

06-1159-CD
Jason Spencer et al vs Sunrise Homes

2006-1159-CD
Jason Spencer et al vs Sunrise Homes

Prepared by:
Ciamacco Settlement Services
113 1/2 E. Locust Street
Clearfield, PA 16830

FILED *2cc*
01:02 6/1 Ciamacco Settlement
JUL 20 2006
WM Ciamacco pd.
William A. Shaw
Prothonotary/Clerk of Courts 20.00

**IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA**

JASON L. SPENCER and :
JESSICA L. TEKLINSKI, :
Owners : No. *DLO-1159-CD*
Vs. :
SUNRISE HOMES :
Contractor :

STIPULATIONS AGAINST LIENS

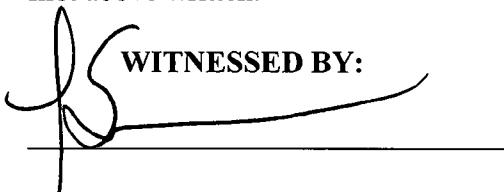
WHEREAS, Owners, JASON L. SPENCER AND JESSICA L. TEKLINSKI, of 1147 Hillcrest Lane, Grampian, PA 16838, have executed a contract with **SUNRISE HOMES, Contractor**, with their address of 1169 Plank Road, Carrolltown, PA 15772 for construction of a modular home to be located at 1147 Hillcrest Lane, Grampian, Pennsylvania, Pike Township, Clearfield County.

Exhibit 'A' Attached

NOW, on June 27, 2006, at the time of and immediately before the execution of the principal 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 OWNERS and the further consideration of ONE DOLLAR (\$1.00) to CONTRACTOR paid by OWNERS, it is agreed that no lien shall be filed against the building or premises by the contractor, or any subcontractor, 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.

Intending to be legally bound, we have set our hands and seals the day and year first above written.

WITNESSED BY:



SUNRISE HOMES

By: 

EXHIBIT 'A'
JASON L. SPENCER and JESSICA L. TEKLINSKI

ALL that certain piece or parcel of land situated in the Township of Pike, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the western right of way line of Pennsylvania State Route SR-4005, said point being the southeastern corner of lands of Hughy A. Hoover, et ux, as described in Deed Book 567, Page 251, said point being the northeast corner of the parcel herein conveyed and running; thence along the western right of way line of Pennsylvania State Route SR-4005 south 29 degrees 03 minutes 07 seconds east a distance of 50.36 feet to a point; thence still along the western right of way line of Pennsylvania State Route SR-4005 south 28 degrees 35 minutes 35 seconds east a distance of 408.54 feet to a 3/4" rebar (set); thence through lands of Duane Spencer et ux for a new subdivision line south 61 degrees 24 minutes 25 seconds west a distance of 585.68 feet to a 3/4" rebar (set), said rebar being on the eastern line of lands of Gary L. Shaffer and Jeffrey N. Shaffer as described in Deed Book 1643, Page 270; thence along the eastern line of lands of Gary L. Shaffer and Jeffrey N. Shaffer north 35 degrees 19 minutes 36 seconds west passing through a 1 1/2" pin (found) at a distance of 255.13 feet and continuing on for a total distance of 265.59 feet to a point, said point being on the southern line of lands of Howard G. and Alice J. Brown as described in Deed Book 465, Page 216 the First Thereof; thence along the southern line of lands now or formerly of Howard G. and Alice J. Brown north 44 degrees 29 minutes 00 seconds east a distance of 220.81 feet to a 3/4" rebar (set); thence still along the southern line of lands now or formerly of Howard G. and Alice J. Brown north 44 degrees 06 minutes 39 seconds east a distance of 73.04 feet to a 3/4" pipe (found), said pipe being the southwest corner of lands of Hughy A. Hoover et ux as described in Deed Book 567, Page 251; thence along the southern line of lands of Hughy A. Hoover et ux north 43 degrees 22 minutes 57 seconds east passing through a 5/8" pin (found) at a distance of 347.90 feet and continuing on for a total distance of 352.74 feet to a point and place of beginning.

CONTAINING 217,830.39 square feet, as 5.001 acres and known as Parcel 1 of the Spencer Subdivision as shown on map prepared by Curry and Associates, dated August 16, 2004, identified by Map File Number 7726, and recorded as Clearfield County Instrument No. 200500116. Bearings based on the southeastern line of lands of Howard G. and Alice J. Brown as described in Deed Book 465, Page 216, the First Thereof.