

05-1778-CD
Edward Holden vs Valley Homes

05-1778-CD
Edward Holden vs Valley Homes

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

EDWARD A. HOLDEN, single,
69 Third Street
Osceola Mills, PA 16666
Owner

vs.

VALLEY HOMES
1126 S. Eagle Valley Rd.
Bellefonte, PA 16823
Contractor

VALLEY HOMES
1126 S. Eagle Valley Rd.
Bellefonte, PA 16823
Contractor

vs.

EDWARD A. HOLDEN, single,
69 Third Street
Osceola Mills, PA 16666
Owner

FILED A44R
01/33/01 Collins pd.
NOV 14 2000
2000
No CC

William A. Shaw
Prothonotary/Clerk of Courts
No. 05-1778-CD

STIPULATION AGAINST LIENS

WHEREAS, EDWARD A. HOLDEN, single, of 69 Third Street, Osceola Mills, Pennsylvania, of the one part, herein called "Owner", and VALLEY HOMES, of Bellefonte, Pennsylvania, of the other part, herein called "Contractor", did execute a contract for the erection of a modular home on Owner's lot situate in Decatur Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located along the intersection of Third Street and Township Road No. 660, also known as Bucket Line Road; thence along Township Road No. 660 North thirty-seven degrees, four minutes ten seconds West (N 37° 04' 10" W) two hundred eighty (280.00') feet to an iron pin and also the Southwest corner now or formerly of James and Mary J. Willis; thence along same North fifty-three degrees, twenty-five minutes, thirty-five seconds East (N 53° 25' 35" E) two hundred fourteen and thirty-six hundredths (214.36') feet to an iron pin and also the Northwest corner of other lands of

/

Grantors, Edward and Patsy Holden; thence along lands of same South thirty degrees, twenty-eight minutes, fifteen seconds East (S 30° 28' 15" E) two hundred eighty-one and fifty-nine hundredths (281.59') feet to an iron pin located on the North side of Third Street; thence along said street South fifty-three degrees, twenty-five minutes, thirty-five seconds West (S 53° 25' 35" W) one hundred eighty-two (182.00') feet to an iron pin and place of beginning. **CONTAINING** 1.2738 acres.

KNOWN as Lot No. 1 on map prepared by P. R. Mondock for Shirokey Surveys dated September 30, 2005, and entered for record in Clearfield County Instrument File Number 200518066 on October 20, 2005.

NOW, this 11th day of November, 2005, before any authority has been given by the said Owner to Contractor to commence work or furnish materials for the same, and before any work has been done or materials furnished, and in consideration of the making of the contract, and the further consideration of the sum of One (\$1.00) Dollar by each of the parties to the other in hand paid, the receipt whereof is hereby acknowledged, it is agreed that no lien shall be filed against the buildings or improvements to be erected upon the above described premises, nor against the estate or title of the Owner in the property above described by any contractor, including the contractor executing this agreement, nor by any sub-contractor, nor by any of the materialmen, or workmen or any other person, firm or corporation for any labor or materials purchased or furnished for the construction and erection of the said building; the right to file such liens being hereby expressly waived.

WITNESS the due execution of this agreement the day and year first above written.

OWNER:

Edward A. Holden
Edward A. Holden

CONTRACTOR:

VALLEY HOMES

By J. B. Manley
-2-