

2005-414-CD  
Toben Kanouff et al v. Thomas Grugan

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Toben Kanouff et al vs. T. Grugan

# Stipulations Against Liens

05-414-CD

TOBEN J. KANOUFF and TAMMY L. KANOUFF } in the Court of Common Pleas, County of  
vs. { Owner } **CLEARFIELD**, Pennsylvania  
THOMAS J. GRUGAN } Contractor Number ..... Term, ~~XX~~ 2005

Whereas, Owner  
of 241 Clearfield St., P.O. Box 99, Grassflat, Pennsylvania, 16839  
is about to execute contemporaneously herewith, a contract, with Thomas J. Grugan, a General Contractor of 719 S. Heckman Gap Rd., Mill Hall, Pennsylvania, 17751 for the erection of a ONE story RESIDENTIAL building upon a lot of land situate

**FILED** Atty

03:55 PM Test  
pd.

ALL that certain lot or parcel of ground situate in Graham Township, Clearfield County, MAR 23 2005 2000 Pennsylvania, bounded and described as follows:

William A. Shaw No CC  
Prothonotary/Clerk of Courts

BEGINNING at a stake corner on the northern right-of-way line of State Highway Route No. 153 and on line of Lot "C"; THENCE along line of Lot "C" North five degrees no minutes East (N 5° 00' E) a distance of one hundred seventy-five and no hundredths (175.00') feet to a stake corner on line of other lands, now or formerly, of Charles R. Chilcote of which this is a part; THENCE along line of other lands of Charles R. Chilcote South eighty-three degrees forty minutes East (S 83° 40' E) a distance of two hundred and no hundredths (200.00') feet to a stake corner on line of R. Holt; THENCE along line of R. Holt South five degrees no minutes West (S 5° 00' W) a distance of one hundred seventy-five and no hundredths (175.00') feet to a stake corner on the aforementioned northern right-of-way line of State Highway Route No. 153; THENCE along the northern right-of-way line of said State Highway North eighty-three degrees forty minutes West (N 83° 40' W) a distance of two hundred and no hundredths (200.00') feet to a stake corner, the place of beginning. Being Lots "D" and "E" and containing 0.802 acres.

BEING the same lot or parcel of real property granted and conveyed to Toby J. Kanouff, Jr. and Tammy J. Kanouff, husband and wife, by Deed of Donna Jean Pedrazzani, Administratrix of the Estate of Thomas Martin Pedrazzani, Deceased, dated September 10, 2003 and recorded September 12, 2003 in Clearfield County, Pennsylvania, at Instrument Number 200316473.

Now, MARCH 18, 2005 ~~XXXX~~, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said

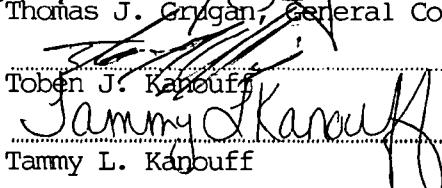
Owner to the said Contractor  
to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with Contractor and the further consideration of One Dollar, to Contractor paid by Owner, it is agreed that no lien shall be filed against the building 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.

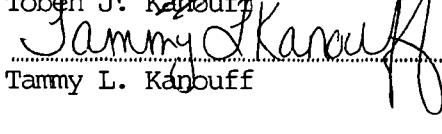
Signed and Sealed in the presence of

  
Thomas J. Grugan, General Contractor



  
Toben J. Kanouff



  
Tammy L. Kanouff



Stipulation  
Against Liens

*Owner*

TOBEN J. KANOUFF and

TAMMY L. KANOUFF

*versus*

*Contractor*

THOMAS J. GRUGAN

William A. Shaw  
Prothonotary/Clerk of Courts

MAR 23 2005

**FILED**

No. .... Term, 2005  
2005  
Filed  
xx

G. S. COOPER  
ATTORNEY FOR PLAINTIFF  
P.O. Box 703  
Philipsburg, PA 16866

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