

05-414-CD
Toben Kanouff et al vs. T. Grugan

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

Stipulations Against Liens

05-414-CD

TOBEN J. KANOUFF and TAMMY L. KANOUFF

Owner

vs.

THOMAS J. GRUGAN

Contractor

in the Court of Common Pleas, County of

CLEARFIELD

Pennsylvania

Number Term, 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

03:55 PM Test
MAR 23 2005

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

William A. Shaw
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 ~~XXXXX~~, 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

Seal

Seal

Seal

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. 200
Term, ~~19xx~~
Filed 2005
..... ~~19xx~~

CHRISTOPHER J. KANUFF
ATTORNEY AT LAW
P.O. Box 703
Philipsburg, PA 16833

1