

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

Burtis W. Dixon

(Plaintiff)

Judith W. Dixon

2100 Salem Road

(Street Address)

West Decatur, PA

(City, State ZIP)

16870

VS.

Burtis W. Dixon

(Defendant)

Judith W. Dixon

2100 Salem Road

(Street Address)

West Decatur PA

(City, State ZIP)

16870

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

013:55

William A. Shaw

Prothonotary/Clerk of Courts

no C/L

CHRIS A. PENTZ

(Filed by)

P.O. Box 552 CLEARFELD, 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

Local Agent:

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

Commonwealth of Pennsylvania, County of Clearfield

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.

<p><u>✓ Burtis W. Dixon</u> Owner</p>	<p><u>✓ Judith A. Dixon</u> Owner</p>
<p>State of <u>Pennsylvania</u>, County of <u>Clearfield</u></p>	
<p><input checked="" type="checkbox"/> INDIVIDUAL: On this, the <u>15</u> day of <u>November</u>, 20<u>05</u>, the undersigned officer, personally appeared <u>Burtis W. Dixon and Judith W. Dixon</u>, 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.</p>	
<p><input type="checkbox"/> 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 _____.</p>	
<p>In witness whereof, I hereunto set my hand and official seal.</p>	
<p><u>✓ Kathleen A. Ricotta</u> Signature</p>	<p><u>✓ Notary Public</u> Notary Public</p>
<p>Commonwealth of Pennsylvania NOTARIAL SEAL KATHLEEN A. RICOTTA, Notary Public Clearfield Boro., County of Clearfield My Commission Expires June 16, 2009</p>	
<p>By: _____ State of _____, County of _____</p>	

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 _____.

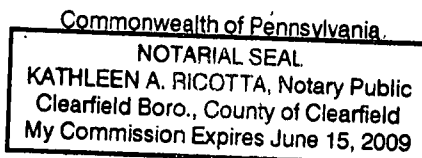
In witness whereof, I hereunto set my hand and official seal.

✓ Burtis W. Dixon
Signature

✓ Judith A. Dixon
Etc

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

Form No. PA-519 (3/2001)



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:

BEGINNINIG 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.