

07-406-CD  
R. Murawski vs J. Lucas Const.

Richard Murawski et al vs Jay Lucas Const  
2007-406-CD

**FILED**

MAR 15 2007

013:15 /m  
William A. Shaw  
Prothonotary/Clerk of Court

B. F.  
RICHARD AND KATHRYN MURAWSKI  
Homeowner

In the Court of Common Pleas, County  
of *Clarendon* to

CLEARFIELD, Pennsylvania

vs.

Number 2007-406-CV Term, 2007

**JAY LUCAS CONSTRUCTION**  
Contractor

B. F.

WHEREAS, **RICHARD AND KATHRYN MURAWSKI**, husband and wife, currently of 3551 Windy Hill Road, Curwensville, Pennsylvania 16833, about to execute contemporaneously herewith, a contract, with **JAY LUCAS CONSTRUCTION**, of 7656 Irishtown Road, Grampian, Pennsylvania 16838, for the construction of a residential structure upon premises situate in the Borough of Curwensville, Clearfield County, Pennsylvania, bounded and described as follows:

**SEE EXHIBIT "A"**

NOW, *March* 15, 2007, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said **RICHARD AND KATHRYN MURAWSKI**, husband and wife, to the said **JAY LUCAS CONSTRUCTION**, to commence work on the said building, or purchase materials for the same in consideration of the making of the said contract with **RICHARD AND KATHRYN MURAWSKI**, husband and wife, and further by, **JAY LUCAS CONSTRUCTION**, 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, 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:

John D.

Richard D. Murawski  
Homeowner - Richard B. Murawski  
Kathryn L. Murawski  
Homeowner - Kathryn Murawski

JAY LUCAS CONSTRUCTION

Jay Lucas  
Contractor

## **Exhibit "A"**

**ALL** those three lots of land, situate in the Borough of Curwensville, County of Clearfield and State of Pennsylvania, bounded and described as follows:

**THE FIRST THEREOF:** BEGINNING at a post, on Grampian road, and Nine feet, southeasterly from line of lot, now or formerly of Cassiday; thence by land of now or formerly Mary Cleaver, north, twenty one (21) degrees, East, one hundred and fifty (150) feet, to an unnamed alley; thence along said unnamed alley south sixty-nine (69) degrees East thirty (30) feet, to a post, corner of Lot No. 2; thence by said Lot No. 2 south twenty- one (21) degrees west, one hundred and fifty (150) feet, to Grampian road; thence, along said road, north sixty-nine (69) degrees West thirty (30) feet to a post and place of beginning. Containing 4500 square feet, and being Lot No. 1 of Plan of Curwensville Borough as recorded in Deed Book 9 Page 74 on June 11, 1911.

**THE SECOND THEREOF:** BEGINNING at a post on Grampian road, north side thereof and sixteen and one-half feet from the center thereof; thence by the old original line between the now or formerly William Irvin Estate, and the now or formerly Patrick Kerns lands, north five (5) degrees, and twenty (20) minutes West, one hundred and fifty one (151) feet, be the same more or less, to a post, on the right of way, of the Clearfield and Mahoning railway, (now the Baltimore and Ohio Railroad); thence by said Railroad, eastwardly, seventy seven (77) feet, be the same more or less, to line of lot of now or formerly W. S. McFadden; thence by line of said lot Southward, one hundred and twenty seven (127) feet and four (4) inches be the same more or less, to a post, at a point 16 1/2 feet , from the Center of the said Grampian Road; thence by line of said road, nine (9) feet and four (4) inches, to a post and place of beginning.

**THE THIRD THEREOF:** BEGINNING at a post, corner of lot now or formerly of Ralph Johnson, on the North side of Public road, leading from Curwensville, (now know as Grampian Road); thence northwardly by said Johnson lot, ninety seven (97) feet, be the same more or less, to a post on line of Right of Way, of the Clearfield and Mahoning Railway (now the Baltimore and Ohio Railroad); thence by said right of way, in a northwesterly direction ninety three (93) and eight (8) inches, be the same more or less, to a post corner of adjoining lot of W.S. McFadden; thence by same southwardly, one hundred and fifty (150) feet, to a post a Grampian Road; thence eastwardly by said road, ninety (90) feet to post and place of beginning.

**BEING** further identified as Clearfield County Tax Parcel No. 6-1-H10-666-23 as shown on the assessment map in the records of Clearfield County, PA.

**EXCEPTING AND RESERVING THEREFROM:** BEGINNING at a post corner of lot now or formerly of Ralph Johnson on the North side of the public road leading from Curwensville to Grampian; thence by said Johnson lot, northwardly, 97 feet, be the same more or less to a post on the line of right of way of the Clearfield & Mahoning Railway; thence in a northwesterly direction along said line of right of way at an acute angle 52 feet, be the same more or less, or such distance as will make the side lines parallel, and fifty feet apart; thence by other lot former of W. S. McFadden, southwardly to a post on line of public road; thence eastwardly by line of said public road, fifty feet to post and place or beginning.

**BEING** the same premises as vested unto the Borrower herein by deed being recorded contemporaneously herewith.