

05-1099-CD
Bradley B. Dimmick et al vs. Wayne C.

Bradley Dimmick et al vs Wayne Neeper
2005-1099-CD

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

Bradley B. Dimmick
(Plaintiff)
Sandra J. Dimmick
(Street Address)

(City, State ZIP)

CIVIL ACTION

No. 05-1099-CD

Type of Case: _____

Type of Pleading: WML

vs.

Wayne C Neeper
(Defendant)
Building + Remodeling
(Street Address)

(City, State ZIP)

Filed on Behalf of:

Plaintiff
(Plaintiff/Defendant)

Andrew P. Gates Esq.
(Filed by)

2 N. Front St., Clearfield PA
(Address)

814 765-1766
(Phone)

Andrew P. Gates Esq.
(Signature)

FILED No CC
0111:2601 Amy Gates
JUL 29 2005 pm pd-2000

William A. Shaw
Prothonotary/Clerk of Courts

Stipulations Against Liens

BRADLEY B. DIMMICK and SANDRA J. DIMMICK

vs.

Owner

WAYNE C. NEEPER BUILDING & REMODELING

Contractor

In the Court of Common Pleas, County of

Clearfield

Pennsylvania

Number _____ Term, 19 _____

WHEREAS, BRADLEY B. DIMMICK and SANDRA J. DIMMICK (hereinafter referred to as OWNERS) of 11063 Krebs Highway, Clearfield, Pennsylvania, is about to execute contemporaneously herewith, a contract, with WAYNE C. NEEPER BUILDING & REMODELING (hereinafter referred to as CONTRACTOR) 344 Ridge Ave, Ext., Curwensville, Pennsylvania, for the erection of a _____ story residential building upon a lot of land situate in Pike Township, Clearfield County, PA

(See Attached description)

NOW, July 25

at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said OWNERS

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 OWNERS

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

[Signature]

Bradley B. Dimmick Sandra J. Dimmick
Bradley B. Dimmick Sandra J. Dimmick

WAYNE C. NEEPER BUILDING & REMODELING
BY: Wayne C. Neper
Owner

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

BEGINNING at an iron pin on line of, now or formerly John J. Grove, said point is also the southeast corner of Lot No. 2; thence along Lot No. 2, North two degrees, nine minutes, forty seconds West (N 2°09'40" W), two hundred fifty-four and thirty-nine hundredths (254.39) feet to a point in the centerline of a fifty (50.0) foot township road, now known as Bender Drive and passing through an iron pin set twenty-five (25.0) feet from said centerline; thence along said centerline of said township road, now known as Bender Drive which serves the Norman L. and Susan J. Bender Subdivision of which this lot is a part, South eighty-five degrees, four minutes, fifty-five seconds East (S 85°04'55" E), three hundred twenty-nine and twenty-nine hundredths (329.29) feet to the corner of Lot No. 6, now owned by Barry L. Jordan and Melanie E. Jordan, his wife; thence along Lot No. 6 and passing through an iron pin set 25 feet from said centerline, South two degrees, nine minutes forty seconds East (S 2°09'40" E), two hundred fifty nine and six tenths (259.6) feet to an iron pin on line of, now or formerly, John J. Grove; thence along lands of same North eighty-four degrees, eleven minutes, twenty seconds West (N 84°11'20" W), three hundred thirty (330.0) feet to an iron pin and place of beginning. Containing 1.9278 and known as Lot No. 4 on the map prepared by P. R. Mondock for Shirokey Surveys, dated June 30, 2000 and recorded in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania on July 19, 2000 at Map File No. 2085.

EXCEPTING that designated portion of the township road, now known as Bender Drive.

UNDER AND SUBJECT to Declaration of Protective Covenants, etc. Affecting Certain Lots Owned By Norman L. Bender and Susan J. Bender, His Wife, Located In Pike Township, Clearfield County, Pennsylvania dated May 4, 2001, and recorded May 7, 2001 in the Office of the Recorder of Deeds of Clearfield County, Pennsylvania, to Instrument No. 200106522.