

06-2071-CD
Family Homes vs William Dixon et al

Family Mobile Homes vs William Dixon et al
2006-2071-CD

COURT OF COMMON PLEAS OF CLEARFIELD COUNTY
PENNSYLVANIA

FAMILY MOBILE HOMES
(Plaintiff)

CIVIL ACTION

1683 E. PLEASANT VALLEY BLVD, No. 2071
(Street Address) 2006-2074-C0

ALTONA, PA 16602
(City, State ZIP)

Type of Case: _____

Type of Pleading: _____

vs.

WILLIAM M & BRENDA G. DIXON, Plaintiff/Defendant
(Defendant)

PLAINTIFF

141 Dixon Road
(Street Address)
CLEARFIELD, PA 16830
(City, State ZIP)

FILED *EJ*

DEC 13 2006
112:45 AM
William A. Shaw
Prothonotary/Clerk of Courts

STRATFORD SETTLEMENTS, INC
(Filed by)

506 S. MAIN STREET STE 2203
(Address) ZENONIA, PA 16063

724-453-3181
(Phone)

(Signature)

NO LIEN AGREEMENT

THIS AGREEMENT, made and entered into the 7 day of December, 2006, by and between F. David McCracken of FAMILY MOBILE HOMES, Hereinafter designated as contractor, and WILLIAM M. AND BRENDA G. DIXON hereinafter designated as owners.

WITNESSETH: That by a certain contract, of even date herewith, the contractor, in consideration of the covenants to be performed and payments to be made by or on account of the owner, did covenant and agree to furnish all labor and materials and perform all work necessary to complete in the most substantial manner and to the satisfaction and acceptance of the owner,

NOW THEREFORE, the contractor, in consideration of the sum of one (\$1.00) dollar and of the covenants and provisions in said contract contained, does hereby covenant, stipulate and agree, and it is also covenanted, stipulated and agreed in the above-recited contract, as follows:

Contractor shall erect a single family residential dwelling on property situate in the, Township of LAWRENCE County of CLEARFIELD and State of PENNSYLVANIA, and being known as 141 DIXON ROAD, CLEARFIELD, PA 16830.

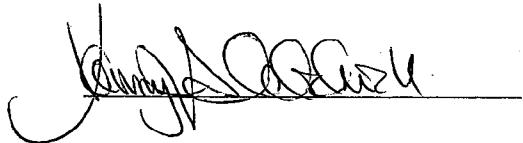
SEE ATTACHED LEGAL DESCRIPTION MADE PART OF HERETOFORE.

That there shall be no lien or right to file a lien against the structures or improvements contracted for in the above recited contract, or any part thereof, or the site thereof, for work or labor done or materials furnished in the performance of the work embraced in said recited contract, or any part or parts thereof, or extra work thereunder or changes made therein; and that no such lien or claim shall be filed, or in any way attempted to be enforced by, or on behalf of, the contractor, or by or on behalf of, any sub-contractors, material men or other persons concerned in or about the performance of the work embraced in said contract; nor shall there by any claim for work or materials against the owner, his heirs, executors, administrators or assigns, other than the legal claim of the contractor as provided in said contract.

It is the full intent of the contractor, for himself and for any sub-contractors or material men claiming for themselves, or by, through or under the contract, that the right to file a mechanics' lien, under the provision of acts of assembly in such cases made and provided, for work done or materials furnished in and about the erection, construction or repairs of the building and improvements above described, is hereby waived.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, the day and year first written.

WITNESSES:



FAMILY MOBILE HOMES



WILLIAM M. DIXON



BRENDA G. DIXON

CERTIFICATE OF LOCATION

I HEREBY CERTIFY THAT THE PRECISE PROPERTY ADDRESS IS 141 DIXON ROAD, CLEARFIELD, PA
16830.



LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND BEING SITUATE IN THE TOWNSHIP OF LAWRENCE, COUNTY OF CLEARFIELD AND COMMONWEALTH OF PENNSYLVANIA DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 2 INCH DIAMETER IRON PIN PIPE ON THE EASTERLY EDGE OF A "FARM LANE" FROM STATE ROUTE NO. S.R. 2023, AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT NO. 1 OF THE WILLIAM M. AND BRENDA G. DIXON SUBDIVISION, INTENDED TO THE RECORDED, AND ALSO MARKING A CORNER OF LANDS NOW OR FORMERLY OF J. EDWARD AND BEVERLY WILSON (D.B. 1450, PG 161, TAX PARCEL NO. 123-J10-01,02); THENCE ALONG SAID LANDS OF WILSON N 81 DEGREES 11' E A DISTANCE OF 293.19 FEET TO A 2 INCH DIAMETER IRON PIPE; THENCE ALONG SAID LANDS OF WILSON S 30 DEGREES 59' 00" E A DISTANCE OF 436.48 FEET TO A 2 INCH DIAMETER PIPE; THENCE ALONG SAID LANDS OF WILSON N 54 DEGREES 12' 22" E A DISTANCE OF 338.42 FEET TO AN IRON PIN ON LINE OF OTHER LANDS OF WILLIAM M. AND BRENDA G. DIXON (INSTRUMENT NO. 200322409, TAX PARCEL NO. 123-J10-15); THENCE THROUGH SAID OTHER LANDS OF DIXON S 19 DEGREES 45' 45" E A DISTANCE OF 330.56 FEET TO AN IRON PIN; THENCE THROUGH SAID OTHER LANDS OF DIXON S 69 DEGREES 44' 13" W A DISTANCE OF 527.61 FEET TO AN IRON PIN ON THE EASTERLY EDGE OF SAID FARM LANE; THENCE ALONG SAID FARM LANE AND SAID LANDS OF WILSON N 24 DEGREES 22' 00" W A DISTANCE OF 160.58 FEET TO AN IRON PIN; THENCE ALONG SAID FARM LANE AND SAID LANDS OF WILSON N 35 DEGREES 20' 00" W A DISTANCE OF 587.00 FEET TO A 2 INCH DIAMETER IRON PIPE AND MARKING THE PLACE OF BEGINNING.

CONTAINING 6.00 ACRES AND BEING LOT NO. 1 AS SHOWN ON A PLAN PREPARED BY STEPHEN W. NORFOLK, P.L.S., ENTITLED, "WILLIAM M. AND BRENDA G. DIXON SUBDIVISION, " DATED SEPTEMBER 05, 2006 AND RECORDED ON SEPTEMBER 29, 2006 AT INSTRUMENT NUMBER 200615982 AS RECORDED IN THE RECORDER OF DEEDS OFFICE OF CLEARFIELD COUNTY, PENNSYLVANIA.