

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

STEVEN V. RESSLER and
HEATHER A. RESSLER,

Owners

vs.

ROGER BRESSLER,

Contractor

* In the Court of Common Pleas of

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* Clearfield County, Pennsylvania

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* NO. 05-1149-CD

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* Type of Pleading: **Stipulation Against Liens**

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* Filed on Behalf of: **Plaintiffs**

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* **Counsel of Record for this Party:**

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William A. Shaw
Prothonotary/Clerk of Courts

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William A. Shaw
Prothonotary/Clerk of Courts

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STIPULATION AGAINST LIENS

STEVEN V. RESSLER and : In the Court of Common Pleas of
HEATHER A. RESSLER, :
: Clearfield County, Pennsylvania
Owners :
: vs. :
: NO. 05- 1149 -CD
ROGER BRESSLER, :
: Contractor :

WHEREAS, STEVEN V. RESSLER and HEATHER A. RESSLER, his wife, of 582 Larson Road, Clearfield, Clearfield County, Pennsylvania, are about to execute contemporaneously herewith a contract with ROGER BRESSLER, an adult individual, of 160RB Contracting Lane, Curwensville, PA, 16833, for the excavation and site preparation for the erection of a one story residential home upon a lot of land situate as follows:

ALL that certain piece or parcel of land situate in the Township of Lawrence, County of Clearfield, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the 3/4" rebar (set) at the southwest corner of lands of Gerald L. Knepp and Patricia A. Knepp as described in Deed Book 1597 page 306, said rebar being on the southeastern line of land of Charles B. and Janet M. Jury as described in Instrument Number 200018113 parcel number 1, said place of beginning being the northern most corner of the parcel herein conveyed and running; thence along the southern line of lands of Gerald L. and Patricia A. Knepp South 30 degrees 42 minutes 12 seconds East, a distance of 273.20 feet to a 3/4" rebar (set), said rebar being on the western line of lands of Charles B. and Janet M. Jury as recorded as Instrument Number 200018113 parcel number 2, and running along the base of the old rock spoil pile; thence along the western line of lands of Charles B. and Janet M. Jury and along the bottom of the old rock spoil pile the following courses and distances: South 31 degrees 53 minutes 38 seconds West a distance of 64.10 feet to a point; South 27 degrees 16 minutes 55 seconds West a distance of 24.47 feet to a point; South 12 degrees 56 minutes 15 seconds West a distance of 66.90 feet to a point; South 00 degrees 00 minutes 42 seconds East a distance of 59.54 feet to a point; South 13 degrees 18 minutes 59 seconds

East a distance of 42.39 feet to a point; South 23 degrees 14 minutes 50 seconds East a distance of 45.58 feet to a point; South 39 degrees 10 minutes 20 seconds East a distance of 71.14 feet to a point; South 32 degrees 45 minutes 46 seconds East a distance of 21.45 feet to a point, said point being on the northwestern line other lands of Kevin D. McMillen, et. al.; thence along the northwestern line of lands of Kevin D. McMillen et. al. South 60 degrees 12 minutes 09 seconds West a distance of 375.00 feet to a 3/4" rebar (set), said rebar being on the northeast corner of lands of Charles B. and Janet M. Jury as described in Instrument No. 200018113 parcel number 2; thence along the northern line of lands of Charles B. and Janet M. Jury North 41 degrees 10 minutes 40 seconds West a distance of 337.50 feet to a 3/4" rebar (set); thence through lands of the Grantor for a new subdivision line and along the southeastern line of lands of Charles B. and Janet M. Jury as described in Instrument No. 200018113 parcel number 1 North 36 degrees 12 minutes 12 seconds East passing through a roof bolt (found) at a distance of 375.85 feet and continuing on for a total distance of 649.94 feet to a 3/4" rebar (set) and place of beginning.

Believed to contain 5.13 acres and being the premises designated as Parcel 1 and more fully outlined in boldface on a Subdivision Plan prepared for Linda E. Ressler by Curry & Associates dated December 4, 2001, approved by Lawrence Township on September 17, 2002 and recorded in the Recorder's Office of Clearfield County, Pennsylvania on September 20, 2002, as Map File No. 2623.

BEING the same premises which Linda E. Ressler, by her deed dated November 18, 2002, and recorded in the Recorder's Office of Clearfield County, Pennsylvania on November 26, 2002, as Instrument No. 200219181 granted and conveyed unto Steven V. Ressler and Heather A. Ressler, Owners herein.

NOW, this 21st day of July, 2005, 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; and in consideration of the making of the said contract between Owners and Contractor and the further consideration of One (\$1.00) Dollar to the Contractor paid by Owners, receipt of which is acknowledged, it is agreed that no lien shall be filed against the building, the improvements or the above described premises by the Contractor, or any subcontractor, nor by any of the material men, workmen, suppliers, or any other person

for any labor, or materials purchased, or extra labor or materials purchased for the erection of said building and structure, the right to file such liens being expressly waived.

WITNESS my hand and seal the day and year aforesaid.

Witness:

Contractor:

April R. Maines

Roger Bressler (SEAL)
Roger Bressler, Contractor

COMMONWEALTH OF PENNSYLVANIA

:
: SS.

COUNTY OF CLEARFIELD

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On this, the 21st day of July, 2005, before me, the undersigned authority, personally appeared ROGER BRESSLER, an adult individual, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto subscribed my hand and official seal.

April R. Maines
Notary Public

My Commission Expires: Aug 20, 2005

Notarial Seal
April R. Maines, Notary Public
Lawrence Twp., Clearfield County
My Commission Expires Aug. 20, 2005

Member, Pennsylvania Association of Notaries

