

06-1158-CD
Douglas E. Lee vs John E. Glick

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PREPARED BY:

Executive Closing Company
37 Bellefonte Avenue, Suite 230
Lock Haven, PA 17745

RETURN TO:

Executive Closing Company
37 Bellefonte Avenue, Suite 230
Lock Haven, PA 17745

STIPULATIONS AGAINST LIENS

DOUGLAS E. LEE)
Owner)
)
vs.)
)
JOHN E. GLICK)
Contractor)

In the Court of Common Pleas, County of

Clearfield, Pennsylvania

Number 2006-1158-CD

WHEREAS, Douglas E. Lee of Grampian, Pennsylvania, is about to execute contemporaneously herewith, a contract, with John E. Glick of Loganton, Clinton County, Pennsylvania, for the erection of a single family dwelling upon a lot of land situate in Penn Township of, Clearfield County, Pennsylvania, more specifically described as follows:

ALL that parcel of land known as Lot 1 of the Rorabaugh Lumber Company Subdivision dated September 3, 2004, lying approximately 1/4 mile West of the intersection of Pennsylvania State Route 219 with Township Road T-

FILED
JUL 20 2006
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William A. Shaw
Prothonotary/Clerk of Courts
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462 in Penn and Greenwood Township, Clearfield County, Pennsylvania, and being more particularly described as follows:

BEGINNING at an existing 1/4 inch rebar at the Southwest corner of other lands of the Grantee as was conveyed to him by Instrument #199920101, said rebar being the Northwest corner of the land herein described and running; thence South 48 degrees 43 minutes 08 seconds East, a distance of 344.00 feet, along other lands of the Grantee and crossing a 30 foot road to an iron fence stake found; thence North 55 degrees 49 minutes 50 seconds East, a distance of 166.57 feet, along to an existing 2/4 inch rebar; thence South 09 degrees 55 minutes 51 seconds West, a distance of 394.81 feet, through lands of prior Grantors to a 3/4 inch rebar set; thence North 71 degrees 32 minutes 33 second West, a distance of 273.01 feet, through lands of prior Grantor to a 3/4 inch rebar set; thence North 21 degrees 32 minutes 33 seconds West, a distance of 141.26 feet, through lands of prior Grantor to a 3/4 inch rebar set; thence North 38 degrees 11 minutes 56 seconds West, a distance of 141.26 feet, through lands of prior Grantor to a 3/4 inch rebar set; thence North 01 degree 17 minutes 30 seconds West, a distance of 112.44 feet, through lands of prior Grantor to an existing 3/4 inch rebar and place of beginning.

TOGETHER with and subject to covenants, easements and restrictions of record.

CONTAINING 2.00 acres and said property being identified as Lot #1 having been approved as part of a Subdivision in Penn and Greenwood Townships, Clearfield County, Pennsylvania, as shown on the Map prepared by Curry and Associates dated September 3, 2002, and recorded in Clearfield County as Instrument #200217327. Bearings above are based on 1985 magnetic North.

EXCEPTING and reserving unto prior Grantor, their heirs, successors and assigns, the right to sue a 30 foot right of way running along an existing dirt road for access to other property of prior Grantors as shown on Map referenced above.

BEING the same premises granted and conveyed unto Douglas E. Lee by Deed of Daniel J. Rorabaugh and Roger D. Rorabaugh, t/d/b/a Rorabaugh Lumber Company, a Partnership, dated April 19, 2005 and recorded May 4, 2005 in Clearfield County Instrument #2005-06532.

Now, July 18, 2006, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said Douglas E. Lee to the said John Glick to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with John E. Glick and the further consideration of One Dollar, to John E. Glick, paid by Douglas E. Lee, 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)

Robert Marie Altos)

John E. Glick (SEAL)
John E. Glick