

05-1789-CD  
Burtis Dixon al vs Burtis Dixon al

Burtis W. Dixon al vs Burtis W. Dixon al  
05-1789-CD

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY  
PENNSYLVANIA

Burtis W. Dixon

Judith W. Dixon  
(Plaintiff)

2100 Salem Road

(Street Address)

West Decatur, Pa

(City, State ZIP)  
16878

vs.

Burtis W. Dixon

Judith W. Dixon  
(Defendant)

2100 Salem Road

(Street Address)

West Decatur Pa

(City, State ZIP)  
16878

CIVIL ACTION

No. 2005-1789-cv

Type of Case: Civil

Type of Pleading: Stipulation / Waiver  
of Mechanics' Liens

Filed on Behalf of:

PLAINTIFF

(Plaintiff/Defendant)

**FILED**

NOV 15 2005

013-357

William A. Shaw

Prothonotary/Clerk of Courts

WICL

Chris A. PENTZ

(Filed by)

P.O. Box 552 CLEARFIELD, PA

(Address)

814 765 4000

(Phone)

Chris A. Pentz

(Signature)



# Investors Title Insurance Company

P.O. Drawer 2687  
 Chapel Hill, North Carolina 27515-2687  
 (919) 968-2200 (800) 326-4842 Fax: (919) 968-2235

Commonwealth of Pennsylvania, County of Clearfield

Local Agent:  
**BANKERS SETTLEMENT SERVICES  
 OF SOUTHWEST PENNSYLVANIA, LLC  
 PO BOX 537  
 HOLLIDAYSBURG, PA 16648  
 PH: 814.696.9800 FAX: 814.696.9802**

## STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment/Policy No. 200501476SP

On this 15 day of November, 2005, before me personally appeared Burtis W. Dixon and Judith W. Dixon, Owner of the property ("Owner"), and Burtis W. Dixon and Judith W. Dixon, General Contractor ("Contractor"), to me personally known, who, being duly sworn on their oaths, did say as follows:

WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor necessary for construction of the following improvements:

Single Family Dwelling and related improvements

located on the real property described as follows:

2100 Salem Road, West Decatur, PA 16878

Tax Parcel # 105-N9-149 See description attached

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties as part of the said contract and for the consideration therein set forth, that neither the Contractor, any subcontractor or materialman, nor any other person furnishing labor or materials to the Contractor under this contract shall file a lien, commonly called a mechanics' lien, for work done or materials furnished to, or in connection with, the property described above.

This stipulation is made and intended to be filed with the County Prothonotary in accordance with the requirements of Section 1402 of the Mechanics' Lien Law of 1963 of the Commonwealth of Pennsylvania.

Burtis W. Dixon

Owner

Owner

State of Pennsylvania, County of Clearfield

Judith A. Dixon

Owner

INDIVIDUAL: On this, the 15 day of November, 2005, the undersigned officer, personally appeared Burtis W. Dixon and Judith W. Dixon, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.

CORPORATION: On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the undersigned officer, personally appeared \_\_\_\_\_, acknowledged himself to be the \_\_\_\_\_ of \_\_\_\_\_, a corporation, and that he as such \_\_\_\_\_, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as \_\_\_\_\_.

In witness whereof, I hereunto set my hand and official seal.

Kathleen A. Ricotta

Signature

Commonwealth of Pennsylvania

Notary Public

If Notary, my commission expires: \_\_\_\_\_

NOTARIAL SEAL  
 KATHLEEN A. RICOTTA, Notary Public  
 Clearfield Boro., County of Clearfield  
 My Commission Expires June 16, 2009

General Contractor

By: \_\_\_\_\_

State of \_\_\_\_\_

, County of \_\_\_\_\_

General Contractor

By: \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

INDIVIDUAL: On this, the 15 day of November, 20 05, the undersigned officer, personally appeared Burtis W. Dixon and Judith W. Dixon, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.

CORPORATION: On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, the undersigned officer, personally appeared \_\_\_\_\_, acknowledged himself to be the \_\_\_\_\_ of \_\_\_\_\_, a corporation, and that he as such \_\_\_\_\_, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as \_\_\_\_\_.

In witness whereof, I hereunto set my hand and official seal.

Burtis W. Dixon

Signature

Judith A. Dixon

Date

If Notary, my commission expires: Kathleen A. Ricotta Notary Public

Form No. PA-519 (3/2001)

Commonwealth of Pennsylvania

NOTARIAL SEAL

KATHLEEN A. RICOTTA, Notary Public  
Clearfield Boro., County of Clearfield  
My Commission Expires June 15, 2009

ALL their right, title, and interest in that lot or parcel of land situated in Township of Boggs, County of Clearfield, State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the east side of State Route 2049, and on the north side of a 50 foot wide right-of-way to other lands of GRANTORS; thence along said Route 2049 the following courses and distances; North zero degrees, thirty-two minutes, five seconds East (N 00°32'05"E) one hundred eighty-three and thirty-two hundredths (183.32) feet to an iron pin; thence North three degrees, thirty-three minutes, five seconds East (N 3° 33' 05" E) one hundred eleven and eighty hundredths (111.80) feet to an iron pin; thence North eight degrees, thirty-one minutes, twenty seconds East (N 8°31'20"E) ninety and ninety-seven hundredths (90.97) feet to an iron pin; thence along lands of now or formerly, John H. and Irene M. McBride South eighty-six degrees, thirty-nine minutes, fifty seconds East (S 86°39'50"E) three hundred twenty-four and forty-nine hundredths (324.49) feet to an iron pin; thence along other lands of GRANTORS South twenty-four degrees, eight minutes, twenty-five seconds West (S 24°08'25"W) two hundred thirty and forty-four hundredths (230.44) feet to an iron pin; thence still along same South ten degrees, twenty-four minutes, fifty-five seconds West (S 10°24'55"W) one hundred eighteen and eighty-two hundredths (118.82) feet to an iron pin located on the north side of the above mentioned 50 foot wide right-of-way; thence along same South sixty-nine degrees, thirty-five minutes twenty-five seconds West (S 69°35'25"W) one hundred eleven and ninety-three hundredths (111.93) feet to an iron pin; thence still along same North eighty-nine degrees fifty-three minutes, twenty seconds West (N 89°53'20"W) one hundred twenty-five and forty-five hundredths (125.45) feet to an iron pin and place of beginning. Known as Lot No. 5 on map prepared by P.R. Mondock for Shirokey Surveys dated October 25, 2003.

EXCEPTING and RESERVING from this conveyance all of the oil, gas and associated hydrocarbons upon. In or under said premises and all drilling and operating rights incident thereto.

ALSO subject to any Right-of-Ways, Easements, or other Reservations that may appear in the chain of title.

It is the intention of the GRANTORS here to convey any and all right, title, and interest they may have in the surface of the subject premises to the GRANTEE herein.

BEING the same premises granted and conveyed to the Mortgagors by Deed dated November 16, 2004 and recorded to Instrument # 200419035.