

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
CIVIL DIVISION

THEODORE F. GALLAHER, SR. and :
JO ANN M. GALLAHER, husband and wife:

Plaintiff (s)

No. 06-1721-CD

vs

COMMUNITY HOME SALES

Defendant (s)

Filed on behalf of: Plaintiffs

Type of Pleading: Stipulation Against Liens

Filed by:

Unlimited Real Estate Services, Inc.

331 East Market Street

Clearfield, PA 16830

(814) 765-6791

FILED No cc
0/11:31/06
OCT 20 2006 Unlimited pd
20.00
William A. Shaw
Prothonotary/Clerk of Courts

IN THE COURT OF COMMON PLEAS
OF CLEARFIELD COUNTY, PENNSYLVANIA

NO. _____

STIPULATION AGAINST LIENS

THIS AGREEMENT, made this 20 day of October, 2006,

BETWEEN THEODORE F. GALLAHER, SR. and **JO ANN M. GALLAHER**, husband and wife, of 178 Black Bear Drive, PO Box 42413, Flinton, Pennsylvania, 16640, herein referred to as Owners,

- A N D -

COMMUNITY HOME SALES, of 1126 Old Town Road, Clearfield, Pennsylvania, 16830, herein referred to as Contractor,

NOW, THEREFORE, INTENDING TO BE LEGALLY BOUND HEREBY, the parties do agree as follows:

1. The Contractor for itself and anyone else acting or claiming through or under it, intending to be legally bound hereby, does hereby waive and relinquish all right to file a mechanic's lien, claim or notice of intention to file any lien or claim, and does hereby covenant, promise and agree that no mechanic's lien or claim or other lien or claim of any kind whatsoever shall be filed or maintained against the improvements or the estate or the title of the Owners in the property or the curtilage or curtilages appurtenant thereto, by or in the name of the Contractor, or any subcontractor, materialmen or laborers for work done or materials furnished under the Contract or by any other party acting through or under them or any of them for and about the improvements or the Property or any part thereof, or on credit thereof, and that all subcontractors, materialmen and laborers on the works shall look to and hold Contractor personally liable for all subcontractors, materials furnished and work and labor done, so that there shall not be any legal or lawful claim of any kind whatever against Owner for any work done or labor or materials furnished under the Contract for and about the erection, construction and completion of the improvements or under any contract for extra work, or for work supplemental thereto, or otherwise.

2. The Contractor does hereby remise, release and waive for itself, subcontractor and materialmen the right under the Act of Assembly entitle the Mechanic's Lien Act of 1963 to file or enter on record any Mechanic's Lien or Liens against that certain piece or parcel of land situated

in Jordan Township, County of Clearfield and Commonwealth of Pennsylvania, bounded and described as follows:

ALL the undivided right, title and interest, to all that certain piece or parcel of land situate in Jordan Township, Clearfield County, Pennsylvania, bounded and described as follows:

BOUNDED on the East by land now or formerly of A.B. Jordan heirs; on the West by the public road leading from Berwindale to Westover; on the North by land now or formerly of Hezekiah Patterson; on the South by land now or formerly of Steven Beals.

Containing approximately 5 ³/₄ acres.

Being identified in the Clearfield County Mapping and Assessment Office as Map No.120-G15-000-00051.

3. This Agreement waiving the right of lien shall be an independent covenant and shall operate and be effective as well with respect to work done and materials furnished under any supplemental contract for extra work in the erection, construction and completion of the improvements as to any work and labor done and materials furnished under the Contract.

4. In the event Contractor consists of more than one person, firm or corporation, the undertakings hereunder of each of such persons, firms or corporations shall be joint and several, and the word "Contractor" shall mean all or some or any of them. For purposes of this Agreement, the singular shall be deemed to include the plural, and the neuter shall be deemed to include the masculine and feminine, as the context may require. This Agreement shall be binding upon the parties hereto, their heirs, executors, administrators and assigns.

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

WITNESSES:

Maggie Sullivan

Maggie Sullivan

Maggie Sullivan

By Erika R. Mann, Manager
ERIKA R. MANN, MANAGER
COMMUNITY HOME SALES, Contractor

Theodore F. Gallaher Sr.
THEODORE F. GALLAHER, SR., Owner

Joann M. Gallaher
JOANN M. GALLAHER, Owner