

06-1154-CD
Madera Vol. Fire Co vs Leonard Fiore

2006-1154-CD
Madera Volunteer Fire vs Leonard S Fiore

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

Madera Volunteer Fire Co, Inc CIVIL ACTION
(Plaintiff)

2720 Main Street
(Street Address)

Madera PA 16661
(City, State ZIP)

No. 06-1154-CD

Type of Case: _____

Type of Pleading: Stipulation Against
Liens

VS.

Leonard J. Fiore Construction
(Defendant)

Filed on Behalf of:

Plaintiff
(Plaintiff/Defendant)

(Street Address)

Altoona, PA
(City, State ZIP)

Unlimited Real Estate Services, Inc
(Filed by)

331 E. Market St., Clearfield, PA 16830
(Address)

814-763-6791
(Phone)

Ja Michaels
(Signature)

FILED
013-00761
JUL 19 2006
20.00

William A. Shaw
No CC
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

NO. 06--CD

Stipulation Against Liens

THIS AGREEMENT, made this 19th day of July, 2006, BETWEEN
MADERA VOLUNTEER FIRE COMPANY, INC., of 2720 Main Street, Madera,
Pennsylvania 16661, herein referred to as Owner,

- A N D -

LEONARD S. FIORE CONSTRUCTION, of Altoona, Pennsylvania, herein referred to as
Contractor,

WHEREAS, MADERA VOLUNTEER FIRE COMPANY, INC., Owner herein,
is about to execute contemporaneously herewith, a contract, with LEONARD S. FIORE
CONSTRUCTION, Contractor herein to provide materials and/or to perform labor
necessary for the construction and erection or the alteration and repair of (a) building(s)
upon those certain pieces or parcels of land situated in Bigler Township, County of
Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

ALL that certain piece or parcel of land situate in the Village of Madera, Bigler Township, Clearfield
County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin located on the southern right-of-way line of S.R. 53, said pin being the
northwest corner of Parcel 3, herein described; thence along S.R. 53 North 71 degrees 54 minutes 45
seconds East a distance of 240.00 feet to an iron pin; thence along the line of land of John A. And
Dorothy Agnes Yurkovich South 18 degrees 05 minutes 15 seconds East a distance of 200.00 feet to
an iron pin; thence along Parcel 2 South 71 degrees 54 minutes 45 seconds West a distance of 240.00
feet to an iron pin; thence along the line of land of Robert S. & Jennette C. Holden North 18 degrees
05 minutes 15 seconds West a distance of 200.00 feet to an iron pin and point of beginning.
Containing 1.104 acres, more or less, and being Parcel 3 as shown on the Tiracorda Subdivision as
prepared by George A. Cree, Registered Surveyor and filed for record in the Register & Recorder's
Office to Instrument No. 199912969.

Being identified in the Clearfield County Mapping and Assessment Office as Map No. 103-K14-483-
00003.

BEING the same premises as were conveyed to Madera Volunteer Fire Company, Inc. by Deed of Roland G. Tiracorda and Constance J. Tiracorda, husband and wife, dated November 2, 1999 and entered for record in the Recorder's Office of Clearfield County to Instrument No. 199918198.

