

05-718-CD
C. Lupton, et al vs Brookside Homes

Craig Lupton et al v. Brookside Homes
2005-718-CD

STIPULATION AGAINST LIENS

CRAIG T. LUPTON and
Homeowner
KRISTA R. LUPTON, his wife
Homeowner
vs.

BROOKSIDE HOMES
Contractor

: In the Court of Common Pleas, County of
Clearfield, Pennsylvania
Number _____ Term, 2005

05-718-cd

FILED *Atty Mason*
110:17 AM
MAY 18 2005 No CC

1 pm A Shaw
Prothonotary Clerk of Courts

WHEREAS, **CRAIG T. LUPTON** and **KRISTA R. LUPTON**, his wife, currently of 10 West Presqueisle Street, Apartment 4, Philipsburg, Pennsylvania, 16866, about to execute contemporaneously herewith, a contract, with **BROOKSIDE HOMES**, General Contractor of Ten East 18th Street, Selinsgrove, Pennsylvania, 17870, for the construction of a residential home upon premises situate in the Township of Decatur, Clearfield County, Pennsylvania, being known as Morgan Run Road, Osceola Mills, Pennsylvania, 16666, bounded and described as follows:

ALL that land area in the Village of Morgan Run in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the corner of Parcel B of Larry M. Fahr at the center line of SR 2007; thence by latter same S 5-33-37 W 85.51 feet to a point; thence still by same S 3-40-37 W 65.58 feet to a point at the center line of SR 2007 and corner of James C. Fahr - Parcel I; thence by same S 3-40-37 W 99.90 (South as erroneously omitted from prior deed) feet to a point; thence still by same S 0-06-44W 98.31 feet to a point; thence still by same S 1-45-14 E 40.71 feet to a point at corner of Parcel D of James C. Fahr; thence by same N 82-32-00 W 255.49 feet to an iron pin on line of George Luciano; thence by same N 3-04-39 E 231.43 feet to an iron pin; thence still by same N 5-24-22 E 157.61 feet to an iron pin at corner of Parcel B of Larry M. Fahr; thence by same S 82-32-00 E 245.98 feet to the place of beginning.

CONTAINING 2.21181 acres or 96,346.5 square feet.

EXCEPTING AND RESERVING unto Jeffrey L. Fahr and Kimberly Fahr, all right, title, claim and interest in and to the minerals in, under and upon the said parcel, together with the right to enter onto the property for purposes of drilling, mining and removing same.

BEING the same premises as vested in Craig T. Lupton and Krista R. Lupton, his wife by deed of Jeffrey L. Fahr and Kimberly Fahr, husband and wife dated the 7th day of May, 2004, and recorded in the Office of the Recorder of Deeds of Clearfield County to Instrument Number 200407423. Further being Parcel C as shown on a map entitled Fahr Coal Company dated August 8, 1998, and filed in Plan Book No. 1680.

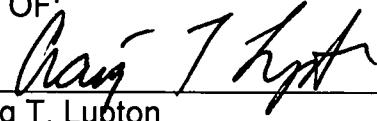
FURTHER BEING known as Tax Map Parcel No. 112-M12-146.

NOW, this 17th day of May, 2005, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **CRAIG T. LUPTON** and **KRISTA R. LUPTON**, his wife, to the said **BROOKSIDE HOMES**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **CRAIG T. LUPTON** and **KRISTA R. LUPTON**, his wife, and the further consideration of One Dollar, to

BROOKSIDE HOMES, paid by **CRAIG T. LUPTON** and **KRISTA R. LUPTON**, his wife, it is agreed that no lien shall be filed against the building by the contractor, or any subcontractor, 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:

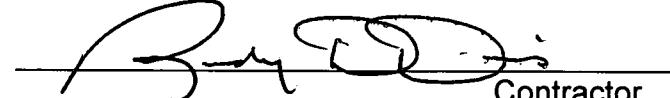


Craig T. Lupton Homeowner



Krista R. Lupton Homeowner

BROOKSIDE HOMES



Contractor

