

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

DUANE P. ARCHER, and DEBRA A. ARCHER, h/w :
162 Ross Road :
Grampian, PA. 16838 :
Owners :

vs. :

No. 2006-942-CD

COMMUNITY HOMES SALES, INC. :
1126 Old Town Road :
Clearfield, PA. 16830 :
Contractor :

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vs. :

DUANE P. ARCHER and DEBRA A. ARCHER, h/w :
162 Ross Road :
Grampian, PA. 16838 :
Owners :

FILED

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William A. Shaw
Prothonotary/Clerk of Courts

1 cert to Archer

STIPULATION AGAINST LIENS

WHEREAS, DUANE P. ARCHER and DEBRA A. ARCHER, his wife, both of 162 Ross Road, Grampian, Pennsylvania 16838, of the one part, herein called "Owners", and COMMUNITY HOMES SALES, INC., of 1126 Old Town Road, Clearfield, Pennsylvania 16830, of the other part, herein called "Contractor", did execute a contract for the erection of a modular home on Owners' lot situate in Girard Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the West side of Township Road No. 638, also known as Ridge Road. Said point is also on line of, now or formerly, SHANNON LAND AND MINING COMPANY: thence along said road the following courses and distances: South forty-six degrees, six minutes, ten seconds West (S 46° 06' 10" W) three hundred sixty-six and fourteen hundredths (366.14) feet to an iron pin; thence South thirty-eight degrees, forty-eight minutes, thirty-five seconds West (S 38° 48' 35" W) one hundred twenty-two and sixty-three hundredths (122.63') feet to an iron pin; thence

South twenty-six degrees, twenty-nine minutes, ten seconds West (S 26° 29' 10" W) ninety-two and sixty-five hundredths (92.65) feet to an iron pin; thence South fourteen degrees, thirty-eight minutes, twenty-five seconds West (S 14° 38' 25" W) eighty-four and forty-two hundredths (84.42) feet to an iron pin; thence South six degrees, fifty-eight minutes, fifty-five seconds West (S 6° 58' 55" W) two hundred sixty-four and eighty-three hundredths (264.83) feet to an iron pin; thence along other lands of GRANTORS, (SHANNON LAND AND MINING COMPANY) North eighty-four degrees, thirty-five minutes, thirty seconds West (N 84° 35' 30" W) one thousand, two hundred, twenty-nine and thirty-six hundredths (1229.36) feet to an iron pin; thence still along other lands of GRANTORS North twelve degrees, thirty-five minutes, twenty-five seconds East (N 12° 35' 25" E) one thousand seventy (1070) feet to an iron pin; thence still along other lands of GRANTOR the following courses and distances: South eighty-four degrees, seven minutes, thirty-five seconds East (S 84° 07' 35" E) three hundred six and eighty-four hundredths (306.84) feet to an iron pin; thence South seventy-six degrees, three minutes forty-five seconds East (S 76° 03' 45" E) seventy-six and ten hundredths (76.10) feet to an iron pin; thence South sixty-five degrees, fifty minutes, thirty seconds East (S 65° 50' 30" E) one hundred eighty-five and fifty-two hundredths (185.52) feet to an iron pin; thence South seventy-eight degrees, twenty-five minutes, thirty-five seconds East (S 78° 25' 35" E) one hundred nine and twenty-six hundredths (109.26) feet to an iron pin; thence North eighty-two degrees, twenty-one minutes, ten seconds East (N 82° 21' 10" W) seventy-six and thirteen hundredths (76.13) feet to an iron pin; thence North sixty-eight degrees, twenty-one minutes, fifteen seconds East (N 68° 21' 15" E) one hundred thirty-three and eighty-eight hundredths (133.88) feet to an iron pin; thence South eighty-four degrees, seven minutes, thirty-five seconds East (S 84° 07' 35" E) two hundred eighty-six and eighty-seven hundredths (286.87) feet to an iron pin; thence South five degrees, seven minutes, twenty-five seconds West (S 5° 07' 25" W) two hundred thirty-nine and twenty-five hundredths (239.25) feet to an iron pin; thence South eighty-four degrees, fifty-two minutes, thirty-five seconds East (S 84° 52' 35" E) three hundred eight and fourteen hundredths (308.14) feet to an iron pin and place of beginning. Known as Lot No. 1 on map prepared by P.R. Mondock for Shirokey Surveys dated October 24, 2005. Said map recorded in Clearfield County as Instrument Number 200521337.

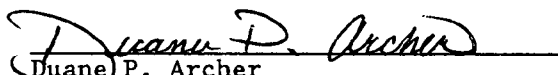
Containing 29.8 acres and being part of same premises conveyed to SHANNON LAND AND MINING COMPANY and recorded in Clearfield under Instrument Number 200401778.

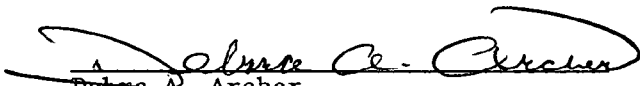
NOW, this 12th day of June, 2006, before any authority has been given by the said Owners to Contractor to commence work or furnish materials

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.

OWNERS:

Filed by Ronald E. Archer

Duane P. Archer


Debra A. Archer

CONTRACTOR:

COMMUNITY HOMES SALES, INC.

By 