

05-832-CD

Tena Hook v. Black's Home Sales

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COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

FILED ^(E)

JUN 13 2005
9/10:00/way
William A. Shaw
Prothonotary/Clerk of Courts

Tena M. Hook
(Plaintiff)

CIVIL ACTION

165 Miles Grove
(Street Address)

No. 2005 - 832 - 60

Julian Pa 16844
(City, State ZIP)

Type of Case: Stipulation Against Liens

Type of Pleading: _____

VS.

Filed on Behalf of:

Black's Home Sales, Inc
(Defendant)

Dana C Mason, Esq
(Plaintiff/Defendant)

3750 waeton street
(Street Address)

Osceola Mills Pa 16866
(City, State ZIP)

Dana C Mason, Esq
(Filed by)

PO Box 28 Philipsburg Pa 16866
(Address)

(814) 342-2240
(Phone)

Dana C Mason/Kla
(Signature)

STIPULATION AGAINST LIENS

TENA M. HOOK

Homeowner

vs.

BLACK'S HOME SALES, INC.

Contractor

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

WHEREAS, **TENA M. HOOK**, an adult individual, currently of 165 Miles Grove, Julian, Pennsylvania, 16844, about to execute contemporaneously herewith, a contract, with **BLACK'S HOME SALES, INC.**, General Contractor of 3750 Walton Street, Osceola Mills, Pennsylvania, 16666, for the construction of a residential home upon premises situate in the Township of Cooper, Clearfield County, Pennsylvania, being known as Genesse Lane, Drifting, Pennsylvania, 16834, bounded and described as follows:

PLEASE SEE ATTACHED LEGAL DESCRIPTION -- EXHIBIT "A"

NOW, this 7TH day of June, 2005, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **TENA M. HOOK**, an adult individual, to the said **BLACK'S HOME SALES, INC.** to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **TENA M. HOOK**, an adult individual, and the further consideration of One Dollar, to **BLACK'S HOME SALES, INC.**, paid by **TENA M. HOOK**, an adult individual, 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, 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:

[Signature]

[Signature]
Tena M. Hook Homeowner

BLACK'S HOME SALES, INC.

[Signature]
Contractor

**LEGAL DESCRIPTION
FOR
TENA M. HOOK
(GENESSE LANE, DRIFTING, PA 16834)**

ALL those certain parcels situate in the Township of Cooper, County of Clearfield, and State of Pennsylvania, bounded and described as follows:

PARCEL NO. 1:

BEGINNING at an iron pin located on the North side of Genesse Lane. Said point is also the Southwest corner of Jean Lee Cloer; thence along said Road, North eight four degrees, twenty one minutes, five seconds West (N 84° 21' 05" W), one hundred sixteen and ninety five hundredths feet (116.95) to an iron pipe; thence still along said Road, North eighty four degrees, eighteen minutes, fifty seconds West (N 84° 18' 50" W), one hundred thirty six and five hundredths feet (136.05) to an iron pin; thence along Franek (erroneously stated as Frank in prior deed) Camp Road, North eighteen degrees thirty four minutes, fifty seconds West (N 18° 34' 50" W), eighty nine and one hundredth feet (89.01) to an iron pin; thence along lands of William and Martha Swancer, North eighty six degrees, forty six minutes, thirty seconds East (N 86° 46' 30" E), one hundred seven feet (107.0) to an iron pin; thence still along lines of same, North two degrees, six minutes, five seconds East (N 02° 06' 05" E) one hundred sixty one feet (161.0) to an iron pin on line of William Albert; thence along lands of William Albert and John Yatchik, North eighty four degrees, forty six minutes, forty seconds East (N 84° 46' 40" E), one hundred ninety seven and seventy two hundredths feet (197.72) to an iron pipe and also the Northwest corner of Jean Lee Cloer; thence along lands of Jean Lee Cloer, South five degrees, forty three minutes, forty seconds West (S 5° 43' 40" W), two hundred ninety five and seventy five hundredths feet (295.75) to an iron pin and place of beginning.

CONTAINING 1.3761 acres. The above described parcel is a surveyed description prepared by Shirokey Surveys in December 1992.

TOGETHER WITH the right to use the Franek (erroneously stated as Frank in prior deed) Camp Road and the water from the spring on the Frank property as are set forth in detail in Deed Book Volume 863 at 93.

PARCEL NO. 2:

THE FIRST THEREOF:

BEGINNING at a point on the Northeast corner of land of Jean Lee Cloer; thence S 07° 41' 50" W, 324.41 feet to a point on the Southeast corner of land of Jean Lee Cloer; thence N 86° 11' 00" W, 153.32 feet to a point on the Southwest corner of same land; thence N 05° 43' 40" E, 295.75 feet to a point on the Northwest corner of same land; thence N 84° 9' 50" E, 167.79 feet to a point and place of beginning.

CONTAINING 1.1277 acres, more or less.

THE SECOND THEREOF:

BEGINNING at a point on the Northeast corner of land of Jean Lee Cloer and on the line of land of John J. Yatchik; thence S 07° 15' 35" W, 341.84 feet to a point on the Southeast corner of same land of Jean Lee Cloer; thence N 86° 11' 00" W (West omitted from prior deed), 133 feet to a point; thence N 07° 41' 50" E, 324.41 feet to a point on the Northwest corner of Jean Lee Cloer; thence N 84° 09' 50" E, 99.89 feet to a point; thence S 87° 34' 35" E, 33.11 feet to point and place of beginning.

CONTAINING 1.0108 acres, more or less.

BEING the same premises as vested in Tena M. Hook, by deed of Dwight L. Craley, et al dated the 8th day of October, 1998, and recorded in the Office of the Recorder of Deeds of Clearfield County to Deed Book Volume 1980 at Page 538.

FURTHER BEING known as Tax Map Parcel No. 110-T6-58.