

05-1082-CD
DW Reed Contractors, Inc. - Plaintiff

DW Reed vs Jasen Rowles et al
2005-1082-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL DIVISION

D. W. REED CONTRACTING
AND
JASEN D. ROWLES and
JENNIFER G. ROWLES

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05-1082-CD

* Type of Pleading:

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* **WAIVER OF MECHANICS
LIEN**
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* Filed on behalf of:
* Jansen D. Rowles and
* Jennifer G. Rowles
*
* Counsel of Record for
* this party:
* JAMES A. NADDEO, ESQUIRE
*

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* Supreme Court ID#: 06820
* 207 East Market Street
* P. O. Box 552
* Clearfield, PA 16830
* (814) 765-1601

FILED ^{NO CC}
013:4301
JUL 27 2005 Atty pd. 20.00
LM
William A. Shaw
Prothonotary/Clerk of Courts

STIPULATION AGAINST LIENS

THIS AGREEMENT, made the 15th day of June, 2005, by and between D. W. REED CONTRACTING, of Olanta, Pennsylvania, hereinafter referred to as "CONTRACTOR"

AND

JASEN D. ROWLES and JENNIFER G. ROWLES, husband and wife, of 314 Faunce Road, Olanta, Pennsylvania, hereinafter referred to as "OWNER",

whereby the former undertook and agreed to make additions and improvements on that certain lot of ground situate in the Township of Lawrence, Clearfield County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin, being a northerly corner of Johns Drive (60'R/W) and an easterly corner of Rocky Bend Road (50' R/W); thence along the Rocky Bend Road R/W, North 36° 40' 38" West, 17.24 feet to an iron pin; thence continuing along said R/W along a curve to the right, having a chord bearing of North 22° 54' 34" West, a chord distance of 107.10 feet, a radius of 225.00 feet, and an arc length of 108.13 feet to an iron pin, lying in an easterly line of said R/W and being a southerly corner of Lot No. 56; thence along said Lot North 60° 58' 03" East, 229.93 feet to an iron pin, being an easterly corner of said Lot and lying in a westerly line of Phase 2, Lot No. 54; thence along said Lot South 29° 50' 33" East, 136.72 feet to an iron pin, being a westerly corner of said Lot and lying in a northerly R/W line of Johns Drive (60' R/W); thence along said R/W along a curve to the left, having a chord bearing of South 64° 05' 18" West, a chord distance of 241.35 feet, a radius of 780.00 feet and an arc length of 242.32 feet to an iron pin, being the place of beginning. Containing 0.685 acres.

BEING known as Lot No. 55 on the River's Bend Subdivision Plan, Final Subdivision Plan, Phase 1 Overall Record Plan dated December 11, 2001 and recorded in the Office of the Register and Recorder for Clearfield County as Map File No. 2495.

Also see attached description for Lot No. 56

NOW THEREFORE, THIS AGREEMENT WITHNESSETH: That the said **CONTRACTOR**, for and in consideration of the sum **of One (\$1.00) DOLLAR** to Contractors in hand paid by **OWNER**, the receipt whereof is hereby acknowledged, and further consideration mentioned in the agreement aforesaid, for themselves and their subcontractors, and all parties acting through or under them, covenant and agree that no mechanic's liens or claims shall be filed or maintained by them or any of them against the said buildings and the lot of ground appurtenant thereto for or on account of any work done or materials furnished by them or any of them under said contract or otherwise, for, towards, in, or about the erection and construction of the said buildings on the lot above described, and the said **CONTRACTOR and OWNER**, for themselves, their subcontractors and others under them hereby expressly waive and relinquish the right to have, file, and maintain any mechanic's liens or claims against the said buildings or any of them, and agree that this instrument, waiving the right of lien, shall be an independent covenant.

WITNESS, our hands and seals this 15 day of ^{July} June, 2005.

Witness:

D. W. REED CONTRACTING

Jasen C. Lewis

By Dave Reed

as to all

JDR
Jasen D. Rowles

Jennifer G. Rowles
Jennifer G. Rowles

ALL that certain tract of land situated in Lawrence Township, Clearfield County, PA, bounded and described as follows:

BEGINNING at an iron pin, being a westerly corner of Lot No. 55 and lying in an easterly R/W line of Rocky Bend Road (50' R/W); thence along said R/W along a curve to the right, having a chord bearing of North 00° 51' 38" East, a chord distance of 78.16 feet, a radius of 225.00 feet, and an arc length of 78.56 feet to an iron pin; thence continuing along said R/W North 10° 51' 46" East, 96.84 feet to an iron pin, lying in an easterly line of said R/W and being a westerly corner of Lot No. 57; thence along said Lot North 60° 09' 27" East, 126.84 feet to an iron pin, lying in a southerly line of said Lot and being a westerly corner of Lot No. 54; thence along said Lot South 29° 50' 33" East, 143.87 feet to an iron pin, lying in a westerly line of said Lot and being an easterly corner of Lot No. 55; thence along said Lot South 60° 58' 03" West, 229.93 feet to an iron pin, being the place of beginning, containing 0.604 acres.

BEING known as Lot No. 56 on the River's Bend Subdivision Plan, Final Subdivision Plan, Phase 1 Overall Record Plan dated December 11, 2001 and recorded in the Office of the Register and Recorder for Clearfield County as Map File No. 2495.

BEING the same premises conveyed to the Mortgagors herein by Deed of River's Bend Properties, LP dated July 26, 2005 and recorded in the Office of the Register and Recorder for Clearfield County as Instrument No. 2005_____.