

05-1460-CD
Blacks Homes Sales vs C. Reed-

2005-1460-CD
Blacks Home Sales vs. Cindy Reed-Lauer

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

BLACKS HOME SALES CIVIL ACTION
(Plaintiff)

3750 WAZIN STREET No. 05-1460ACD
(Street Address)

OSCEOLA MIUS, PA 16666 Type of Case: _____
(City, State ZIP) Type of Pleading: _____

VS.

CINDY REES - LAVER PLAINTIFF
(Defendant)

1410 PLEASANT VALLEY ROAD
(Street Address)

WOODLANDS, PA 16881
(City, State ZIP)

Stratford Settlements
(Filed by)

501 S. Main St. Suite 2203
(Address) Zelienople, PA 16063

724-453-3181
(Phone)

W.A. Shaw
(Signature)

FILED
M112:5481 Stratford
SEP 21 2005 pd.20.00
16CC

William A. Shaw
Prothonotary/Clerk of Courts

NO LIEN AGREEMENT

THIS AGREEMENT, made and entered into the 16TH Day of SEPTEMBER, 2005, by and between
Ralph T. Davis of BLACKS HOME SALES, Hereinafter designated as contractor, and CINDY REED-LAUER, hereinafter designated as owners.

WITNESSETH: That by a certain contract, of even date herewith, the contractor, in consideration of the covenants to be performed and payments to be made by or on account of the owner, did covenant and agree to furnish all labor and materials and perform all work necessary to complete in the most substantial manner and to the satisfaction and acceptance of the owner,

NOW THEREFORE, the contractor, in consideration of the sum of one (\$1.00) dollar and of the covenants and provisions in said contract contained, does hereby covenant, stipulate and agree, and it is also covenanted, stipulated and agreed in the above-recited contract, as follows:

Contractor shall erect a single family residential dwelling on property situate in the, Township of BRADFORD TOWNSHIP County of BEDFORD and COMMONWEALTH of PENNSYLVANIA, and being known as 1410 PLEASANT VALLEY ROAD WOODLAND, PA 16881.

SEE ATTACHED LEGAL DESCRIPTION MADE PART OF HERETOFORE.

That there shall be no lien or right to file a lien against the structures or improvements contracted for in the above recited contract, or any part thereof, or the site thereof, for work or labor done or materials furnished in the performance of the work embraced in said recited contract, or any part or parts thereof, or extra work thereunder or changes made therein; and that no such lien or claim shall be filed, or in any way attempted to be enforced by, or on behalf of, the contractor, or by or on behalf of, any sub-contractors, material men or other persons concerned in or about the performance of the work embraced in said contract; nor shall there by any claim for work or materials against the owner, his heirs, executors, administrators or assigns, other than the legal claim of the contractor as provided in said contract.

It is the full intent of the contractor, for himself and for any sub-contractors or material men claiming for themselves, or by, through or under the contract, that the right to file a mechanics' lien, under the provision of acts of assembly in such cases made and provided, for work done or materials furnished in and about the erection, construction or repairs of the building and improvements above described, is hereby waived.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day and year first written.

WITNESSES:

Robert Davis

Ralph Davis
BLACKS HOME SALES
Cindy Reed-Lauer
CINDY REED-LAUER

I HEREBY CERTIFY THAT THE PRECISE PROPERTY ADDRESS IS: 1410 PLEASANT VALLEY ROAD WOODLAND, PA 16881.

Cindy Reed-Lauer

ALL THAT CERTAIN PIECE OR PARCEL OF LAND KNOWN AS LOT 1 IN THE CLIFFORD REED MINOR SUBDIVISION FILED TO CLEARFIELD COUNTY INSTRUMENT NUMBER 200511943 SITUATE IN BRADFORD TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR SET IN THE SOUTHERN LINE OF TOWNSHIP ROAD TR-204, PLEASANT VALLEY ROAD, SAID 5/8" REBAR ALSO BEING THE NORTHWESTERN CORNER OF THE LAND HERERIN DESCRIBED; THENCE BY THE SOUTHERN LINE OF SAID TR-204 SOUTH 88 DEGREES 49 MINUTES 58 SECONDS EAST 163.33 FEET TO A 3/4" IRON PIN SET IN THE SOUTHERN LINE OF SAID TR-204; THENCE BY LAND OF THOMAS M. REED (S 00 DEGREES 16 MINUTES 00 SECONDS WEST 257.04 FEET TO A 5/8" REBAR; THENCE BY LOT 2 IN THE CLIFFORD REED MINOR SUBDIVISION, LAND OF CLIFFORD E. AND DONNA L. REED, THE GRANTEES HEREIN, SOUTH 88 DEGREES 36 MINUTES 26 SECONDS WEST 306.60 FEET TO A 5/8" REBAR; THENCE STILL BY SAID LOT 2 IN THE CLIFFORD REED MINOR SUBDIVISION, LAND OF CLIFFORD E. AND DONNA L. REED, THE GRANTEES HEREIN, NORTH 09 DEGREES 09 MINUTES 42 SECONDS WEST, 138.10 FEET TO A 1 INCH IRON PIPE; THENCE BY LAND OF ALAN DUANE AND ROXANN MASON, SOUTH 89 DEGREES 28 MINUTES 33 SECONDS EAST 165.79 FEET TO A 1 INCH PIPE; THENCE STILL BY LAND OF SAID ALAN DUANE AND ROXANN MASON NORTH 00 DEGREES 16 MINUTES 04 SECONDS EAST 133.00 FEET TO A 5/8" REBAR SET IN THE SOUTHERN LINE OF THE AFOREMENTIONED TOWNSHIP ROAD TR-204, PLEASANT VALLEY ROAD AND PLACE OF BEGINNING.

CONTAINING 1.452 ACRES, MORE OR LESS.

CRL