

2005-755-CD  
Ricky Hutton et al v. Donald Beveridge

05-755-CD  
R. Hutton, et al vs. D. Beveridge



# Investors Title Insurance Company

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Commonwealth of Pennsylvania, County of CLEARFIELD

Local Agent:  
Bankers Settlement Services  
of Southwest Pennsylvania, LLC  
PO Box 537  
Hollidaysburg, PA 16648  
Ph: 888/632-0011 Fax: 877/721-0011

## STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment/Policy No. 200500520SP

**FILED** <sup>10cc</sup>  
05-755-CD <sup>078:3784</sup> **MAY 25 2005** <sup>AM Test</sup>  
William A. Shaw Pd. 2000  
Prothonotary/Clerk of Courts

On this 20th day of May, 2005, before me personally appeared RICKY L. HUTTON and SHARON L. HUTTON, Husband & Wife, Owner of the property ("Owner"), and DONALD BEVERIDGE, General Contractor ("Contractor"),

to me personally known, who, being duly sworn on their oaths, did say as follows:

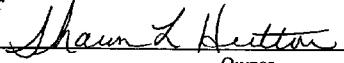
WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor necessary for construction of the following improvements:

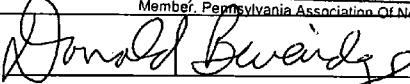
a one (1) story residential ranch home

located on the real property described as follows: See attached property description...  
with an address of 624 Colorado Road, Munson, PA 16860

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties as part of the said contract and for the consideration therein set forth, that neither the Contractor, any subcontractor or materialman, nor any other person furnishing labor or materials to the Contractor under this contract shall file a lien, commonly called a mechanics' lien, for work done or materials furnished to, or in connection with, the property described above.

This stipulation is made and intended to be filed with the County Prothonotary in accordance with the requirements of Section 1402 of the Mechanics' Lien Law of 1963 of the Commonwealth of Pennsylvania.

		<b>Owner</b>			<b>Owner</b>
Owner					
State of <u>Pennsylvania</u> , County of <u>Centre</u>					
<p><input checked="" type="checkbox"/> <b>INDIVIDUAL:</b> On this, the <u>20th</u> day of <u>May</u>, <u>2005</u>, the undersigned officer, personally appeared <u>RICKY L. HUTTON and SHARON L. HUTTON, Husband &amp; Wife</u>, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.</p>					
<p><input type="checkbox"/> <b>CORPORATION:</b> On this, the _____ day of _____, <u>2005</u>, the undersigned officer personally appeared _____, acknowledged himself to be the _____ of _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____.</p>					
<p>In witness whereof, I hereunto set my hand and official seal.</p> <p><b>COMMONWEALTH OF PENNSYLVANIA</b></p>					
Signature	Notarial Seal George S. Test, Notary Public Philipsburg Boro, Centre County My Commission Expires Sept. 19, 2008		Title		
Member, Pennsylvania Association Of Notaries					

 <b>General Contractor</b> By: <u>Donald Beveridge</u>					
State of <u>Pennsylvania</u> , County of <u>Centre</u>					
<p><input checked="" type="checkbox"/> <b>INDIVIDUAL:</b> On this, the <u>20th</u> day of <u>May</u>, <u>2005</u>, the undersigned officer, personally appeared <u>DONALD BEVERIDGE, GENERAL CONTRACTOR</u>, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.</p>					
<p><input type="checkbox"/> <b>CORPORATION:</b> On this, the _____ day of _____, <u>2005</u>, the undersigned officer personally appeared _____, acknowledged himself to be the _____ of _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____.</p>					
<p>In witness whereof, I hereunto set my hand and official seal.</p> <p><b>COMMONWEALTH OF PENNSYLVANIA</b></p>					
Signature	Notarial Seal George S. Test, Notary Public Philipsburg Boro, Centre County My Commission Expires Sept. 19, 2008		Title		
Member, Pennsylvania Association Of Notaries					

**ALL** that certain lot, tract or parcel of land and premises situate, lying and being in Morris Township, Clearfield County, Pennsylvania, bounded and described as follows:

**BEGINNING** at a point at the intersection of a twenty foot and twenty-four foot roads; thence eleven degrees West eight hundred and sixty and nine-tenths (860.9) feet to a post; thence S 47° 9' W 522 feet to a post; thence North 42 degrees 51' 497 feet to a post; thence North 47 degrees 9' E 1200 feet to the place of beginning. **CONTAINING** 9.8 acres more or less.

**BEING** the same piece or parcel of real property granted and conveyed unto Ricky L. Hutton by Deed of Northern Counties Coal Co., Inc., dated July 31, 1995 and recorded in Clearfield County, Pennsylvania, Record Book 1693 at Page 49.