A N D

ALL that certain piece or parcel of land situate in the Village of Madera, Bigler Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING to an iron pin located on the northern side of the railroad right-of-way, said pin being the southwest corner of Parcel 2, herein described; thence along the line of land of Roland and Constance Tiracorda North 16 degrees 45 minutes 15 seconds West a distance of 562.87 feet to an existing iron pin; thence across an alley North 71 degrees 54 minutes 45 seconds East a distance of 15.00 feet to an existing iron pin; thence along the line of land of Robert S. And Jeannette C. Holden North 71 degrees 54 minutes 45 seconds East a distance of 124.65 feet to an iron pin; thence along the line of Parcel 3 North 71 degrees 54 minutes 45 seconds East a distance of 60.00 feet to an iron pin; thence along the line of Parcel 4 North 71 degrees 54 minutes 45 seconds East a distance of 60.00 feet to an iron pin; (this next call being erroneously duplicated in current Deed and being deleted from mortgage description: thence along the line of Parcel 4 North 71 degrees 54 minutes 34 seconds East a distance of 60.00 feet to an iron pin); thence along the line of Parcel 5 North 71 degrees 54 minutes 34 seconds East a distance of 60.00 feet to an iron pin; thence along the line of Parcel 6 North 71 degrees 54 minutes 34 seconds East a distance of 60.00 feet to an iron pin; thence along the line of land of John A. And Dorothy Agnes Yurkovich North 71 degrees 54 minutes 34 seconds East a distance of 120.00 feet to an iron pin; thence across ana alley North 71 degrees 54 minutes 34 seconds East a distance of 12.00 feet to a point to an iron pin; thence along the line of land of Anthony J. And Carol A. Podiski South 18 degrees 05 minutes 15 seconds East a distance of 150.00 feet to an iron pin; thence along same North 71 degrees 54 minutes 45 seconds East a distance of 60.00 feet to an iron pin; thence along the line of land of Lawrence Farkas and Michelle R. Briggs South 18 degrees 05 minutes 15 seconds East a distance of 212.29 feet to an iron pin; thence along the northern side of a Railroad right-of-way the following four courses and distances South 30 degrees 08 minutes 22 seconds West a distance of 58.85 feet to an iron pin; thence South 43 degrees 35 minutes 30 seconds West a distance of 188.24 feet to an iron pin; thence South 55 degrees 27 minutes 00 seconds West a distance of 191.20 feet to an iron pin; thence South 66 degrees 37 minutes (erroneously typed as 27 minuted in current Deed) 44 seconds West a distance of 192.61 feet to an iron pin and the point of beginning. Containing 6.409 acres, more or less and being Parcel 2 as shown on the Tiracorda Subdivision as prepared by George A. Cree, Registered Surveyor and filed for record in the Register & Recorder's Office to Instrument No. 199912969.

Being identified in the Clearfield County Mapping and Assessment Office as Map No. 103-K14-483-00010.

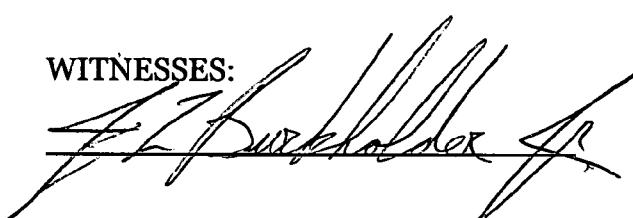
BEING the same premises as were conveyed to Madera Volunteer Fire Company, Inc. by Deed of Roland G. Tiracorda and Constance J. Tiracorda, husband and wife, dated November 2, 1999 and entered for record in the Recorder's Office of Clearfield County to Instrument No. 199918197.

NOW, the day and date first above written, and at the time of and immediately before the execution of the principle contract, and before any authority has been given by the said owners to the said contractor to commence work on the said building, or purchase

materials for the same in consideration of the making of the said contract with owner and the further consideration of one (\$1.00) to contractor paid by owner, it is hereby agreed by and between the said parties hereto that the said contractor for themselves and their sub-contractor and all parties acting through or under them, covenant and agree that no mechanics lien or claim shall be filed or maintained by them, or any of them, against the said building and lot of ground appurtenant thereto, for or on account of any work done or materials furnished by them, or any of them, under the principle contract or otherwise for, toward, in, or about the erection and construction of the said building, and the said contractor, for themselves and their sub-contractor and others under them, hereby expressly waive and relinquish the right to have or maintain any mechanics lien or claim against the said building or the lot of ground appurtenant thereto, and that this agreement waiving the right of lien shall be an independent covenant.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals this day and date first above written.

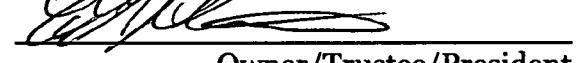
WITNESSES:



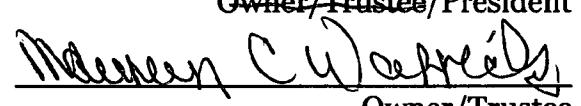
By



M. J. O'Farrell
Contractor



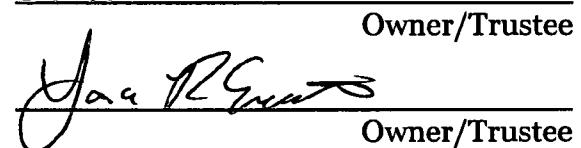
G. J. O'Farrell
Owner/Trustee/President



Maureen C. O'Farrell
Owner/Trustee



Grandi War
Owner/Trustee



Yael R. Green
Owner/Trustee