

2007-1078-CD  
Kevin Brown et al vs Fine Line Homes

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FILED NO  
M 11/24/07  
JUL 11 2007  
William A. Shaw  
Prothonotary/Clerk of Courts  
Action Abstract  
Associates pd. 20.00

STIPULATION AGAINST LIENS

In the Court of Common Pleas:

Number

Term, 2007

County of Clearfield County

07-1078-CD

Kevin M. Brown and Christina M. Brown

Versus

Fine Line Homes

Whereas, Kevin M. Brown and Christina M. Brown Owners, are about to execute contemporaneously herewith, a contract, with Fine Line Homes

For the construction of a 2 story residential building

(See attached legal description)

NOW, June 30, 2007, at the time of and immediately before the execution of the principal contract, and before any authority has been given by the said owner 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 the said contractor and the further consideration of One Dollar, to said contractor paid by said owner, 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 persons 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.

WITNESS our hand and seal the day and year aforesaid.

Signed, Sealed and Delivered in the presence of:

Witness

Fine Line Homes

By

Rodell Hensel

VP Fine Line Homes

Order No: 1335133AASC (70 Hemlock Street - Brown)

**EXHIBIT 'A'**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN COOPER CLEARFIELD COUNTY, PENNSLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERN RIGHT OF WAY LINE HEMLOCK STREET AND ON LINE OF LANDS OF PAUL K. AND LINDA M. SANKEY; THENCE ALONG LINE OF LANDS OF PAUL A. AND LINDA SANKEY N 9 00' 26" W A DISTANCE OF 144.67 FEET TO AN IRON PIN CORNER ON LINE OF LANDS OF ISHAM ARTHUR AND SALLY RUSS; THENCE ALONG LINE OF LANDS OF ISHAM ARTHUR AND SALLY RUSS N 80 56' 56" E A DISTANCE OF 170.00 FEET TO AN IRON PIN CORNER ON THE WESTERN SIDE OF A 25 FOOT WIDE EASEMENT; THENCE ALONG THE WESTERN SIDE OF A 25 FOOT WIDE EASEMENT S 5 16' 23" E A DSITANCE OF 150.00 FEET TO AN IRON PIN CORNER ON THE NORTHERN RIGHT OF WAY LINE OF HEMLOCK STREET; THENCE ALONG THE NORTHERN RIGHT OF WAY OF HEMLOCK STREET S 81 14' 10 " W A DISTANCE OF 133.00 FEET TO AN IRON PIN CORNER THE PLACE OF BEGINNING.

CONTAINING .5045 ACRES SITUANTE IN THE VILLAGE OF LANSE, COOPER TOWNSHIP, CLEARFIELD COUNTY, PENNSYLVANIA.

PARCEL NO. 110-S9-708-84

BEING THE SAME PREMISES WHICH RAYMOND T. SANKEY, JR. AND ELMIRA SANKEY, HIS WIFE, BY INDENTURE DATED 09-29-81 AND RECORDED 01-12-87 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CLEARFIELD IN DEED BOOK 1133 PAGE 452, GRANTED AND CONVEYED UNTO PAUL K. SANKEY AND LINDA M. SANKEY, HIS WIFE.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THE NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT TO PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

# Action Abstract Associates

A Division of



*First American  
Title Insurance Company*

## Attention Prothonotary's Office

July 10, 2007

Clearfield County Courthouse  
Karen Stark  
Register and Recorder  
PO Box 361 STE 103  
1 North Second Street  
Clearfield, Pa 16830

I have included a Stip Against Liens that needs to be recorded in the Prothonotary's office. I called to see if I could include this document in my FedEx package and ask that it be carried to the Prothonotary's office.

I greatly appreciate your help in this matter.

Thank You

Ruth Howe  
Escrow Officer

2790 West College Avenue, Suite 900, State College, PA 16801

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