AND

KENNETH C. TEZZER, t/d/b/a KCL ENTERPRISES, of PO Box 21,
Curwensville, Pennsylvania, hereinafter referred to as "OWNER",

whereby the former undertook and agreed to make additions and
improvements on that certain lot of ground situate in the City
of DuBois, Clearfield County, Pennsylvania, more particularly
bounded and described in Exhibit "A" attached hereto.

NOW THEREFORE, THIS AGREEMENT WITNESSETH: That the said
CONTRACTOR, for and in consideration of the sum of One (\$1.00)
DOLLAR to Contractor in hand paid by OWNER, the receipt whereof
is hereby acknowledged, and further consideration mentioned in
the agreement aforesaid, for themselves and their
subcontractors, and all parties acting through or under them,
covenant and agree that no mechanic's liens or claims shall be
filed or maintained by them or any of them against the said
buildings and the lot of ground appurtenant thereto for or on
account of any work done or materials furnished by them or any
of them under said contract or otherwise; for, towards, in, or
about the erection and construction of the said buildings on the
lot above described, and the said CONTRACTOR and OWNER, for
themselves, their subcontractors and others under them hereby
expressly waive and relinquish the right to have, file, and
maintain any mechanic's liens or claims against the said
buildings or any of them, and agree that this instrument,
waiving the right of lien, shall be an independent covenant.

WITNESS, our hands and seals this 16th day of September,
2004.

WITNESS:

TORRELL AND BERNARDO REMODELING AND
CUSTOM HOMES

 By 

Kinder C Lewis

KC
Kenneth C. Lezzer, t/d/b/a
KCL Enterprises

ALL that certain piece, parcel or lot of land situate in the City of DuBois, Clearfield County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point along the northern right-of-way line of McCracken Run Road, said point being the southwest corner of the herein described parcel;

THENCE North 74 degrees 10 minutes 24 seconds West through the lands now or formerly of Tottell and Bernardo Remodeling and Custom Homes, 448.14 feet to a point;

THENCE North 63 degrees 53 minutes 40 seconds East along the said lands 196.88 feet to a point;

THENCE along the western right-of-way line of Amanda Court by a curve, said curve having a chord bearing of South 65 degrees 07 minutes 05 seconds East and a chord distance of 81.83 feet, to a point;

THENCE along the said right-of-way by a curve, said curve having a chord bearing of North 62 degrees 43 minutes 11 seconds East and a chord distance of 29.57 feet to a point;

THENCE along the said right-of-way by a curve, said curve having a chord bearing of North 77 degrees 42 minutes 31 seconds East and a chord distance of 23.58 feet to a point;

THENCE South 74 degrees 10 minutes 24 seconds East along the said right-of-way 132.06 feet to a point;

THENCE along the said right-of-way by a curve, said curve having a chord bearing of South 33 degrees 44 minutes 21 seconds East and a chord distance of 32.43 feet to a point;

THENCE along the northern right-of-way line of McCracken Run Road by a curve, said curve having a chord bearing of South 06 degrees 41 minutes 27 seconds West and a chord distance of 29.61 feet to a point;

THENCE South 06 degrees 08 minutes 00 seconds West along the said right-of-way 100.94 feet to the point of beginning along the northern right-of-way line of McCracken Run Road.

CONTAINING 1.23 acres more or less.

BEING the same premises known as lots 27, 28 and 29 in the Coke Hill Estates Subdivision approved by the City of DuBois on April 27, 1995. Said Coke Hill Estates Subdivision is recorded in the Office of the Recorder of Deeds in and for Clearfield County under Map No. 1109, Instrument No. 1995-04501.

FILED

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William A. Shaw
Prothonotary/Clerk of Courts