

05-1486-CD
L. Broecker et al vs Haubert Homes

Larry K Broecker et al vs Haubert Homes
2005-1486-CD

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
CIVIL DIVISION

Larry K. Broeker and Colleen M. Broeker, :

Plaintiff(s) :

vs :

Haubert Homes, Inc., :

Defendant(s) :

No. 05-1486-CD

Filed on behalf of: Plaintiff

Type of Pleading: Stipulation Against Liens

Filed by:

Unlimited Real Estate Services, Inc.

331 East Market Street

Clearfield, PA 16830

(814) 765-6791

FILED

0/12:05 am ^{pd \$20.00} Unlimited Real Estate Services
SEP 26 2005 ^(a) NoCC.

William A. Shaw
Prothonotary

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

NO. _____

STIPULATION AGAINST LIENS

THIS AGREEMENT, made this 26th day of September, 2005, **BETWEEN**
LARRY K. BROEKER and COLLEEN M. BROEKER, husband and wife, of 7503 Geneseo
Lane, Arlington, Texas, 76002, herein referred to as Owners,

- A N D -

HAUBERT HOMES, INC., of 73 Beaver Drive, DuBois, Clearfield County, Pennsylvania
15801, herein referred to as Contractor,

WHEREAS, LARRY K. BROEKER and COLLEEN M. BROEKER, husband and
wife, Owners herein, is about to execute contemporaneously herewith, a contract, with
HAUBERT HOMES, INC., Contractor herein to provide materials and/or to perform labor
necessary for the construction and erection or the alteration and repair of (a) building(s)
upon those certain pieces or parcels of land situated in Treasure Lake, County of Clearfield
and Commonwealth of Pennsylvania, bounded and described as follows:

ALL that certain lot of land designated as Lot No. 177, Section 6 in the Treasure Lake
Subdivision in Sandy Township, Clearfield County, Pennsylvania, recorded in the Recorder
of Deeds Office in Misc. Docket Ma File No. 24.

EXCEPTING AND RESERVING therefrom and subject to:

1. All easements, rights of way, reservations, restrictions and limitations shown or
contained in prior instruments of record and in the aforesaid recorded plan.
2. The Declaration of Restrictions, Treasure Lake, Inc., recorded in Misc. Book Vol.
146, page 476; all of said restrictions being covenants which run with the land.
3. A lien for all unpaid charges or assessments as may be made by Treasure Lake, Inc.
or Treasure Lake Property Owners Association, Inc.; which lien shall run with the
land and be an encumbrance against it.

Being identified in the Clearfield County Mapping and Assessment Office as Map No. 128-Co2-006-00177-00-21.

BEING the same premises as was conveyed unto Larry K. Broeker and Colleen M. Broeker, his wife, by deed from Carol Ann Czerniec and Ronald Russel Czerniec, her husband, dated June 30, 2005, recorded at Clearfield County Instrument Number 200511149.

NOW, the day and date first above written, and at the time of and immediately before the execution of the principle 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 owner and the further consideration of one (\$1.00) to contractor paid by owner, it is hereby agreed by and between the said parties hereto that the said contractor for themselves and their sub-contractor and all parties acting through or under them, covenant and agree that no mechanics lien or claim shall be filed or maintained by them, or any of them, against the said building and lot of ground appurtenant thereto, for or on account of any work done or materials furnished by them, or any of them, under the principle contract or otherwise for, toward, in, or about the erection and construction of the said building, and the said contractor, for themselves and their sub-contractor and others under them, hereby expressly waive and relinquish the right to have or maintain any mechanics lien or claim against the said building or the lot of ground appurtenant thereto, and that this agreement waiving the right of lien shall be an independent covenant.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals this day and date first above written.

WITNESSES:

Melissa Broeker

By Melissa C. St.
HAUBERT HOMES, INC., Contractor

Larry K. Broeker
Larry K. Broeker, Owner

Colleen M. Broeker
Colleen M. Broeker, Owner

[Faint, mostly illegible text covering the upper and middle portions of the page, likely representing a legal document or affidavit.]

FILED

SEP 26 2005

William A. Shaw
Prothonotary