

***Stipulation
Against Liens***

FILED

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MAY 12 2006 *JS*

NOCC

Steven K. Heitsenrether and

Heidi J. Heitsenrether

Owners

William A. Shaw
Prothonotary

versus

Clare Pannebaker

Contractor

No. _____ Term, 200_____

Filed _____ 2006

Filed on Behalf of:
Steven K. Heitsenrether and
Heidi J. Heitsenrether

Filed by:

Timothy E. Durant, Esquire
201 N. 2nd Street
Clearfield, PA 16830
(814) 765-1711

Timothy E. Durant
Timothy E. Durant, Esq.

Stipulations Against Liens

Steven K. Heitsenrether and

Heidi J. Heitsenrether

Owners

: In the Court of Clearfield County, PA

vs.

Clare Pannebaker

Contractor

: Number _____ Term, 200__

Whereas, Steven K. Heitsenrether and Heidi J. Heitsenrether are about to execute contemporaneously herewith, a contract with Clare Pannebaker for the construction of a two- story salt box style frame dwelling, upon a lot of land in Bradford Township, described as:

ALL that parcel of land known as Lot No. 2 of the Clifford E. Reed, III Subdivision, dated September 8, 2004, lying just north of the intersection of Lansberry Road with Pennsylvania State Route 970 in Bradford Township, Clearfield County, Pennsylvania, and being more particularly described as follows:

BEGINNING at a point at the Southern corner of Clare L. and Robin L. Pannebaker, as was conveyed to them by Deed Book Volume 1161, page 367, said point being on the centerline of Pennsylvania State Route 970, said point also being the Western corner of the land herein conveyed and running; thence North 51 degrees 47 minutes 12 seconds East a distance of 257.04 feet, along Clara L. and Robin L. Pannebaker and along Lot No. 1 of the above referenced subdivision to a 3/4 inch rebar set; thence South 28 degrees 55 minutes 59 seconds East a distance of 246.23 feet, through lands of the Grantor herein to a 3/4 inch rebar set; thence South 61 degrees 01 minutes 01 seconds West a distance of 253.71 feet, through lands of the Grantor herein to a point in the centerline of Pennsylvania State Route 970, said line passing through a 3/4 inch rebar set back 40.00 feet from said centerline of Pennsylvania State Route 970; thence North 28 degrees 58 minutes 59 seconds West a distance of 205.00 feet, along the centerline of Pennsylvania State Route 970 to a point and place of beginning.

TOGETHER WITH AND SUBJECT TO covenants, easements and restrictions of record.

CONTAINING 1.314 acre total minus 0.191 acre for the right of way of Pennsylvania State Route 970, leaving 1.123 acre or 48,918 square feet net and known as Lot No. 2 of the Clifford E. Reed, III Subdivision, as shown on map prepared by Curry and Associates, dated September 8, 2004, a portion of which was attached to the deed hereinafter referenced. Bearings based on True North.

SUBJECT TO the terms and conditions of an easement agreement pertaining to a 20 foot dirt access

road, such easement agreement intended to be recorded contemporaneously herewith.

BEING the same premises that vested in Steven K. Heitsenrether and Heidi J. Heitsenrether, husband and wife, by deed dated May 17, 2005 from Clifford E. Reed, III, and recorded in the Office of the Recorder of Deeds in Clearfield County as Instrument No. 2006-04365 on March 23, 2006.

Now, May 11, 2006, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said STEVEN K. HEITSENRETER and HEIDI J. HEITSENRETER to the said CLARE PANNEBAKER to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with STEVEN K. HEITSENRETER and HEIDI J. HEITSENRETER and the further consideration of One Dollar, to STEVEN K. HEITSENRETER and HEIDI J. HEITSENRETER paid by CLARE PANNEBAKER, it is agreed that no lien shall be filed against the building by the contractor, or any sub-contractor, nor by any of the material men or workmen or any other person for any labor, or materials purchased, or extra labor or materials purchased for the erection of said building, the right to file such liens being expressly waived.

Witness, our hands and seals the day and year aforesaid.

Signed and Sealed in
the presence of

as Timothy
to Heidi
all

Steven K. Heitsenrether (SEAL)
Steven K. Heitsenrether, owner

Heidi J. Heitsenrether (SEAL)
Heidi J. Heitsenrether, owner

Clare Pannebaker (SEAL)
Clare Pannebaker, contractor

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MAY 12 2006

William A. Shaw
Prothonotary