

IN THE COURT OF COMMON PLEAS OF CLEARFIELD CO., PENNA.
CIVIL DIVISION

WILLIAM R. FOX & KIMBERLY
W. FOX,

Owners,

vs.

LOWE'S,

Contractor

No.: 2006-1998-CD

Type of Case: Civil

Type of Filing: Stipulation/Waiver
of Mechanics' Lien

Filed on behalf of: Owners

Counsel of Record for This Party:

John R. Carfley
PA ID No. 17621
222 E. Presqueisle Street
P. O. Box 249
Philipsburg, PA 16866
814-342-5581



FILED ^{PO \$20.00}
9/12/15 um
NOV 30 2006 ^{100 A-H}
^{um} J. Carfley

William A. Shaw
Prothonotary/Clerk of Courts



Investors Title Insurance Company

P.O. Drawer 2687
Chapel Hill, North Carolina 27515-2687
(919) 968-2200 (800) 328-4842 Fax: (919) 968-2235

Local Agent:

BANKERS SETTLEMENT SERVICES
OF SOUTHWEST PENNSYLVANIA, LLC
PO BOX 537
HOLLIDAYSBURG, PA 16648
PH: 814.696.9800 FAX: 814.696.9802

Commonwealth of Pennsylvania, County of Clearfield

STIPULATION/WAIVER OF MECHANICS' LIENS

Commitment/Policy No. 200601324SP

On this 28th day of November, 2006, before me personally appeared William R. Fox and Kimberly W. Fox, Owner of the property ("Owner"), and Lowe's, General Contractor ("Contractor"), to me personally known, who, being duly sworn on their oaths, did say as follows:

WHEREAS, the undersigned Contractor entered into a contract with the Owner to provide materials and perform labor necessary for construction of the following improvements:

windows, exterior door installation, flooring, kitchen cabinets, countertops and appliances

located on the real property described as follows:

See attached sheet

NOW, THEREFORE, it is hereby stipulated and agreed by and between the said parties as part of the said contract and for the consideration therein set forth, that neither the Contractor, any subcontractor or materialman, nor any other person furnishing labor or materials to the Contractor under this contract shall file a lien, commonly called a mechanics' lien, for work done or materials furnished to, or in connection with, the property described above.

This stipulation is made and intended to be filed with the County Prothonotary in accordance with the requirements of Section 1402 of the Mechanics' Lien Law of 1963 of the Commonwealth of Pennsylvania.

 Owner <u>William R. Fox</u>	
State of <u>PENNSYLVANIA</u> , County of <u>Clearfield</u>	
<input checked="" type="checkbox"/> INDIVIDUAL: On this, the <u>28th</u> day of <u>November</u> , 20 <u>06</u> , the undersigned officer, personally appeared <u>William R. Fox and Kimberly W. Fox</u> , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.	
<input type="checkbox"/> CORPORATION: On this, the _____ day of _____, 20____, the undersigned officer, personally appeared _____, acknowledged himself to be the _____ of _____, a corporation, and that he as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as _____	
In witness whereof, I hereunto set my hand and official seal. <u>Lori Murawski</u> Notary Public Signature Title If Notary, my commission expires: <u>12/1/07</u>	

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LORI MURAWSKI, Notary Public
Houtzdale Borough, Clearfield County
My Commission Expires December 1, 2007

By: <u>Vickie Knickerbocker</u> General Contractor	
State of <u>PENNSYLVANIA</u> , County of <u>Clearfield</u>	
<input type="checkbox"/> INDIVIDUAL: On this, the <u>28th</u> day of <u>November</u> , 20 <u>06</u> , the undersigned officer, personally appeared <u>Vickie Knickerbocker</u> , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledge that s/he executed the same for the purposes therein contained.	
<input checked="" type="checkbox"/> CORPORATION: On this, the <u>28th</u> day of <u>November</u> , 20 <u>06</u> , the undersigned officer, personally appeared <u>Vickie Knickerbocker</u> , acknowledged himself to be the <u>Installed Sales Mgr.</u> of <u>Lowe's</u> , a corporation, and that he as such <u>Vickie Knickerbocker</u> , being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as <u>Vickie Knickerbocker</u> .	
In witness whereof, I hereunto set my hand and official seal. <u>Vickie Knickerbocker</u> Notary Public Signature Title If Notary, my commission expires: <u>12/1/07</u>	

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LORI MURAWSKI, Notary Public
Houtzdale Borough, Clearfield County
My Commission Expires December 1, 2007

ATTACHED SHEET

ALL that certain lot or piece of land situate in Gulich Township, Clearfield County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone corner of side of road; thence along lane North thirty-five (35°) degrees fifteen (15) minutes West two hundred nine (209') feet to a post; thence by lands of Hermann Srock North fifty-four (54°) degrees thirty-five (35) minutes East two hundred nine (209') feet to a post; thence by lands of William Srock South thirty-five (35°) degrees fifteen (15) minutes East two hundred nine (209') feet to a post in road; thence along road South fifty-four (54°) degrees thirty-five (35) minutes West two hundred nine (209') feet to a stone, the place of beginning. Containing one acre, more or less.

BEING the same premises that vested in the Grantors herein by Indenture of The Clearfield Trust Company dated May 10, 1966 and recorded in Deed Book 521, page 483 and by deed of Lorraine S. Williams dated September 11, 1983 and recorded in Clearfield County Deed Book 910, page 398.